CITY OF DALLAS
LANDMARK COMMISSION
Monday, October 5, 2015
AGENDA

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

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

BRIEFING ITEM

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

CONSENT ITEMS

1. 2424 Park Row
South Blvd/Park Row Historic District
CE145-010(MD)
Mark Doty

Request:
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of $14,764.38 in expenditures spent on rehabilitation within the three years prior to the CE approval.
Applicant: Vernon and Denise Robertson
Application Filed: July 1, 2015
Staff Recommendation: Approval of the Certificate of Eligibility and approval of $14,764.38 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 1217 Annex Avenue
Peak's Suburban Historic District
CE145-011(MD)
Mark Doty

Request:
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.
Applicant: Dennis Harrison
Application Filed: May 1, 2015
Staff Recommendation: Approval of the Certificate of Eligibility.

3. 6000 Bryan Parkway
Swiss Avenue Historic District
CE145-012(MD)
Mark Doty

Request:
A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of $22,160.64 in expenditures spent on rehabilitation within the three years prior to the CE approval.
Applicant: Ken and Gaye Martin
Application Filed: June 29, 2015
Staff Recommendation:
Approval of the Certificate of Eligibility and approval of $22,160.64 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

4. 5125 Swiss Avenue
Swiss Avenue Historic District
CE145-013(MD)
Mark Doty

Request:
A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of $294,819 in expenditures spent on rehabilitation within the three years prior to the CE approval.
Applicant: Elizabeth Polanco and Jeffrey Bryan
Application Filed: August 31, 2015
Staff Recommendation:
Approval of the Certificate of Eligibility and approval of $294,819 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

5. 1621 ABRAMS RD
Junius Heights Historic District
CA145-661(MP)
Marsha Prior

Request:
Install sign for Junius Heights Historic District in Triangles Park on Abrams Road.
Applicant: Rene Schmidt
Application Filed: September 3, 2015
Staff Recommendation:
Install sign for Junius Heights Historic District in Triangles Park on Abrams Road. Approve - Approve plans and specifications dated 09/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Install sign for Junius Heights Historic District in Triangles Park on Abrams Road. Approve.

6. 703 N GLASGOW DR
Junius Heights Historic District
CA145-674(MP)
Marsha Prior

Request:
Construct cedar wood deck in interior courtyard and apply translucent stain.
Applicant: Shannon Green
Application Filed: September 3, 2015
Staff Recommendation:
Construct cedar wood deck in interior courtyard and apply translucent stain. Approve - Approve drawings and specifications dated 09/14/2015 with the finding the work

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

Task Force Recommendation:

Construct cedar wood deck in interior courtyard and apply translucent stain. Approve.

7. 718 PARKMONT ST

Junius Heights Historic District
CA145-675(MP)
Marsha Prior

Request:

1. Remove door on side elevation and replace with siding. Work completed without a Certificate of Appropriateness.
2. Install iron driveway gate.

Applicant:

Application Filed: September 3, 2015

Staff Recommendation:

1. Remove door on side elevation and replace with siding. Work completed without a Certificate of Appropriateness. Approve with conditions - Approve completed work with condition that replacement siding is an exact match of the profile, dimensions, material, and color of existing wood siding with the finding the work is consistent with preservation criteria Section 4.2 for alterations and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install iron driveway gate. Approve with conditions - Approve specifications dated 09/14/2015 with condition that gate is installed within the rear 50 percent of house with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and 3.6(c)(1) for the location and construction of fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove door on side elevation and replace with siding. Work completed without a Certificate of Appropriateness. Approve as door not original and in back 50 percent of house.
2. Install iron driveway gate. Approval of gate installation in rear 50 percent as shown.

8. 5818 VICTOR ST

Junius Heights Historic District
CD145-032(MP)
Marsha Prior

Request:

Demolish carport on left side of main structure using standard: 'noncontributing structure because newer than period of significance.'

Applicant: Juanita Lara

Application Filed: September 3, 2015

Staff Recommendation:

Demolish carport on left side of main structure using standard: 'noncontributing structure because newer than period of 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 carport on left side of main structure using standard: 'noncontributing structure because newer than period of significance.' Approve.

9. 4938 TREMONT ST

Munger Place Historic District
CA145-671(JKA)
Jennifer Anderson

Request:

1. Install four lights on front porch of main structure.
2. Install two fans on front porch of main structure.
3. Stain fence using Thompson's Water Seal stain in color "Acorn Brown."

Applicant: Timothy O'Leary
Application Filed: September 3, 2015
Staff Recommendation:

1. Install four lights on front porch of main structure. Approve - Approve specifications dated 9-14-15 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two fans on front porch of main structure. Approve - Approve specifications dated 9-14-15 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Stain fence using Thompson's Water Seal stain in color "Acorn Brown." Approve - Approve specifications dated 9-14-15 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install four lights on front porch of main structure. No quorum, comments only. Recommend fixtures are rated for outdoor use and that sconces, flush mount lights, and fans all coordinate. Suggest Rejuvenation hardware.
2. Install two fans on front porch of main structure. No quorum, comments only. Recommend fans are rated for outdoor use and that sconces, flush mount lights, and fans all coordinate.
3. Stain fence using Thompson's Water Seal stain in color "Acorn Brown." No quorum, comments only. Supportive of fence color as submitted.

10. 4300 JUNIUS ST AKA 4304 JUNIUS

Peak's Suburban Addition Neighborhood Historic District
CA145-681(JKA)
Jennifer Anderson

Request:

1. Install entry door and sidelights on main structure.
2. Install security call box on main structure.
3. Install security lights on main structure.
4. Install security cameras on main structure.

Applicant: Sally Johnson
Application Filed: September 3, 2015
Staff Recommendation:

1. Install entry door and sidelights on main structure. Approve - Approve specifications with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security call box on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
3. Install security lights on main structure. Approve -Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install security cameras on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install entry door and sidelights on main structure. Approve with conditions - Okay to replace front door, door jambs, and sidelights with stipulations that drawings are submitted to confirm sidelight configuration and detail.
2. Install security call box on main structure. Approve with conditions - No comments provided.
3. Install security lights on main structure. Approve with conditions - No comments provided.
4. Install security cameras on main structure. Approve with conditions - No comments provided.

11. 4300 JUNIUS ST AKA 4310 JUNIUS

Peak's Suburban Addition Neighborhood Historic District
CA145-682(JKA)
Jennifer Anderson

Request:

1. Install entry door and sidelights on main structure.
2. Install security call box on main structure.
3. Install entry light on main structure.
4. Install columns on main structure.
5. Install door surround on main structure.
6. Install four security cameras on main structure.

Applicant: Sally Johnson
Application Filed: September 3, 2015
Staff Recommendation:

1. Install entry door and sidelights on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security call box on main structure. Approve -

Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

3. Install entry light on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install columns on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install door surround on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install four security cameras on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install entry door and sidelights on main structure. Approve as submitted with 15-light French door and door lever sets as shown on additional drawings dated 9-10-15.
2. Install security call box on main structure. Approve.
3. Install entry light on main structure. Approve.
4. Install columns on main structure. Approve.
5. Install door surround on main structure. Approve.
6. Install four security cameras on main structure. Approve.

12. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA145-683(JKA)
Jennifer Anderson

Request:

1. Install entry door and sidelights on front of main structure.
2. Install security call box on main structure.
3. Install security light fixtures on main structure.
4. Install four security cameras on main structure.

Applicant: Sally Johnson
Application Filed: September 3, 2015
Staff Recommendation:

1. Install entry door and sidelights on front of main structure. Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install security call box on main structure. Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with City Code Section

51A-4.501(g)(6)(C)(i).
3. Install security light fixtures on main structure. Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install four security cameras on main structure. Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install entry door and sidelights on front of main structure. Approve with conditions - Okay to replace front door, door jambs, and sidelights with stipulations that drawings are submitted to confirm sidelight configuration and detail.
2. Install security call box on main structure. Approve with conditions - No comments provided.
3. Install security light fixtures on main structure. Approve with conditions - No comments provided.
4. Install four security cameras on main structure. Approve with conditions - No comments provided.

13. 4814 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA145-665(JKA)
Jennifer Anderson

Request:

Replace garage door with two wood double-hung windows and infill with siding to match existing.

Applicant: Ashton Tassin

Application Filed: September 3, 2015

Staff Recommendation:

Replace garage door with two wood double-hung windows and infill with siding to match existing. Approve - Approve plans dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace garage door with two wood double-hung windows and infill with siding to match existing. Approve - Work submitted is more compatible with the district.

14. 5614 SWISS AVE

Swiss Avenue Historic District
CA145-684(JKA)
Jennifer Anderson

Request:

1. Install door on addition to main structure.
2. Install lighting on main structure.
3. Install 8' board-on-board fence and stain using Ready Seal exterior wood stain in color "Dark Walnut."
4. Install house numbers on front of the main structure.
5. Install mailbox on front of main structure.

Applicant:

Application Filed: September 3, 2015

Staff Recommendation:

1. Install door on addition to main structure. Approve -

Approve specifications dated 9-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(P) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Install lighting on main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(C) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 8' board-on-board fence and stain using Ready Seal exterior wood stain in color "Dark Walnut." Approve - Approve site plan and specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install house numbers on front of the main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install mailbox on front of main structure. Approve - Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install door on addition to main structure. No quorum, comments only. Supportive of style of door. Recommend wood material, not metal.
2. Install lighting on main structure. No quorum, comments only. Supportive of flush mount ceiling lights as submitted, recommend different outdoor wall lantern over back door.
3. Install 8' board-on-board fence and stain using Ready Seal exterior wood stain in color "Dark Walnut." No quorum, comments only. Supportive as submitted.
4. Install house numbers on front of the main structure. No quorum, comments only. Supportive as submitted.
5. Install mailbox on front of main structure. No quorum, comments only. Supportive as submitted.

15. 5736 SWISS AVE
Swiss Avenue Historic District
CA145-664(JKA)
Jennifer Anderson

Request:
Install clay tile flooring on front facade balconies on main structure.
Applicant: Bart Pels
Application Filed: September 3, 2015
Staff Recommendation:
Install clay tile flooring on front facade balconies on main structure. Approve - Approve photograph dated 9-14-15 with the finding that the work is consistent with preservation

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

Task Force Recommendation:

Install clay tile flooring on front facade balconies on main structure. No quorum, comments only. Supportive as submitted.

16. 509 ELM ST

West End Historic District
CA145-662(MD)
Mark Doty

Request:

Install one 2'-0" X 10'-0" non-illuminated blade sign on south facade.

Applicant: Byrum Sign & Lighting

Application Filed: September 3, 2015

Staff Recommendation:

Install one 2'-0" X 10'-0" non-illuminated blade sign on south facade. Approve - Approve drawings dated 9/16/15 with the finding the proposed work is consistent with the criteria for projecting attached signs in the preservation criteria Section 51A-7.1005(h), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install one 2'-0" X 10'-0" non-illuminated blade sign on south facade. Approve as submitted. Dawson recused.

17. 1701 N MARKET ST 110

West End Historic District
CA145-678(MD)
Mark Doty

Request:

1. Remove non-historic window and brick infill on south elevation and install new wood double doors and sidelights.
2. Remove non-historic window and brick infill on west elevation and install new wood double doors and sidelights.

Applicant: Ernest Glotta

Application Filed: September 3, 2015

Staff Recommendation:

1. Remove non-historic window and brick infill on south elevation and install new wood double doors and sidelights. Approve - Approve drawings dated 9/16/15 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.1, 5.2, 5.4, 5.5, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove non-historic window and brick infill on west elevation and install new wood double doors and sidelights. Approve - Approve drawings dated 9/16/15 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.1, 5.2, 5.4, 5.5, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove non-historic window and brick infill on south elevation and install new wood double doors and

sidelights. Approve as submitted.
2. Remove non-historic window and brick infill on west elevation and install new wood double doors and sidelights. Approve as submitted.

18. 303 S CLINTON AVE
Winnetka Heights Historic District
CA145-656(MD)
Mark Doty

Request:
Replace two garage doors with new door style.
Applicant: Pat Rooney
Application Filed: September 3, 2015
Staff Recommendation:
Replace two garage doors with new door style. Approve - Approve specification dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Replace two garage doors with new door style. No quorum. Comments only. We are in support of the work as described in application.

19. 201 S ROSEMONT AVE
Winnetka Heights Historic District
CA145-657(MD)
Mark Doty

Request:
Construct accessory structure in rear yard.
Applicant: Karen Thrasher
Application Filed: September 3, 2015
Staff Recommendation:
Construct accessory structure in rear yard. Approve – Approve drawings dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Construct accessory structure in rear yard. No quorum. Comments only. We are supportive of Applicant's scope.

20. 228 S WINDOMERE AVE
Winnetka Heights Historic District
CA145-680(MD)
Mark Doty

Request:
1. Construct two-story rear addition to main structure.
2. Remove six windows on rear facade and install four new windows.

Applicant: Residential Design Services LLC
Application Filed: September 3, 2015
Staff Recommendation:
1. Construct two-story rear addition to main structure. Approve – Approve drawings dated 9/16/15 with the finding of fact 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. Remove six windows on rear facade and install four new

windows. Approve – Approve drawings dated 9/16/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct two-story rear addition to main structure. No quorum. Comments only. We are supportive of application scope.
2. Remove six windows on rear facade and install four new windows. No quorum. Comments only. We are supportive of application scope. Suggestion to Applicant to not discard existing wood windows for reuse in addition design.

21. 303 N WINDOMERE
Winnetka Heights Historic District
CD145-033(MD)
Mark Doty

Request:
Demolish accessory structure on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance.
Applicant: Richard Lewis
Application Filed: September 3, 2015
Staff Recommendation:
Demolish accessory structure on the basis that it is 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 accessory structure on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance. No quorum. Comments only. We are in support of application for removal of carport.

22. 303 N WINDOMERE
Winnetka Heights Historic District
CA145-679(MD)
Mark Doty

Request:
1. Construct accessory structure in rear yard.
2. Remove existing ribbon driveway and install solid driveway.

Applicant: Richard Lewis
Application Filed: September 3, 2015
Staff Recommendation:
1. Construct accessory structure in rear yard. Approve – Approve drawings and specifications dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Remove existing ribbon driveway and install solid driveway. Approve - Approve site plan dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-87.111(b)(9)(A)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct accessory structure in rear yard. No quorum. Comments only. We are in support of application scope of new garage. Suggest to keep garage door a plain/simple design not paneled as shown.
2. Remove existing ribbon driveway and install solid driveway. No quorum. Comments only. Also support new driveway to replace existing ribbon drive.

23. 308 S WINDOMERE
Winnetka Heights Historic District
CA145-654(MD)
Mark Doty

Request:
Install front door and sidelights in existing opening.
Applicant: Sue Hounsel
Application Filed: September 3, 2015
Staff Recommendation:
Install front door and sidelights in existing opening. Approve - Approve specifications dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install front door and sidelights in existing opening. No quorum. Comments only. We are supportive of Applicant's scope.

COURTESY REVIEW:

1. 6119 BRYAN PKWY
Swiss Avenue Historic District
CR145-009(JKA)
Jennifer Anderson

Request:
Enclose porch in rear of the main structure.
Applicant: Robert Cox
Application Filed: September 3, 2015
Staff Recommendation:
Enclose porch in rear of the main structure. Approve conceptually with the condition that final plans, elevations, details, and specifications are submitted for final Landmark Commission review.
Task Force Recommendation:
Enclose porch in rear of the main structure. No quorum, comments only. Supportive as submitted.

DISCUSSION ITEMS:

1. 300 N AKARD ST
Fidelity Union Life Complex
CA145-578(MD)
Mark Doty

Under Advisement from September 8, 2015

Request:
Install exterior lighting.
Applicant: Wiedamark LLC - Mark Reed-Walkup
Application Filed: August 6, 2015
Staff Recommendation:
Install exterior lighting. Approve - Approve drawings and specifications dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for landscaping in Section 3.4(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install exterior lighting. Approve with conditions - Approve light fixtures with the following conditions: Paint the brackets and fixture to match the brick color. Enclose the bracket to prevent bird's nests being built within. Indicate both CMU and brick materials on wall section with bracket anchorage.

2. 5601 EAST SIDE AVE
Junius Heights Historic District
CA145-677(MP)
Marsha Prior

Request:
1. Remove low-lying concrete retaining wall from front and left side elevations.
2. Install ornamental iron fence on stone base with gates on front, west side, and portion of rear elevations.

Applicant: Craig Melde
Application Filed: September 3, 2015
Staff Recommendation:
1. Remove low-lying concrete retaining wall from front and left side elevations. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.5(b) for landscaping.
2. Install ornamental iron fence on stone base with gates on front, west side, and portion of rear elevations. 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 preservation criteria Section 3.6(a)(1) that states new fences are not permitted in the front yard and because the design is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

Task Force Recommendation:
1. Remove low-lying concrete retaining wall from front and left side elevations. Approve as submitted.
2. Install ornamental iron fence on stone base with gates on front, west side, and portion of rear elevations. Deny

without prejudice as per 3.6(a)(1), but recommend Landmark create an exception and allow fence for security reasons as this is an unusual property.

3. 5830 REIGER AVE
Junius Heights Historic District
CA145-673(MP)
Marsha Prior

Request:
Replace wood porch with synthetic wood and paint. Brand: Benjamin Moore. 2174-30680 -Sedona Clay.
Applicant: Anita Stevenson
Application Filed: September 3, 2015
Staff Recommendation:
Replace wood porch with synthetic wood and paint. Brand: Benjamin Moore. 2174-30680 -Sedona Clay. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes that the PVC-based material is inconsistent with preservation criteria Section 7.4 that states front porches must be of concrete, wood, or other appropriate material.
Task Force Recommendation:
Replace wood porch with synthetic wood and paint. Brand: Benjamin Moore. 2174-30680-Sedona Clay. Approve.

4. 707 SKILLMAN ST
Junius Heights Historic District
CA145-382(MP)
Marsha Prior

Remanded back to Landmark Commission

Request:
Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness.
Applicant: Adam Till
Application Filed: May 7, 2015
Staff Recommendation:
Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness. Deny without prejudice – The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because locating large trees in the parkway is not compatible with the historic overlay district.
TaskForce Recommendation:
Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness. Deny without prejudice – These are dense evergreen trees that will obscure view of houses.

5. 5733 WORTH ST
Junius Heights Historic District
CA145-658(MP)
Marsha Prior

Request:
1. Replace existing perimeter fence on left side (from front of house), rear, and right side up to the front of the house with an eight-foot wood fence with iron gates on either side of front of house.
2. Replace existing right side boundary fence from eight-foot wooden fence to sidewalk with four-foot iron fence for safety.

Applicant: Carlos Araiza
Application Filed: September 3, 2015
Staff Recommendation:

1. Replace existing perimeter fence on left side (from front of house), rear, and right side up to the front of the house with an eight-foot wood fence with iron gates on either side of front of house. Approve with conditions –Approve survey plat dated 09/14/2015 with the condition that the fence is located five feet behind the porch and that the finished side faces out if visible from a street or alley with the finding the proposed work is consistent with preservation criteria Section 3.6(c)(4) for fence construction and Section 3.6(a)(2) that states the Landmark Commission may allow a fence that is located five feet behind the porch for additional privacy, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing right side boundary fence from eight-foot wooden fence to sidewalk with four-foot iron fence for safety. Deny without prejudice -The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work is inconsistent with preservation criteria Section 3.6(a)(1) which prohibits fences in the front yard.

Task Force Recommendation:

1. Replace existing perimeter fence on left side (from front of house), rear, and right side up to the front of the house with an eight-foot wood fence with iron gates on either side of front of house. Approve with conditions – Approve replacing board on board in back 50 percent with iron returns; eight feet (height of fence).
2. Replace existing right side boundary fence from eight-foot wooden fence to sidewalk with four-foot iron fence for safety. Deny without prejudice per 3.6(a)(1), but recommend Landmark approval of replacement of existing right side fence from front to sidewalk because of existing daycare next door and safety of children.

6. 4720 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA145-666(JKA)
Jennifer Anderson

Request:

1. Install entry door and sidelights in place of door and window on front facade.
2. Remove seven windows from the left (southwest) side of main structure.
3. Remove five windows on the right (northeast) facade of main structure.
4. Remove door from rear facade of the main structure.
5. Remove three windows from the rear facade of the main structure.
6. Install window on rear facade of the main structure.
7. Install 6' wrought iron gate in driveway.
8. Remove tree in front yard of main structure.
9. Install magnolia tree in front yard in main structure.

Applicant: Blackwood Construction

Application Filed: September 3, 2015
Staff Recommendation:

1. Install entry door and sidelights in place of door and window on front 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 not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved. The applicant has not provided evidence that the entry door was originally located in the proposed location or that the existing doors and window openings are not original to the structure.
2. Remove seven windows from the left (southwest) side of main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
3. Remove five windows on the right (northeast) facade of main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
4. Remove door from rear facade of the main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
5. Remove three windows from the rear facade of the main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
6. Install window on rear facade of the main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
7. Install 6' wrought iron gate in driveway. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(i) because it is not consistent with preservation criteria

Section 2.11 stating that side yard fences must be located in the rear 50% of the side facade or 5 feet back from the corner of the house measured from the back wall of the front porch if the commission deems appropriate.

8. Remove tree in front yard of main structure. Deny - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 2.8 stating that existing mature trees in the front yard must be maintained and because the SE District Arborist has determined that the tree is healthy.
9. Install magnolia tree in front yard in main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 2.6 stating that landscaping must not obscure significant views of or from the main building.

Task Force Recommendation:

1. Install entry door and sidelights in place of door and window on front facade. No quorum, comments only. Supportive. Applicant noted that original framing confirms this as the original location of the door.
2. Remove seven windows from the left (southwest) side of main structure. No quorum, comments only. Window noted as "A" must remain, others okay to remove.
3. Remove five windows on the right (northeast) facade of main structure. No quorum, comments only. Supportive of single window at location marked "B" in lieu of complete removal of the windows. Size of new window shall match adjacent window noted 22 on drawings. Okay to remove other windows.
4. Remove door from rear facade of the main structure. No quorum, comments only. Supportive of door as submitted. Okay to remove adjacent wooden stair.
5. Remove three windows from the rear facade of the main structure. No quorum, comments only. No comments provided.
6. Install window on rear facade of the main structure. No quorum, comments only. Supportive.
7. Install 6' wrought iron gate in driveway. No quorum, comments only. Gate okay to be 5' back from front facade and submit design for 70% open fence.
8. Remove tree in front yard of main structure. No quorum, comments only. Recommend retention of the tree unless deemed unhealthy by City Arborist.
9. Install magnolia tree in front yard in main structure. No quorum, comments only. Supportive of magnolia tree as replacement for existing tree if existing is approved for removal.

7. 4722 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA145-669(JKA)
Jennifer Anderson

Request:
Install 12" trim to outer edges of main structure.
Applicant: Blackwood Construction
Application Filed: September 3, 2015
Staff Recommendation:
Install 12" trim to outer edges of main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.2 stating that reconstruction of the opaque elements of the protected facade must employ materials similar to the original materials, because the applicant has failed to demonstrate that trim board was an original feature on the structure, and because a plan to replace any asbestos siding that is cracked in the process of installation has not been indicated.
Task Force Recommendation:
Install 12" trim to outer edges of main structure. No quorum, comments only. Supportive.

8. 916 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District
CA145-667(JKA)
Jennifer Anderson

Request:
1. Replace porch floor on front of the main structure with 1x4' tongue-and-groove pine porch flooring.
2. Replace porch railing on front of the main structure and paint white. Work completed without a Certificate of Appropriateness.
3. Paint front porch floor in custom color to match existing.

Applicant: Elias Cedillo
Application Filed: September 3, 2015
Staff Recommendation:
1. Replace porch floor on front of the main structure with 1x4' tongue-and-groove pine porch flooring. Approve – The proposed work is consistent with preservation criteria Section 3.22 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace porch railing on front of the main structure and paint white. Work completed without a Certificate of Appropriateness. Deny without prejudice - The partially completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.20 stating that original railings that are a part of the porch must be preserved and because the reconstructed railing does not match the previous railing in profile.
3. Paint front porch floor in custom color to match existing. Approve – The proposed work is consistent with preservation criteria Section 3.22 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace porch floor on front of the main structure with 1x4' tongue-and-groove pine porch flooring. Deny without prejudice - Porch floor must be tongue-and-groove porch flooring, not plywood.
2. Replace porch railing on front of the main structure and paint white. Deny without prejudice - Work completed without a Certificate of Appropriateness. Porch rail as built not appropriate. Resubmit new design.
3. Paint front porch floor in custom color to match existing. No comment provided.

9. 1408 W DAVIS ST., STE B
Winnetka Heights Historic District
CA145-653(MD)
Mark Doty

Request:
1. Paint previously painted brick exterior on north elevation. Brand - Behr. MS-31 'White'.
2. Paint over sign on west elevation. Brand - Behr. MS-31 'White'.
3. Install canopy over storefront.

Applicant: Brenda Sanchez
Application Filed: September 3, 2015
Staff Recommendation:
1. Paint previously painted brick exterior on north elevation. Brand - Behr. MS-31 'White'. Approve – Approve paint specification dated 9/16/15 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. Paint over sign on west elevation. Brand - Behr. MS-31 'White'. Approve with conditions - Approve paint specification dated 9/16/15 with the condition that the existing painted signage be painted over only 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 canopy over storefront. Deny without prejudice proposed work due to lack of information provided to Staff.

Task Force Recommendation:
1. Paint previously painted brick exterior on north elevation. Brand - Behr. MS-31 'White'. No quorum. Comments only.
2. Paint over sign on west elevation. Brand - Behr. MS-31 'White'. No comments. Quorum only. We are not supportive of painting brick white. Existing brick remains on this elevation that hasn't been painted. If existing brick @sign needs to be painted, it should match existing brick.
3. Install canopy over storefront. No quorum. Comments only. Not enough information provided.

10. 201 N MONTCLAIR AVE
Winnetka Heights Historic District
CA145-655(MD)
Mark Doty

Request:
Remove existing waterfall steps and construct retaining wall and fence in cornerside yard.
Applicant: Kevin Maher
Application Filed: September 3, 2015
Staff Recommendation:
Remove existing waterfall steps and construct retaining wall and fence in cornerside yard. Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because Staff believes the waterfall steps and retaining wall are original, character defining features and should not be removed. Secretary of the Interior's Standard #2.
Task Force Recommendation:
Remove existing waterfall steps and construct retaining wall and fence in cornerside yard. No quorum. Comments only. We are in support of Applicant's scope of application. Suggestion to keep concrete steps. To remain in place, infill grade to save steps, remove fence surrounding steps and continue fence as in scope.

11. Z145-337(MD)
5500 Swiss Avenue
Swiss Avenue Historic District
Mark Doty

An application for modifications to and creation of a new subdistrict within Historic Overlay 1, Swiss Avenue, on the northeast corner of Parkmont Street and Swiss Avenue.
Owner: Dallas County Medical Society Alliance Foundation
Filed: August 25, 2015
Staff recommendation: Hold Under Advisement
Designation Committee Recommendation: Approve, subject to preservation criteria

OTHER BUSINESS ITEMS:

1. Minutes from September 8, 2015 Meeting
2. Approval of the 2016 Landmark Commission Calendar.

ADJOURNMENT

DESIGNATION COMMITTEE:

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

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. 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 *compliant 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]*

CITY OF DALLAS

LANDMARK COMMISSION

10/5/2015

FILE NUMBER: CE145-010(MD)
LOCATION: 2424 Park Row
COUNCIL DISTRICT: 7
SIZE OF REQUEST: 1839

PLANNER: Mark Doty
DATE FILED: 7/1/2015
DISTRICT: South Blvd/Park Row
MAPSCO: 46-S

APPLICANT: Vernon and Denise Robertson

OWNER: ROBERTSOB VERNON M & DENISE

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of $14,764.38 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This is a single-family house was built in 1936 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2014):	$40,540
Land Value:	$21,310
Required Expenditures:	$10,135
Estimated Expenditures:	$14,764
Estimated Total Exemption:	$4,929

Notes on the estimated exemptions:

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

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

The applicant has completed rehabilitation on the property, which includes: painting, electrical, plumbing and roofing. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be 10/5/2018. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of $14,764.38 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 2424 Park Row Avenue Dallas, TX 75215

Legal description: Lot LTS 6 & 43 FLT 7 Block BLK 7/1282 9ft

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

Building name (if applicable): _____

Historic district or pending historic district: Historic District So. Blvd/Park Row

Year the historic structure was built: 1936

Is this a contributing structure? Yes

Owner Information

Please list all of the property owner(s): Vernon M. and Denise L. Robertson

Mailing address: 106 Burtonwood Circle; Ovilla, TX 75154

City, state and zip code: Ovilla, TX 75154

Phone number: 972-989-0385 Fax number: 972-274-0514

Email: hallelvr@aol.com

Applicant Information (if different then the property owner)

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: $28,000

Current Use: Rental Proposed Use: Occupancy

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? Not

If not, when will the application for a CA be considered? 07 - 2015

Projected Construction Time and Estimated Date of Completion: 07-2017

Lien Holder Information (if applicable)

Primary mortgage company: HSBC Mortgage Services

Contact person: Customer Service 800-333-7023

Correspondence address: P.O. Box 1231, Brandon, FL 33509-1231

Secondary mortgage company: N/A

Contact person: _____

Correspondence address: _____

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: 07-01-15

Improvement Value: $40,540

Land Value: $21,310

Has the Property Received Any Previous Tax Relief? If so, Please Explain: NO

Is this in a TIF District? (http://maps.dallascityhall.com and click Economic Development)? _____

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

Category		Type	Required Expenditures	Amount	Duration	Renewable
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	☐	Based on Rehab	75%	100%	10 years	Yes
	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures	Amount	Duration	Renewable
Revitalizing Historic Districts Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • 10th Street • Wheatley Place • Winnetka Heights	☑	Based on Rehab	25%	100%	10 years	Yes
	☐	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
"Citywide" Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban or Revitalizing historic districts	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Endangered Property	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
Ownership by a non-profit entity open to the public	☐	Non-profit	Be a designated historic landmark that is open to the public and is owned by a non-profit with	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of $50,000 will have to be approved by both the Landmark Commission and the City Council.

Record of expenditures for work that has already been completed

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

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

Date	Company	Category of Work	Receipt Page Number	Amount
02-06-12	DSI Enterprise	Roofing	1	$4,100.00
02-17-12	DSI Enterprise	Roofing	2	$2,000.00
03-23-13	Nathan Lewis	Plumbing, Electrical	3	$ 2062.00
04-07-13	Nathan Lewis	Electrical Carpentry	4	$ 1,300.00
10-18-13	*Eric May Ed V Repairs	Sheetrock Carpentry	5	$ 1,500.00
11-04-13	*Eric May Ed V Repairs	Painting, Flooring	6	$ 862.17
11-09-13	*Eric May Ed V Repairs	Electrical, Cabinetry	7	$ 2,940.21
			TOTAL:	$ 14,764.38

*See Scope of Work Attached p. 8-10

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

Dallas Central Appraisal District

Residential Account #00000147172000000

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

Property Location (Current 2015)

Address: 2424 PARK ROW AVE
Neighborhood: 1DSG15
Mapsco: 46-S (DALLAS)

DCAD Property Map

2015 Current Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online

Print Homestead Exemption Form

YAHOO! Maps

Owner (Current 2015)

ROBERTSON VERNON M &
DENISE
106 BURTONWOOD CIR
OVILLA, TEXAS 751541464

Multi-Owner (Current 2015)

Owner Name	Ownership %
ROBERTSON VERNON M &	100%

Legal Desc (Current 2015)

1: EDGEWOOD
2: BLK 7/1282 7FT LT 6 & 43FT LT 7
3:
4: INT20080042611 DD02082008 CO-DC
5: 1282 007 00700 1DA1282 007
Deed Transfer Date: 2/8/2008

Value

2015 Proposed Values	
Improvement:	$40,540
Land:	+ $21,310
Market Value:	=$61,850
Revaluation Year:	2014
Previous Revaluation Year:	2011

Main Improvement (Current 2015)

Building Class	08	Construction Type	FRAME	# Baths (Full/Half)	

					1/0
Year Built	1936	**Foundation**	PIER AND BEAM	**# Kitchens**	1
Effective Year Built	1936	**Roof Type**	GABLE	**# Bedrooms**	0
Actual Age	79 years	**Roof Material**	COMP SHINGLES	**# Wet Bars**	0
CDU (Condition / Desirability / Utility)	AVERAGE	**Fence Type**	CHAIN	**# Fireplaces**	1
Living Area	1,839 sqft	**Ext. Wall Material**	BRICK VENEER	**Sprinkler (Y/N)**	N
Total Area	1,839 sqft	**Basement**	NONE	**Deck (Y/N)**	N
% Complete	100%	**Heating**	GAS HEATERS	**Spa (Y/N)**	N
# Stories	ONE STORY	**Air Condition**	WINDOW	**Pool (Y/N)**	N
Depreciation	50%			**Sauna (Y/N)**	N

Additional Improvements (Current 2015)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	UNASSIGNED	200

Land (2015 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY DISTRICT 7,500 S	50	183	8,878.0000 SQUARE FEET	STANDARD	$2.40	0%	$21,307	N

*** All Exemption information reflects 2015 Proposed Values. ***

Exemptions (2015 Proposed Values)

No Exemptions

Estimated Taxes (2015 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.797	$1.282085	$0.2531	$0.124775	$0.286	N/A
Taxable Value	$61,850	$61,850	$61,850	$61,850	$61,850	$0
Estimated Taxes	$492.94	$792.97	$156.54	$77.17	$176.89	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	**$1,696.52**

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. **Click Here**

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios.** If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

History

History

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Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF Dallas §

I certify that the information in the application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas County Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Vernon M. Robertson

Owner's Signature: [signature]

This instrument was acknowledged before me on July 1, 2015

by (print name of owner) VERNON M. ROBERTSON.

Notary Stamp Here ..... Notary Signature

[signature]

EMMA J. ARTHUR
Notary Public
STATE OF TEXAS
My Comm. Exp. Feb. 15, 2016

CITY OF DALLAS

LANDMARK COMMISSION 10/5/2015

FILE NUMBER: CE145-011(MD)
LOCATION: 1207 Annex Avenue
COUNCIL DISTRICT: 2
SIZE OF REQUEST: 3640

PLANNER: Mark Doty
DATE FILED: 5/1/2015
DISTRICT: Peak's Suburban
MAPSCO: 46-A

APPLICANT: Dennnis Harrison

OWNER: HARRISON DENNIS

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

SUMMARY: This is a single-family house was built in 1918 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2014):	$99,790
Land Value:	$37,920
Required Expenditures:	$24,948
Estimated Expenditures:	$40,000
Estimated Total Exemption:	$10,975

Notes on the estimated exemptions:

** The estimated value after rehabilitation does not account for any increase in value due to appreciation.*
*** Tax estimates are based on the new city tax rate of 0.797%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% till it reaches the "estimated new value after rehabilitation".*

A default completion date will be 10/5/2018. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 1207 ANNEX AVE DALLAS, TX 75204

Legal description: Lot 243 Block BLK 2/735

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

Building name (if applicable): NA

Historic district or pending historic district: Peaks Suburban Addition

Year the historic structure was built: 1918

Is this a contributing structure? _____

Owner Information

Please list all of the property owner(s): DENNIS HARRISON

Mailing address: 1207 ANNEX AVE

City, state and zip code: DALLAS, TX 75204

Phone number: 214.957.1249 Fax number: 214.722.1855

Email: DH@NEWTEXAS.com

Applicant Information (if different then the property owner)

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: $40,002.01

Current Use: Primary Residence Proposed Use: Continued primary residence

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

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

Projected Construction Time and Estimated Date of Completion: Completed - See Disbursements from Grand Bank (ATTACHED)

Lien Holder Information (if applicable)

Primary mortgage company: Wells Fargo Bank

Contact person: _____

Correspondence address: P.O. Box 10335 Des Moines, IA 50306

Secondary mortgage company: Grand Bank of Texas (Construction loan for rehab)

Contact person: Jim Sledge

Correspondence address: 305 E. Colorado Blvd Dallas, TX 75203

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: May 1, 2015

Improvement Value: $99,790

Land Value: $37,920

Has the Property Received Any Previous Tax Relief? If so, Please Explain: No

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

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

Category		Type	Required Expenditures	Amount	Duration	Renewable
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	☐	Based on Rehab	75%	100%	10 years	Yes
	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures	Amount	Duration	Renewable
Revitalizing Historic Districts Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • 10th Street • Wheatley Place • Winnetka Heights	☒	Based on Rehab	25%	100%	10 years	Yes
	☐	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
"Citywide" Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban or Revitalizing historic districts	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Endangered Property	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
Ownership by a non-profit entity open to the public	☐	Non-profit	Be a designated historic landmark that is open to the public and is owned by a non-profit with	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of $50,000 will have to be approved by both the Landmark Commission and the City Council.

Dallas Central Appraisal District

Residential Account #00000123033000000

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

Property Location (Current 2015)

Address: 1207 ANNEX AVE
Neighborhood: 1DSG13
Mapsco: 46-A (DALLAS)

DCAD Property Map

2014 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online

Print Homestead Exemption Form

YAHOO! Maps

Owner (Current 2015)

HARRISON DENNIS
1207 ANNEX AVE
DALLAS, TEXAS 752047003

Multi-Owner (Current 2015)

Owner Name	Ownership %
HARRISON DENNIS	100%

Legal Desc (Current 2015)

1: BLANKENSHIP & BLAKES
2: BLK 2/735 PT LOTS 2 & 3
3: 60X79; 85FR SYCAMORE
4: INT201400104439 DD04282014 CO-DC
5: 0735 002 00200 1000735 002
Deed Transfer Date: 4/29/2014

Value

2014 Certified Values	
Improvement:	$99,790
Land:	+ $37,920
Market Value:	=$137,710
Revaluation Year:	2014
Previous Revaluation Year:	2012

Additional Improvements (Current 2015)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	196

Land (2014 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY DISTRICT 7,500 S	60	79	4,740.0000 SQUARE FEET	STANDARD	$8.00	0%	$37,920	N

*** All Exemption information reflects 2014 Certified Values. ***

Exemptions (2014 Certified Values)

No Exemptions

Estimated Taxes (2014 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.797	$1.282085	$0.2531	$0.124775	$0.286	N/A
Taxable Value	$137,710	$137,710	$137,710	$137,710	$137,710	$0
Estimated Taxes	$1,097.55	$1,765.56	$348.54	$171.83	$393.85	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
					Total Estimated Taxes:	**$3,777.33**

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. Click Here

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios.** If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

History

History

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DALLAS COUNTY TAX OFFICE
JOHN R. AMES, CTA
TAX ASSESSOR/COLLECTOR

500 Elm Street Dallas, Texas 75202-3304
214-653-7811 www.dallascounty.org
email: property.tax@dallascounty.org

2014 TAX STATEMENT

HARRISON DENNIS
1207 ANNEX AVE
DALLAS, TX 75204-7003

Account: 00000123033000000

Property Description:

1207 ANNEX AVE, DA

BLANKENSHIP & BLAKES
BLK 2/735 PT LOTS 2 & 3
60X79; 85FR SYCAMORE
INT201400104439 DD04282014 CO-DC

Date Printed: April 04, 2015

Land Value	37,920
Improvement Value	99,790
Agriculture Value	0
Market Value	137,710

Jurisdiction	Taxable Value	Tax Rate	Tax Due
DAL CNTY	137,710	.243100	$334.77
HOSP DIST	137,710	.286000	$393.85
COLL DIST	137,710	.124775	$171.83
SCH EQUAL	137,710	.010000	$13.77
DALLAS ISD	137,710	1.282085	$1,765.56
DALLAS CTY	137,710	.797000	$1,097.55

Total Taxes for Account: $3,777.33
Previous Payment on Account: $3,777.33

IF PAID IN	P&I	TOTAL DUE
May		$0.00
Jun		$0.00

Pay Taxes online at
www.dallascounty.org

Pay By April 30, 2015
$0.00

Your check may be converted to electronic funds transfer

Return This Portion With Your Payment

Account: 00000123033000000

2 00000000000102030003030000000000011400000000007

Pay By April 30, 2015
$0.00
Amount Paid: $_____.____

HARRISON DENNIS
1207 ANNEX AVE
DALLAS, TX 75204-7003

Remit To:
JOHN R. AMES, CTA
P O Box 139066
Dallas, Texas 75313-9066

v15.1.24

Statement of Understanding

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

I certify that the information in the application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas County Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: DENNIS M. HARRISON

Owner's Signature: Dennis M. Harrison

This instrument was acknowledged before me on May 1st 2015

by (print name of owner) DENNIS M. HARRISON .

SHARI SHIELDS
Notary Public, State of Texas
My Commission Expires
January 9, 2018

Shari Shields

Notary Stamp Here ..... Notary Signature

Statement of Minimum Expenditures

THE STATE OF TEXAS _____ §

COUNTY OF DALLAS_____ §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is (insert name of owner here) DENNIS M. HARRISON ("the Owner") and I am the owner of the property at (insert street address here) 1207 ANNEX AVE Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct.

I certify that the information in this application for a tax exemption, including all attachments, is complete and correct. I certify that I have made the minimum expenditure on the rehabilitation project in compliance with any certificates of appropriateness or predesignation certificates of appropriateness.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained. I understand that all rehabilitation work, if not already complete, must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that the owner of the Property must make an application to Dallas County Appraisal District each year in order to receive the exemption for that year, otherwise, the owner will lose the ability to receive a tax exemption for that year.

All property taxes are current and no city of Dallas fees, fines, or penalties are owed on the Property or on any other real property owned in whole or in part, directly or indirectly, by the Owner. For the purpose of this statement, an interest in real property does not include any interest in real property held indirectly through a mutual or common investment fund such as a real estate investment trust that holds real estate assets unless the person in question participates in the management of the fund or the trust"

Owner's Name: DENNIS M. HARRISON

Owner's Signature: Dennis M Harrison

This instrument was sworn and acknowledged before me on May 1st 2015

by (print name of owner) Dennis M. Harrison.

Notary Stamp/Seal: SHARI SHIELDS Notary Public, State of Texas My Commission Expires January 9, 2018

Notary Signature: Shari Shields

Affidavit Regarding Taxes, Fees, Fines and Penalties

THE STATE OF TEXAS §
§

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is DENNIS M. HARRISON and I am the owner of the property at 1207 ANNEX AVE, Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct. All property taxes are current, and no City of Dallas fees, fines or penalties are owed, on the Property or any property owned by any partnership in which I am a partner."

Owner's Name: DENNIS M. HARRISON

Owner's Signature: Dennis M. Harris

This instrument was sworn and acknowledged before me on May 1st 2015

by (print name of owner) Dennis M. Harrison.

NOTARY PUBLIC STATE OF TEXAS
SHARI SHIELDS
Notary Public, State of Texas
My Commission Expires
January 9, 2018

Shari Shields

Notary Stamp Here .....Notary Signature

CITY OF DALLAS

LANDMARK COMMISSION 10/5/2015

FILE NUMBER: CE145-012(MD)
PLANNER: Mark Doty
LOCATION: 6000 Bryan Parkway
DATE FILED: 6/29/2015
COUNCIL DISTRICT: 14
DISTRICT: Swiss Avenue
SIZE OF REQUEST: 3059
MAPSCO: 36-X

APPLICANT: Ken and Gaye Martin

OWNER: MARTIN KEN & GAYE

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of $22,160.64 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This is a single-family house was built in 1918 and is a contributing structure in the historic district.

In Citywide Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on the added value of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be at minimum, 50 percent of the pre-rehabilitation improvement value.

Improvements Value (2014):	$321,370
Land Value:	$125,000
Required Expenditures:	$160,685
Estimated Expenditures:	$22,160
Estimated Total Exemption:	$1,657.39

Notes on the estimated exemptions:

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

*** Tax estimates are based on the new city tax rate of 0.7479%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% till it reaches the "estimated new value after rehabilitation".*

The applicant has completed rehabilitation on the property, which includes: interior stair and front door. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be 10/5/2018. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of $22,160.64 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 6000 Bryan Pkwy

Legal description: Lot 20 Block 13/1873

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

Building name (if applicable): _____

Historic district or pending historic district: Swiss Avenue

Year the historic structure was built: 1918

Is this a contributing structure? _____

Owner Information

Please list all of the property owner(s): Ken & Gaye Martin

Mailing address: 6000 Bryan Pkwy

City, state and zip code: Dallas Tx 75206

Phone number: 214-821-2592 Fax number: _____

Email: ghmartin3359@gmail.com

Applicant Information (if different then the property owner)

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: ~~[illegible]~~ 22,160.64

Current Use: _____ Proposed Use: _____

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

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

Projected Construction Time and Estimated Date of Completion: 6/2015 - 2/2016

Lien Holder Information (if applicable)

Primary mortgage company: Chase 800-848-9136

Contact person: _____

Correspondence address: PO Box 24696 Columbus OH 43224

Secondary mortgage company: N/A

Contact person: _____

Correspondence address: _____

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: 6/29/2K15

Improvement Value: _____

Land Value: _____

Has the Property Received Any Previous Tax Relief? If so, Please Explain: No

Is this in a TIF District? (http://maps.dallascityhall.com and click Economic Development)? _____

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

Category		Type	Required Expenditures	Amount	Duration	Renewable
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	☐	Based on Rehab	75%	100%	10 years	Yes
	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures	Amount	Duration	Renewable
Revitalizing Historic Districts Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • 10th Street • Wheatley Place • Winnetka Heights	☐	Based on Rehab	25%	100%	10 years	Yes
	☐	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
"Citywide" Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban or Revitalizing historic districts	☑	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Endangered Property	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
Ownership by a non-profit entity open to the public	☐	Non-profit	Be a designated historic landmark that is open to the public and is owned by a non-profit with	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of $50,000 will have to be approved by both the Landmark Commission and the City Council.

Cost Estimates of work that has not yet been completed

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

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Termite damage and treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

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

- Landscaping
- Legal and accounting fees
- Overhead
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Repairs of construction equipment
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

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

		Amount
1.		
2.	Tear out of old poorly built staircase	2014
3.	& replaced with wood stairs, banister	
4.	& spindles 2004	11,840.15
5.	New tile & sub floor in kitchen	
6.	Painting	
7.		
8.	New front door & transom to	2015
9.	replace stanley home depot door	
10.		
	Total estimated expenditures of applicable costs:	

see proposal & payments attached

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

Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF Dallas §

I certify that the information in the application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas County Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Gaye Martin

Owner's Signature: Gaye Martin

This instrument was acknowledged before me on July 27th 2015

by (print name of owner) Gaye H Martin .

Notary Stamp Here ..... Notary Signature

JUAN CENTENO
Notary Public, State of Texas
My Commission Expires
JANUARY 13, 2016

JUAN CENTENO
Notary Public, State of Texas
My Commission Expires
JANUARY 13, 2016

sidential Account #00000182275000000

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

Property Location (Current 2015)

ess: 6000 BRYAN PKWY
hborhood: 1DSR05
ice: 36-X (DALLAS)

DCAD Property Map

2015 Current Appraisal Notice

Electronic Documents (ENS)

ile Homestead Exemption Online

Print Homestead Exemption Form

YAHOO! Maps

Owner (Current 2015)

TIN KEN & GAYE
BRYAN PKWY
AS, TEXAS 752068002

Multi-Owner (Current 2015)

Owner Name	Ownership %
MARTIN KEN & GAYE	100%

Legal Desc (Current 2015)

MUNGER PLACE
BLK 13/1873 LT 20
BRYAN PKY & BEACON ST
VOL2001165/0318 DD08102001 CO-DC
1873 013 020 1001873 013
Deed Transfer Date: 8/22/2001

Value

2015 Proposed Values

Improvement:	$321,370
Land:	+ $125,000
Market Value:	=$446,370

Agent: NORTH TEXAS PROPERTY TAX

luation Year:	2014
ious Revaluation Year:	2013

ng Info: R 06/23/2015 7:30 AM

DALLAS COUNTY TAX OFFICE

JOHN R. AMES, CTA
TAX ASSESSOR/COLLECTOR

500 Elm Street Dallas, Texas 75202-3304
214-653-7811 www.dallascounty.org
email: property.tax@dallascounty.org

2014 TAX STATEMENT

MARTIN KEN & GAYE
6000 BRYAN PKWY
DALLAS, TX 75206-8002

Account: 00000182275000000

Property Description:

6000 BRYAN PKWY, DA

MUNGER PLACE
BLK 13/1873 LT 20
BRYAN PKY & BEACON ST
VOL2001165/0318 DD08102001 CO-DC

Date Printed: July 27, 2015

Land Value	125,000
Improvement Value	321,370
Agriculture Value	0
Market Value	446,370

Jurisdiction	Homestead Exemption	Taxable Value	Tax Rate	Tax Due
DAL CNTY	89,274	357,096	.243100	$868.10
HOSP DIST	89,274	357,096	.286000	$1,021.29
COLL DIST	89,274	357,096	.124775	$445.57
SCH EQUAL	89,274	357,096	.010000	$35.71
DALLAS ISD	59,637	386,733	1.282085	$4,958.25
DALLAS CTY	89,274	357,096	.797000	$2,846.06

Total Taxes for Account: $10,174.98
Previous Payment on Account: $10,174.98

IF PAID IN	P&I	TOTAL DUE
Aug		$0.00
Sep		$0.00

Pay Taxes online at
www.dallascounty.org

Total Due If Paid By July 31, 2015
$0.00

Your check may be converted to electronic funds transfer

Return This Portion With Your Payment

Account: 00000182275000000

2 00000000000108020207050000000000001140000000004

Total Due If Paid By July 31, 2015
$0.00
Amount Paid: $_____.____

MARTIN KEN & GAYE
6000 BRYAN PKWY
DALLAS, TX 75206-8002

Remit To:
JOHN R. AMES, CTA
P O Box 139066
Dallas, Texas 75313-9066

v15.1.27

CITY OF DALLAS

LANDMARK COMMISSION 10/5/2015

FILE NUMBER: CE145-013(MD)
LOCATION: 5125 Swiss Avenue
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 4274

PLANNER: Mark Doty
DATE FILED: 6/29/2015
DISTRICT: Swiss Avenue
MAPSCO: 46-B

APPLICANT: Elizabeth Polanco and Jeffrey Bryan

OWNER: POLANCO ELIZABETH M & BRYAN JEFFREY A

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on the added value of the land and improvements for a period of ten years and approval of $294,819 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This is a single-family house was built in 1917 and is a contributing structure in the historic district.

In Citywide Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on the added value of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be at minimum, 50 percent of the pre-rehabilitation improvement value.

Improvements Value (2014):	$275,000
Land Value:	$250,000
Required Expenditures:	$137,500
Estimated Expenditures:	$294,819
Estimated Total Exemption:	23,497

Notes on the estimated exemptions:

** The estimated value after rehabilitation does not account for any increase in value due to appreciation.*
*** Tax estimates are based on the new city tax rate of 0.7479%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% till it reaches the "estimated new value after rehabilitation".*

The applicant has completed rehabilitation on the property, which includes: roofing, demolition, and interior structural work. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be 10/5/2018. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of $294,819 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 5125 SWISS AVE, DALLAS, TX 75214

Legal description: Lot B+E 35' LT 7 Block B/1571

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

Building name (if applicable): —

Historic district or pending historic district: SWISS AVENUE HISTORIC DISTRICT

Year the historic structure was built: 1917

Is this a contributing structure? ND

Owner Information

Please list all of the property owner(s): ELIZABETH M. BLANCO, JEFFERY A. BRYAN

Mailing address: 5125 SWISS AVE, DALLAS, TX 75214

City, state and zip code: DALLAS, TEXAS 75214

Phone number: 817-925-3187 CELL Fax number: —

Email: JEFF.BRYAN@ME.COM

Applicant Information (if different then the property owner)

Applicant name:

Mailing address:

City, state and zip code:

Phone number: Fax number:

Email:

Rehabilitation Information

Estimated Rehabilitation Investment:

Current Use: RESIDENCE Proposed Use: RESIDENCE

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

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

Projected Construction Time and Estimated Date of Completion:

Lien Holder Information (if applicable)

Primary mortgage company: CHASE

Contact person: 1-877-314-6353

Correspondence address: PO Box 961227, Fort Worth, Tex 76161-0227

Secondary mortgage company: CHASE

Contact person: 1-877-314-6353

Correspondence address: PO Box 961227, Fort Worth, Tex 76161-0227

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: _____

Improvement Value: $ 379,840.

Land Value: $ 250,000.

Has the Property Received Any Previous Tax Relief? If so, Please Explain: ND

Is this in a TIF District? (http://maps.dallascityhall.com and click Economic Development)? ND

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: 4,274 SQFT

Retail Square Footage: —

Office Square Footage: —

Residential Square Footage: 4,274 SQFT

Number of Jobs Created: —

Type of Exemption that is being applied for:

Category		Type	Required Expenditures	Amount	Duration	Renewable
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	☐	Based on Rehab	75%	100%	10 years	Yes
	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures	Amount	Duration	Renewable
Revitalizing Historic Districts Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • 10th Street • Wheatley Place • Winnetka Heights	☐	Based on Rehab	25%	100%	10 years	Yes
	☐	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
"Citywide" Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban or Revitalizing historic districts	☐	Based on Rehab	50% 288,750.	Added Value	10 years	Yes
	☐	Endangered Property	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
Ownership by a non-profit entity open to the public	☐	Non-profit	Be a designated historic landmark that is open to the public and is owned by a non-profit with	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of $50,000 will have to be approved by both the Landmark Commission and the City Council.

Cost Estimates of work that has not yet been completed

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

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Termite damage and treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

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

- Landscaping
- Legal and accounting fees
- Overhead
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Repairs of construction equipment
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

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

		Amount
1.	ROOF REPAIR FROM HAIL DAMAGE 8.8.14	167,908.07
2.	HISTORIC RESTORATION OF PATIO COVER	12,325.
3.	STRUCTURAL DAMAGE TO INTERIOR	114,586. +
4.		
5.		
6.		
7.		
8.		
9.		
10.		
	Total estimated expenditures of applicable costs:	294,819.

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

Residential Account #00000119947000000

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

Property Location (Current 2015)

Address: 5125 SWISS AVE
Neighborhood: 1DSS08
Mapsco: 46-B (DALLAS)

DCAD Property Map

2015 Current Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online

Print Homestead Exemption Form

YAHOO! Maps

Owner (Current 2015)

POLANCO ELIZABETH M &
BRYAN JEFFERY A
5125 SWISS AVE
DALLAS, TEXAS 752145239

Multi-Owner (Current 2015)

Owner Name	Ownership %
POLANCO ELIZABETH M &	100%

Legal Desc (Current 2015)

1: MUNGER PLACE
2: BLK B/671 LT 8 & E 35' LT 7
3: ACS 0.806 SWISS & MUNGER
4: VOL2002247/6144 DD12162002 CO-DC
5: 0671 00B 00800 1000671 00B
Deed Transfer Date: 12/19/2002

Value

2015 Proposed Values	
Improvement:	$379,840
Land:	+ $250,000
Market Value:	=$629,840
Capped Value: $577,500	
Revaluation Year:	2015
Previous Revaluation Year:	2012

Hearing Info: R 05/26/2015 2:00 PM

Neighborhood Review

Enter PIN From Hearing Notice

Get Nbhd Review

Main Improvement (Current 2015)

Building Class	25	**Construction Type**	FRAME	**# Baths (Full/Half)**	2/ 1
Year Built	1917	**Foundation**	PIER AND BEAM	**# Kitchens**	1
Effective Year Built	1917	**Roof Type**	FLAT	**# Bedrooms**	4
Actual Age	98 years	**Roof Material**	TILE	**# Wet Bars**	0
CDU (Condition / Desirability / Utility)	FAIR	**Fence Type**	WOOD	**# Fireplaces**	2
Living Area	4,274 sqft	**Ext. Wall Material**	STUCCO	**Sprinkler (Y/N)**	Y
Total Area	4,274 sqft	**Basement**	PARTIAL	**Deck (Y/N)**	Y
% Complete	100%	**Heating**	CENTRAL FULL	**Spa (Y/N)**	N
# Stories	TWO STORIES	**Air Condition**	CENTRAL FULL	**Pool (Y/N)**	N
Depreciation	60%			**Sauna (Y/N)**	N

Additional Improvements (Current 2015)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	880
2	DETACHED SERVANTS QUARTERS		UNASSIGNED	FRAME	800

Land (2015 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	PLANNED DEVELOPMENT DISTRICT	125	281	34,592.0000 SQUARE FEET	FRONT FOOT	$2,000.00	0%	$250,000	N

*** All Exemption information reflects 2015 Proposed Values. ***

Exemptions (2015 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	$115,500	$72,750	$115,500	$115,500	$115,500	$0
Taxable Value	$462,000	$504,750	$462,000	$462,000	$462,000	$0

Exemption Details

Estimated Taxes (2015 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.797	$1.282085	$0.2531	$0.124775	$0.286	N/A
Taxable Value	$462,000	$504,750	$462,000	$462,000	$462,000	$0
Estimated Taxes	$3,682.14	$6,471.32	$1,169.32	$576.46	$1,321.32	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
					Total Estimated Taxes:	**$13,220.57**

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. Click Here

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios. If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

History

History

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CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-661(MP)
LOCATION**:** 1621 Abrams
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: Sept 3, 2015
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0013.01

APPLICANT: Rene Schmidt (representing Junius Heights Historic District)

OWNER: City of Dallas

REQUEST:
Install sign for Junius Heights Historic District in Triangles Park on Abrams Road.

BACKGROUND / HISTORY:
None

ANALYSIS:
The Park Board for the City of Dallas approved the sign design and verbiage. Triangles Park serves as a gateway to the Junius Heights Historic District and is also the site where the 30-foot tall masonry pillars that originally marked the Junius Heights neighborhood were relocated. Triangles Park is a noncontributing site; therefore staff is recommending approval of the sign because it meets the standards under City Code Section 51A-4.501(g)(6)(C)(ii).

STAFF RECOMMENDATION:
Install sign for Junius Heights Historic District in Triangles Park on Abrams Road – Approve – Approve plans and specifications dated 09/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Install sign for Junius Heights Historic District in Triangles Park on Abrams Road – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 661 (MP)
Office Use Only

Name of Applicant: Junius Heights Historic District
Mailing Address :
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: _____ Fax: _____
Relationship of Applicant to Owner: _____

PROPERTY ADDRESS: 1621 Abrams
Historic District: Junius Heights Historic District

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

PROPOSED WORK:

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

Install sign for Junius Heights Historic District in Triangle Park on Abrams. It was approved by the Park Board on August 20, 2015.

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: Ken W. Sm (President, JHHD) Date: Aug. 27, 2015

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:

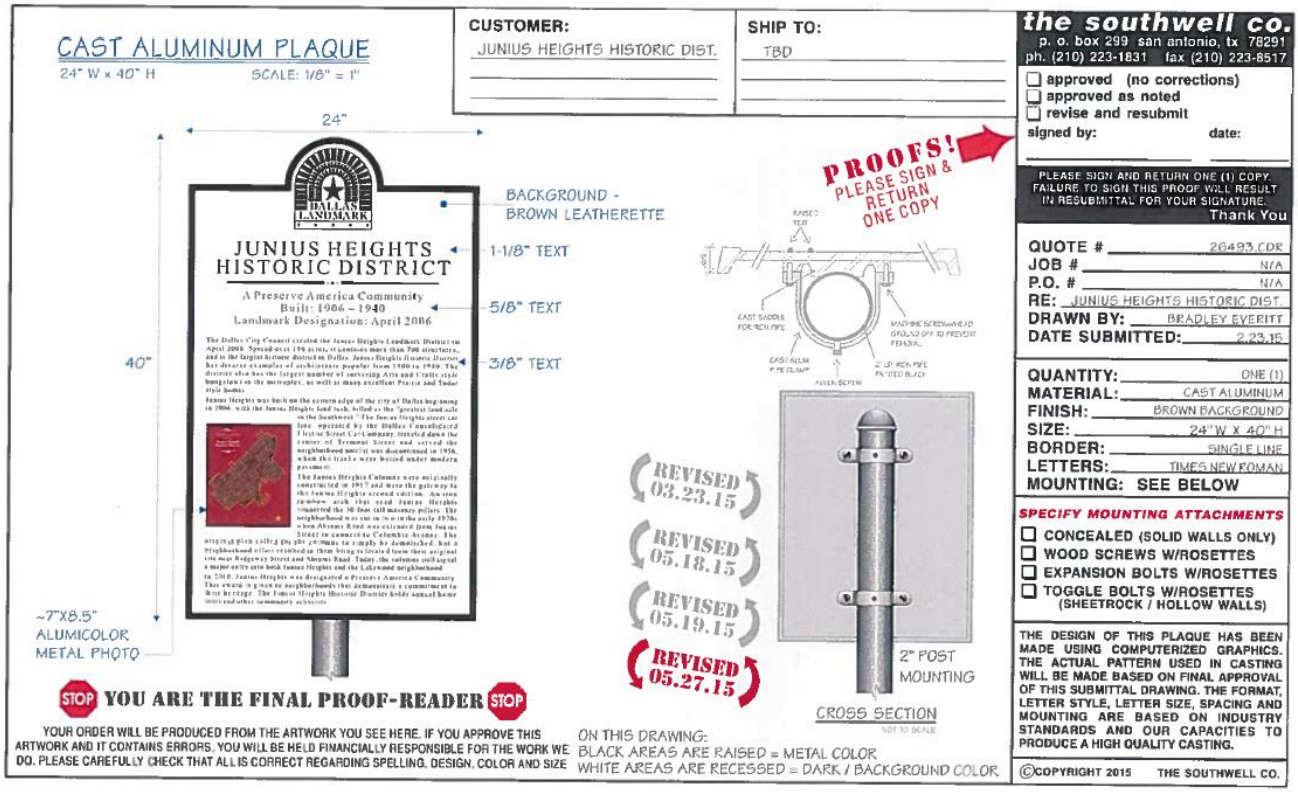
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building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

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**

Triangles Park, west side of Abrams Road, facing south.

Triangles Park, west side of Abrams, facing north.


CAST ALUMINUM PLAQUE
24" W x 40" H
SCALE: 1/8" = 1"
CUSTOMER:
JUNIUS HEIGHTS HISTORIC DIST.
SHIP TO:
TBD
the southwell co.
p. o. box 299 san antonio, tx 78291
ph. (210) 223-1831 fax (210) 223-8517
approved (no corrections)
approved as noted
revise and resubmit
signed by:
date:
PROOFS!
PLEASE SIGN & RETURN ONE COPY
PLEASE SIGN AND RETURN ONE (1) COPY. FAILURE TO SIGN THIS PROOF WILL RESULT IN RESUBMITTAL FOR YOUR SIGNATURE.
Thank You
24"
40"
DALLAS LANDMARK
JUNIUS HEIGHTS HISTORIC DISTRICT
A Preserve America Community
Built: 1906 – 1940
Landmark Designation: April 2006
BACKGROUND - BROWN LEATHERETTE
1-1/8" TEXT
5/8" TEXT
3/8" TEXT
~7"X8.5" ALUMICOLOR METAL PHOTO
REVISED 03.23.15
REVISED 05.18.15
REVISED 05.19.15
REVISED 05.27.15
2" POST MOUNTING
CROSS SECTION
NOT TO SCALE
STOP YOU ARE THE FINAL PROOF-READER STOP
YOUR ORDER WILL BE PRODUCED FROM THE ARTWORK YOU SEE HERE. IF YOU APPROVE THIS ARTWORK AND IT CONTAINS ERRORS, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR THE WORK WE DO. PLEASE CAREFULLY CHECK THAT ALL IS CORRECT REGARDING SPELLING, DESIGN, COLOR AND SIZE
ON THIS DRAWING:
BLACK AREAS ARE RAISED = METAL COLOR
WHITE AREAS ARE RECESSED = DARK / BACKGROUND COLOR
QUOTE # 26493.CDR
JOB # N/A
P.O. # N/A
RE: JUNIUS HEIGHTS HISTORIC DIST.
DRAWN BY: BRADLEY EVERITT
DATE SUBMITTED: 2.23.15
QUANTITY: ONE (1)
MATERIAL: CAST ALUMINUM
FINISH: BROWN BACKGROUND
SIZE: 24" W X 40" H
BORDER: SINGLE LINE
LETTERS: TIMES NEW ROMAN
MOUNTING: SEE BELOW
SPECIFY MOUNTING ATTACHMENTS
CONCEALED (SOLID WALLS ONLY)
WOOD SCREWS W/ROSETTES
EXPANSION BOLTS W/ROSETTES
TOGGLE BOLTS W/ROSETTES (SHEETROCK / HOLLOW WALLS)
THE DESIGN OF THIS PLAQUE HAS BEEN MADE USING COMPUTERIZED GRAPHICS. THE ACTUAL PATTERN USED IN CASTING WILL BE MADE BASED ON FINAL APPROVAL OF THIS SUBMITTAL DRAWING. THE FORMAT, LETTER STYLE, LETTER SIZE, SPACING AND MOUNTING ARE BASED ON INDUSTRY STANDARDS AND OUR CAPACITIES TO PRODUCE A HIGH QUALITY CASTING.
©COPYRIGHT 2015 THE SOUTHWELL CO.

Junius Heights Historic District

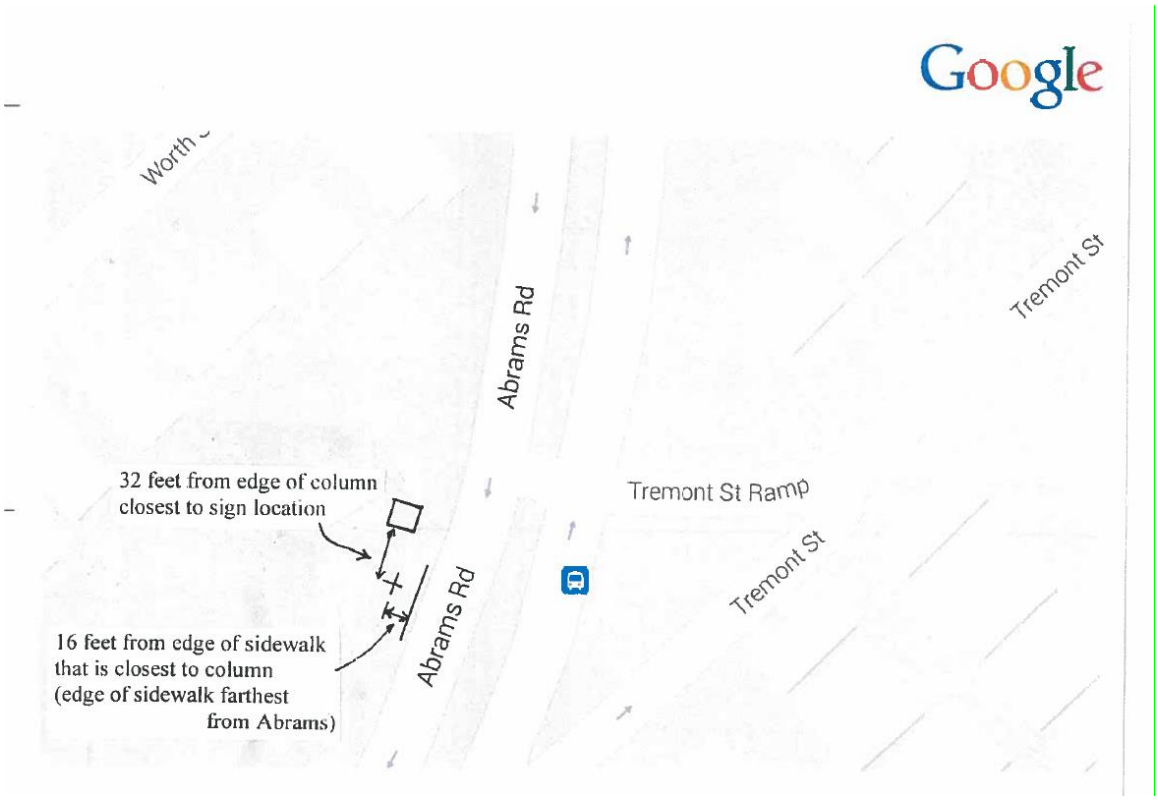
A Preserve America Community
Built: 1906 – 1940
Landmark Designation: April 2006

The Dallas City Council created the Junius Heights Landmark District in April 2006. Spread over 190 acres, it contains more than 700 structures, and is the largest historic district in Dallas. Junius Heights Historic District has diverse examples of architecture popular from 1900 to 1940. The district also has the largest number of surviving Arts and Crafts style bungalows in the metroplex, as well as many excellent Prairie and Tudor style homes.

Junius Heights was built on the eastern edge of the city of Dallas beginning in 1906, with the Junius Heights land rush, billed as the "greatest land sale in the Southwest." The Junius Heights street car line, operated by the Dallas Consolidated Electric Street Car Company, traveled down the center of Tremont Street and served the neighborhood until it was discontinued in 1956, when the tracks were buried under modern pavement.

The Junius Heights Columns were originally constructed in 1917 and were the gateway to the Junius Heights second edition. An iron rainbow arch that read *Junius Heights* connected the 30-foot-tall masonry pillars. The neighborhood was cut in two in the early 1970s when Abrams Road was extended from Junius Street to connect to Columbia Avenue. The original plan called for the columns to simply be demolished, but a neighborhood effort resulted in them being relocated from their original site near Ridgeway and Tremont Streets to the Abrams Road Triangles Park where they reside today. The columns still signal a major entry into both Junius Heights and the Lakewood neighborhood. In 1981 this property became part of the Dallas park system.

In 2010, Junius Heights was designated a Preserve America Community. This award is given to neighborhoods that demonstrate a commitment to their heritage. The Junius Heights Historic District holds annual home tours and other community activities.


Google
Worth
Abrams Rd
Tremont St
32 feet from edge of column
closest to sign location
Tremont St Ramp
Tremont St
Abrams Rd
16 feet from edge of sidewalk
that is closest to column
(edge of sidewalk farthest
from Abrams)

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/10/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Rene Schmidt
Address: 1621 Abrams
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

√ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approve

Task force members present

___ Rene Schmidt (Chair) recuse	√ Laura Koppang	√ VACANT
√ Mary Mesh co chair	___ Sally Johnson	√ Terri Raith (Alternate)
___ Barbara Cohen	√ Morgan Harrison	___ VACANT

Ex Officio staff members present ___ Marsha Prior

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

Maker: Laura.
2nd: Terri
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 9/10/15

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-674(MP)
LOCATION**:** 703 N. Glasgow
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: Sept 3, 2015
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Shannon Green

OWNER: SHANNON RAE INTERIORS LLC

REQUEST:
Construct cedar wood deck in interior courtyard and apply translucent stain.

BACKGROUND / HISTORY: Applicant had already completed a number of approved tasks for renovating this house when she discovered that she had not included a request for the deck in her previous CAs.

ANALYSIS:
The proposed deck is in the rear of the main structure and would not have an adverse effect on the historic overlay district.

STAFF RECOMMENDATION:
Construct cedar wood deck in interior courtyard and apply translucent stain – Approve – Approve drawings and specifications dated 09/14/2015 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Construct cedar wood deck in interior courtyard and apply translucent stain – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145 - 674 [MP]
Office Use Only

Name of Applicant: SHANNON GREEN
Mailing Address : 703 N. GLASGOW DR.
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 214-422-5583 Fax: ———
Relationship of Applicant to Owner: SELF

PROPERTY ADDRESS: 703 N GLASGOW DR DALLAS 75214
Historic District: JUNIUS HEIGHTS

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

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

- INSTALL CEDAR DECK IN INTERIOR COURTYARD.
CONSTRUCTED OF: 16" DIAM X 4FT DEEP CONCRETE PIER
1) FINISH STAIN= CLEAR/ TRANSLUCENT. 2) 4X4 GREEN TREATED POST. 2) 2X8 GREEN TREATED CARRIER BEAM 3) FINISH MATERIAL: 2X6X8 WESTERN RED CEDAR SMOOTH EDGE

Signature of Applicant: Shannon Green Date: 8/28/2015

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

RECEIVED BY
SEP 03 2015
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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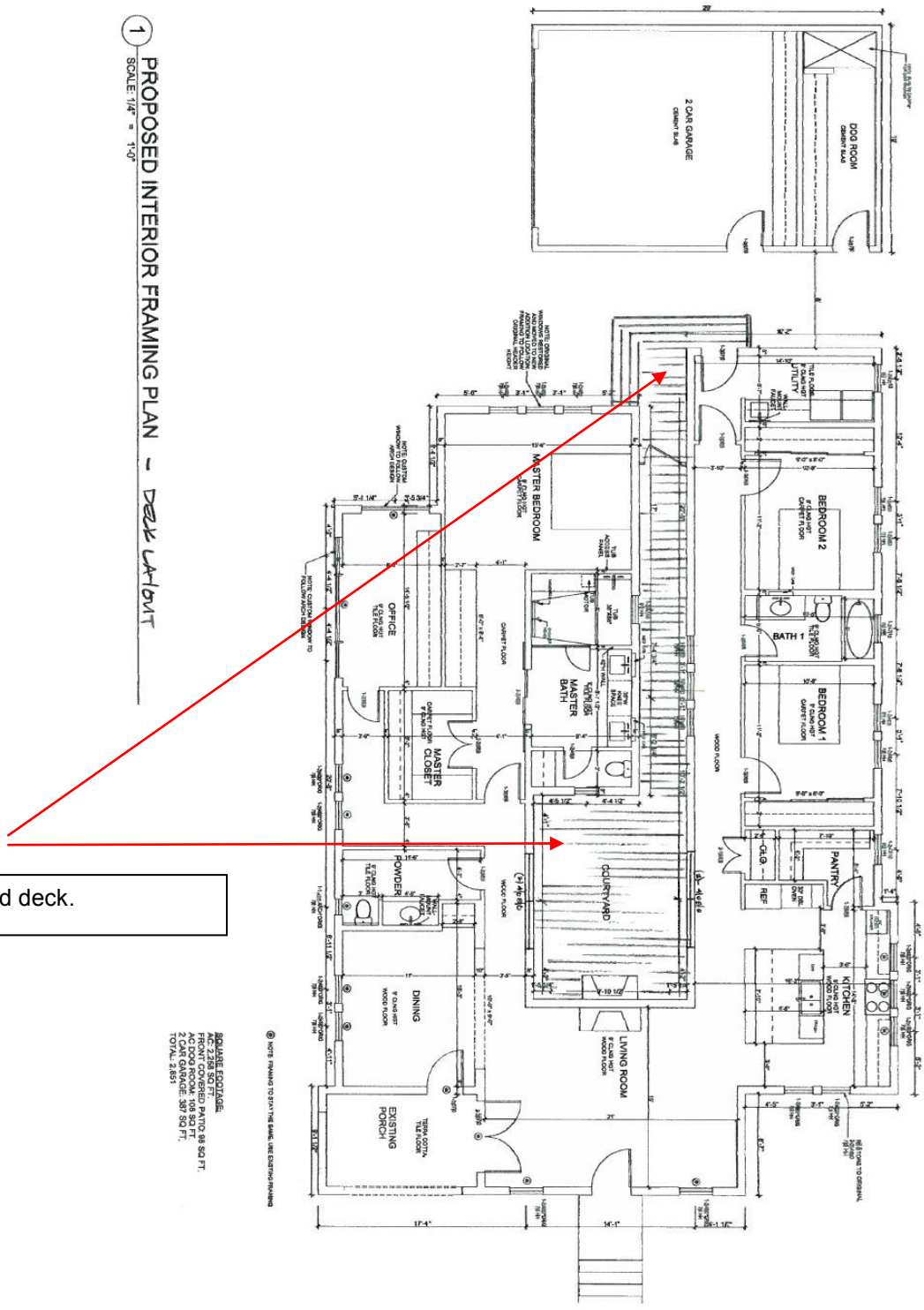
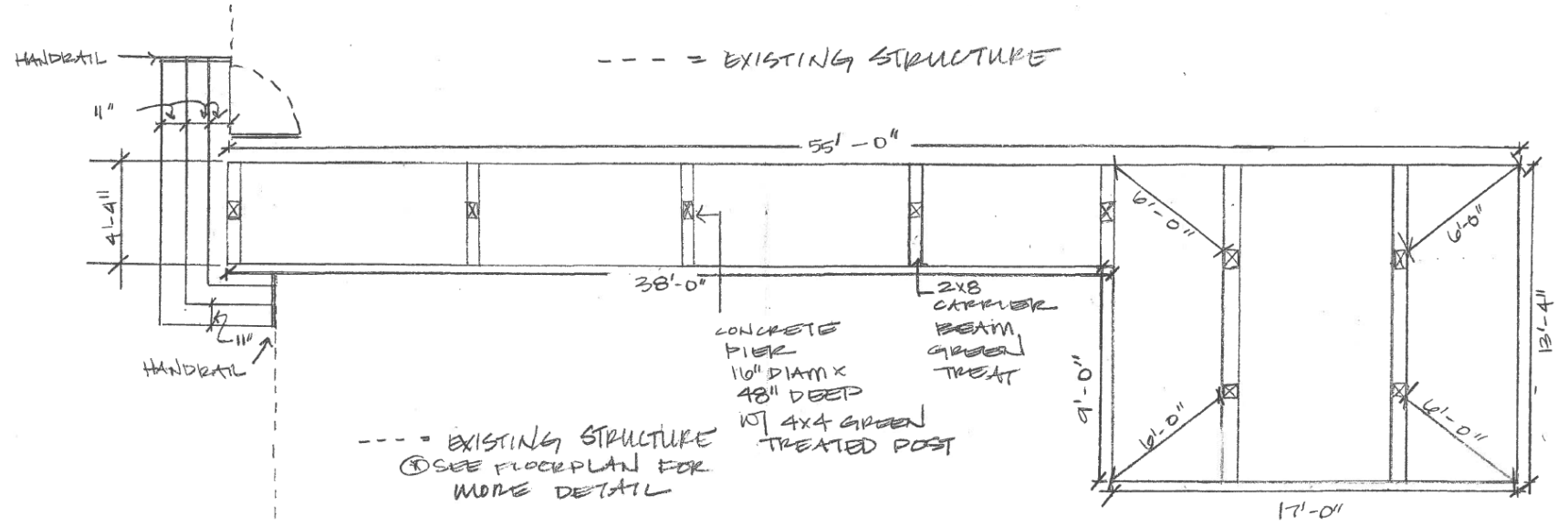
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

Sustainable Construction and Development **Date**

703 N Glasgow May 2015



Proposed deck.



PROJECT: -ADDITION TO EXISTING STRUCTURE
- DECK: UNCOVERED
- 3-STEP STRINGER
- TOP OF DECK IS 22" ABOVE GRADE TO HEIGHT OF EXISTING GRADE BEAM ON ORIGINAL STRUCTURE
- GREEN TREATED 2x8 FRAMING
- DECK SEALANT: CLEAR/TRANSPARENT

(*) DECK FINISH MATERIAL: 2x6x8 WESTERN RED CEDAR - SMOOTH EDGE

8/25/15

- SCALE: 1/4" = 1'-0"
- EXTERIOR FRAMING FOR UNCOVERED DECK IN EXISTING COURTYARD

T.W. Services / SHANNON RAE INTERIORS

Green Residence
703 N. Glasgow Drive
Dallas Tx 75214

C6-5

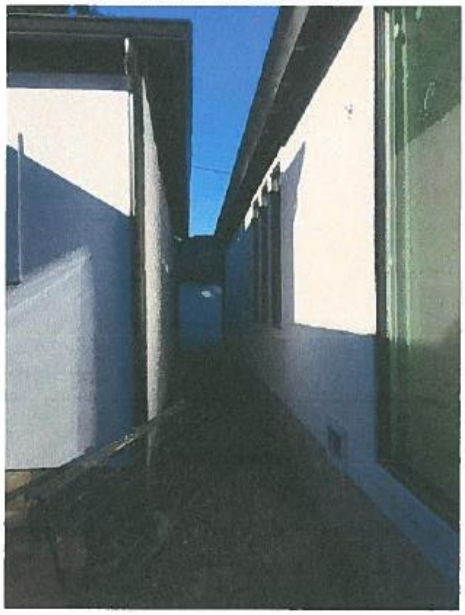
CA145-674(MP)

Certificate of Appropriateness (CA) – Supplemental Checklist
Property Address: 703 N. Glasgow Drive, Dallas, TX 75214
Historic District: Junius Heights
Homeowner: Shannon Rae Interiors, LLC; Name of Applicant: Shannon Green
Phone: 214.422.5583
Application Date: 9.3.2015

PHOTOGRAPHS OF HOUSE FROM RELEVANT ANGLES:

INTERIOR COURTYARD

WALKWAY TO BACKYARD:



Certificate of Appropriateness (CA) – Supplemental Checklist
Property Address: 703 N. Glasgow Drive, Dallas, TX 75214
Historic District: Junius Heights
Homeowner: Shannon Rae Interiors, LLC; Name of Applicant: Shannon Green
Phone: 214.422.5583
Application Date: 9.3.2015

VIEW INTO COURTYARD FROM END OF WALKWAY IN BACKYARD:

VIEW OF BACKYARD WHERE END OF DECK WILL BE:

Certificate of Appropriateness (CA) – Supplemental Checklist
Property Address: 703 N. Glasgow Drive, Dallas, TX 75214
Historic District: Junius Heights
Homeowner: Shannon Rae Interiors, LLC; Name of Applicant: Shannon Green
Phone: 214.422.5583
Application Date: 9.3.2015

DECKING MATERIAL:

2X6X8 WESTERN RED CEDAR – SMOOTH EDGE

FINISH: CLEAR/TRANSLUCENT STAIN

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/10/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Shannon Green
Address: 703 N Glasgow
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

✓ Approve _____ Approve with conditions ____ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

Approve Laura / Terri

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	___ VACANT
✓ Mary Mesh	___ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

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

Maker:
2nd.
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-675(MP)
LOCATION**:** 718 Parkmont
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: Sept 3, 2015
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0014.00

APPLICANT: Federica Spagni

OWNER: Federica Spagni

REQUEST:
1) Remove door on side elevation, replace with siding, and paint, using, Brand: Sherwin Williams. Body: SW 6126 “Navajo White.” Work completed without a Certificate of Appropriateness.
2) Install iron driveway gate.

BACKGROUND / HISTORY:
None

ANALYSIS:
1) Applicant removed a door on the rear 50% side elevation and covered the void with matching siding due to a break-in that occurred through that particular entrance. The work was performed without a Certificate of Appropriateness. Task Force members recommended approval of the work with the belief that the door, most likely, was not original, and in the rear 50% of the side elevation. Staff is also in agreement, and recommending approval with condition that the siding is a precise match to the existing siding.
2) Applicant wishes to install an iron gate with spikes to deter future break-ins. Applicant had originally proposed an *arched* iron gate with spikes, which Task Force approved as it was in the rear 50% of side yard; however, staff let the applicant know that the Junius Heights ordinance stipulates the tops of fences/gates be horizontal, stepped, or parallel to grade. Applicant agreed to submit new design for the iron gate with a flat top. Therefore, staff is recommending approval of the iron gate as it meets the preservation criteria Section 3.6(c)(3).

STAFF RECOMMENDATION:
1) Remove door on side elevation and replace with siding. Work completed without a Certificate of Appropriateness – Approve with conditions – Approve completed work with condition that replacement siding is an exact match of the profile, dimensions, material, and color of existing wood siding with the finding the work is consistent with preservation criteria Section 4.2 for alterations and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install iron driveway gate – Approve with conditions – Approve specifications dated 09/14/2015 with condition that gate is installed within the rear 50 percent of house with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and 3.6(c)(1) for the location and construction of fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Remove door on side elevation and replace with siding. Work completed without a Certificate of Appropriateness – Approve as door not original and in back 50 percent of house.
2) Install iron driveway gate – Approval of gate installation in rear 50 percent as shown.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145-675 (MP)
Office Use Only

Name of Applicant: FEDERICA SPAGNI
Mailing Address : 718 PARKMONT ST.
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 469-216-3723 Fax:
Relationship of Applicant to Owner: SELF

PROPERTY ADDRESS: 718 PARKMONT ST.
Historic District: JUNIUS HEIGHTS

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

PROPOSED WORK:

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

1- REMOVE SIDE DOOR AND REPLACE WITH WALL & SIDING FOR SAFETY REASONS (ATTEMPTED BREAK-IN / POINT OF ENTRY NOT NEEDED) - WORK EXECUTED ALREADY, WAS NOT AWARE I NEEDED TO SUBMIT REQUEST.
2- ADD DRIVEWAY GATE AS PER SPECIFICATIONS ATTACHED.

RECEIVED BY
Current Planning
SEP 03 2015

Signature of Applicant: Federica Spagni Date: 9/1/2015

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.

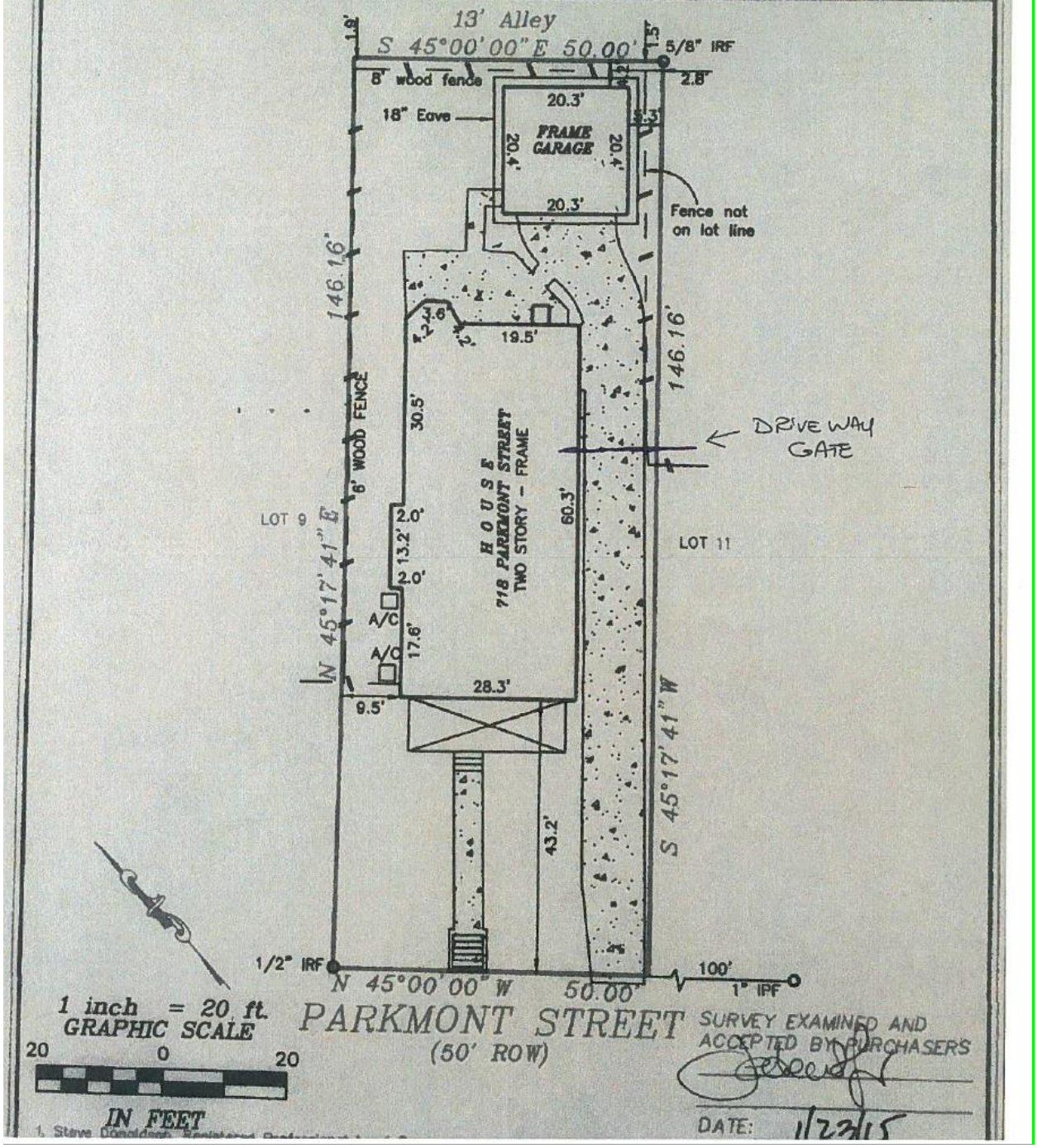
_____ _____
Sustainable Construction and Development **Date**

718

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 718 PARKMONT STREET IN THE CITY OF DALLAS, TEXAS, BEING LOT 10 BLOCK 2/1864, MUNGER PLACE SECOND SECTION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 524 OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.



Side elevation, rear 50%, where door was removed and replaced with siding.

Close up view of rear 50% side elevation where door was removed and replaced with siding to match existing.

Close up view of rear 50% side elevation where door was removed and replaced with siding to match existing.

D-FENCE FENCING CO.
(214) 797-2192

ESTIMATE

September 2, 2015

Federica Spagni
718 Parkmont
Dallas, TX 75214

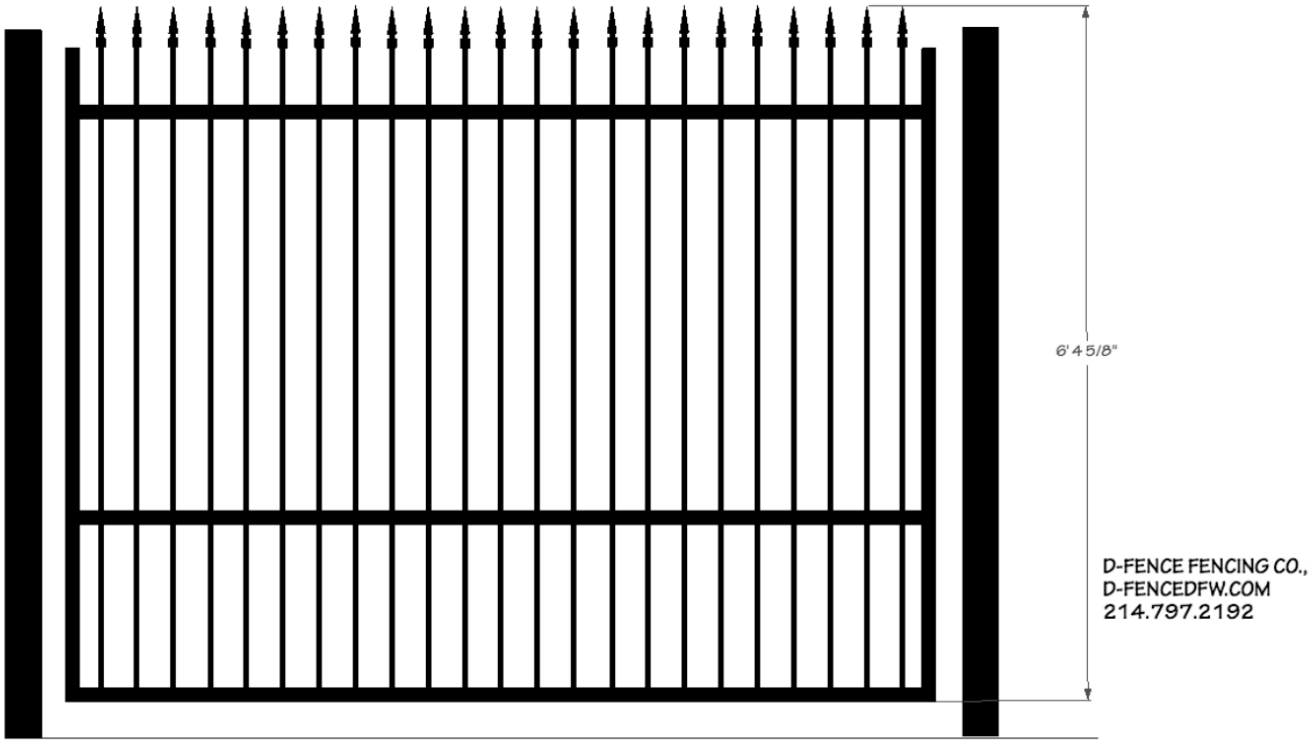
Re: Driveway Gate

Driveway gate will be installed near the rear of the dwelling over the driveway. The gate will be hinged from the house side and swing into to driveway towards the street. The gate will be supplorted by 4"X4" steel post set on both sides, the heavier post being the hinge post. Frame will be constructed with 1 1/2" frame and ½" pickets with pointed finials mounted on top. Spacing between the pickets will be approx 4" on center (or 3 15/16" spacing) to complile with city code.

The gate will be made of steel materials and painted black, gloss or semi-gloss. The operator will be electric with remote control access.

Additional questions can be directed to the website or directly by phone listed below.

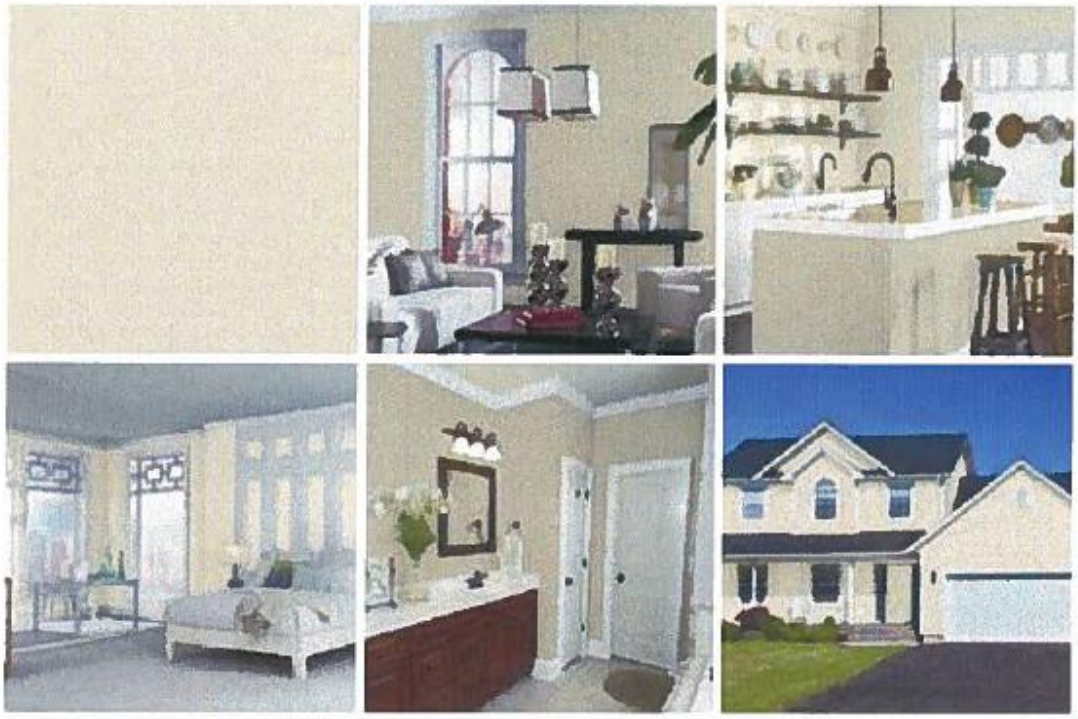
Payment Terms: 50% due prior to start with balance due upon completion. An 3% additional fee will be accessed to amount paid by credit card/s. D-Fence is not responsible for HOA approvals. Homeowner is responsible for removing any items attached to fence and pruning back trees or shrubs where needed as not to impede construction. The parties understand and agree that the seller shall not be liable for delays caused by circumstances beyond their control. Seller is not responsible for product failure due to fire, hail, vandalism or abuse and or neglect.



Design for proposed iron gate.

SHERWIN-WILLIAMS.

SW 6126 Navajo White



TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/10/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Federica Spagni
Address: 718 Parkmont
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:
✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. approve as door not original and it's back 50% of house.
2. Approval of gate installation in rear 50% as shown

Task force members present

___ Rene Schmidt (Chair) recuse ✓	___ Laura Koppang	___ VACANT
✓ Mary Mesh (cochair)	___ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ___ Marsha Prior

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)
Maker: Laura
2nd: Morgan
Task Force members in favor: all
Task Force members opposed: none
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 9/10/15

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CD145-032(MP)
LOCATION**:** 5818 Victor
STRUCTURE: Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: Sept 3, 2015
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Juanita Lara

OWNER: Juanita Lara

REQUEST:
Demolish carport on left side of main structure using standard: 'noncontributing structure because newer than period of significance.'

BACKGROUND / HISTORY:
None

ANALYSIS:
Carport was constructed sometime after 1952 based on Sanborn map that demonstrates there was no carport associated with 5818 Victor at that time. Thus, staff is recommending approval of the demolition since it is newer than the period of significance.

STAFF RECOMMENDATION:
Demolish carport on left side of main structure using standard: 'noncontributing structure because newer than period of 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 carport on left side of main structure using standard: 'noncontributing structure because newer than period of significance' – Approve.

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

CD 145 - 032 [MP]
Office Use Only

1. Name of Applicant: Juanita Lara
   MAILING Address: 5818 Victor St. City Dallas State TX Zip 75214
   Daytime Phone: 214-264-3954 Fax: 866-728-5589
   Relationship of Applicant to Owner: Daughter

   ADDRESS OF PROPERTY TO BE DEMOLISHED: Carport / 5818 Victor St Zip 75214
   Historic District: Junius Height. Dallas,

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)

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:** Juanita Lara **Date:** 9-2-15

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, 1-29-03, 5-1-04, 7-8-04, 2-28-05

Affidavit

Before me the undersigned on this day personally appeared Juanita Lara 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.

Juanita Lara

Affiant's signature

Subscribed and sworn to before me this 2 day of Sep., 2015

Laura O'Brien

Notary Public

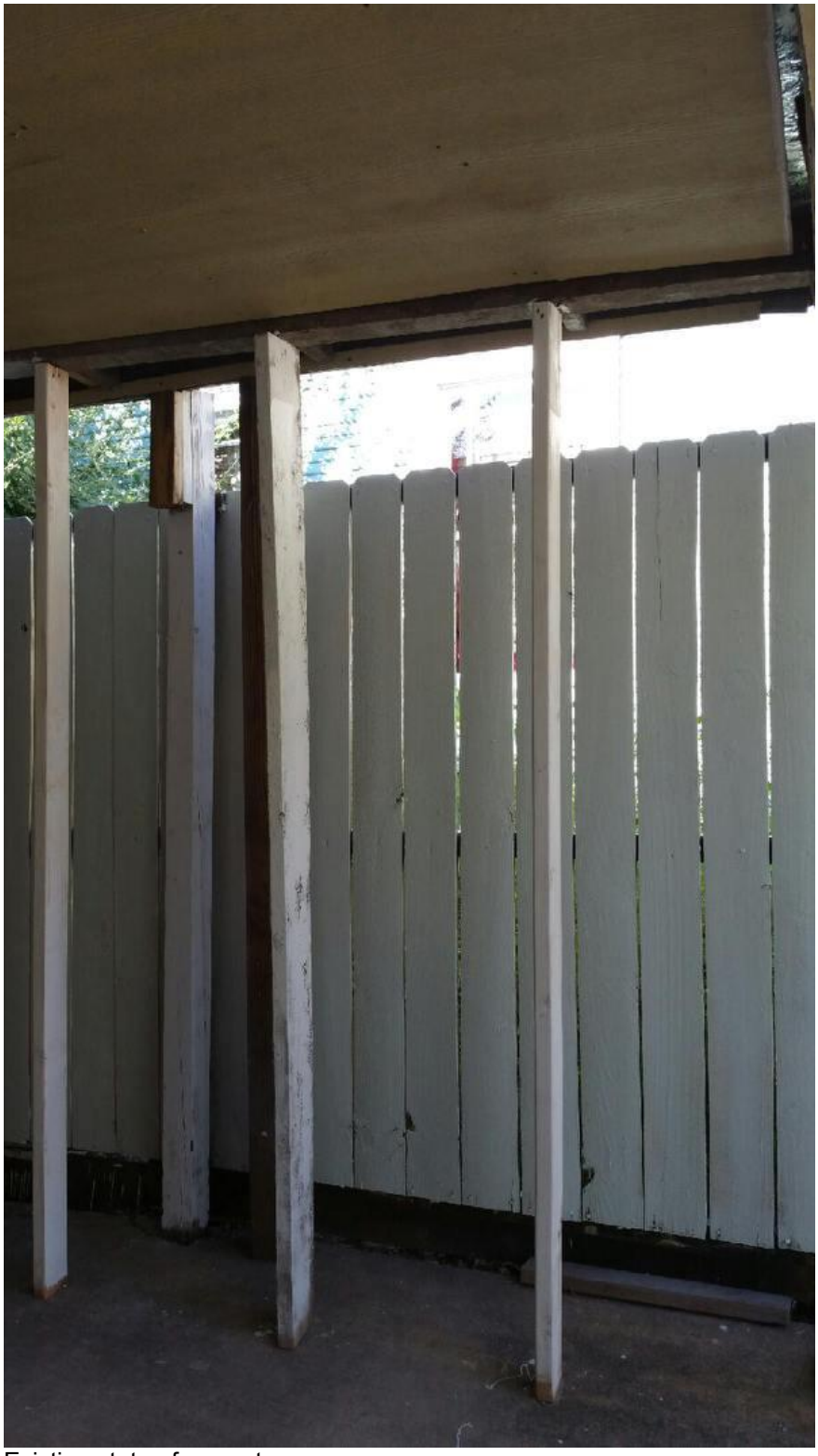
Laura G. O'Brien
Notary Public,
State of Texas
Expires:04-15-2018

Existing state of carport.

Existing state of carport.

Existing state of carport.

Existing state of carport.



Existing state of carport.

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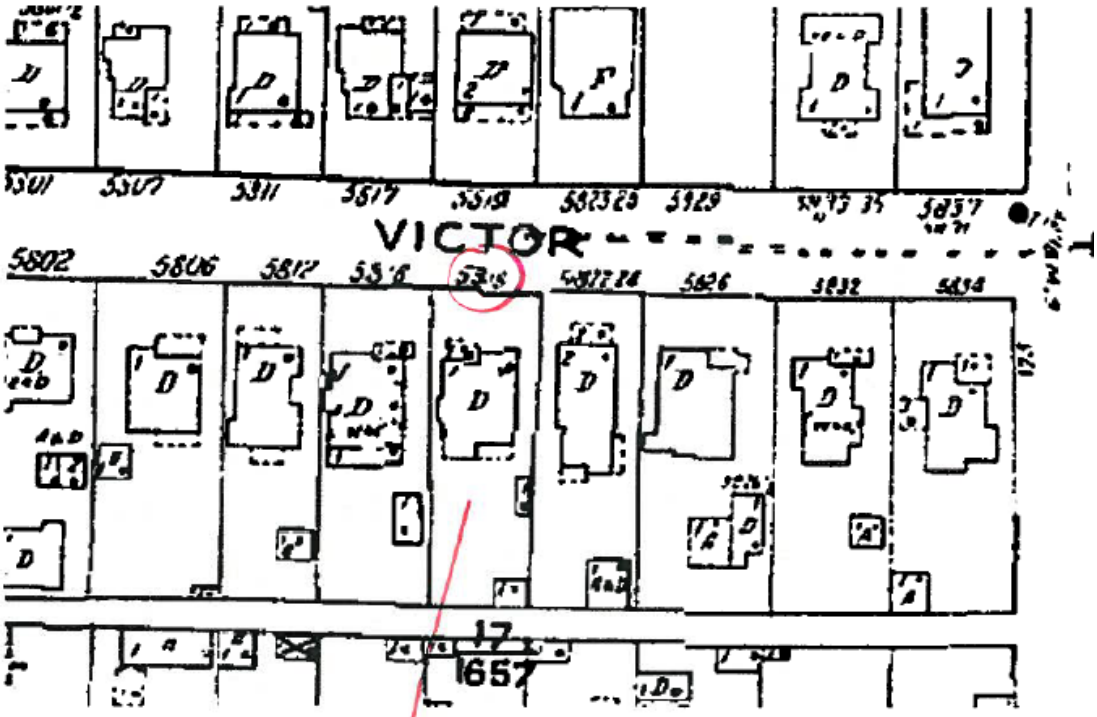

5818 VICTOR
SANBORN MAP
1921-1952
Volume 3; ~~PAGE~~ SHEET 394
PD CARPORT IN 1952.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/10/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Juanita Lara
Address: 5818 Victor
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

L Laura / Rene'

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ VACANT
✓ Mary Mesh	___ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simply Majority Quorum: ___yes ___no (four makes a quorum)

Maker:
2nd.
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force R. Schmidt DATE Sept. 10, 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-671(JKA)
LOCATION**:** 4938 Tremont
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Timothy O'Leary

OWNER: TIMOTHY OLEARY

REQUEST:
1) Install four lights on front porch of main structure.
2) Install two fans on front porch of main structure.
3) Stain fence using Thompson's Water Seal stain in color "Acorn Brown."

ANALYSIS: Staff has pointed out to the applicant that the bowl-shaped style of the lighting will cause dead bugs to accumulate in the cover. The applicant stated he is not concerned with the upkeep. Otherwise, Staff believes that the style of lighting and fan chosen is compatible with the structure. The stain color is similar to the existing color. Staff is recommending approval of all requests and have determined that they are compatible with the historic overlay district and City Code.

STAFF RECOMMENDATION:
1) Install four lights on front porch of main structure – Approve – Approve specifications dated 9-14-15 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Install two fans on front porch of main structure – Approve – Approve specifications dated 9-14-15 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3) Stain fence using Thompson's Water Seal stain in color "Acorn Brown" – Approve – Approve specifications dated 9-14-15 with the finding that the work is consistent with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Install four lights on front porch of main structure – None – No quorum, comments only. Recommend fixtures are rated for outdoor use and that sconces, flush mount lights, and fans all coordinate. Suggest Rejuvenation hardware.

2) Install two fans on front porch of main structure – None – No quorum, comments only. Recommend fans are rated for outdoor use and that sconces, flush mount lights, and fans all coordinate.

3) Stain fence using Thompson's Water Seal stain in color "Acorn Brown" – None – No quorum, comments only. Supportive of fence color as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 671 (JKA)
Office Use Only

Name of Applicant: Timothy P. O'Leary
Mailing Address : 4938 Tremont
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-912-1832 Fax: —
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 4938 Tremont St
Historic District: yes Munger Place

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

PROPOSED WORK:

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

CHANGE OUT 4 CAN LIGHTS ON FRONT PORCH WITH PERIOD APPROP. LIGHTING → SEE SAMPLES.
REPLACE 2 ADDITIONAL CAN LIGHTS WITH PERIOD APP. FANS - SEE SAMPLES
PAINT FENCE SAME COLOR AS IS

Signature of Applicant: [signature] Date: 8-15-15

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

RECEIVED BY
SEP 03 2015
Current Planning

APPLICATION DEADLINE:

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OTHER:

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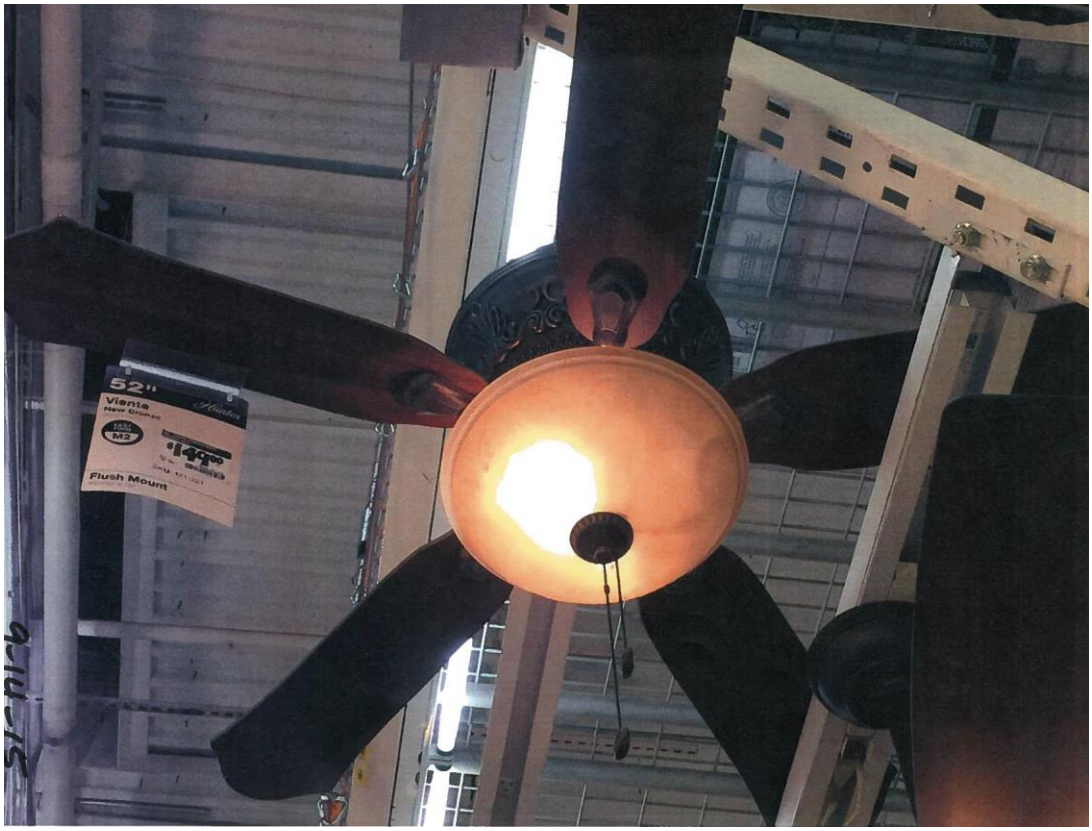
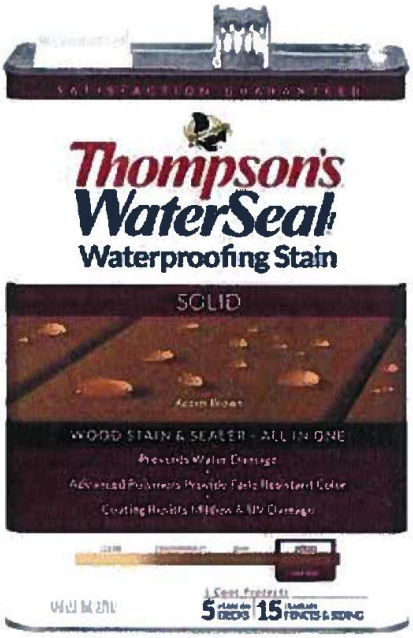
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

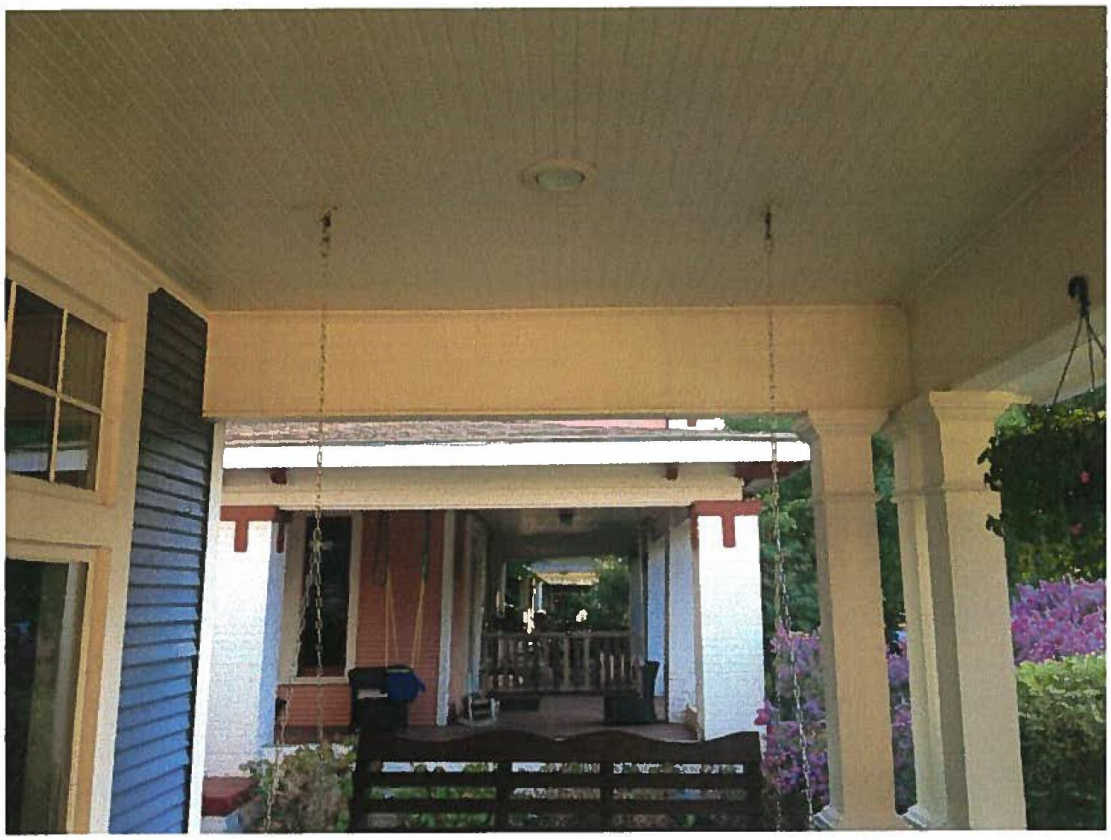
_____ _____
Sustainable Construction and Development **Date**

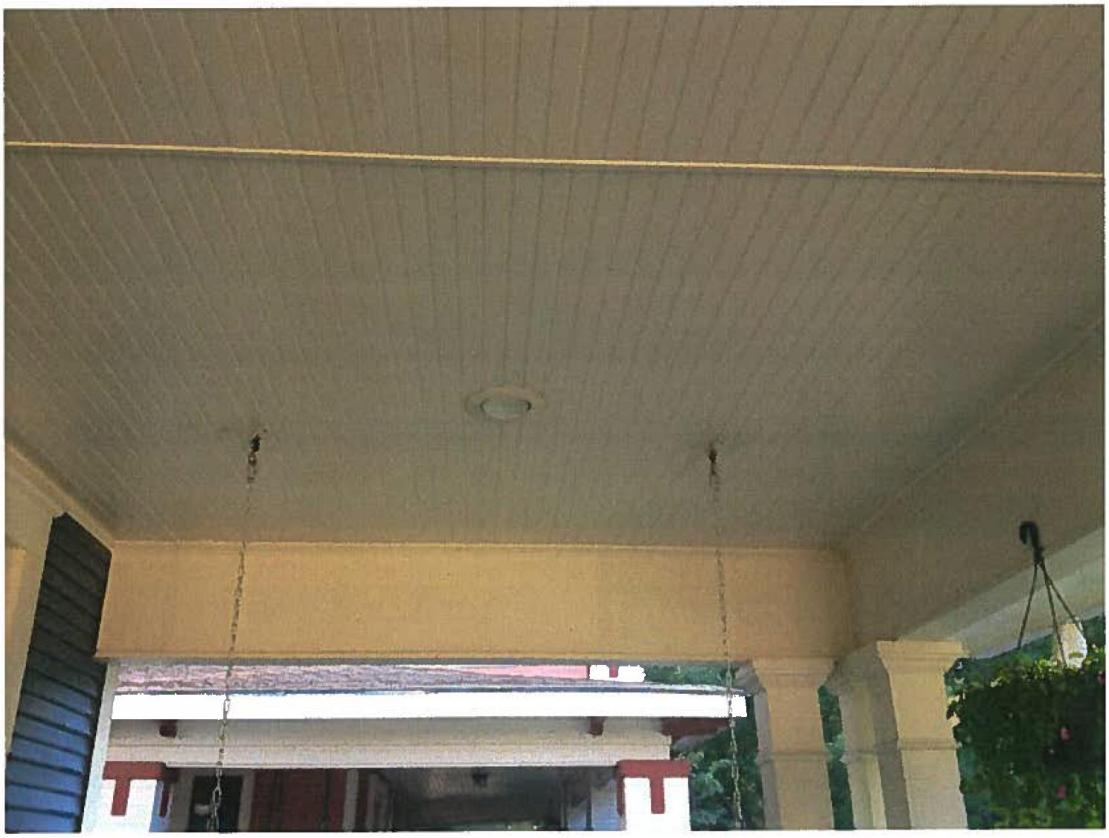

52"
Flush Mount

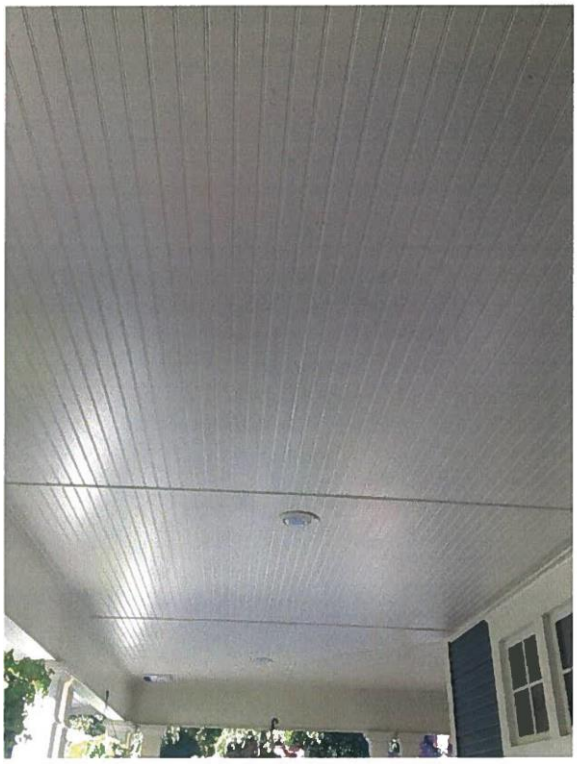
HAMPTON BAY
ESSEX SEMI-FLUSH MOUNT FIXTURE
Aged Black Finish
Tea Stained Glass Shade
15 in W x 9.5 in H
(Assembled Dimensions)
SEMI-PLAFONNIER ESSEX
Fini noir vieilli
Abat-jour en verre couleur thé
38.1 cm L x 24.13 cm H
(dimensions après assemblage)
LÁMPARA DE INSTALACIÓN SEMI AL RAS ESSEX

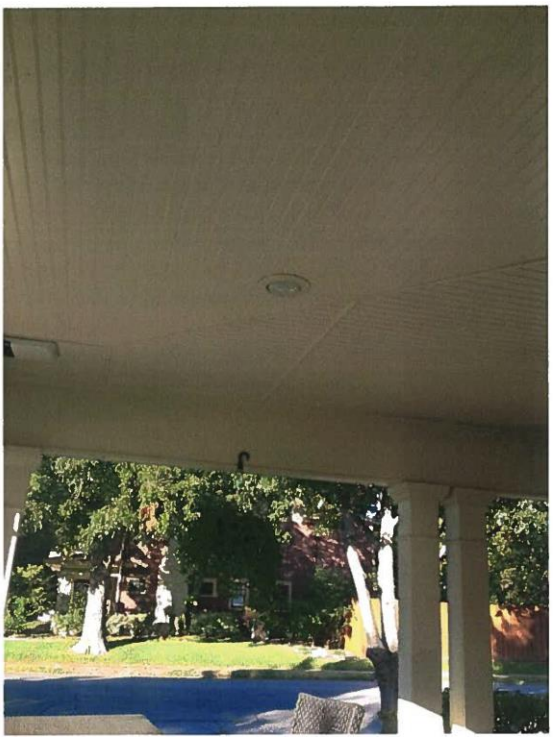
FENCE PAINT

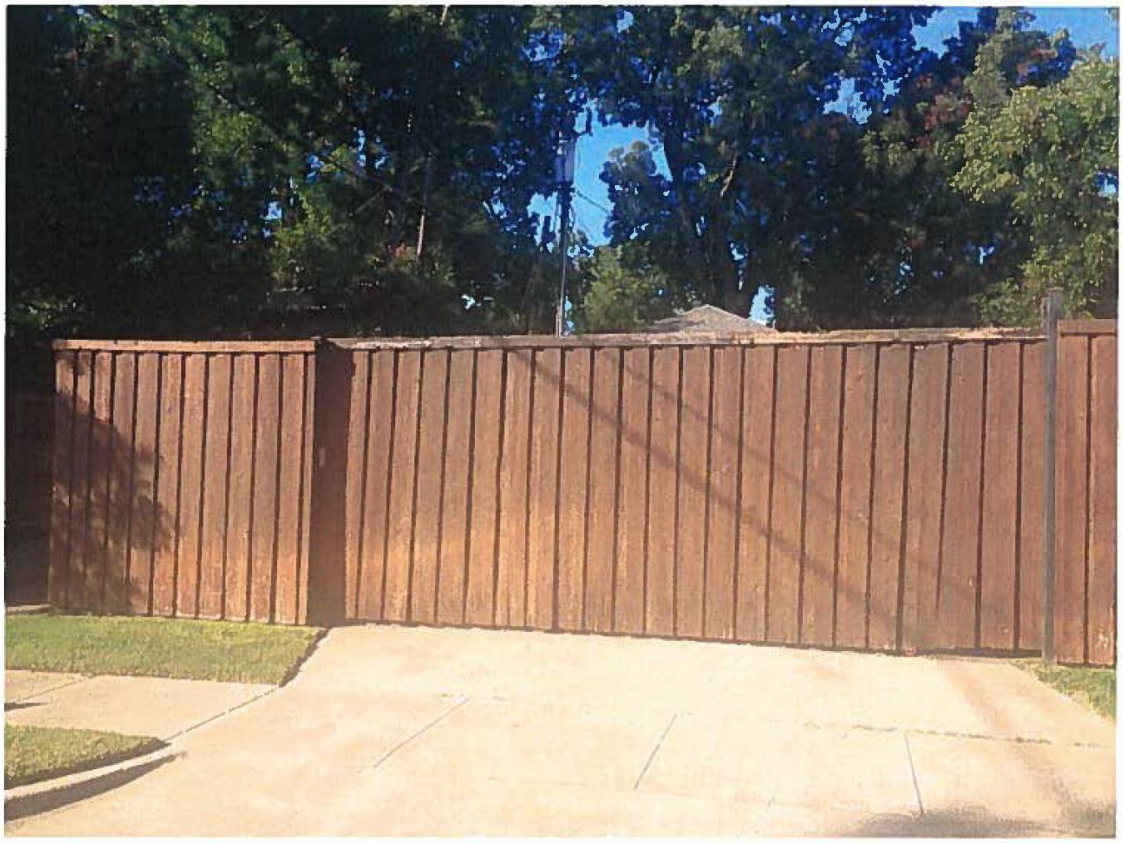

Thompson's
WaterSeal
Waterproofing Stain
SOLID
WOOD STAIN & SEALER - ALL IN ONE
5
15

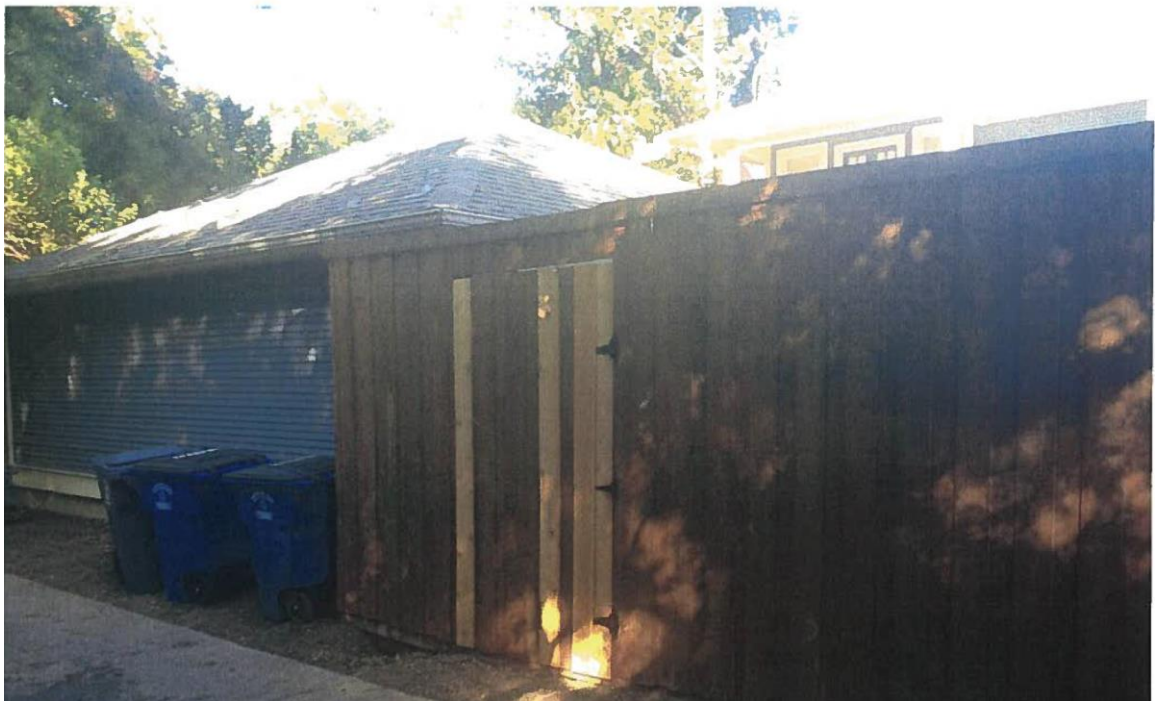












TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 09/15/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Timothy O'Leary
Address: 4938 Tremont
Date of CA/CD Request: 09/03/15

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

recommend fixtures and fans are rated for outdoor use; recommend that sconces, flush mount lights and fans all coordinate. Suggest shop in Rejuvenation Hardware. Supportive of fence colors as submitted

Task force members present

___ Joanna Hampton (Chair)	___ John Mark Guest	___ Elizabeth Mast
✓ Wesley Powell (Vice-Chair)	✓ John Gormley	✓ Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Jennifer Anderson ✓

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

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-681(JKA)
LOCATION**:** 4300 Junius (aka 4304 Junius)
STRUCTURE: Main, Accessory, Non/Contributing
COUNCIL DISTRICT: 2
ZONING: PD-98

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Sally Johnson

OWNER: 4300 JUNIUS LLC

REQUEST:
1) Install entry door and sidelights on main structure.
2) Install security call box on main structure.
3) Install security lights on main structure.
4) Install security cameras on main structure.

BACKGROUND / HISTORY: The lot for 4300 Junius Street contains three properties – 4300, 4304, and 4310 Junius Street. In the past, Certificate of Appropriateness requests were processed for all three properties on one application and under one address (4300 Junius), creating confusion as to what was approved for each building. Staff has determined that the properties should each have their own CA and will be processing all requests for each building separately, beginning with this application. However, the official C
A will read "4300 Junius Street" to eliminate confusion in Building Inspection.

ANALYSIS: 4304 Junius was constructed in 1920. Staff believes that the outdoor lighting and security cameras are proposed in locations that are discreet and sensitive to the overall appearance of the structure. The existing door and sidelights are not original to the structure. The applicant is proposing to replace the front door with a 15-lite door, and wishes to reconstruct the sidelights to be symmetrical with the new door. The call box is proposed for installation in the right sidelight for ease of access, otherwise the applicant would need to construct a sidewalk to the call box if mounted on the adjacent brick. Staff believes that the proposed work is consistent with the Peak's Suburban Addition preservation criteria and City Code and is recommending approval of all items.

STAFF RECOMMENDATION:
1) Install entry door and sidelights on main structure – Approve – Approve specifications with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install security call box on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
3) Install security lights on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Install security cameras on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Install entry door and sidelights on main structure – Approve with Conditions – Okay to replace front door, door jambs, and sidelights with stipulations that drawings are submitted to confirm sidelight configuration and detail.
2) Install security call box on main structure – Approve with Conditions – No comments provided.
3) Install security lights on main structure – Approve with Conditions – No comments provided.
4) Install security cameras on main structure – Approve with Conditions – No comments provided.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145-681 (JKA)
Office Use Only

Name of Applicant: Sally Johnson
Mailing Address : 6234 Lakeshore
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-766-2887 Fax:
Relationship of Applicant to Owner: Architect

PROPERTY ADDRESS: 4300, 4304 and 4310 Junius 4304
Historic District: Peak Suburban

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

PROPOSED WORK:

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

Replace entry door and handset, add security call box .
Replace security light fixtures, add 4 cameras,
~~Replace downspouts to match original.~~

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: Sally Johnson Date: 9/3/15

Signature of Owner: David Holder Date: 9/3/15
(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:

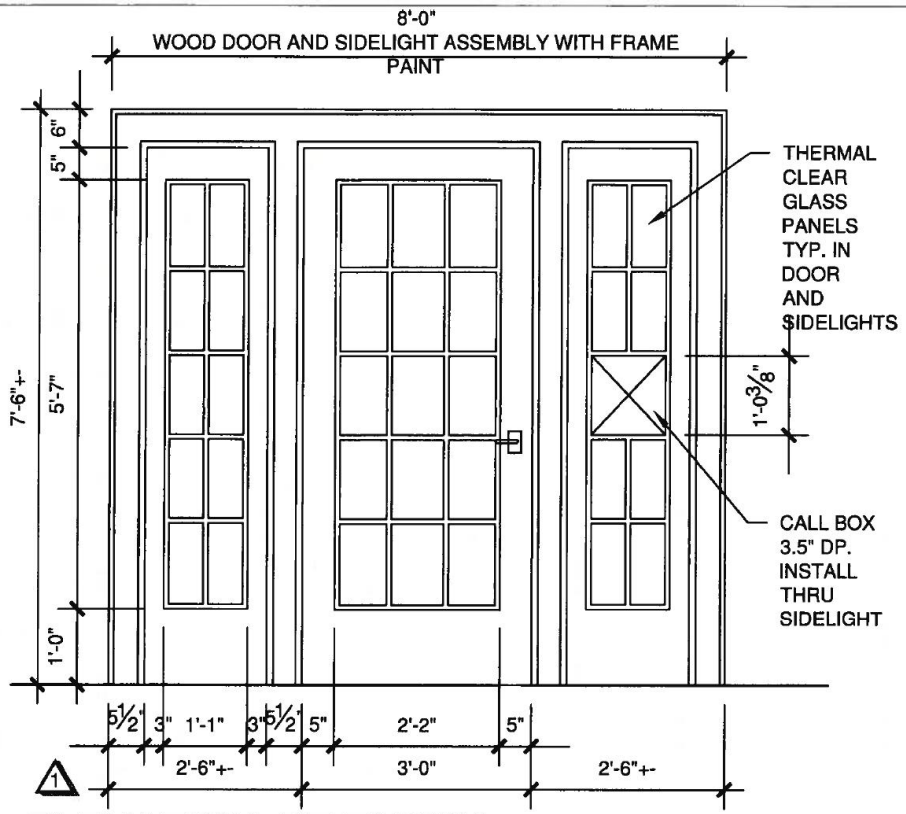
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

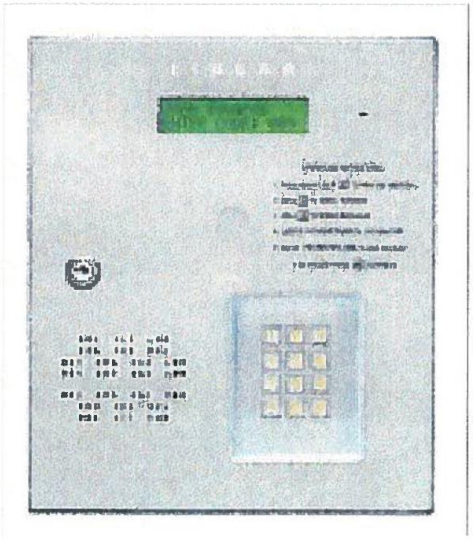
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please do not release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit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

Sustainable Construction and Development **Date**

Some work will be approved via Routine Maintenance and is not listed on the current CA.



ELEVATION OF ENTRY



ENTRY SYSTEM CALL BOX
APPROX. SIZE 10" X 13" x 3 1/2"
BRUSHED ALUM. FINISH 1

1 9-11-2015

4304

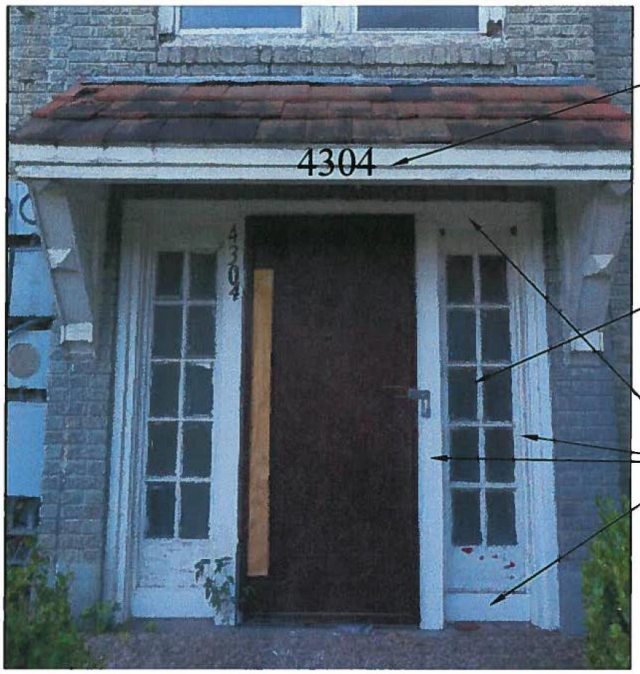
JOB. NO. 1511

Sally Johnson Architect LLC
6234 Lakeshore Dallas Texas 75214
sjohnson@sallyjohnsonarchitect.com 214–766–2887

REPAIR & RESTORATION AT 4304 JUNIUS
PEAK SUBURBAN HISTORIC DISTRICT
FOR KDR EQUITIES DALLAS TEXAS

B1

9-3-2015



EXISTING ENTRY

4304

FONT FOR ADDRESS NUMBERS

1

1 9-11-2015

4304

JOB. NO. 1511

Sally Johnson Architect LLC
6234 Lakeshore Dallas Texas 75214
sjohnson@sallyjohnsonarchitect.com 214-766-2887

REPAIR & RESTORATION AT 4304 JUNIUS
PEAK SUBURBAN HISTORIC DISTRICT
FOR KDR EQUITIES DALLAS TEXAS

B2

9-3-2015

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

DATE: 09/10/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Sally Johnson
Address: **4300 Junius (4304 Junius)** CA145-681 (JKA)
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

___ Approve __X__ Approve with conditions ___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

- ok to replace front door, ~~&~~ door jambs & sidelights w/ stipulation that drawings are submitted to ~~show~~ confirm side light configuration & detail.

- ~~Exist~~ Windows replacement not reviewed.

Task force members present

✓ Norman Alston (Chair)	✓ Jim Anderson	___ VACANT (Peak's Alternate)
___ Michael Karnowski	✓ Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	✓ Jennifer Hidden	

Ex Officio staff members present ✓ Jennifer Anderson

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

Maker: Hidden
2nd: Anderson
Task Force members in favor: Unanimous approval
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9/10/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-682(JKA)
LOCATION**:** 4300 Junius (aka 4310 Junius)
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 2
ZONING: PD-98

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Sally Johnson

OWNER: 4300 JUNIUS LLC

REQUEST:
1) Install entry door and sidelights on main structure.
2) Install security call box on main structure.
3) Install entry light on main structure.
4) Install columns on main structure.
5) Install door surround on main structure.
6) Install four security cameras on main structure.

BACKGROUND / HISTORY: The lot for 4300 Junius Street contains three properties – 4300, 4304, and 4310 Junius Street. In the past, Certificate of Appropriateness requests were processed for all three properties on one application and under one address (4300 Junius), creating confusion as to what was approved for each building. Staff has determined that the properties should each have their own CA and will be processing all requests for each building separately, beginning with this application. However, the official CA will read "4300 Junius Street" to eliminate confusion in Building Inspection.

ANALYSIS: 4310 Junius was constructed in 1925. The existing door, surround, and columns are not original to the structure. The applicant is proposing to replace the front door with a 15-lite door that is appropriate for an entry to a multi-family structure. The door surround and columns proposed are consistent with the Colonial Revival style of the building. Staff believes that the outdoor lighting, call box, and security cameras are proposed in locations that are discreet and sensitive to the overall appearance of the structure. The proposed work is consistent with the Peak's Suburban Addition preservation criteria and City Code and Staff is recommending approval of all items.

STAFF RECOMMENDATION:
1) Install entry door and sidelights on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install security call box on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).
3) Install entry light on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Install columns on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5) Install door surround on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Install four security cameras on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Install entry door and sidelights on main structure – Approve – Approve as submitted with 15-light French door and door lever sets as shown on additional drawings dated 9-10-15.
2) Install security call box on main structure – Approve.
3) Install entry light on main structure – Approve.
4) Install columns on main structure – Approve.
5) Install door surround on main structure – Approve.
6) Install four security cameras on main structure – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145-682(JKA)
Office Use Only

Name of Applicant: Sally Johnson
Mailing Address : 6234 Lakeshore
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-766-2887 Fax:
Relationship of Applicant to Owner: Architect

PROPERTY ADDRESS: 4300, 4304 and 4310 Junius-4310
Historic District: Peak Suburban

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

PROPOSED WORK:

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

Replace entry door and handset, add security call box , replace entry light, replace columns and plywood door surround as shown on drawing sheet A1.
Replace security light fixtures and relocate two on front elevation, add 4 cameras, ~~replace gutter and downspouts.~~ Routine
Replace eight vinyl 6/6 windows with vinyl 1/1 windows per LC approval dated 11/02

Signature of Applicant: Sally Johnson Date: 9/3/15

Signature of Owner: David Malek Date: 9/3/15
(IF NOT APPLICANT)

RECEIVED BY
SEP 03 2015
Current Planning

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH by 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:

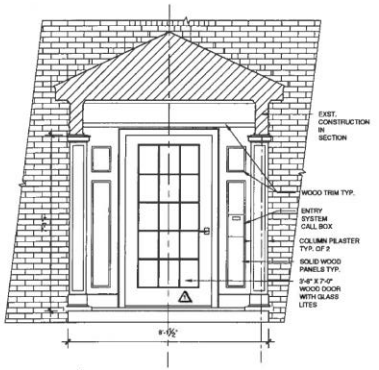
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

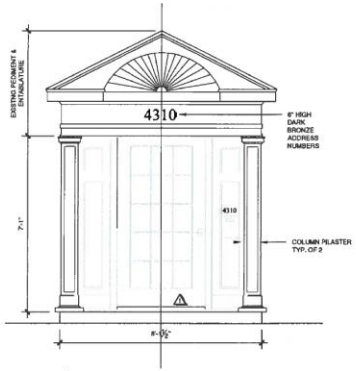
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building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

Sustainable Construction and Development **Date**

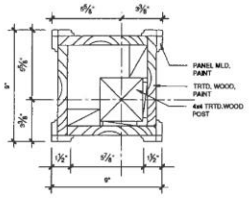
Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



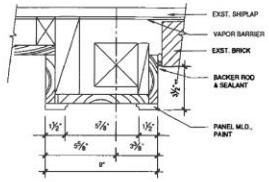
1 | A1 | 4310 NORTH ELEVATION AT ENTRY
1/2" = 1'-0"



1 | A1 | 4310 NORTH ELEVATION AT COLUMNS
1/2" = 1'-0"



3 | A1 | 4310 PLAN OF COLUMN
3" = 1'-0"



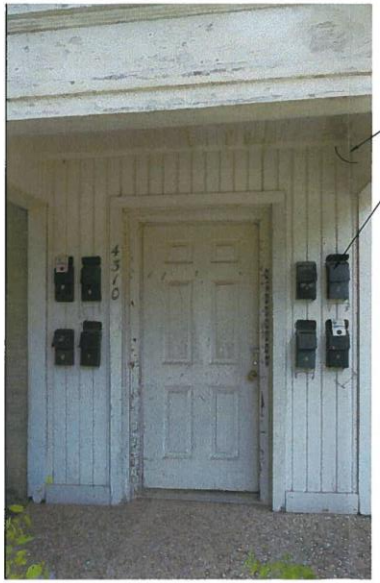
4 | A1 | 4310 PLAN OF PILASTER
3" = 1'-0"

4310

FINISH DARK BRONZE

5 | A1 | FONT OF ADDRESS NUMBERS
NO SCALE

EXISTING ENTRY



EXISTING ENTRY

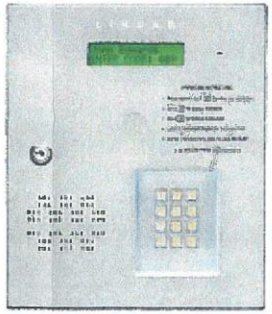
LEVER ENTRY SET ⚠
DARK BRONZE

ENTRY DOME CAMERA
FINISH WHITE
APPROX. 4" X 5"

SEA GULL HUMBOLDT PARK
DARK BRONZE FINISH WITH SATIN ETCHED GLOBE
SIZE: 15" DIAM. X 6" HIGH

OVERHEAD CEILING LIGHT

NO LIGHT EXISTS. FIXTURE IS SIMILAR TO ONES AT 4300 & 4310 JUNIUS



ENTRY SYSTEM CALL BOX
APPROX. SIZE 12" X 15"
BRUSHED ALUM. FINISH

4310

Sally Johnson Architect
8354 Lakeshore Dallas TX 75214
T: 214-796-0567 sjohnson@sallyjohnsonarchitect.com

REMODELING AND RESTORATION AT
4310 JUNIUS AVENUE DALLAS TX
IN THE PEAK SUBURBAN HISTORIC DISTRICT
FOR KDR EQUITIES DALLAS TEXAS

REV./# & DATE
⚠ 9-10-2015
DATE 9-3-2015
JOB NO. 1511
SHEET NO. A 1

C11-4

CA145-682(JKA)

Several items listed will be handled as Routine Maintenance.

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

DATE: 09/10/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Sally Johnson
Address: **4300 Junius (4310 Junius)** CA145-682(JKA)
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

X Approve ____ Approve with conditions ___ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

As submitted w/ 15 light @ french door & door levers sets shown on additional drawings dated 9/10/2015

Task force members present

✓ Norman Alston (Chair)	✓ Jim Anderson	___ VACANT (Peak's Alternate)
___ Michael Karnowski	✓ Kathy Finch	___ VACANT (Edison/LaVista Alt.)
✓ Renee Manes	✓ Jennifer Hidden	

Ex Officio staff members present X Jennifer Anderson

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

Maker: Anderson
2nd: FINCH
Task Force members in favor: Unanimous approval
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9/10/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-683(JKA)
LOCATION**:** 4300 Junius
STRUCTURE: Main, Accessory, Non/Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Sally Johnson

OWNER: 4300 JUNIUS LLC

REQUEST:
1) Install entry door and sidelights on front of main structure.
2) Install security call box on main structure.
3) Install security light fixtures on main structure.
4) Install four security cameras on main structure.

BACKGROUND / HISTORY: The lot for 4300 Junius Street contains three properties – 4300, 4304, and 4310 Junius Street. In the past, Certificate of Appropriateness requests were processed for all three properties on one application and under one address (4300 Junius), creating confusion as to what was approved for each building. Staff has determined that the properties should each have their own CA and will be processing all requests for each building separately, beginning with this application. However, the official CA will read "4300 Junius Street" to eliminate confusion in Building Inspection.

ANALYSIS: 4300 Junius was constructed in 1920. Staff believes that the outdoor lighting and security cameras are proposed in locations that are discreet and sensitive to the overall appearance of the structure. The existing door and sidelights are not original to the structure. The applicant is proposing to replace the front door with a 15-lite door, and wishes to reconstruct the sidelights to be symmetrical with the new door. The call box is proposed for installation in the right sidelight for ease of access, otherwise the applicant would need to construct a sidewalk to the call box if mounted on the adjacent brick. Staff believes that the proposed work is consistent with the Peak's Suburban Addition preservation criteria and City Code and is recommending approval of all items.

STAFF RECOMMENDATION:
1) Install entry door and sidelights on front of main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with

preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install security call box on main structure – Approve – Approve drawings dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install security light fixtures on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Install four security cameras on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 2.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Install entry door and sidelights on front of main structure – Approve with Conditions – Okay to replace front door, door jambs, and sidelights with stipulations that drawings are submitted to confirm sidelight configuration and detail.
2) Install security call box on main structure – Approve with Conditions – No comments provided.
3) Install security light fixtures on main structure – Approve with Conditions – No comments provided.
4) Install four security cameras on main structure – Approve with Conditions – No comments provided.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145-683 [JKA]
Office Use Only

Name of Applicant: Sally Johnson
Mailing Address : 6234 Lakeshore
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-766-2887 Fax:
Relationship of Applicant to Owner: Architect

PROPERTY ADDRESS: 4300, 4304 and 4310 Junius 4300
Historic District: Peak Suburban

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

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

Replace entry door and handset, add security call box .

Replace security light fixtures, add 4 cameras,

~~Replace downspouts to match originals~~ Routine

~~Remove chain link fence between 4300 and 4304~~

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: Sally Johnson Date: 9/3/15

Signature of Owner: David Holt Date: 9/3/15
(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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Please review the enclosed Review and Action Form
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- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please do not release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

Sustainable Construction and Development **Date**

4300

REMODELING AND RESTORATION AT
4300 JUNIUS AVENUE DALLAS TX
IN THE PEAK SUBURBAN HISTORIC DISTRICT
FOR KDR EQUITIES DALLAS TEXAS

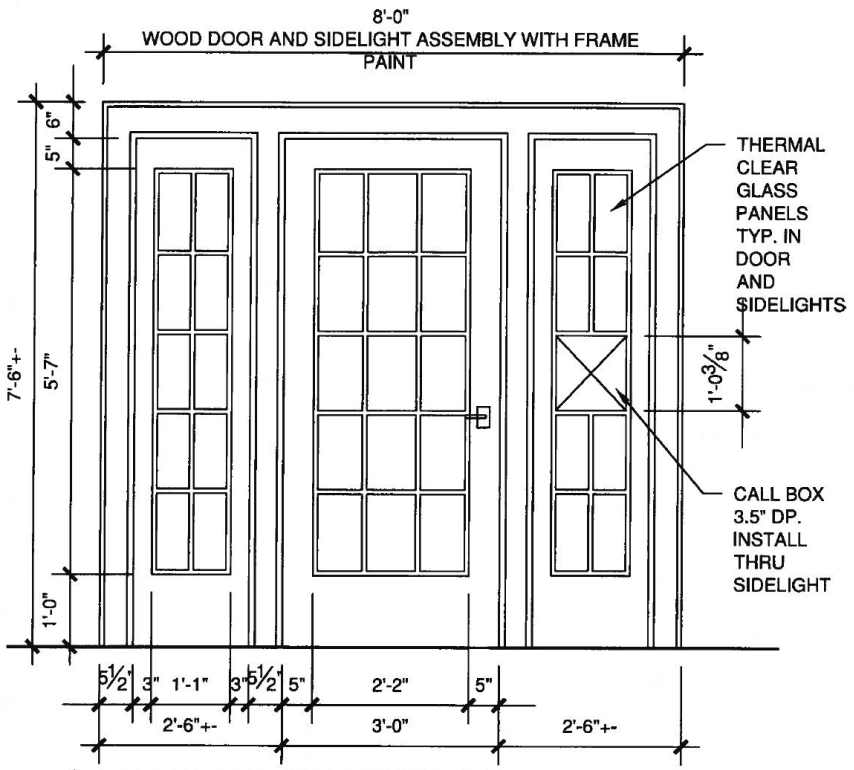
REV# & DATE
9-11-2015

DATE 9-11-2015
JOB NO. 1511

SHEET NO.
A 1

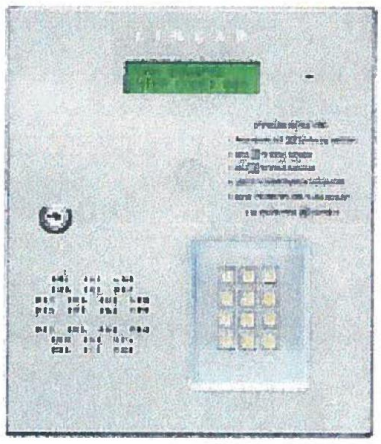
Sally Johnson Architect
6234 Lakeshore Dallas TX 75214
T. 214-766-2887 sjohnson@sallyjohnsonarchitect.com

Some work will be approved via Routine Maintenance and is not listed on the current CA.



1 ELEVATION OF ENTRY DOOR & SIDELIGHTS

DOME ENTRY CAMERA
WHITE



ENTRY SYSTEM CALL BOX
APPROX. SIZE 10" X 13"
BRUSHED ALUM. FINISH

LEVER ENTRY SET
DARK BRONZE

JOB. NO. 1511

1 9-11-2015

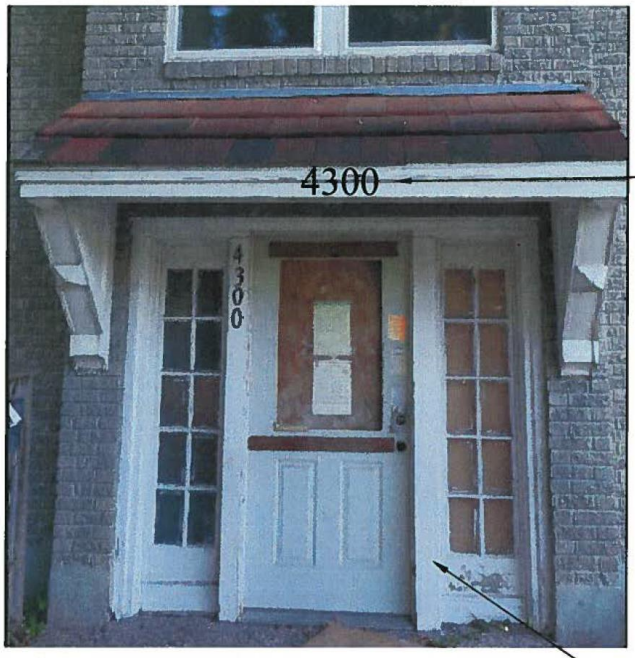
4300

Sally Johnson Architect LLC
6234 Lakeshore Dallas Texas 75214
sjohnson@sallyjohnsonarchitect.com 214-766-2887

REPAIR & RESTORATION AT 4300 JUNIUS
PEAK SUBURBAN HISTORIC DISTRICT
FOR KDR EQUITIES DALLAS TEXAS

B1

9-3-2015



ADDRESS LOCATION

ADDRESS NUMBERS ON SINGLE FASCIA BOARD-REPLACE TWO PIECE FASCIA ON FRONT ONLY

4300

FONT FOR ADDRESS NUMBERS

1 NON-ORIGINAL TRIM

BELIEVED TO BE NON-ORIGINAL SIDELIGHT PANEL TO MIMIC ORIGINAL EXCEPT WRONG SIZE, SO TRIM WAS USED TO INSTALL IT.

NON-ORIGINAL TRIM

1 EXISTING SIDELIGHT DETAIL

1 9-11-2015

4300

JOB. NO. 1511

Sally Johnson Architect LLC
6234 Lakeshore Dallas Texas 75214
sjohnson@sallyjohnsonarchitect.com 214-766-2887

REPAIR & RESTORATION AT 4300 JUNIUS
PEAK SUBURBAN HISTORIC DISTRICT
FOR KDR EQUITIES DALLAS TEXAS

B2

9-3-2015

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

DATE: 09/10/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Sally Johnson
Address: **4300 Junius (4300 Junius)** CA145-683(JKA)
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

___ Approve __X__ Approve with conditions ___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

- OK to replace front door, door jambs & sidelight w/ stipulation that drawings are submitted to confirm sidelight configuration & detail

- Fence, back door, downspouts shown were not reviewed.

Task force members present

__X__ Norman Alston (Chair)	__X__ Jim Anderson	___ VACANT (Peak's Alternate)
___ Michael Karnowski	__X__ Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	__X__ Jennifer Hidden	

Ex Officio staff members present ___ Jennifer Anderson

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

Maker: HIDDEN
2nd: Anderson
Task Force members in favor: Unanimous approval
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9/10/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-665(JKA)
LOCATION**:** 4814 Sycamore
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 2
ZONING: R-7.5(A)

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Ashton Tassin

OWNER: ASHTON J TASSIN & BELINA ZERDELIJA

REQUEST: Replace garage door with two wood double-hung windows and infill with siding to match existing.

ANALYSIS: The age and contributing status of the house is unclear. DCAD says that it was constructed in 1983, the National Register nomination form says a structure on the site was constructed in 1910, but the 1922 Sanborn map shows no house on the site. Staff believes that the 1983 date listed in DCAD is likely the correct date since the homeowner says the house is a newer build; however, the house is listed as contributing in our records.

Garages on the front façade are not typical of homes on the surrounding block face or in Peak's Suburban. Staff agrees with Task Force that replacing the garage door with windows on the front façade will make the home more compatible with adjacent homes and the historic overlay district. Staff has determined that the work meets preservation criteria standards and City Code and is recommending approval.

STAFF RECOMMENDATION: Replace garage door with two wood double-hung windows and infill with siding to match existing – Approve – Approve plans dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace garage door with two wood double-hung windows and infill with siding to match existing – Approve – Work submitted is more compatible with the district.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 665 [JKA]
Office Use Only

Name of Applicant: Ashton Tassin
Mailing Address : 4814 Sycamore
City, State and Zip Code: Dallas, Tx 75204
Daytime Phone: 469-471-5245 Fax:
Relationship of Applicant to Owner: Son

PROPERTY ADDRESS: 4814 Sycamore
Historic District: Peak Addition

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

PROPOSED WORK:

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

Remove & replace garage door with windows (2)
Fill in area with matching house novelty siding
& paint to match house. Window to be wood
double hung to match existing windows

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: 1 Date:
Signature of Owner: Ashton Tassin Date: 9/2/15
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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OTHER:

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

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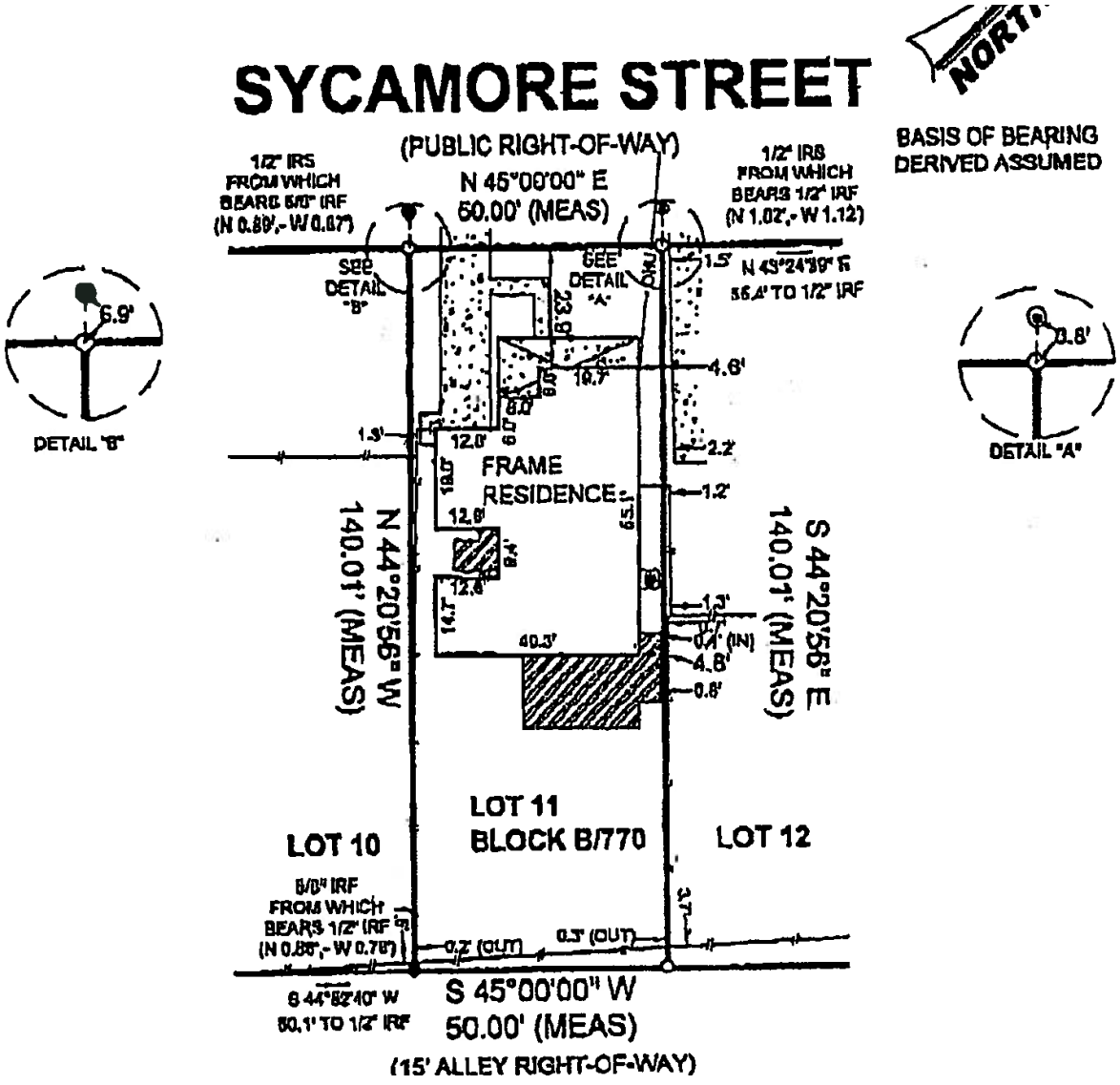
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

Sustainable Construction and Development **Date**

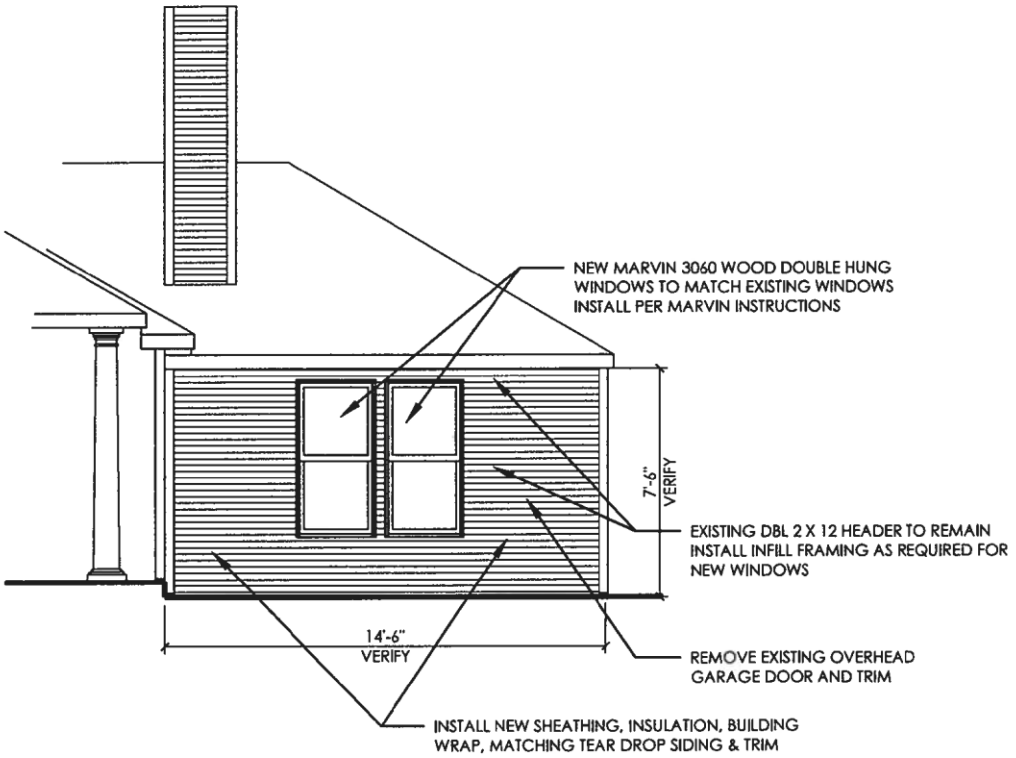

SYCAMORE STREET
(PUBLIC RIGHT-OF-WAY)
NORTH
BASIS OF BEARING
DERIVED ASSUMED
1/2" IRS
FROM WHICH
BEARS 5/8" IRF
(N 0.89', - W 0.67')
N 45°00'00" E
50.00' (MEAS)
1/2" IRS
FROM WHICH
BEARS 1/2" IRF
(N 1.02', - W 1.12')
SEE
DETAIL
"B"
SEE
DETAIL
"A"
N 43°24'59" E
56.4' TO 1/2" IRF
6.9'
DETAIL "B"
0.8'
DETAIL "A"
23.9'
16.7'
4.6'
8.0'
1.5'
12.0'
FRAME
RESIDENCE
2.2'
1.2'
N 44°20'56" W
140.01' (MEAS)
S 44°20'56" E
140.01' (MEAS)
12.6'
14.7'
40.3'
0.4' (IN)
4.8'
0.8'
LOT 11
BLOCK B/770
LOT 10
LOT 12
5/8" IRF
FROM WHICH
BEARS 1/2" IRF
(N 0.88', - W 0.76')
0.2' (OUT)
0.3' (OUT)
S 44°52'40" W
50.1' TO 1/2" IRF
S 45°00'00" W
50.00' (MEAS)
(15' ALLEY RIGHT-OF-WAY)

CA145-665(JKA)

C13-5

01 EXISTING CONDITION

SCALE: NTS



02 PARTIAL FRONT ELEVATION

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

01. FRONT ELEVATION

SCALE: NTS

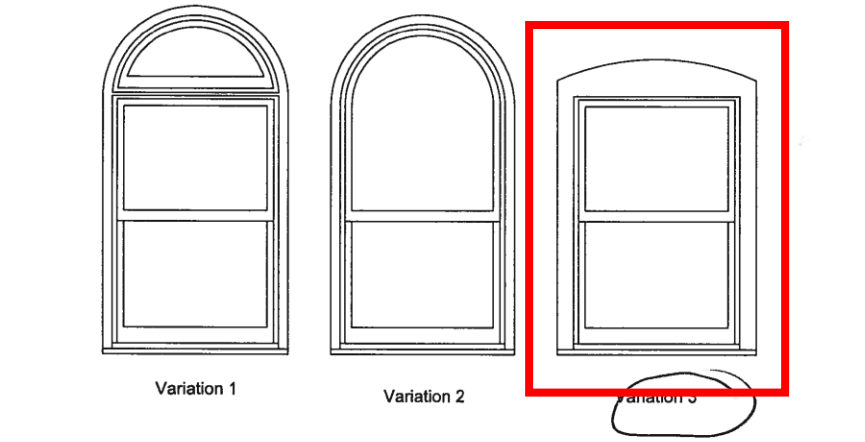
02. ELEVATION DETAIL

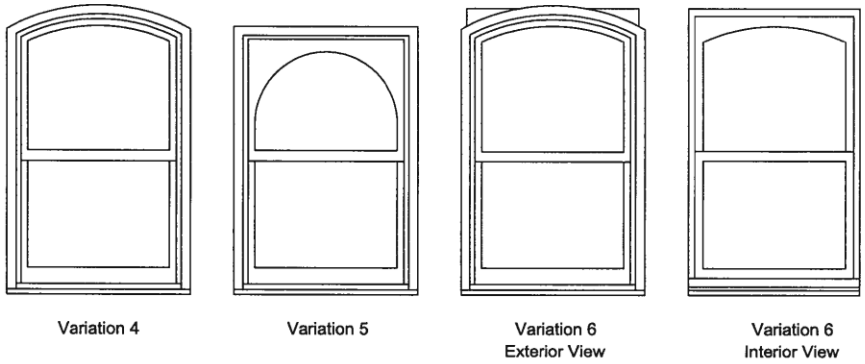
SCALE: NTS

PARTIAL PLAN

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

Double Hung Variations





Variation 1: In-Sash or Direct Glaze over Wood Ultimate Double Hung or Single Hung, or Wood Magnum Double Hung and Single Hung

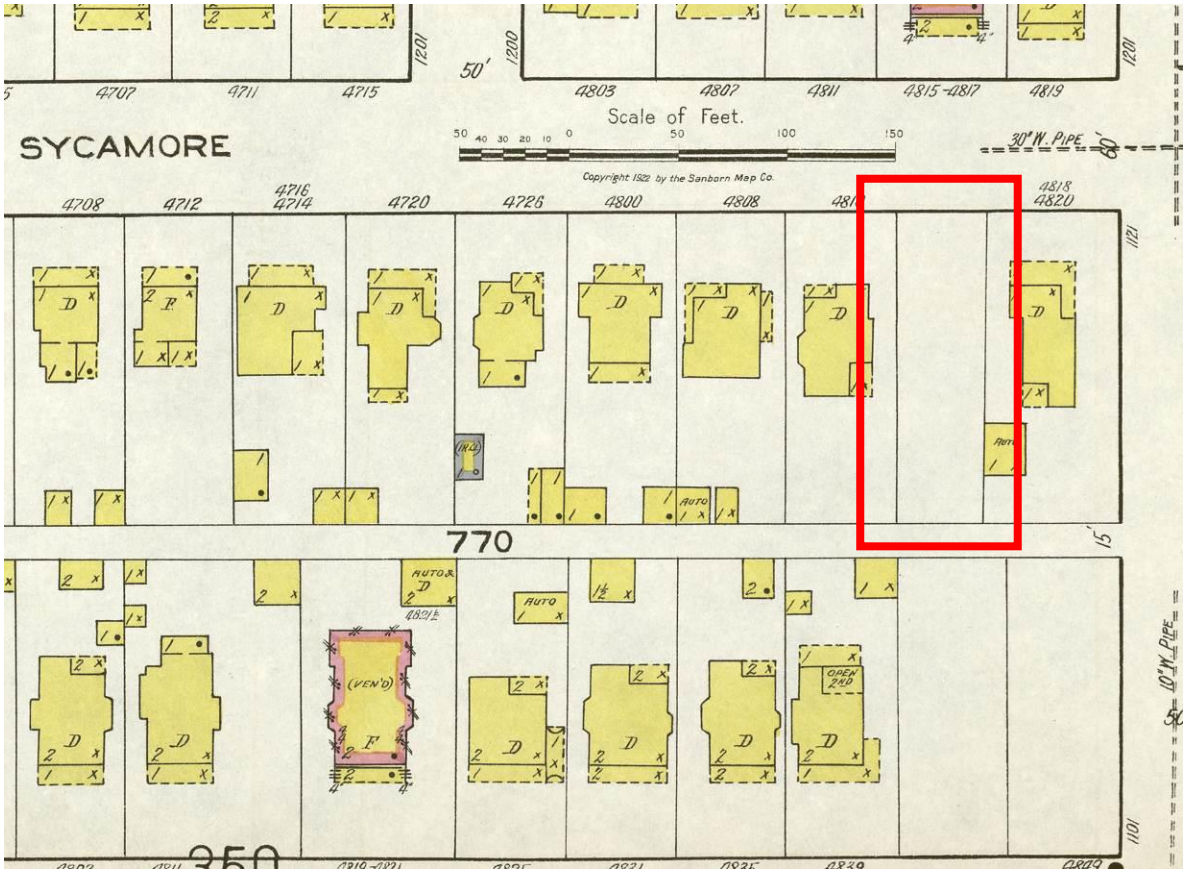
Variation 2: Wood Ultimate Double Hung, or Wood Magnum Single Hung

Variation 3: Radius Top Casing - Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Variation 4: Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Variation 5: Top Sash Radius DLO - Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Variation 6: Square Sash, Casing, Blindstop, and DLO are curved - Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung



1922 Sanborn Map showing an empty lot at 4814 Sycamore Street.

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

DATE: 09/10/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Ashton Tassin
Address: **4814 Sycamore**
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

X Approve ____ Approve with conditions ___ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

- Horde submitted is more compatible with the district

Task force members present

X Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
___ Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	X Jennifer Hidden	

Ex Officio staff members present Y Jennifer Anderson

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

Maker: Anderson
2nd: Finch
Task Force members in favor: Unanimous approval
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9/10/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-684(JKA)
LOCATION**:** 5614 Swiss
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD-63

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Swiss Avenue
MAPSCO: 36-X
CENSUS TRACT: 0014.00

APPLICANT: Vince Leibowitz

OWNER: CYNTHIA H BEAIRD

REQUEST:
1) Install door on addition to main structure.
2) Install lighting on main structure.
3) Install 8' board-on-board fence and stain using Ready Seal exterior wood stain in color "Dark Walnut."
4) Install house numbers on front of the main structure.
5) Install mailbox on front of main structure.

ANALYSIS:
1) The applicant is requesting to replace a non-original door on the rear addition of the man structure. The applicant believes the addition is not original to the main building and dates from the mid-20th century. The 1922 Sanborn map confirms that the addition is not original. The applicant wishes to install a steel door on the addition for better security. While the material is not typical of the period, the preservation criteria states that detailing on additions must be compatible with that of the main structure rather than consistent. Because the door faces a rear interior courtyard and the appearance is compatible with the addition and main structure, Staff is recommending approval of the request.
2) Task Force requested a different style of light for the rear door, but the preservation criteria only addresses lighting in the front façade. Therefore, Staff recommends approval of lighting as submitted.
3) The fence proposal complies with the preservation criteria since it is in the rear 50% of the side yard, is wood, and is under 9 feet tall. Therefore, Staff is recommending approval of the fence and stain.
4-5) Staff believes that the house numbers and mailbox proposed is compatible with the main structure and is recommending approval as submitted.

STAFF RECOMMENDATION:
1) Install door on addition to main structure – Approve – Approve specifications dated 9-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(P) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install lighting on main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(C) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install 8' board-on-board fence and stain using Ready Seal exterior wood stain in color "Dark Walnut" – Approve – Approve site plan and specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(2)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Install house numbers on front of the main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5) Install mailbox on front of main structure – Approve – Approve specifications dated 9-14-15 with the finding that the proposed work is consistent with preservation criteria Section 51P-63.116(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Install door on addition to main structure – None – No quorum, comments only. Supportive of style of door. Recommend wood material, not metal.
2) Install lighting on main structure – None – No quorum, comments only. Supportive of flush mount ceiling lights as submitted, recommend different outdoor wall lantern over back door.
3) Install 8' board-on-board fence and stain using Ready Seal exterior wood stain in color "Dark Walnut" – None –No quorum, comments only. Supportive as submitted.
4) Install house numbers on front of the main structure – None – No quorum, comments only. Supportive as submitted.
5) Install mailbox on front of main structure – None – No quorum, comments only. Supportive as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145-684 (JKA)
Office Use Only

Name of Applicant: VINCE LEIBOWITZ FOR PROFOUND ESTATE, INC.
Mailing Address : 4925 Greenville Avenue, Ste. 360
City, State and Zip Code: Dallas, Texas 75206
Daytime Phone: 972.876.6175 Fax: _____
Relationship of Applicant to Owner: CONSULTING REALTOR

PROPERTY ADDRESS: 5614 Swiss Avenue, Dallas, Texas
Historic District: SWISS AVENUE HISTORIC DISTRICT

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

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

~~(A) ROUTINE MAINTENANCE AS OUTLINED IN THE ATTACHED; (B) NON-ROUTINE WORK AS OUTLINED IN~~
ATTACHED

Signature of Applicant: _____ Date: 9-3-15

Signature of Owner: _____ Date: 9/3/15
(IF NOT APPLICANT)

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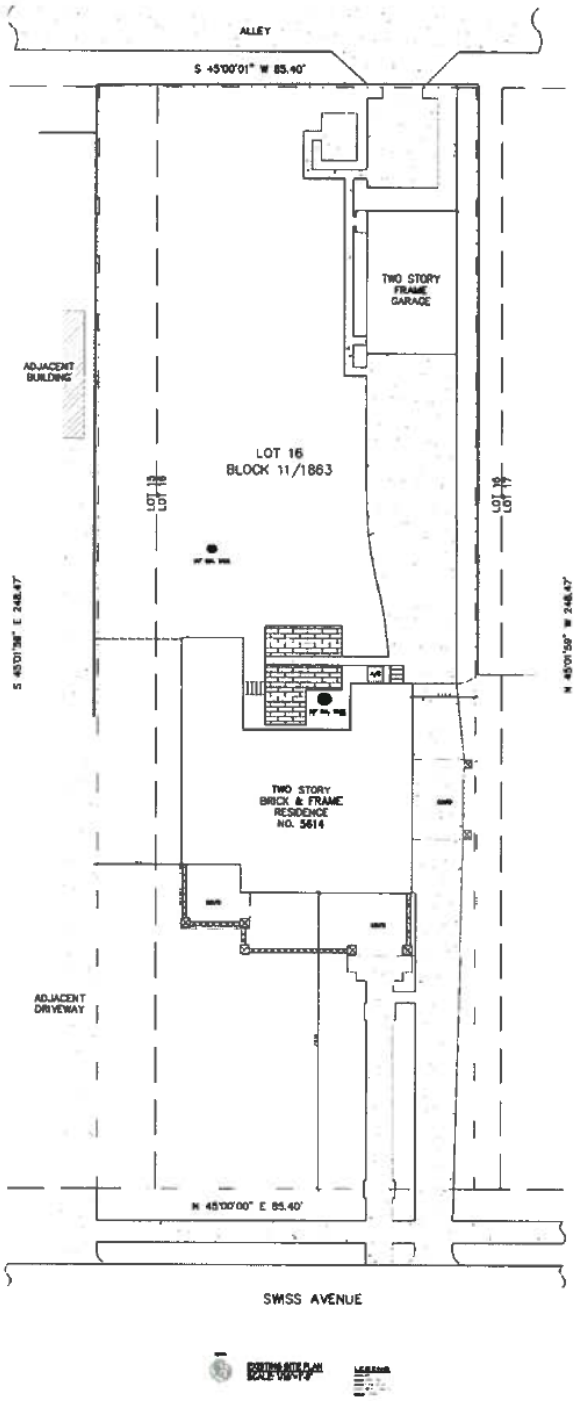
- ☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**

Front Façade (Current image)

LEFT FRONT DOORS & SOME WINDOWS


ALLEY
S 45°00'01" W 85.40'
TWO STORY
FRAME
GARAGE
ADJACENT
BUILDING
LOT 16
BLOCK 11/1863
LOT 18
LOT 17
LOT 19
S 45°01'59" E 248.43'
N 45°01'59" W 248.43'
TWO STORY
BRICK & FRAME
RESIDENCE
NO. 5614
ADJACENT
DRIVEWAY
N 45°00'00" E 85.40'
SWISS AVENUE

More saving. More doing.

Your Store: **Lemmon Ave #589**
Use Current Location or find store

JELD-WEN Model # THDJW166100275 Internet # 202036442 Store SKU # 827640

36 in. x 80 in. Premium 6-Panel Primed White Steel Prehung Front Door with Brickmold

★★★★★ (7) **Write a Review** **Questions & Answers (2)**

$139.00 /each

Open Expanded View Click to Zoom

PRODUCT OVERVIEW Model # THDJW166100275 Internet # 202036442 Store SKU # 827640

The JELD-WEN 36 in. x 80 in. White Prehung Left-Hand Inswing Premium 6 Panel Entry Door with Brickmold enhances a durable steel surface with a classic 6-panel design. Galvanized steel resists rust and corrosion, and a 1-piece polystyrene core provides reliable insulation. Painting or staining is a snap thanks to a smooth surface treated with 2 coats of baked-on enamel primer. The Prehung design enables convenient installation.
California residents: see Proposition 65 information

- Consult your local building code official for applicable codes and regulations
- Not all products are suitable for locations that experience severe weather
- 36 in. x 80 in.
- Galvanized steel resists rust and corrosion. 1-piece polystyrene core provides long-lasting insulation
- Adjustable sills protect against the elements
- Weather stripping keeps your home warm in the winter and cool in the summer
- Prehung and Ready to install with a white wood frame
- 6-Panel design creates classic style
- Aluminum-finished sills and brass-finished hinges
- 2-Coats of baked-on enamel primer allow even painting or staining
- Requires a 38-1/2 in. x 82-1/2 in. rough opening for a secure fit
- Brickmold enhances insulation
- Energy Star compliant, making this item available for a tax credit

- Note: Product may vary by store

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	4.5625 in	Door Thickness (in.)	1.75 in
Assembled Height (in.)	83 in	Jamb Size (in.)	4-9/16"
Assembled Width (in.)	37.5 in	Rough Opening Height	82.5 in
Door Size (WxH) in.	36 x 80	Rough Opening Width	38.5 in

DETAILS

Color Family	White	Finish Type	Primed
Color/Finish	Primed White	Hinge Finish	Nickel
Commercial	No	Included	No additional items or accessories included
Door Configuration	Single Door	Material	Steel
Door Handing	Left-Hand/Inswing	Number of Hinges	3
Door Style	Classic	Panel Type	6 Panel
Door Type	Exterior Prehung	Product Weight (lb.)	75 lb
Features	Brickmould,Weatherstripping	Returnable	90-Day

WARRANTY / CERTIFICATIONS

Energy Star Qualified	North-Central,Northern,South-Central,Southern	Manufacturer Warranty	10-Year Limited Warranty
Fire rating	None		

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CALL US 877.445.4486
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

CEILING LIGHTS | WALL LIGHTS | FLOOR & TABLE LAMPS | OUTDOOR & LANDSCAPE | TRACK & MONORAIL | FANS | FURNITURE | HOME FURNISHINGS | GIFTS & ACCESSORIES | ROOMS | SALE & CLEARANCE

Circa 1910 Outdoor Wall Lantern

By Troy Lighting

$214.00 - $276.00

IN STOCK Ships within 2 to 3 weeks.

Size:

M Medium | L Large

Shown in Medium size

Details

Quality craftsmanship and durable materials are just a couple of the things that make the Troy Lighting Circa 1910 Outdoor Wall Lantern the epitome of stylish industrial lighting fixtures. Reminiscent of turn-of-the-century manufacturing techniques, it features hand-forged and cast iron construction (including the protective open wire shade) and a rustic Old Rust finish. Available in two sizes.

Troy Lighting, headquartered in California, designs and manufactures indoor and outdoor lighting fixtures, utilizing hand-forged iron and hand-applied finishes to create quality products with high-style appeal.

The Circa 1910 Outdoor Wall Lantern is available with the following:

Details:

- Hand-forged and cast iron construction
- Old Rust finish
- Round wall plate
- Dark Sky Compliant
- UL Listed for wet locations

Options:

- **Finish:** Old Rust
- **Size:** Medium, Large

Lighting:

- One 100 Watt 120 Volt Medium Base Incandescent lamp (not included).

Compare Brightness:

VIEW CHART

Dimensions:

- **Medium Option Fixture:** Height 8.25", Top to Center 2.5", Width 8.25", Depth 10"
- **Large Option Fixture:** Height 10", Top to Center 2.5", Width 12", Depth 12.5"

Manufacturer IDs: view

Zoom/Full Screen Email Print Like 0

Feiss Londontowne 11 3/4"H Black Outdoor Ceiling Light Style # 8N743 - NEW!

Write a Review

A traditional black outdoor ceiling light is a necessity on any sophisticated American home.

Other Options:

Sale $125.10 + FREE SHIPPING & FREE RETURNS*

Save $13 Valid thru 9/30/15 | Reg. $139.00

Low Price Guarantee

QTY: 1

In Stock - Ships in 1 to 2 Days | Check Store Availability

Live Chat | Personal Callback

Update the exterior of your treasured home with the traditional elegance of this outdoor two-light flushmount ceiling light from the Londontowne collection by Feiss. The refined architectural body, with chamfered edges and classic lines, is finished in time-honored black, a perfect fit for the durability of the Stone Strong composite used to construct it. Densely packed with energetic bubbles and in a variety of shapes and sizes, clear seeded glass diffuses the light, obscures the inner workings, and helps to conceal dirt. Install this damp-rated fixture beneath an overhang or covered patio and begin the magnificent next chapter in your home's rich history.

- Distinguished traditional 2-light outdoor flushmount ceiling light.
- Traditional black finish.
- Durable, weather-resistant Stone Strong composite

FEISS EST. 1955

Model # 23.25X48 | Internet # 202356793

4 ft. x 8 ft. Western Red Cedar Tongue and Groove Fence Board Panel (4-Pieces)

★★★★☆ (7) | **Write a Review** | **Questions & Answers (2)**

Open Expanded View Click to Zoom

$52.96 /case

- Sustainable and eco-friendly wood product
- Pre-assembled solid construction for ultimate durability
- Naturally resistant to rot, decay, and insects

PRODUCT SOLD ONLINE ONLY

PRODUCT OVERVIEW Model # 23.25X48 Internet # 202356793

This is a high quality, extra heavy duty 4 piece western red cedar solid panel that when edge to edge in a 96 in. Fence panel creates an architectural quality tongue and groove fence spanning within the length of the panel. There are many alternate uses for these sections used individually or in groups as they are sold. Possibly create a 2 in. X 4 in. Frame to create a nominal 48 in. Private front yard fence system. You can also combine with store bought 2 in. X 4 in. To save on freight and create a custom air conditioner, garbage can or utility box screen; or conceal the underside of decks or mobile homes among other uses such as hot tub enclosures. Western red cedar is well known for it's natural oils that resist decay and withstand harsh environments. However, we highly recommend staining these panels as part of the fence or trellis immediately upon installation or they will naturally grey due to the sun's ultra violet rays. Use of galvanized fasteners and a solid frame allows for easy do-it-yourself projects. Simply install with nails or screws through the frame and into a surrounding structure of your own design.
California residents: see Proposition 65 information

- Made of 100% western red cedar
- Galvanized fasteners
- Unique tongue and groove heavy duty solid panel
- Dado with industrial glue panel construction

SPECIFICATIONS

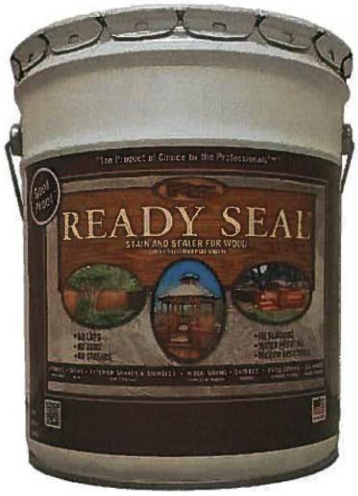
DIMENSIONS

Actual backer rail length (in.)	0	Nominal backer rail length (in.)	0
Actual backer rail thickness (in.)	0	Nominal backer rail thickness (in.)	0

READY SEAL | Model # 525 | Internet # 204675331 | Store SKU # 1000051116

5 gal. Dark Walnut Exterior Wood Stain and Sealer

★★★★★ (18) | Write a Review | Ask the first question



Open Expanded View Click to Zoom

$149.00 /each

PRODUCT OVERVIEW Model # 525 | Internet # 204675331 | Store SKU # 1000051116

READY SEAL stain enhances the natural beauty of the wood allowing the texture and grain of the wood to remain visible. This stain is an oil-base semitransparent stain and sealer in one, suitable for all your exterior wood projects. It is a unique formula that penetrates deeply to protect and preserve wood from the elements such as mold, mildew and damaging UV rays.

- Goof proof application
- No laps, runs or streaks
- No back brushing
- Apply in any temperature
- Online Price includes Paint Care fee in the following states: CA, CO, CT, MN, OR, RI, VT

SPECIFICATIONS

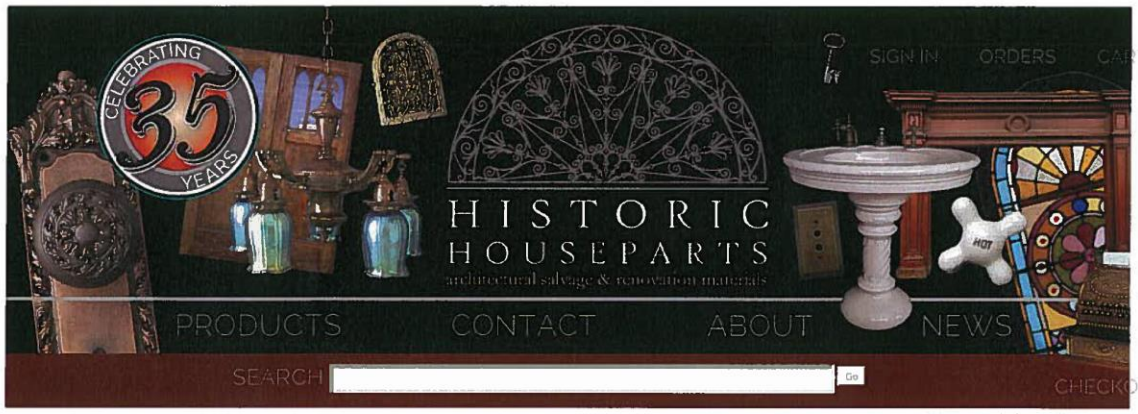
DIMENSIONS

Container Size	5 GA-Gallon	Coverage Area (sq. ft.)	625

DETAILS

Application Method	Brush,Roller,Spray	Paint/Stain Clean Up	Mineral Spirits
Cleanup	Mineral Spirits	Paint/Stain Key Features	Low Temperature,Mildew Resistant,Sealer,UV/Fade Resistant,Waterproof

http://www.homedepot.com/p/READY-SEAL-5-gal-Dark-Walnut-Exterior-Wood-Stain-and-Sealer-525/204675331



DEPARTMENT

House Numbers

Decorative house numbers add to your home's curb appeal.

DEPARTMENTS

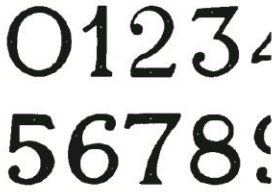
- **Antique Items**
  - Antique Books
  - Antique Cabinet Doors
  - Antique Cabinets
  - Antique Doors
  - Antique Fireplace Accessories
  - Antique Fireplace Mantels
  - Antique Garden Items
  - Antique Hardware
  - Antique Heat Grates
  - Antique Hodge Podge
  - Antique Iron & Tin
  - Antique Kitchen Items
  - Antique Lighting and Electrical
  - Antique Radiators
  - Antique Stained Glass
  - Antique Tile
  - Antique Woodwork
  - SOLD Galleries
- **Bathroom**
  - Bath Soaps & Body Care
  - Bathroom Furnishings
  - Bathroom Sinks & Vanities
  - Clawfoot Bathtubs & Accessories
  - Faucets for Sinks, Tubs, and Showers
  - Shower Curtain Rods
  - Shower Stalls
  - Toilets, Urinals, and Parts
- **Book Store**
- **Cabinet & Furniture Hardware**
  - Appliance or Oversized Pulls
  - Bed, Chair and Table Hardware
  - Bed, Drawer, & Chair Hardware
  - Bin Pulls
  - Bottle Openers
  - Cabinet Hardware Backplates
  - Cabinet Hinges
  - Cabinet Knobs
  - Cabinet Latches
  - Cabinet Locks

ITEM DETAILS

Item Name:
6" House Number - Oil Rubbed Bronze
Item #:
NUM28610-
Price/ea:
$11.50
Average Rating:

Product Image Gallery:

01234
56789



Description | **Dimensions** | **Finishes** | **Availability** | **Discounts**

Solid brass house numbers in a 6" size in an oil rubbed bronze finish. Supplied with wood screws in a coordinating finish.

select your item options

Please select from the options below to ensure you get the perfect item.

Select Number

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0

Your Price: **$11.50**

Quantity: 1

Get a Shipping Estimate

1 Quantity

Zip/Postal Code

Estimate Shipping

http://www.historichouseparts.com/pdshop/shop/item.aspx?itemid=19525

LIGHTING
EXTERIOR HARDWARE
INTERIOR HARDWARE
ALL DOOR HARDWARE
KITCHEN HARDWARE
HOME ACCESSORIES
ART TILE
CRAFTSMAN RUGS
FURNITURE
GARDEN ITEMS
SALE ITEMS
NEW ITEMS
OPEN STOCK ITEMS

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Aspen Bay Premium Candles

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Arroyo Craftsman
Mica Lamp Company
Dard Hunter
Motawi Tile
Enclume Pot Racks
Craftsman Style Landscape Lighting
Whitehall Products LLC
Lewellen Studio Porcelain Tiles

Architectural Styles:
Arts and Crafts Style
Bungalow Style
Craftsman Style
Prairie Style

Informational Topics::
Chandelier and Pendant Heights
Dry-Damp-Wet UL Ratings
Exterior Wall Mounting Lighting
About Arroyo Craftsman Finishes
Arroyo Craftsman Mailbox Installation
Door Hardware Backset and Handing Information
We Ship To Canada
Nichols Bros Stoneworks Cast Stone Installation & Care

Arts & Crafts Gifts Items:
Frank Lloyd Wright Accessories
Arts & Crafts-Mission Clocks
Motawi Tileworks Art Tiles
Arts & Crafts Copper Accessories
Dard Hunter Frames
Craftsman Style Copper Doorbells
Door Pottery - Arts & Crafts Style

Join Our Mailing List

Arroyo Craftsman GMBL Glasgow Horizontal Mailbox

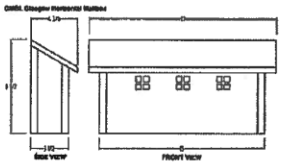
Model: Arroyo Craftsman GMBL Glasgow Horizontal Mailbox

Mfg: Arroyo Craftsman

Collection: Arroyo Craftsman Mailboxes

The Glasgow GMBL horizontal format mailbox by Arroyo Craftsman is the perfect companion to many of the door hardware, house number, and doorbell designs that we offer. The Glasgow mailboxes by Arroyo Craftsman are our biggest sellers for over 12 years. The most popular mailbox finish is the BZ-Bronze finish which is a hand applied finish with some variation. The Bronze finish is the best possible match to an oil rubbed bronze finish. See our link below for Arroyo Craftsman mailbox installation instructions.

Enlarge image



Enlarge image

Suggested Price	~~$242.00~~
Our Price	$220.00
Shipping	FREE SHIPPING (shipping within 48 contiguous States only) Please inquire about shipping to other locations.
Shipping Method	UPS Ground/FEDEX Ground
Aproximate Lead Time	4 - 6 Weeks

Like 0 Tweet 0

SKU/Model	Arroyo Craftsman GMBL Glasgow Horizontal Mailbox
Overall Width	17" (roof)
Height	8-1/2"
Projection	4-3/8"
Thickness	.025"
Material	.025 Brass Sheeting
Standard Finish/Color	VP, MB, RC, BZ, BK, RB, G, SL (premium finishes 15% more)

View Arroyo Craftsman Metal Finish Options

Finish Options - Arroyo Craftsman Mailboxes:

Select One

Notes 1 - Mounting screws included (anchors not included). Can be mounted into wood, masonry, composite.

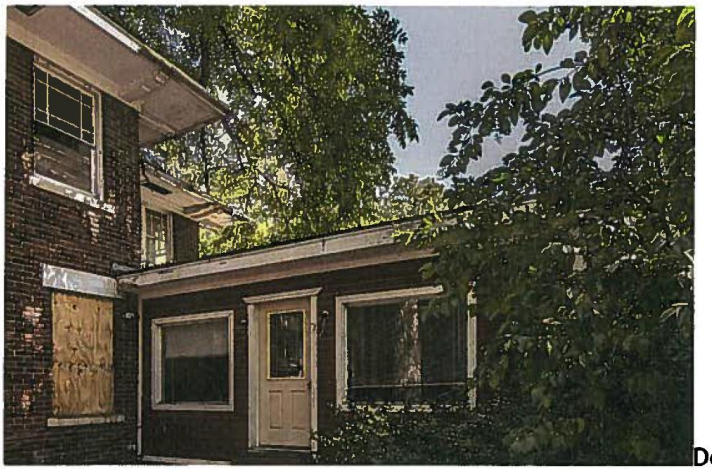
Notes 2 - VIEW ITEM DRAWING WITH DIMENSIONS

Notes 3 - CLICK HERE FOR ARROYO CRAFTSMAN MAILBOX INSTALLATION INSTRUCTIONS

ADD TO CART 1

RIGHT FAÇADE AND PORT COCHERE DETAIL

REAR ELEVATION

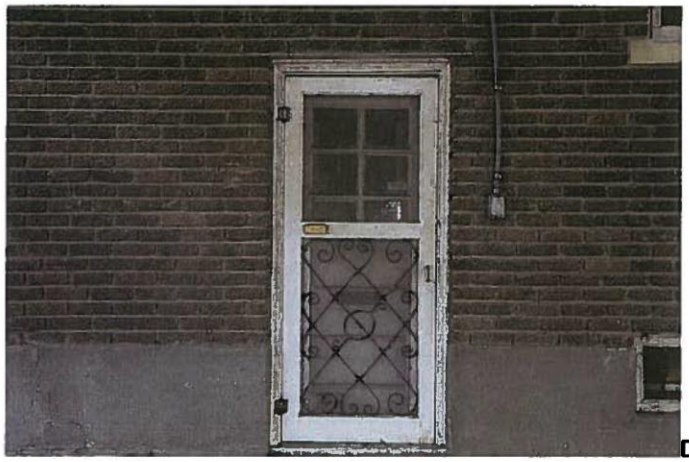


Detail of left side of addition in rear of home.

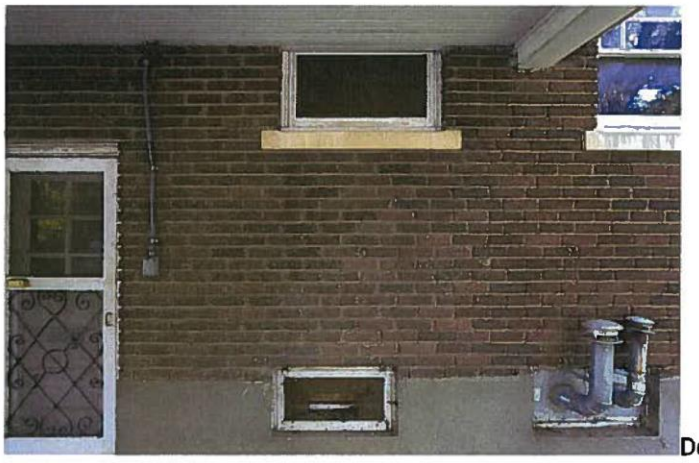
Detail, boarded window to left of addition.

Detail, façade of single-story addition.

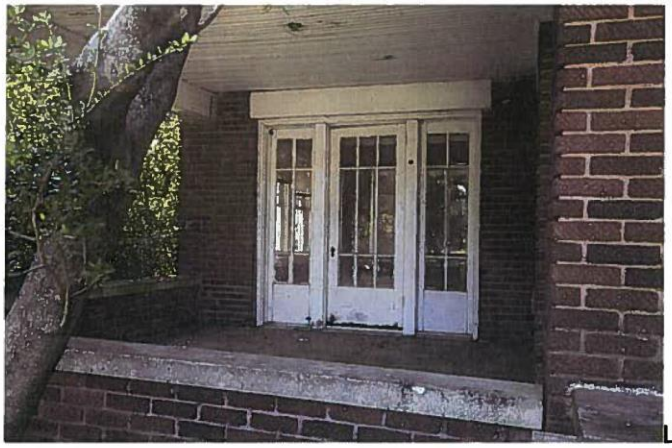
Port Cochere detail



Detail of right side door under port cochere



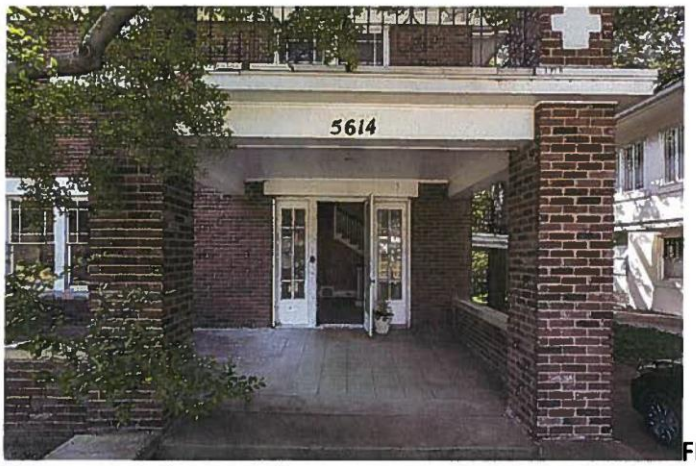
Detail of further area under port cochere



LEFT FRONT DOOR AND PORCH DETAIL

FRONT BANK OF WINDOWS

FRONT DOOR

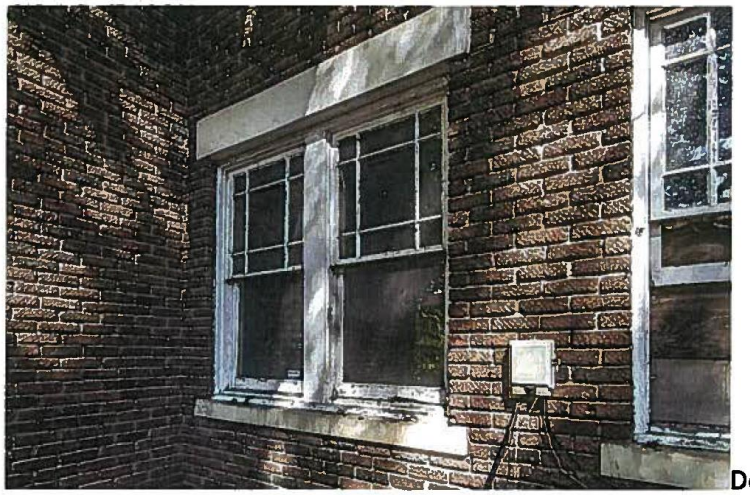


FRONT PORCH DETAIL

FRONT OVERHANG OVER FRONT DOOR DETAIL

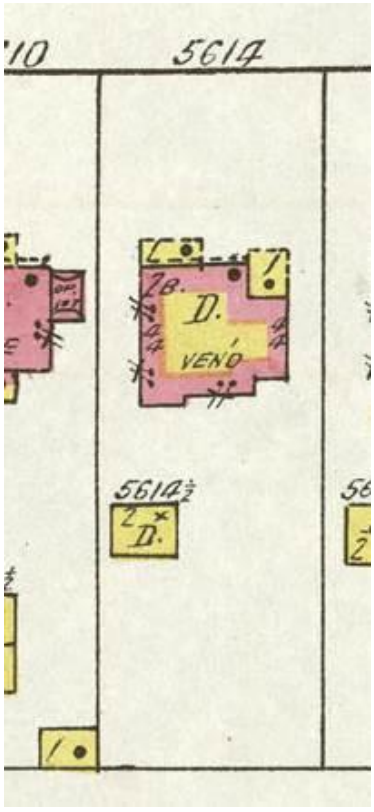
LEFT ELEVATION.

Detail of back door.



Detail of rear windows, first floor.

Detail of first floor rear windows.



1922 Sanborn Map showing that the addition is not original to the building.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 09/15/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Vince Leibowitz
Address: 5614 Swiss
Date of CA/CD Request: 09/03/15 ([redacted])

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Supportive of style of door, recommend wood material, not metal.
2. Supportive of buttonz as submitted, consider color other than teal
3. Supportive of flush mount ceiling lights as submitted, recommend different outdoor wall lantern over back door; recommend no wall lantern under porte cochere
4. Recommend consult city arborist re: trees removal
5. withdraw shrub submittal
6. recommend to provide documentation of structural damage caused by tree

over

Task force members present

___ Joanna Hampton (Chair)	___ John Mark Guest	___ Elizabeth Mast
✓ Wesley Powell (Vice-Chair)	✓ John Gormley	✓ Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Jennifer Anderson ✓

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

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

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

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

7. supportive of 8' board on board fence and stain as submitted

8. supportive of roof as submitted contingent on detail of pitch of roof and detail of soffit showing that windows on main structure are not touched or obscured. otherwise, recommend to keep flat roof.

9. supportive of house numbers as submitted

10. supportive of mailbox as submitted.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-664(JKA)
LOCATION**:** 5736 Swiss Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD-63

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Swiss Avenue
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Bart Pels

OWNER: JEFFREY F CATTORINI

REQUEST: Install clay tile flooring on front façade balconies on main structure.

ANALYSIS: The existing tile on the first floor porches of the main structure is 6" red clay flooring tile. The applicant wishes to install matching tile on the floor of both balconies in the front façade. The applicant has installed balcony pans and a new roof on each balcony to address drainage issues. Staff has determined that the request meets the preservation criteria for Swiss Avenue and City Code and is recommending approval.

STAFF RECOMMENDATION: Install clay tile flooring on front façade balconies on main structure – Approve – Approve photograph dated 9-14-15 with the finding that the work is consistent with preservation criteria Section 51P-63.116(1)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Install clay tile flooring on front façade balconies on main structure – None – No quorum, comments only. Supportive as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145 - 664 (JKA)
Office Use Only

Name of Applicant: BART PELS
Mailing Address : PO BOX 445
City, State and Zip Code: DENTON, TX 76202-0445
Daytime Phone: 940-391-4291 Fax:
Relationship of Applicant to Owner: CONTRACTOR

PROPERTY ADDRESS: 5736 SWISS
Historic District: SWISS AVENUE HISTORIC DISTRICT

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

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

INSTALL CLAY TILE ON BALCONY FLOOR.

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: Bart Pels Date: 09-03-15

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

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

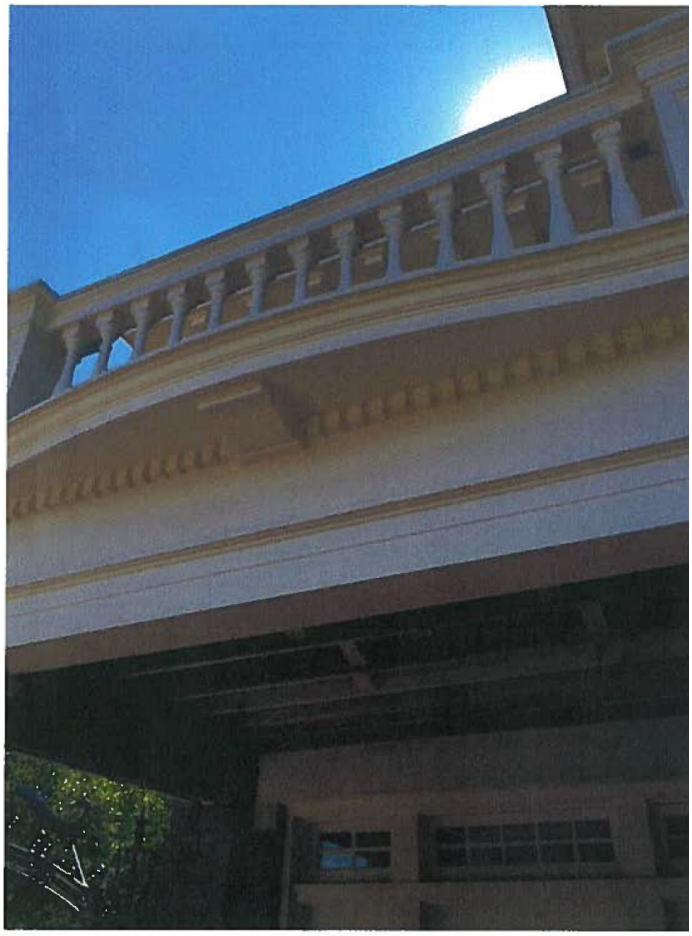
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.

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

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

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

_____ _____
Sustainable Construction and Development **Date**



Existing floor on the balconies

The proposed tile for the balconies will match the existing tile on the first floor porch of the main structure.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 09/15/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Bart Pels
Address: 5736 Swiss
Date of CA/CD Request: 09/03/15

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Supportive as submitted

Task force members present

___ Joanna Hampton (Chair)	___ John Mark Guest	___ Elizabeth Mast
✓ Wesley Powell (Vice-Chair)	✓ John Gormley	✓ Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Jennifer Anderson ✓

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

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-662(MD) PLANNER: Mark Doty
LOCATION**:** 509 Elm Street, Ste. 100 DATE FILED: September 3, 2015
STRUCTURE: Main & Contributing DISTRICT: West End
COUNCIL DISTRICT: 14 MAPSCO: 45-P
ZONING: CA-1(A) CENSUS TRACT: 0031.01

APPLICANT: BYRUM SIGN & LIGHTING

REPRESENTATIVE: Abel Bertaud

OWNER: 501 ELM PLACE PTNRS LTD

REQUEST:
Install one 2'-0" X 10'-0" non-illuminated blade sign on south facade.

BACKGROUND / HISTORY:
2/3/2014 – Landmark Commission reviewed a Courtesy Review for new signage on the south façade (CR134-002(MD)).

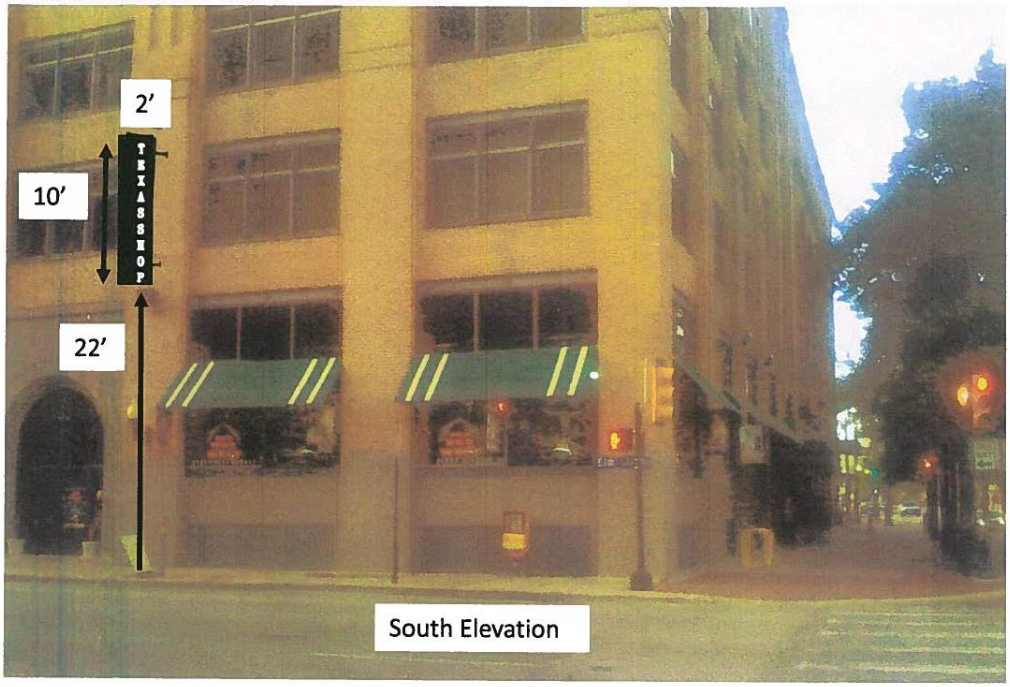
7/6/2015 – Landmark Commission approved new signage on south façade (CA145-452(MD).

ANALYSIS: This proposal is for a change in design only, not in sign size or location previously approved in July. Based on that fact, and that the work meets the requirements in the West End signage criteria, Staff is recommending approval.

STAFF RECOMMENDATION:
Install one 2'-0" X 10'-0" non-illuminated blade sign on south facade.– Approve - Approve drawings dated 9/16/15 with the finding the proposed work is consistent with the criteria for projecting attached signs in the preservation criteria Section 51A-7.1005(h), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

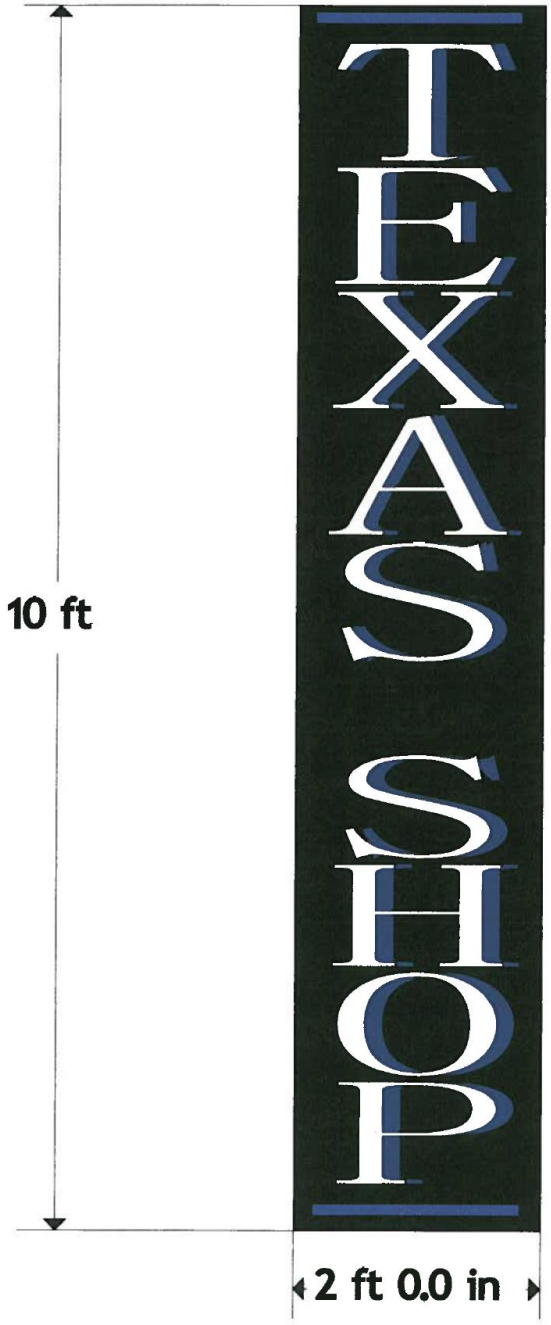
TASK FORCE RECOMMENDATION:
Install one 2'-0" X 10'-0" non-illuminated blade sign on south facade. - Approve - Approve as submitted. Dawson recused.

Existing south façade.



Proposed sign location.

2' Wide by 10' Tall - 1.5" Aluminim Cabinet, Painted Black
Digitally Printed UV Vinyl Print Attached to Fascia on Both Sides with UV Overlaminate
3" Square Tubing Extending 12" from Building w/ Welded Mounting Brackets to bolt in to Building.



9/16/15

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

DATE: 9/9/2015
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Byrum Sign and Lighting
Address: 509 Elm Street (West End)
Date of CA/CD Request: 9/3/2015

RECOMMENDATION:

✓ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

Approved as submitted

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	✓ Cathy Dawson (Alternate)
___ Jay Firsching (Vice-Chair)	___ Charles Neel	✓ Anne Stimmel (Alternate)
___ Carolina Pace	✓ Justin Curtsinger	

Ex Officio staff members Present ✓ Mark Doty ___

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

Maker: Stimmel
2nd: CURTSINGER
Task Force members in favor: 3
Task Force members opposed: 0
Basis for opposition:

CATHY DAWSON RECUSED - LIVES IN BLDG.

CHAIR, Task Force Gary C Coffman DATE 9/9/15

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-678(MD)
LOCATION**:** 1701 N. Market Street, #110
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: September 3, 2015
DISTRICT: West End
MAPSCO: 45-K
CENSUS TRACT: 0021.00

APPLICANT: Ernest Glotta

REPRESENTATIVE: None.

OWNER: MARKET ROSS LTD ETAL

REQUEST:

1) Remove non-historic window and brick infill on south elevation and install new wood double doors and sidelights.
2) Remove non-historic window and brick infill on west elevation and install new wood double doors and sidelights.

BACKGROUND / HISTORY:
4/30/2014 – Staff approved the initial installation of the satellite dishes on the roof as a 'Routine Maintenance' Certificate of Appropriateness (CA134-315(MD)).

3/2/2015 – Landmark Commission approved installation of rooftop satellite dishes. (CA145-179(MD)).

5/4/2015 – Landmark Commission proposed canopy signs and lighting (CA145-317(MD)).

ANALYSIS: The proposed storefront modifications meet the requirements in the West End criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:

1) Remove non-historic window and brick infill on south elevation and install new wood double doors and sidelights. – Approve - Approve drawings dated 9/16/15 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.1, 5.2, 5.4, 5.5, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Remove non-historic window and brick infill on west elevation and install new wood double doors and sidelights. – Approve - Approve drawings dated 9/16/15

with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.1, 5.2, 5.4, 5.5, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Remove non-historic window and brick infill on south elevation and install new wood double doors and sidelights. – Approve - Approved as submitted.
2) Remove non-historic window and brick infill on west elevation and install new wood double doors and sidelights. – Approve - Approved as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145-678 (MD)
Office Use Only

Name of Applicant: ERNEST GLOTTA
Mailing Address : 5550 QUORUM DRIVE #315
City, State and Zip Code: DALLAS, TX 75254
Daytime Phone: 214.799.5031 Fax: 214.618.5004
Relationship of Applicant to Owner: DESIGN CONSULTANT

PROPERTY ADDRESS: 1701 N MARKET, SUITE 110
Historic District: WEST END

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

PROPOSED WORK:

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

Replace non-building standard windows with wood and glass doors to match existing building standard.

Please review attached for additional information

Signature of Applicant: EGlotta Date: 9-3-2015

Signature of Owner: [signature] (IF NOT APPLICANT) Date: 9/3/2015

RECEIVED BY
SEP 03 2015

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:

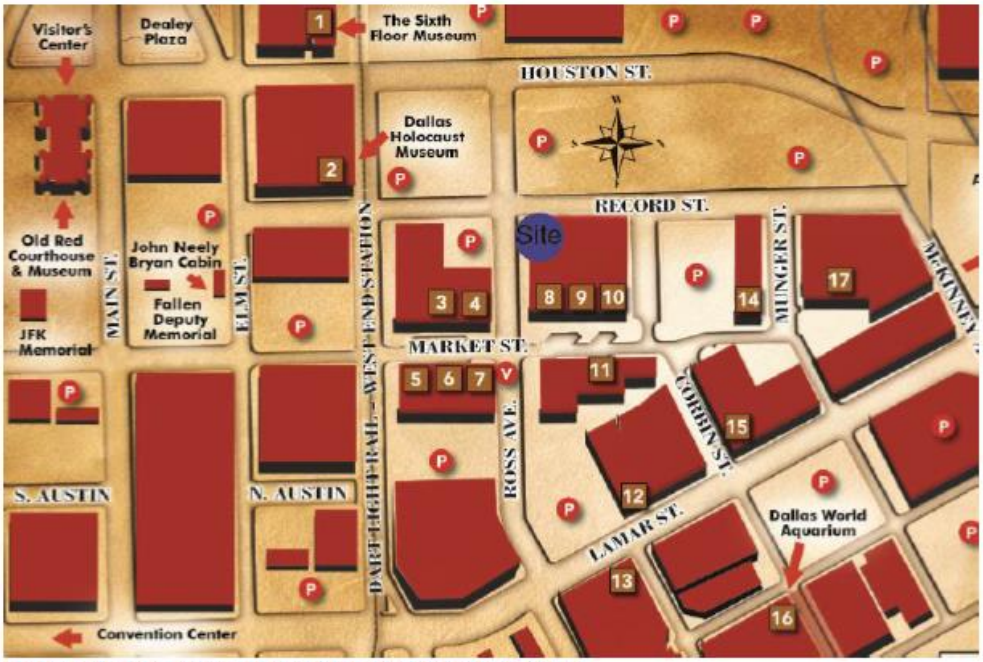
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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

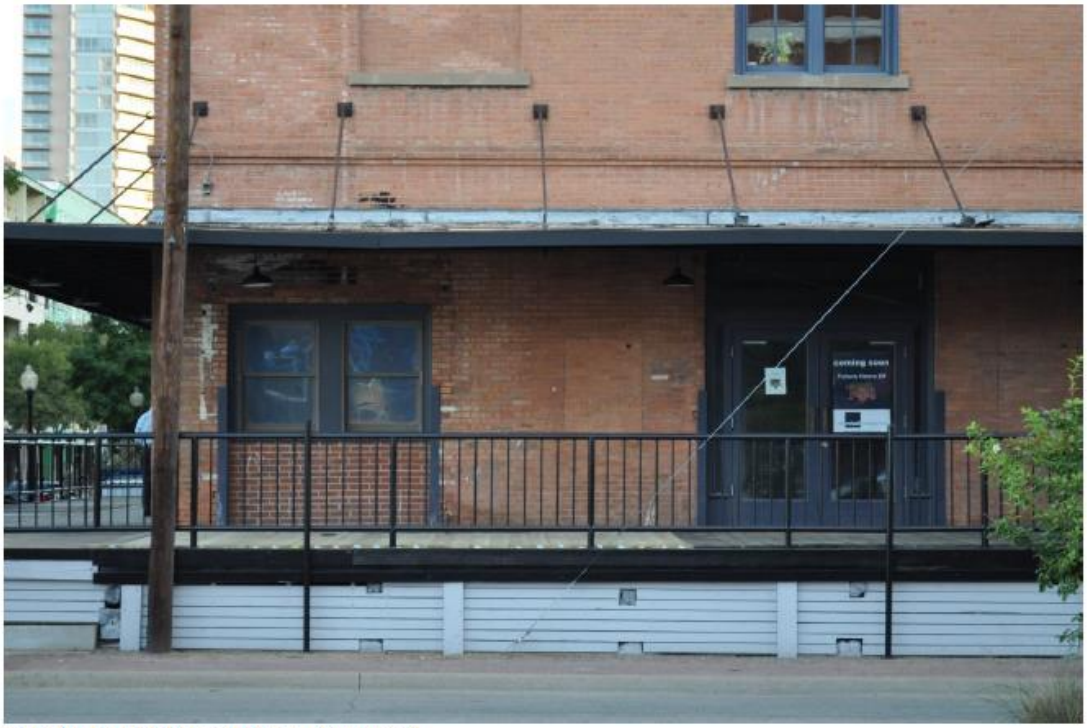
MCL CONSTRUCTION
DALLAS, TEXAS

1701 N. Market Street, Suite 110



Property Location (from West End Directory)

Building Viewed from Southwest

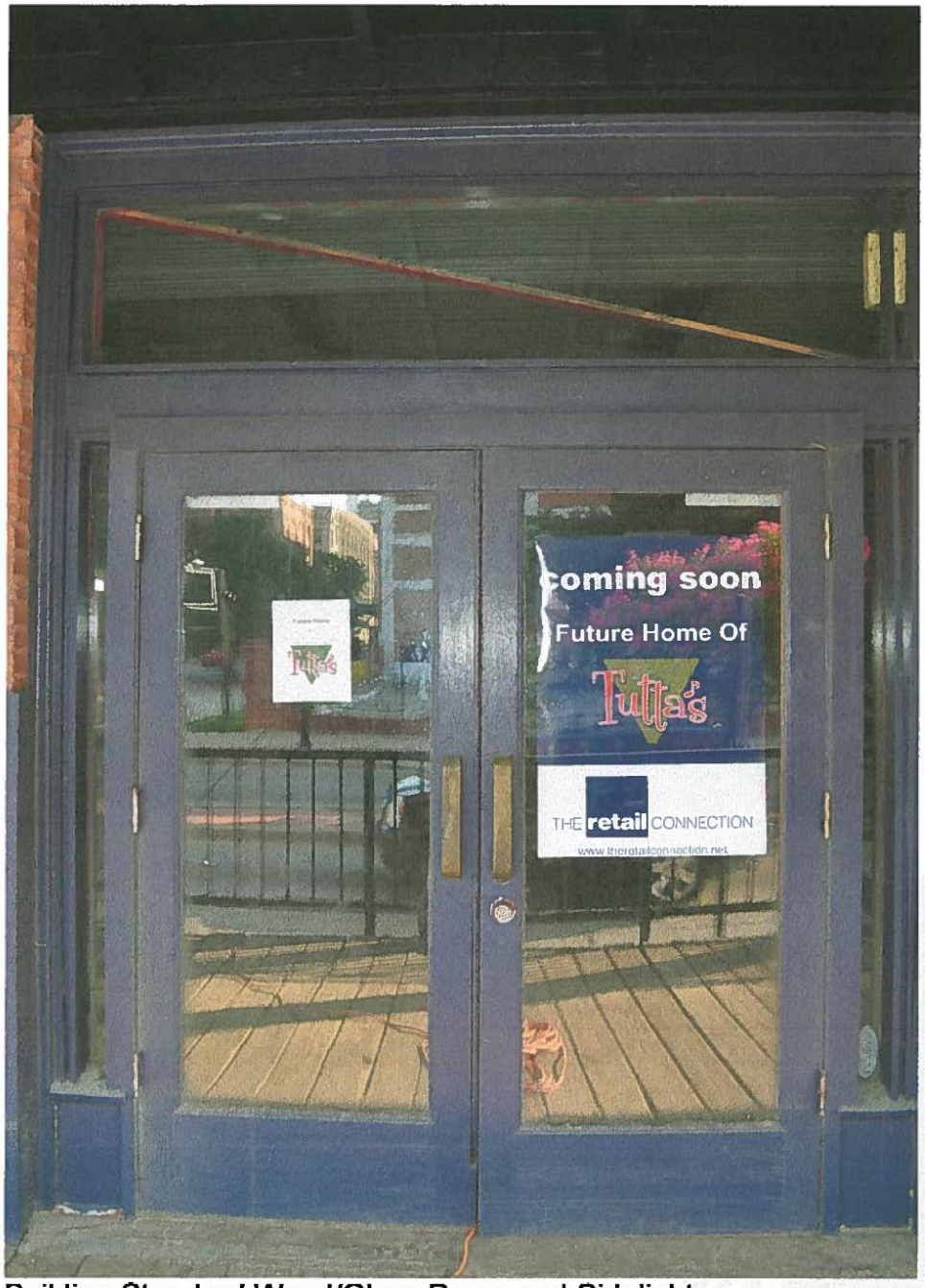


South Elevation (Ross Avenue)

We propose to remove the non-building standard window along with the added masonry knee-wall below it from the existing warehouse door opening (left side of image and below). A new pair of wood and glass doors with sidelights to match the building standard, will be installed.

West Elevation (Record Street)

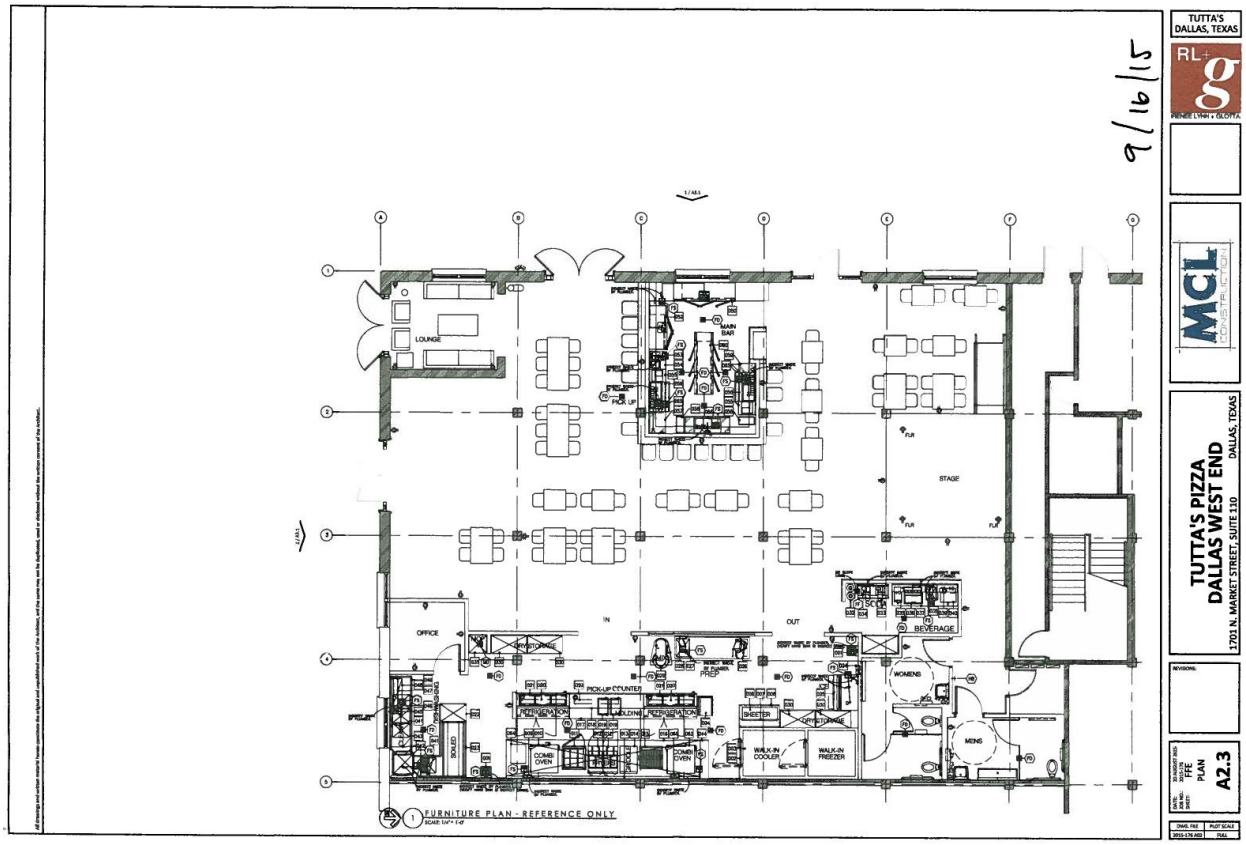
We propose to remove the non-building standard window along with the added masonry knee-wall below it from the existing warehouse door opening (center of image and below). A new pair of wood and glass doors with sidelights to match the building standard, will be installed.

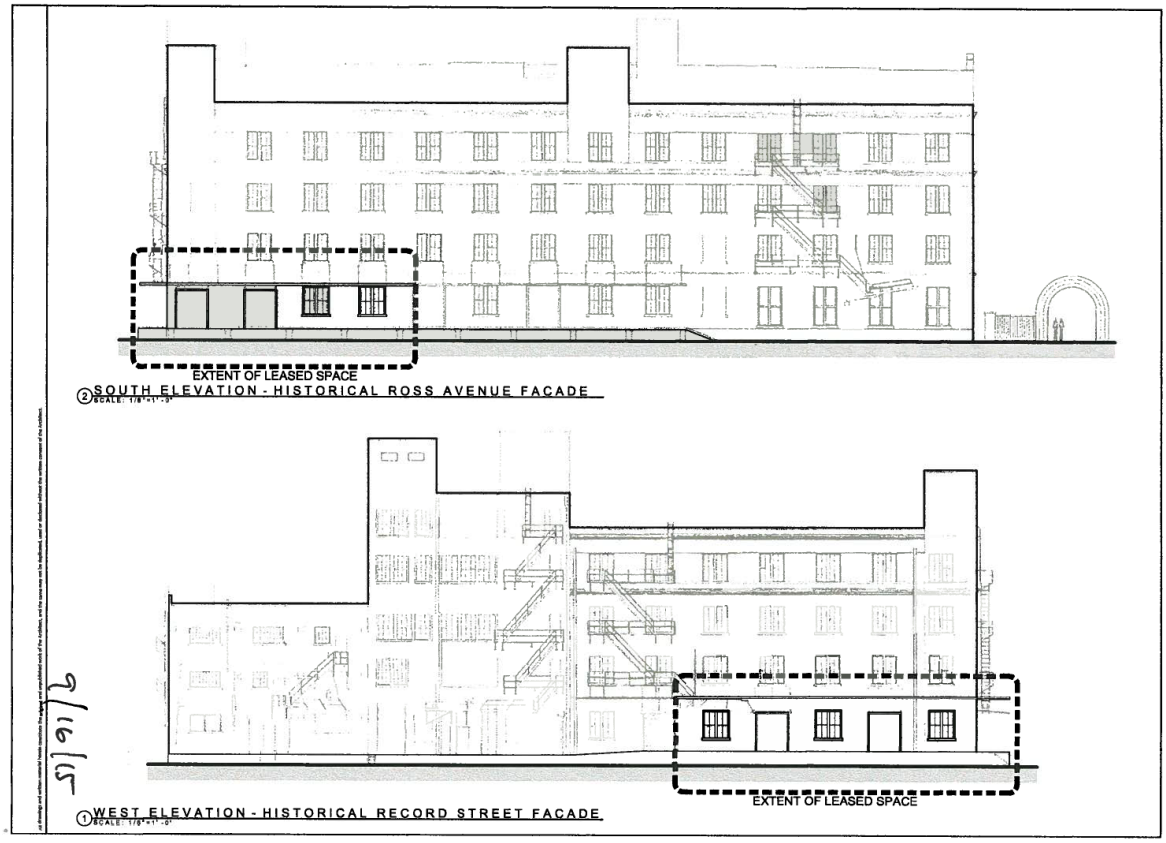


Building Standard Wood/Glass Doors and Sidelights.

9/16/15

Proposed door and sidelight design.


9/16/15
TUTTA'S
DALLAS, TEXAS
RENEE LYNN + OLOYA
MCL CONSTRUCTION
TUTTA'S PIZZA
DALLAS WEST END
1701 N. MARKET STREET, SUITE 110
DALLAS, TEXAS
REVISIONS
FFE
PLAN
A2.3
LOUNGE
MAIN BAR
PICK UP
STAGE
OFFICE
PICK-UP COUNTER
REFRIGERATION
BEVERAGE
WOMENS
MENS
WALK-IN COOLER
WALK-IN FREEZER
COMBI OVEN
SOLID
FURNITURE PLAN - REFERENCE ONLY



②SOUTH ELEVATION - HISTORICAL ROSS AVENUE FACADE
SCALE: 1/8"=1'-0"

①WEST ELEVATION - HISTORICAL RECORD STREET FACADE
SCALE: 1/8"=1'-0"

TUTTA'S
DALLAS, TEXAS

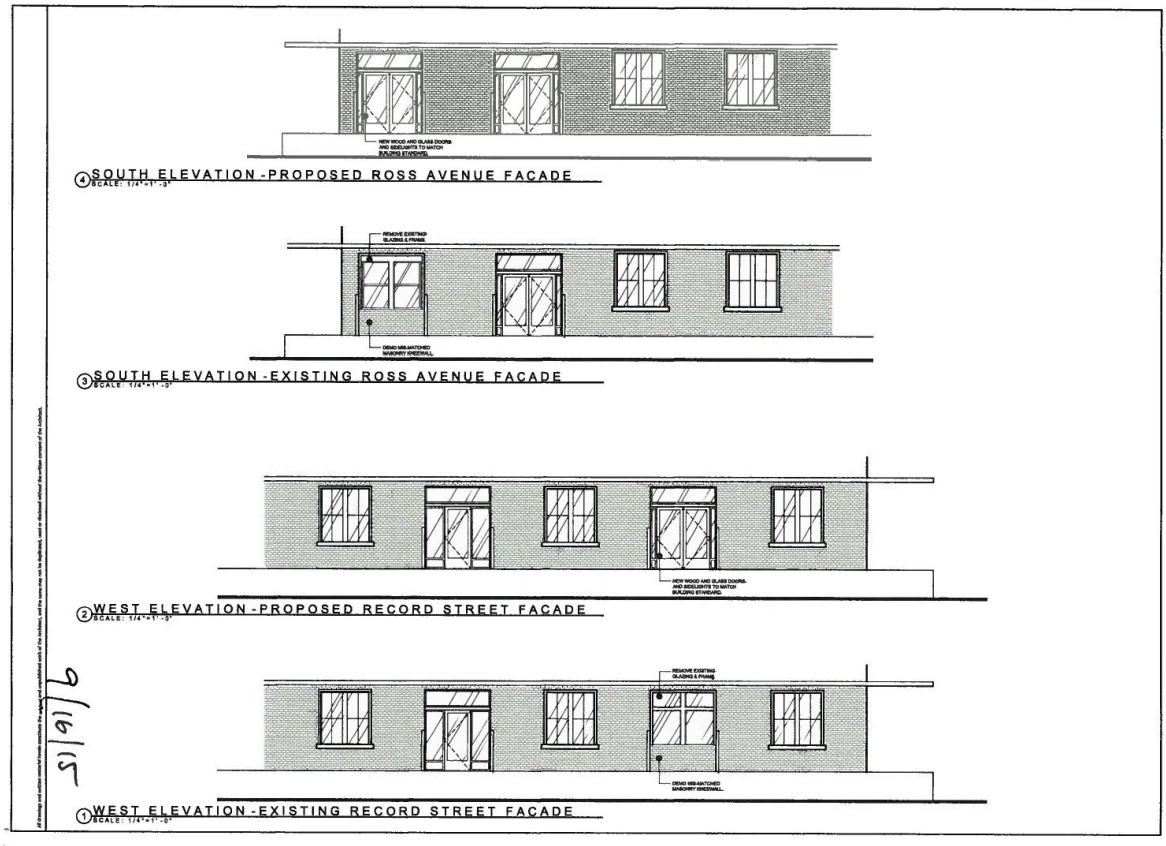
RL+g
RENEE LYNN + GLOTTA

MCL CONSTRUCTION

TUTTA'S PIZZA
DALLAS WEST END
1701 N. MARKET STREET, SUITE 110
DALLAS, TEXAS

REVISIONS:

HISTORICAL ELEVATIONS
A3.1



④SOUTH ELEVATION - PROPOSED ROSS AVENUE FACADE
SCALE: 1/4"=1'-0"

③SOUTH ELEVATION - EXISTING ROSS AVENUE FACADE
SCALE: 1/4"=1'-0"

②WEST ELEVATION - PROPOSED RECORD STREET FACADE
SCALE: 1/4"=1'-0"

①WEST ELEVATION - EXISTING RECORD STREET FACADE
SCALE: 1/4"=1'-0"

TUTTA'S
DALLAS, TEXAS

RL+g
RENEE LYNN + GLOTTA

MCL CONSTRUCTION

TUTTA'S PIZZA
DALLAS WEST END
1701 N. MARKET STREET, SUITE 110
DALLAS, TEXAS

REVISIONS:

ELEVATION EXHIBITS
A3.2

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

DATE: 9/9/2015
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Ernest Glotta
Address: 1701 N Market Street (West End)
Date of CA/CD Request: 9/3/2015

RECOMMENDATION:

✓ Approve _____ Approve with conditions____ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

Approved as submitted

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
___ Jay Firsching (Vice-Chair)	___ Charles Neel	✓ Cathy Dawson (Alternate)
___ Carolina Pace	✓ Justin Curtsinger	✓ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Mark Doty ___

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

Maker: Curtsinger
2nd: Stimmel
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 9/9/15

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-656(MD)
LOCATION**:** 303 S. Clinton Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: September 3, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Pat Rooney

REPRESENTATIVE: None.

OWNER: WILLIAMS ERNEST P

REQUEST:
Replace two garage doors with new door style.

BACKGROUND / HISTORY: None.

ANALYSIS: The proposed garage door style meets the requirements in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Replace two garage doors with new door style. – Approve - Approve specification dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Replace two garage doors with new door style. No quorum. Comments only. We are in support of the work as described in application.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145-656 (MD)
Office Use Only

Name of Applicant: Pat Rooney
Mailing Address : Po Box 4926 Dallas, TX 75208
City, State and Zip Code:
Daytime Phone: 972-567-7722 Fax: 469-375-4940
Relationship of Applicant to Owner: self

PROPERTY ADDRESS: 303 S. Clinton
Historic District: Winnetka Heights

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

PROPOSED WORK:

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

Repair staircase to garage apartment, strengthen 2x4 supports with 8in posts

Replace garage doors two 7' X 8' single garage doors, aluminum and painted to match approved color

Repair siding matching original material and design, scape and paint salvagable wood siding, sofits and freeze boards. see pictures, approx 20% of existing wood is damaged beyond repair and must be replaced with same wood.

Replace window glass only as needed, about 20 panes of glass, broken or now plastic

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Signature of Applicant: _____ Date: July 18, 2015

Signature of Owner: _____ Date: SEP 03 2015
(IF NOT APPLICANT)

Current Planning

APPLICATION DEADLINE:

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

OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**

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

Existing main structure.

Existing garage door style.

From: Pat Rooney [redacted]
Sent: Wednesday, September 30, 2015 9:27 AM
To: Doty, Mark
Subject: Re: 303 S Clinton
Attachments: Doorlink-Brochure-410-411.pdf

we went on vacation and just got back.

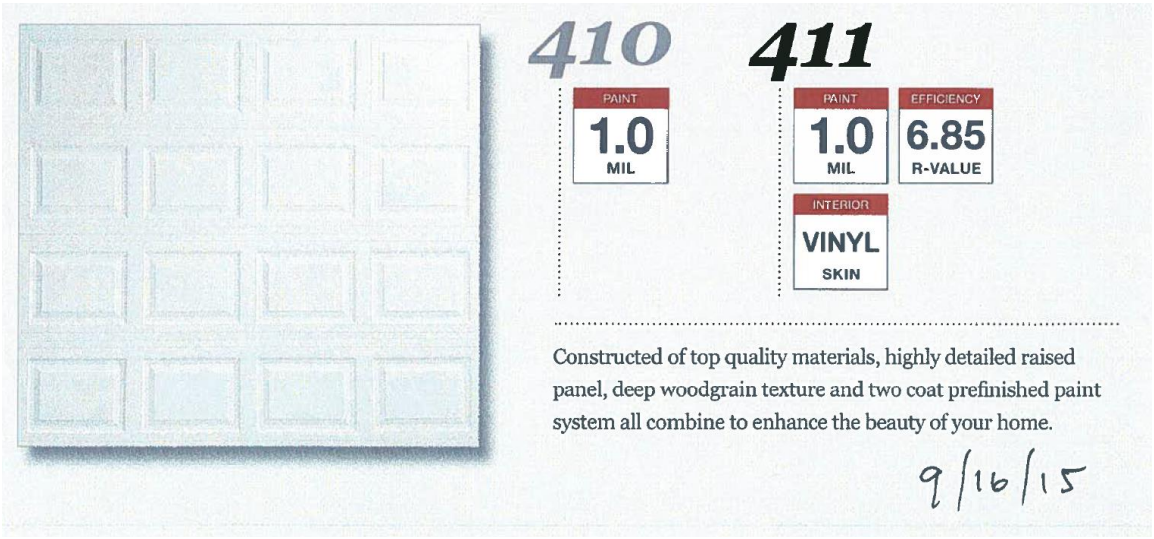
here is the brochure we got from the installer.

the specs are two of the following:

style: 410 traditional, no window
door width: 8 ft.
height: 7 ft
color: white

9/16/15

I hope this works, we want to install probably in a week or two



Proposed garage door specification.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 9/9/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Pat Rooney
PROPERTY ADDRESS: 303 S. Clinton (Winnetka Heights)
DATE of CA / CD REQUEST: 9/3/2015

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

WE ARE IN SUPPORT OF THE WORK AS DESCRIBED IN APPLICATION

Task force members present

____ Jeffrey Fahrenholz (Chair)	✓ Garth Russo	____
____ Les Hall	✓ Jeff Cummings (Vice-Chair)	____ Barbara Roy (Alternate)
____ Alfred Pena	____ Bob Rodriguez	____ Connie Marks (Alternate)

Ex Officio staff members present ✓ Mark Doty ____

Simply Majority Quorum: ___ yes ✓ no

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-657(MD)
LOCATION**:** 201 S. Rosemont Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: September 3, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Karen Thrasher

REPRESENTATIVE: None.

OWNER: THRASHER KAREN & BARTON

REQUEST:
Construct accessory structure in rear yard.

BACKGROUND / HISTORY: None.

ANALYSIS:
The proposed accessory structure meets the criteria in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Construct accessory structure in rear yard. – Approve – Approve drawings dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Construct accessory structure in rear yard. No quorum. Comments only. We are supportive of Applicant's scope.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 657 [MD]
Office Use Only

Name of Applicant: Karen & Bart Thrasher
Mailing Address : 201 S. Rosemont Avenue
City, State and Zip Code: Dallas, Texas 75208
Daytime Phone: 214-293-3498 Fax: na
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 201 S. Rosemont Ave, Dallas, Texas
Historic District: Winnetka Heights

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

PROPOSED WORK:

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

New construction of an accessory building in the backyard of the property.
REPAINT MAIN HOUSE WITH SAME proposed colors.

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: Karen Thrasher Date: 9/01/2015

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

APPLICATION DEADLINE:

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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**

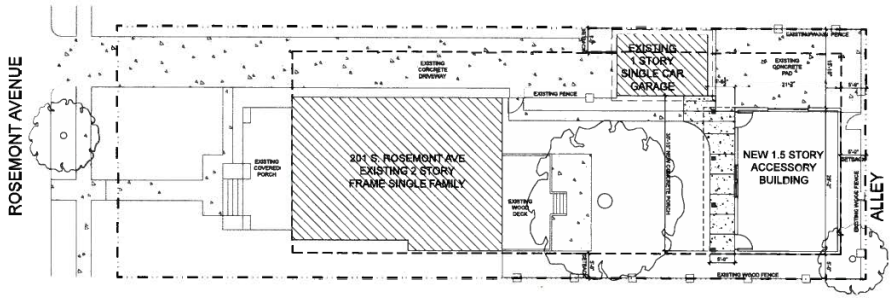
East elevation of main structure.

BACKYard

BACKYard

SQUARE FOOTAGES :

EXISTING HOUSE:	
1ST FLOOR:	1,230 SF
2ND FLOOR:	1,048 SF
EXISTING GARAGE:	223 SF
NEW BUILDING:	617 SF
TOTAL GROUND LEVEL:	2,070 SF
TOTAL LOT COVERAGE:	28%



N

1 SITE PLAN

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

9/16/15

THRASHER WORKS
4750 gaston st. dallas texas 75207
WWW.THRASHERWORKS.COM
469.583.4619 | 214.293.3498

THRASHER RESIDENCE
GARAGE ADDITION
201 S. ROSEMONT AVENUE, DALLAS, TX 75208

issue date:
ISSUE FOR CONSTRUCTION 8/31/15

SITE PLAN

A1.0

SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THRASHER WORKS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, IN THE DRAWINGS, MODELS, DESIGNS AND OTHER WORKS DOCUMENTS. THE DRAWINGS, MODELS, DESIGNS AND OTHER WORKS DOCUMENTS SHALL NOT BE REUSED, TRANSFERRED, OR SOLD, OR PERMIT THE REUSE, TRANSFER, OR SALE OF THRASHER WORKS DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE PREPARED BY THRASHER WORKS. IT IS NOT A FINAL CONSTRUCTION DOCUMENT UNLESS SIGNED AND SEALED.

ROOF :

TRADITIONAL 3-TAB ROOF SHINGLE, COLOR TO MATCH EXISTING: "ASH BROWN" BY GAF

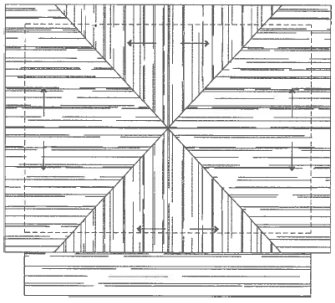
LIGHTING :

CRAFTSMAN STYLE WALL SCONCE, OIL RUBBED BRONZE FINISH BY GALAXY

DOORS :

GARAGE DOOR: STANDARD PANEL DOOR, PAINT TRIM COLOR #1.

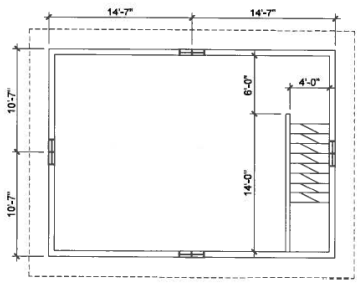
MAN DOORS: STANDARD STEEL 6-PANEL DOOR, PAINT TRIM COLOR #1



N

2 ROOF PLAN

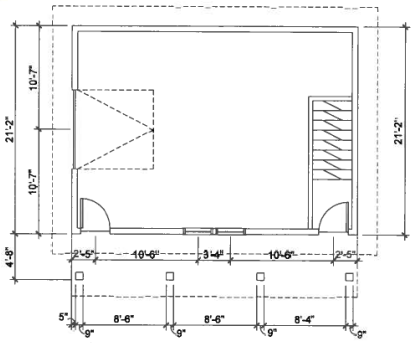
SCALE: 1/8" = 1'-0"



N

3 LOFT LEVEL PLAN

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



N

1 1ST LEVEL PLAN

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

9/16/15

THRASHER WORKS
4750 gaston st. dallas texas 75207
WWW.THRASHERWORKS.COM
469.583.4619 | 214.293.3498

THRASHER RESIDENCE
GARAGE ADDITION
201 S. ROSEMONT AVENUE, DALLAS, TX 75208

issue date:
ISSUE FOR CONSTRUCTION 8/31/15
REVISION #1 9/3/15

CONSTRUCTION & ROOF PLAN

A2.0

SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THRASHER WORKS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, IN THE DRAWINGS, MODELS, DESIGNS AND OTHER WORKS DOCUMENTS. THE DRAWINGS, MODELS, DESIGNS AND OTHER WORKS DOCUMENTS SHALL NOT BE REUSED, TRANSFERRED, OR SOLD, OR PERMIT THE REUSE, TRANSFER, OR SALE OF THRASHER WORKS DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE PREPARED BY THRASHER WORKS. IT IS NOT A FINAL CONSTRUCTION DOCUMENT UNLESS SIGNED AND SEALED.

MATERIAL SPECIFICATIONS:

- COMPOSITE SHINGLE ROOFING TO MATCH EXISTING: ASH BROWN
- CEDAR SHAKE SIDING; TRIM COLOR 2
- #117 WOOD LAP SIDING; COLOR: MAIN FIELD PAINT
- EXTERIOR PAINT, WOOD TRIM COLOR 1, SEE COLOR SAMPLES
- EXTERIOR PAINT, WOOD TRIM COLOR 2, SEE COLOR SAMPLES

ALL WINDOWS TO BE SITELINE WOOD, DOUBLE HUNG WINDOWS BY JELD-WEN; SASH TO BE PAINTED TRIM COLOR 2, TRIM TO BE PAINTED TRIM COLOR 1. SEE COLOR SAMPLES.

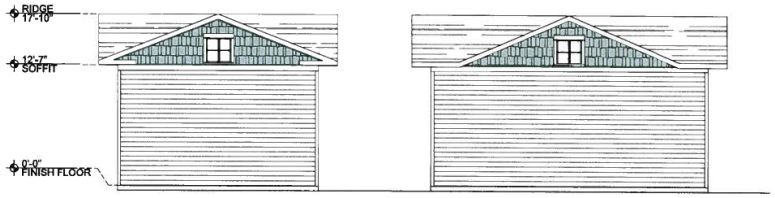
PAINT COLORS:

MAIN FIELD PAINT TO MATCH EXISTING:
SHERWIN WILLIAMS SW 2837
AURORA BROWN

TRIM COLOR 1 TO MATCH EXISTING:
SHERWIN WILLIAMS SW2834
BIRDSEYE MAPLE

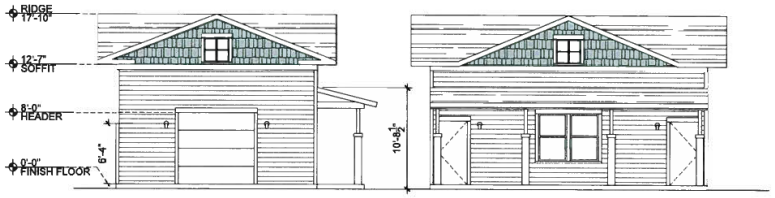
TRIM COLOR 2 TO REPLACE EXISITNG GREEN:
SHERWIN WILLIAMS SW2829
CLASSIC WHITE

7/16/19



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THRASHER WORKS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS BY ANY PERSON OR ENTITY FOR ANY PURPOSE IS PROHIBITED AND ANY VIOLATION WILL BE ENFORCED TO THE FULLEST EXTENT OF THE LAW.

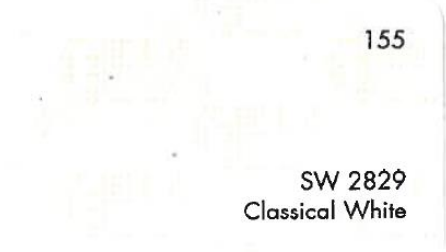
THRASHER WORKS
4750 gretna st. dallas texas 75207
WWW.THRASHERWORKS.COM
469.585.4918 | C:415.353.3455

THRASHER RESIDENCE
GARAGE ADDITION
201 S. ROSEMONT AVENUE, DALLAS, TX 75208

issue date:
ISSUE FOR CONSTRUCTION 8/21/19
REVISION #1 9/3/19

ELEVATIONS

A3.0



9/16/15

Proposed paint specifications.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 9/9/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Karen Thrasher
PROPERTY ADDRESS: 201 S. Rosemont (Winnetka Heights)
DATE of CA / CD REQUEST: 9/3/2015

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

WE ARE SUPPORTIVE OF APPLICANTS SCOPE

Task force members present

____ Jeffrey Fahrenholz (Chair)	___✓ Garth Russo	____
____ Les Hall	___✓ Jeff Cummings (Vice-Chair)	____ Barbara Roy (Alternate)
____ Alfred Pena	____ Bob Rodriguez	____ Connie Marks (Alternate)

Ex Officio staff members present ___ Mark Doty ____

Simply Majority Quorum: ___ yes ___ no

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-680(MD)
LOCATION**:** 228 S. Windomere Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: September 3, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: RESIDENTIAL DESIGN SERVICES LLC

REPRESENTATIVE: Bobby Pross

OWNER: MAHER KEVIN E &

REQUEST:
1) Construct two-story rear addition to main structure.
2) Remove six windows on rear facade and install four new windows.

BACKGROUND / HISTORY: None.

ANALYSIS:
The proposed work meets the requirements in the Winnetka Heights preservation criteria, therefore Staff is recommending approval on all requests.

STAFF RECOMMENDATION:
1) Construct two-story rear addition to main structure. – Approve - Approve drawings dated 9/16/15 with the finding of fact 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) Remove six windows on rear facade and install four new windows. – Approve - Approve drawings dated 9/16/15 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Construct two-story rear addition to main structure. No quorum. Comments only. We are supportive of application scope.
2) Remove six windows on rear facade and install four new windows. No quorum. Comments only. We are supportive of application scope. Suggestion to Applicant to not discard existing wood windows for reuse in addition design.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145.680 [MD]
Office Use Only

Name of Applicant: Jim Sanford
Mailing Address : 228 S. Windomere Ave.
City, State and Zip Code: Dallas Texas 75208
Daytime Phone: 214-773-0626 Fax: _____
Relationship of Applicant to Owner: Owner is applicant

PROPERTY ADDRESS: 228 S. Windomere Ave.
Historic District: Winnetka Heights

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

PROPOSED WORK:

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

The proposed work includes an 82 sf. single story addition to the rear (east) side of the house. In addition, the applicant requests to raise the existing soffit / roof of a previously added on portion of the house at the rear (east) side of the house, to align with the original soffit / roof line

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: _____ Date: 9/2/15

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:

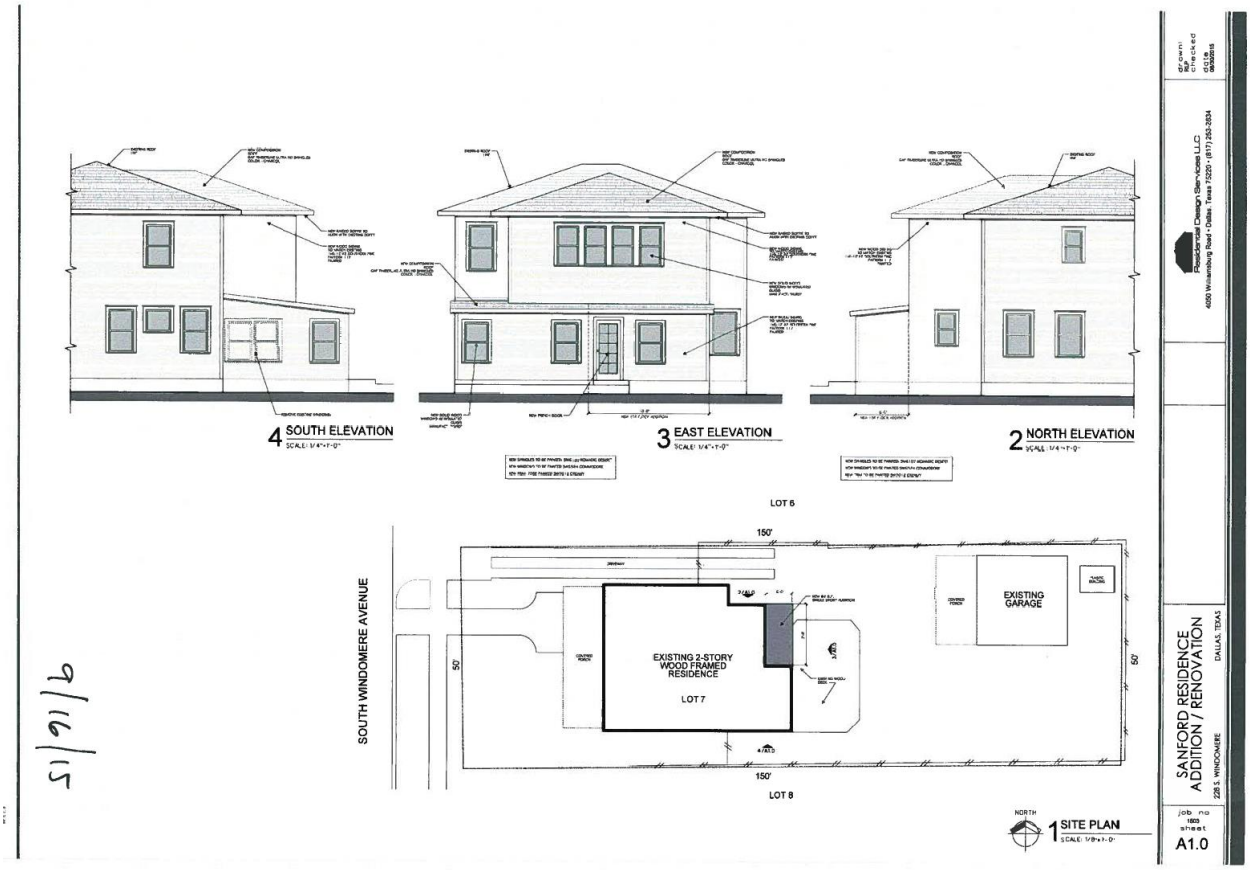
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

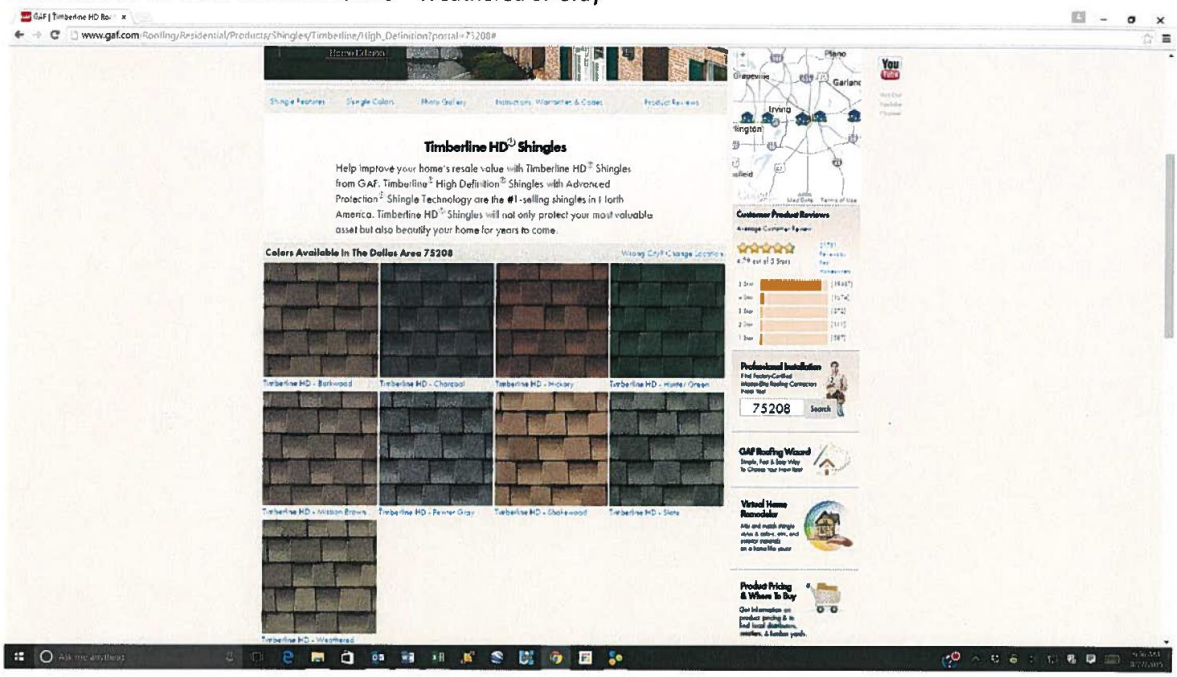
_____ _____
Sustainable Construction and Development **Date**

West elevation.


4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"
3 EAST ELEVATION
SCALE: 1/4"=1'-0"
2 NORTH ELEVATION
SCALE: 1/4"=1'-0"
LOT 6
150'
SOUTH WINDOMERE AVENUE
EXISTING 2-STORY WOOD FRAMED RESIDENCE
LOT 7
EXISTING GARAGE
50'
50'
150'
LOT 8
NORTH
1 SITE PLAN
SCALE: 1/8"=1'-0"
SANFORD RESIDENCE ADDITION / RENOVATION
DALLAS, TEXAS
225 S. WINDOMERE
job no
sheet
A1.0

5/11/16

Roof material for 228 S Windomere Ave – Weathered or Gray



Windows – Hurd Wood Windows – **Without** divided lights

Construction

- Solid wood exterior, primed standard (natural optional).
- Natural pine interior standard. Prime, paint or stain optional.
- Alternate wood species optional.
- CoreGuard wood treatment.

9/10/15

Siding for 228 S Windomere Ave

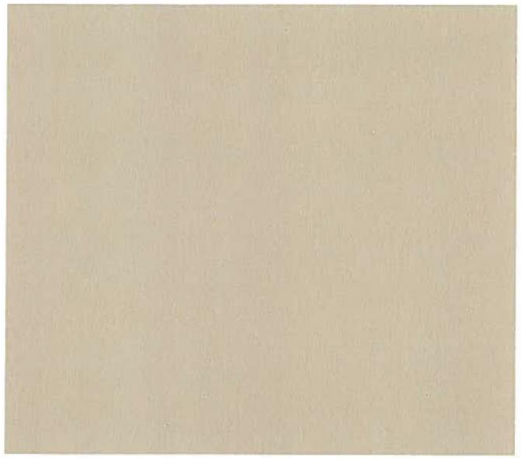
McCoy's Part #: 0117

With favorable growing conditions, wise forest management, and efficient manufacturing ensure a continuous supply of high Southern Pine products for future generations. It is the preferred choice for today's design/build professionals. It still remains cost-effected building material in the market today. McCoy's proudly carries level by Weyerhaeuser products in many locatio vary by location. For more details, please contact your store team.

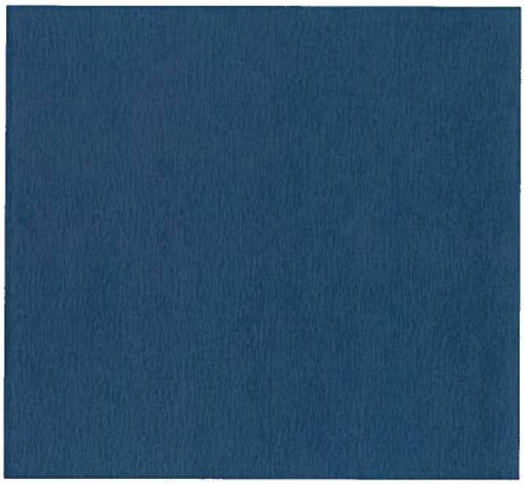
- Guaranteed no Blue Stain
- Superior Strength
- High Density
- Best Treatability
- Widespread Availability

Filter By:	Pattern Stock Siding	**Species**	Southern Pine
Nominal Size (W x L)	6" x 12'	**Thickness**	1"

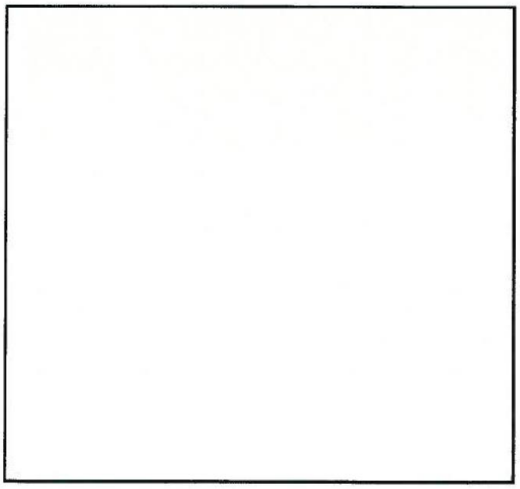
9/16/15



BASE COLOR - SW6107 NOMADIC DES



WINDOW COLOR - SW6524 COMMODO



TRIM - SW7012 CREAMY

9/16/15

Proposed paint specification.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 9/9/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Residential Design
PROPERTY ADDRESS: 228 S. Windomere (Winnetka Heights)
DATE of CA / CD REQUEST: 9/3/2015

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

WE ARE SUPPORTIVE OF APPLICATION SCOPE

- SUGGESTION TO APPLICANT TO NOT DISCARD EXIST. WOOD WINDOWS FOR REUSE IN ADDITION DESIGN

Task force members present

____ Jeffrey Fahrenholz (Chair)	✓ Garth Russo	____
____ Les Hall	✓ Jeff Cummings (Vice-Chair)	____ Barbara Roy (Alternate)
____ Alfred Pena	____ Bob Rodriguez	____ Connie Marks (Alternate)

Ex Officio staff members present ___ Mark Doty ____

Simply Majority Quorum: ___ yes ___ no

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CD145-033(MD)
LOCATION**:** 303 N. Windomere Avenue
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: September 3, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Richard Lewis

REPRESENTATIVE: None.

OWNER: LEWIS RICHARD E & JANET H

REQUEST:
Demolish accessory structure on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance.

BACKGROUND / HISTORY: None.

ANALYSIS:
The Applicant has submitted sufficient documentation that the carport is non-contributing to the historic overlay, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Demolish accessory structure on the basis that it is 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 accessory structure on the basis that it is noncontributing to the historic overlay district because it is newer than the period of historic significance. No quorum. Comments only. We are in support of application for removal of carport.

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

CD 145 - 033 [MD]
Office Use Only

1. Name of Applicant: RICHARD E. LEWIS

MAILING Address: 303 N. WINDOMERE City DALLAS State TX Zip 75208
Daytime Phone: 214-354-0712 Fax: _____
Relationship of Applicant to Owner: SAME

ADDRESS OF PROPERTY TO BE DEMOLISHED: 303 N. WINDOMERE, DALLAS Zip 75208
Historic District: WINNETKA HEIGHTS

RECEIVED BY
SEP 03 2015
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
   - [X] 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 EXISTING CAR PORT TO BE REPLACED BY GARAGE.

Application Deadline:

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

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

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

4. **Signature of Applicant:** _____ **Date:** 9/3/15

5. **Signature of Owner:** SAME **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, 1-29-03, 5-1-04, 7-8-04, 2-28-05

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

☐ Any consideration given by the owner to profitable adaptive uses for the structure and property.

☐ Construction plans for any proposed development or adaptive reuse, including site plans, floor plans and elevations.

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

☐ Any other evidence that shows that the affirmative obligation to maintain the structure or property makes it impossible to realize a reasonable rate of return.

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

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

☐ A study regarding the nature, imminence, and severity of the threat, as performed by a licensed architect or engineer.

☐ A study regarding both the cost of restoration of the structure and the feasibility (including architectural and engineering analyses) of restoration of the structure, as performed by a licensed architect or engineer.

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

☐ Documentation that the structure is noncontributing to the historic overlay district.

☐ Documentation of the age of the structure.

☐ A statement of the purpose of the demolition.

East elevation of main structure.

FRONT PHOTO

Car Port Supporting Post

At Center

Car Port - Supporting Post
At Corner

Wood Joists

Pressure Treated Boards

Underside of Roof

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 9/9/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Richard Lewis
PROPERTY ADDRESS: 303 N. Windomere (Winnetka Heights)
DATE of CA / CD REQUEST: 9/3/2015

RECOMMENDATION:
___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

WE ARE IN SUPPORT OF APPLICATION FOR REMOVAL OF CAP PORT

Task force members present

____ Jeffrey Fahrenholz (Chair)	✓ Garth Russo	____
____ Les Hall	✓ Jeff Cummings (Vice-Chair)	____ Barbara Roy (Alternate)
____ Alfred Pena	____ Bob Rodriguez	____ Connie Marks (Alternate)

Ex Officio staff members present ___ Mark Doty ____

Simply Majority Quorum: ___ yes ___ no

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-679(MD)
LOCATION**:** 303 N. Windomere Avenue
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: September 3, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Richard Lewis

REPRESENTATIVE: None.

OWNER: LEWIS RICHARD E & JANET H

REQUEST:

1) Construct accessory structure in rear yard.
2) Remove existing ribbon driveway and install solid driveway.

BACKGROUND / HISTORY: None.

ANALYSIS:
The proposed work meets the requirements in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:

1) Construct accessory structure in rear yard. – Approve - Approve drawings and specifications dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Remove existing ribbon driveway and install solid driveway. – Approve - Approve site plan dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-87.111(b)(9)(A)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Construct accessory structure in rear yard. No quorum. Comments only. We are in support of application scope of new garage. Suggest to keep garage door a plain/simple design not paneled as shown.
2) Remove existing ribbon driveway and install solid driveway. No quorum. Comments only. Also support new driveway to replace existing ribbon drive.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145-679 (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

PROPERTY ADDRESS: 303 N. Windomere Ave. Dallas Tx 75208
Historic District: Winnetka Heights

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

PROPOSED WORK:

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

Replace Existing Car Port With Newly Constructed 20'x20' 2 Car Garage. New Garage To Match Existing House Siding, Trim Roofing, Paint. Paint - Siding To Be Painted Benjamin Moore: 2139-40 Heather Gray, Rafters, Soffit, Garage Door, Frame Over Siding Around Windows OC17 Benjamin Moore: Dove White, 3 Brackets On Front Dor Windows Benjamin Moore HC-51 Augusta Buff. Driveway To Be Replaced With New Ribbon Driveway.

Signature of Applicant: Richard E. Lewis Date: RECEIVED BY

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

SEP 03 2015

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:

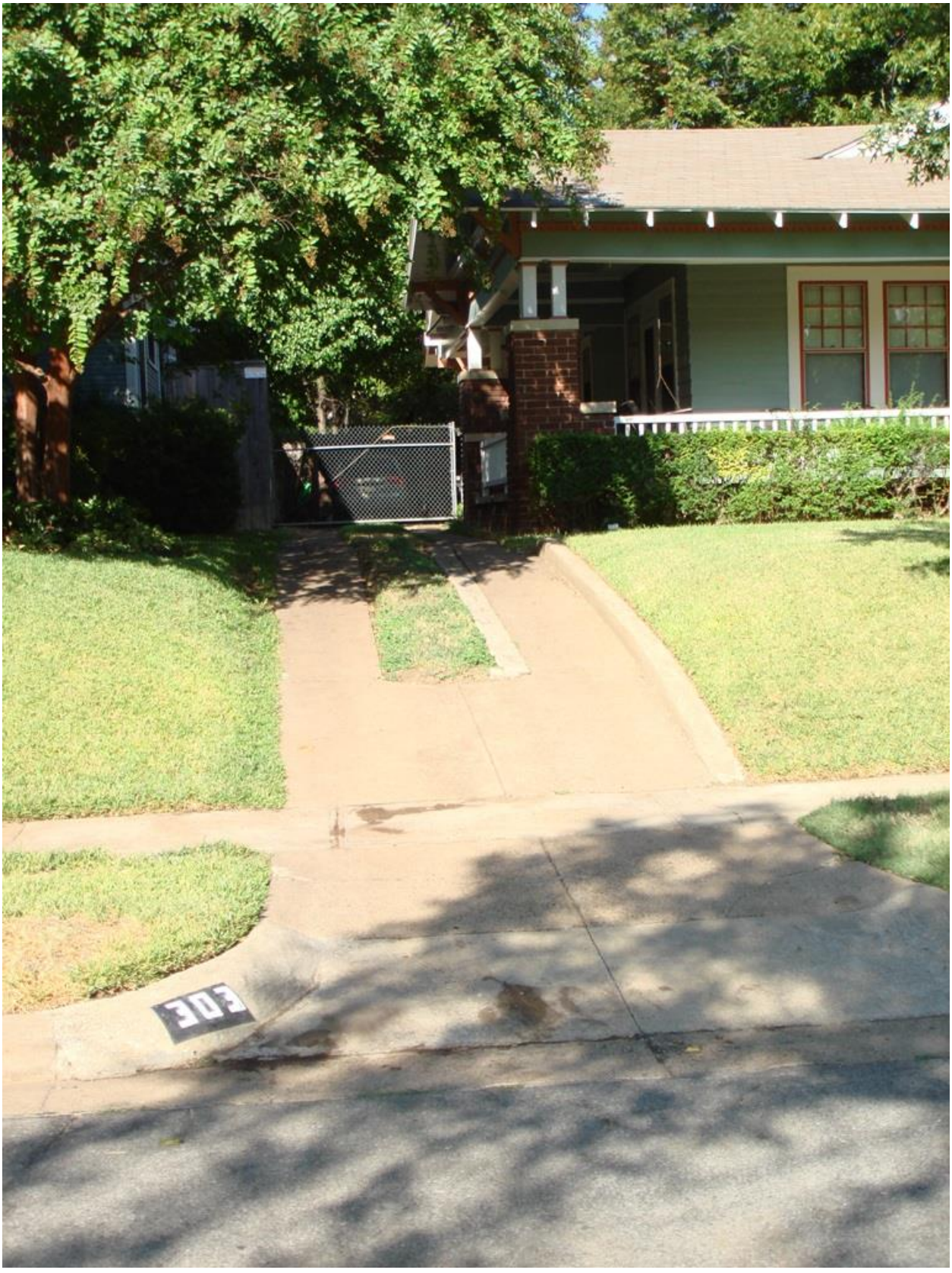
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

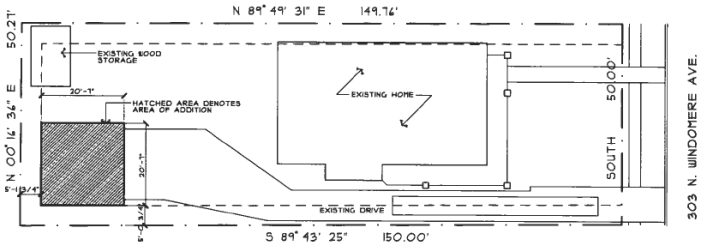
East elevation of main structure.



Existing ribbon driveway.

SHEET INDEX

A1 COVER SHEET/SITE PLAN
A2 GARAGE PLANS/ELEVS



TOTAL LOT = 7500 S.F.
TOTAL COVERAGE = 2,460 S.F. AT 33%

PLOT PLAN
SCALE: 1" = 10'-0"

1

9/10/15

MARK McREYNOLDS HOME DESIGNS
design-remodel
3704 Elmwood Court • McKinney, Texas 75071 • 214.533.5064 • Fax 877.348.8497

Revision: 01-03-15

COVER SHEET/ PLOT PLAN

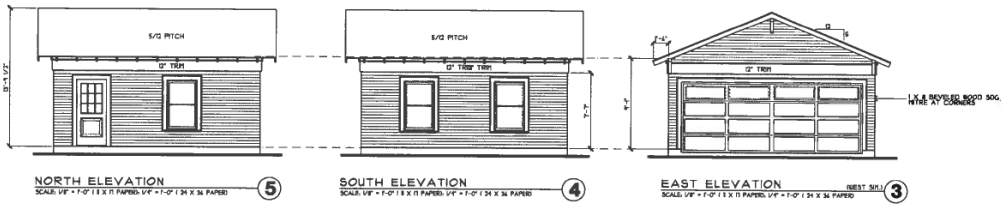
Date 01-24-15
Drawn RPM

A Detached Garage For:
The Lewis Residence
303 N. Windomere Avenue
Dallas, TX

A1

NOTE:
SHINGLES TO BE GAF "ROYAL SOVEREIGN" IN AUTUMN BROWN (20 YEAR)

WOOD SIDING AND 12" TRIM IN BENJAMIN MOORE "HEATHER GRAY (2014-40)" WINDOWS AND THREE BRACKETS ON FRONT IN "AUDUBON RUSSET (HC-82)" GARAGE DOOR, WINDOW TRIM AND RAFTER TAILS IN "DOVE WHITE (OC-17)"



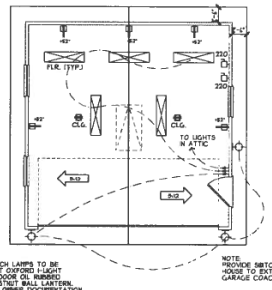
NORTH ELEVATION 5
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

SOUTH ELEVATION 4
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

EAST ELEVATION (WEST SIM.) 3
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

NOTE:
WINDOWS TO BE JELD-WEN SOLID WOOD WINDOWS.

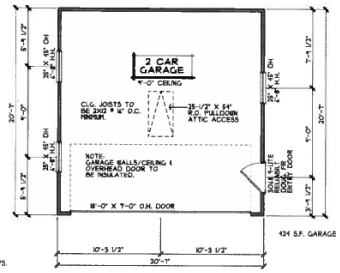
OVERHEAD DOOR TO BE "OVERHEAD DOOR MODEL INS' STEEL GARAGE DOOR, LONG PANEL DESIGN W/ EMBOSSED WOOD GRAIN.



COACH LAMPS TO BE: FORT OXFORD 1-LIGHT OUTDOOR OIL RUBBED CHESTNUT WALL LANTERN. REF. OWNER DOCUMENTATION.

NOTE: PROVIDE SWITCH AT HOUSE TO EXTERIOR GARAGE COACH LAMPS.

ELECTRIC/ROOF PLAN 2
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)



MAIN LEVEL FLOOR PLAN 1
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

9/10/15

MARK McREYNOLDS HOME DESIGNS
design-remodel
3704 Elmwood Court • McKinney, Texas 75071 • 214.533.5064 • Fax 877.348.8497

Revision: 01-03-15

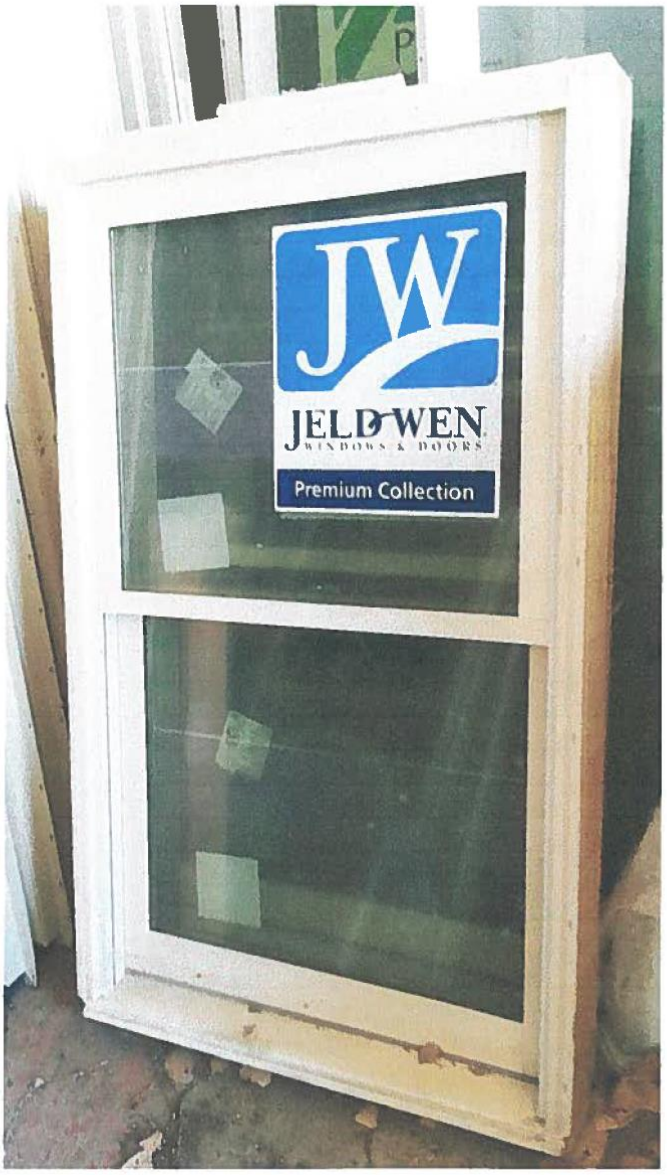
GARAGE PLAN/ ELEVATIONS

Date 01-24-15
Drawn RPM

A Detached Garage For:
The Lewis Residence
303 N. Windomere Avenue
Dallas, TX

A2

WINDOWS
(ALL WOOD)



9/16/15

Proposed window specification.

OVERHEAD DOOR®

Steel Garage Door - Model 198

Our steel garage door Model 399 features a long panel design with an embossed wood grain texture to enhance the appearance and durability of your door. The polystyrene insulation provides a 9.8 R-valuefor enhanced thermal efficiency of your garage space. A steel interior backing of the door provides a durable, finished appearance. Model 399 steel garage doors come with a limited lifetime warranty which means they are built to last. A wide variety of window options are also available for these steel garage doors.

5/21/16

Proposed garage door specification.

Door

ReliaBilt 2-Panel 9-Lite Universal Reversible Wood Douglas Fir Unfinished Slab Entry Door (Common: 36-in x 80-in; Actual: 80-in x 36-in)

2-Panel 9-Lite Universal Reversible Wood Douglas Fir Unfinished Slab Entry Door (Common: 36-in x 80-in; Actual: 80-in x 36-in)

- Practical yet functional, the fir door collection with clear glass and wood panels are the ideal choice for any budget
- Wood doors add a sense of warmth and richness to your home
- Fir doors can be easily stained or painted to accent your homes exterior

9/16/15

Proposed door specification.

ROOF ON HOUSE

9/16/15

Proposed shingle specification.

Pair of Coach Lights - One On Each Side of Garage Door.

More saving. More doing.

Home Decorators Collection

Model # 23212

Internet # 205196663

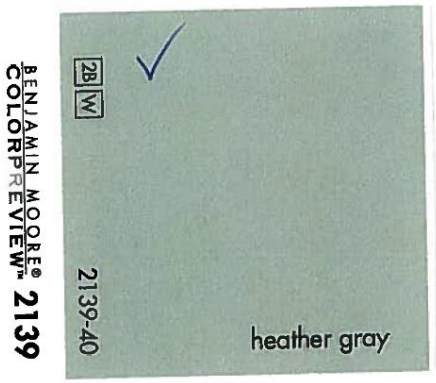
Store SKU # 111832

Port Oxford 1-Light Outdoor Oil Rubbed Chestnut Wall Lantern

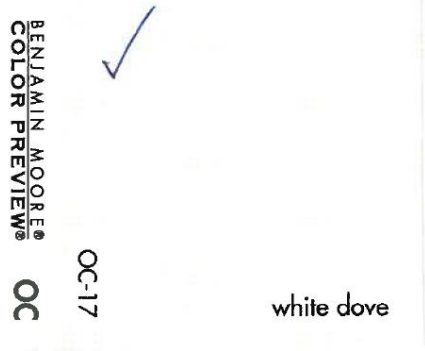
DIMENSIONS			
Product Depth (in.)	9.5	Product Length (in.)	9.5
Product Height (in.)	10.625	Product Width (in.)	7.25
DETAILS			
Bulb Type	Incandescent	Number of Bulbs Required	1
Bulb(s) Included	No	Outdoor Lighting Features	Weather Resistant
Dusk to Dawn	No	Power Type	Hardwired
Exterior Lighting	Wall Lamps	Product Weight (lb.)	3.75 lb

9/16/15

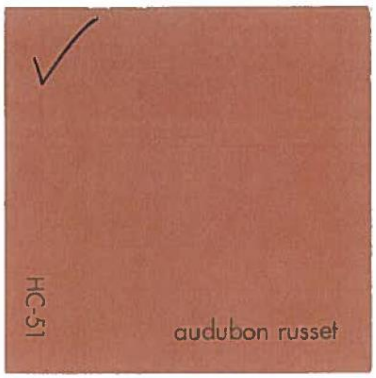
Proposed lighting specification.



BODY



TRIM



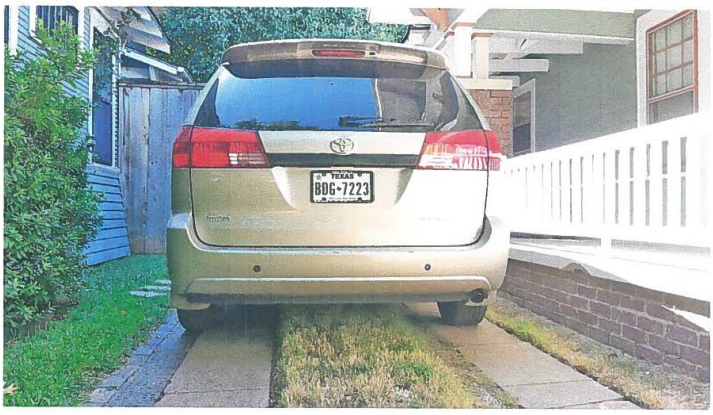
ACCENT

9/16/15

Proposed paint specification.

Other driveways along Windomere (information from Applicant).

I'M ANK, RICHARD LEWIS 503 N. WINDOMERE
ATTACHED ARE PHOTOS OF DRIVEWAYS ON MY BLOCK.
14 OUT OF 16 DO NOT HAVE RIBBONS.
BELOW IS A PHOTO OF MY CAR IN THE DRIVEWAY
THANKS
RICHARD LEWIS



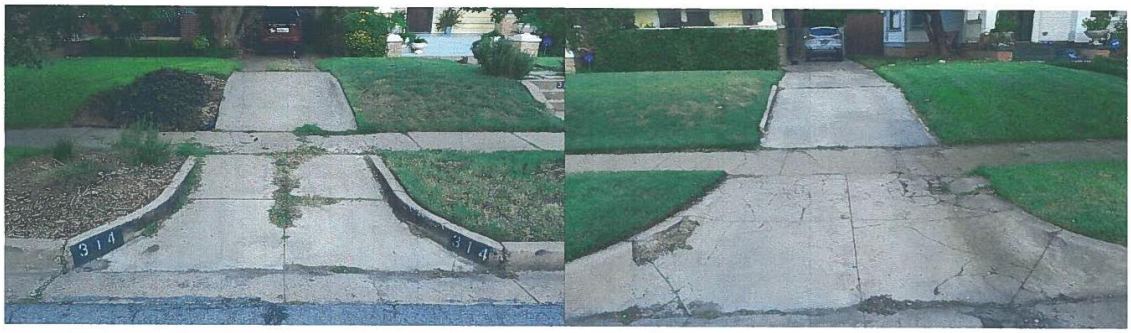
218N

214 N

210N

204N

200N



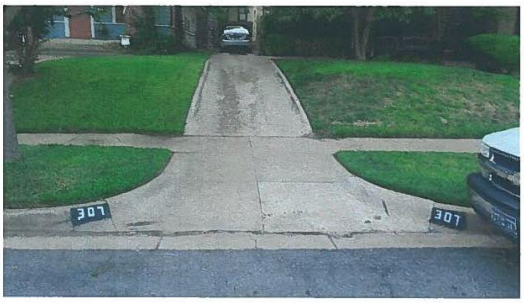
314 N.

310 N.

306 N

302 N

303 N.



307 N.

205N

221 N

303N (My House)

307 N

311 N

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 9/9/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Richard Lewis
PROPERTY ADDRESS: 303 N. Windomere (Winnetka Heights)
DATE of CA / CD REQUEST: 9/3/2015

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

1. WE ARE IN SUPPORT OF APPLICATION SCOPE OF NEW GARAGE * SUGGEST TO KEEP GARAGE DOOR A PLAIN/SIMPLE DESIGN NOT PANELLED AS SHOWN
2. ALSO SUPPORT NEW DRIVEWAY TO REPLACE EXISTING RIBBON DRIVE.

Task force members present

____ Jeffrey Fahrenholz (Chair)	✓ Garth Russo	____
____ Les Hall	✓ Jeff Cummings (Vice-Chair)	____ Barbara Roy (Alternate)
____ Alfred Pena	____ Bob Rodriguez	____ Connie Marks (Alternate)

Ex Officio staff members present ___ Mark Doty ____

Simply Majority Quorum: ___ yes ___ no

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-654(MD)
LOCATION**:** 308 S. Windomere Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: September 3, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Sue Hounsel

REPRESENTATIVE: None.

OWNER: SCOTT R & SUE K HOUNSEL

REQUEST:
Install front door and sidelights in existing opening.

BACKGROUND / HISTORY: None.

ANALYSIS:
The proposed door and sidelight style meet the criteria in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Install front door and sidelights in existing opening. – Approve – Approve specifications dated 9/16/15 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install front door and sidelights in existing opening. No quorum. Comments only. We are supportive of Applicant's scope.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 654 [MD]
Office Use Only

Name of Applicant: Scott & Sue Hounsel
Mailing Address : 308 S. Windomere Ave
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 972-679-8196 Fax: _____
Relationship of Applicant to Owner: Same

PROPERTY ADDRESS: 308 S. Windomere Ave
Historic District: Winnetka Heights

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

PROPOSED WORK:

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

Replace front door with new arts + crafts style door in similar stain color as existing door.
Door similar in style to recent new doors in Winnetka Heights.

Signature of Applicant: _____ Date: _____

RECEIVED BY
SEP 09 2015
Current Planning

Signature of Owner: _____ Date: 9-3-15
(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 elevation

Front Facade Photos - 308 S. Windomere Ave

Winnetka Heights

Existing Front Door

Proposed new door

WP800G / WP800SG SIDELITES

36"x 80"x 1¾" mahogany door with sidelites available in 14" or 12". Door features craftsman style true divided lites and clear, beveled IG. Shown with optional dentil shelf.

9/16/15

Proposed door and sidelight specification.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 9/9/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Scott Hounsel
PROPERTY ADDRESS: 308 S. Windomere (Winnetka Heights)
DATE of CA / CD REQUEST: 9/3/2015

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

WE ARE SUPPORTIVE OF APPLICANTS SCOPE

Task force members present

____ Jeffrey Fahrenholz (Chair)	____ Garth Russo	____
____ Les Hall	____ Jeff Cummings (Vice-Chair)	____ Barbara Roy (Alternate)
____ Alfred Pena	____ Bob Rodriguez	____ Connie Marks (Alternate)

Ex Officio staff members present ___ Mark Doty ____

Simply Majority Quorum: ___ yes ___ no

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CR145-009(JKA)
LOCATION**:** 6119 Bryan Parkway
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Swiss Avenue
MAPSCO: 36-X
CENSUS TRACT: 0011.01

APPLICANT: Robert Cox

OWNER: Robert E Cox

REQUEST: Enclose porch in rear of the main structure.

ANALYSIS: The applicant would like to enclose the rear porch with floor to ceiling 8-over-8 wood windows. The 1922 Sanborn map suggests that the existing rear porch is not original to the structure. The preservation criteria for Swiss Avenue Area B (Bryan Parkway) states that façade treatments and materials need not be typical of the style and period of a main building so long as they look typical of the style and period of the main building. The criteria does not address doors and windows in the rear of a main structure. It is feasible to classify the enclosure of the porch as an addition. The criteria states that additions must be compatible with the dominate horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the main building. Staff determined that the preliminary drawings for the proposed enclosed porch is compatible with the structure and is recommending conceptual approval of the proposal with the condition that the applicant file a Certificate of Appropriateness application with scaled drawings and specifications.

STAFF RECOMMENDATION: Enclose porch in rear of the main structure – None – Approve conceptually with the condition that final plans, elevations, details, and specifications are submitted for final Landmark Commission review.

TASK FORCE RECOMMENDATION: Enclose porch in rear of the main structure – None – No quorum, comments only. Supportive as submitted.

CR145-009(JKA)

Courtesy Review Form (CR)

City of Dallas Landmark Commission

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

Name of Applicant: Robert E. Cox
Mailing Address: 6119 Bryan Parkway
City, State and Zip Code: Dallas, Texas 75206
Daytime Phone: 214-906-2252 Fax: N/A
Relationship of Applicant to Owner: Self
Property Address: 6119 Bryan Parkway, Dallas, Texas
Zip Code: 75206

PROPOSED WORK:

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

Convert existing covered porch on the rear of home into an enclosed porch with operational, full-length, glass casement windows and two sets of French doors. Frames, trim, and muntins will be white to match windows on original structure. Purpose is to make the space more usable year round. Enclose will be within original footprint of existing home.

Signature of Applicant: Robert E Cox Date: September 09, 2015
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

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

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

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

_____ _____
Department of Sustainable Development and Construction **Date**

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

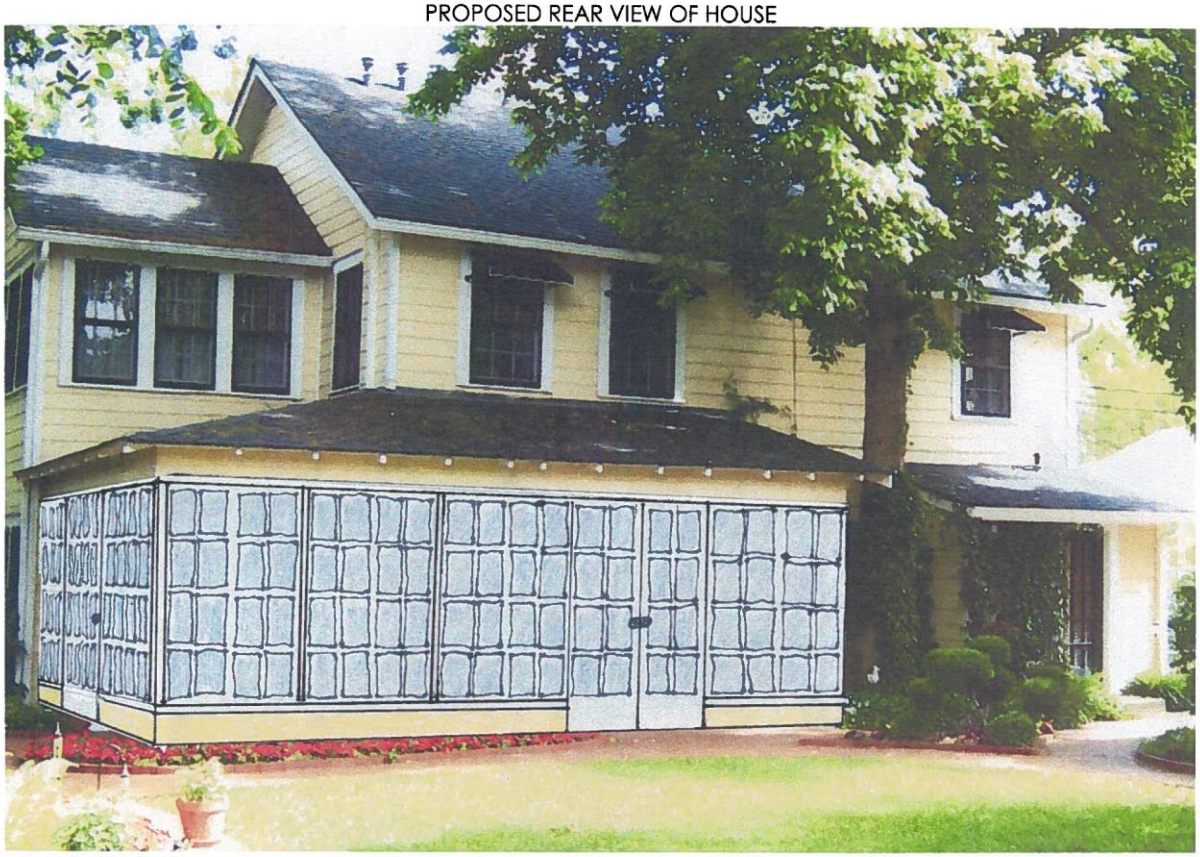
4-28-10

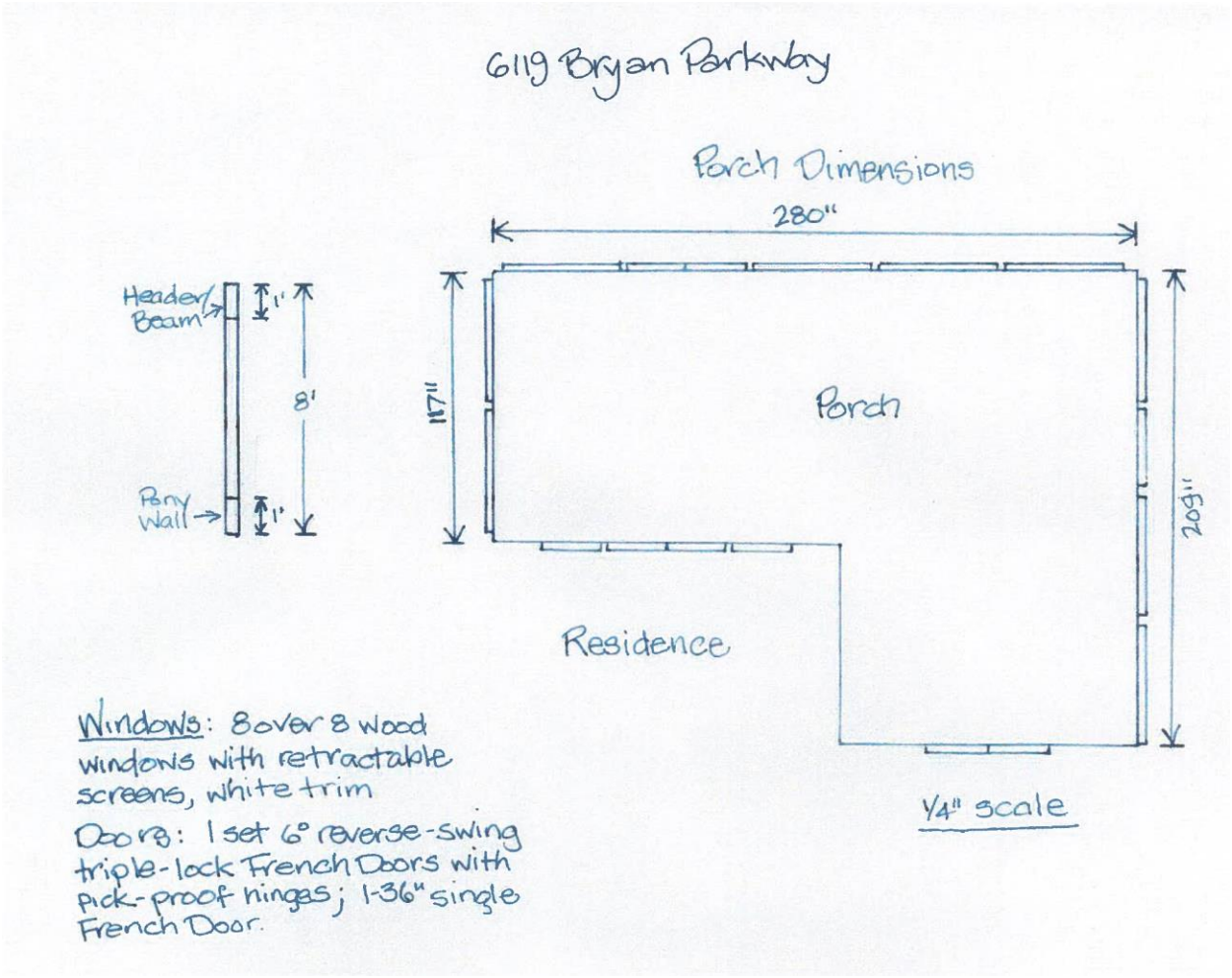
Front façade

EXISTING REAR VIEW OF HOUSE

Rear façade

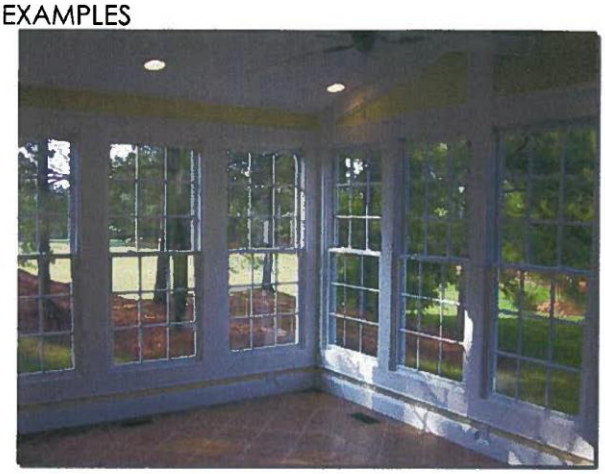
PROPOSED REAR VIEW OF HOUSE

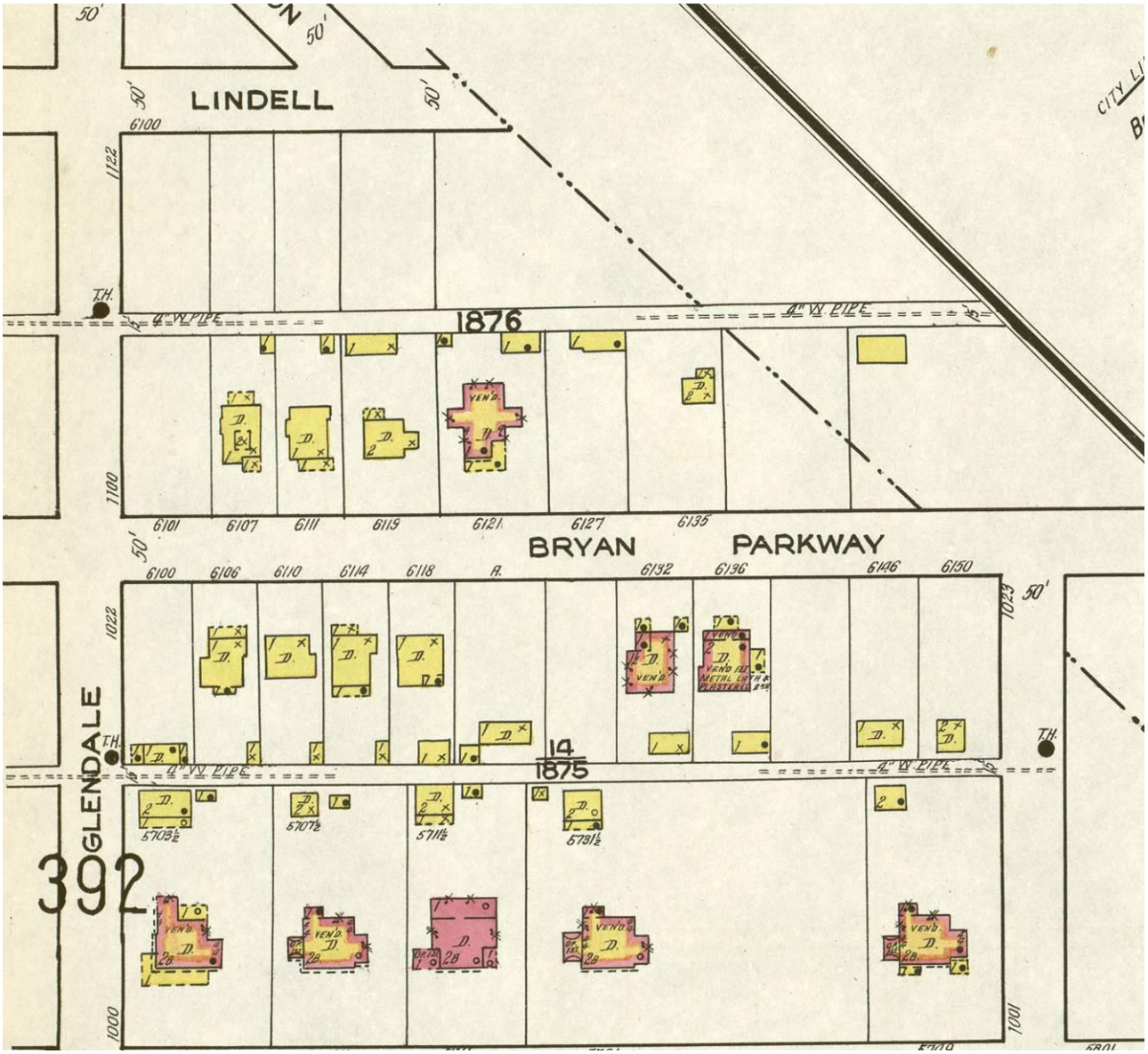



6119 Bryan Parkway
Porch Dimensions
280"
Header Beam
1'
8'
Bony Wall
1'
117"
Porch
209"
Residence
Windows: 8 over 8 wood windows with retractable screens, white trim
Doors: 1 set 6' reverse-swing triple-lock French Doors with pick-proof hinges; 1-36" single French Door.
1/4" scale

Window Sample

SIMILAR EXAMPLES





1922 Sanborn Map

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 09/15/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Robert Cox
Address: 6119 Bryan Pkwy
Date of CA/CD Request: 09/03/15 (Courtesy Review)

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Supportive as submitted

Task force members present

___ Joanna Hampton (Chair)	___ John Mark Guest	___ Elizabeth Mast
✓ Wesley Powell (Vice-Chair)	✓ John Gormley	✓ Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Jennifer Anderson ✓

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

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE 5-15-15

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.

CITY OF DALLAS

LANDMARK COMMISSION **SEPTEMBER 8, 2015**

FILE NUMBER: CA145-578(MD)
LOCATION**:** 300 N. Akard Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: August 6, 2015
DISTRICT: Fidelity Union Life
MAPSCO: 45-K
CENSUS TRACT: 0021.00

APPLICANT: Signs USA

REPRESENTATIVE: James Dicicco

OWNER: WLK MOSAIC OWNER LP

REQUEST:
Install exterior lighting.
BACKGROUND / HISTORY:
8/4/2014 – Landmark Commission approved new retail signage and awning.

ANALYSIS: After the Task Force meeting, the Applicant revised the submittal based off the recommendations. Due to those revisions, and since the request meets the requirements in the Fidelity Union preservation criteria, Staff is recommending approval.

STAFF RECOMMENDATION:
Install exterior lighting. – Approve - Approve drawings and specifications dated 8/19/15 with the finding of fact the proposed work is consistent with the criteria for landscaping in Section 3.4(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install exterior lighting. – Approve with conditions - Approve light fixtures with the following conditions: Paint the brackets and fixture to match the brick color. Enclose the bracket to prevent bird's nests being built within. Indicate both CMU and brick materials on wall section with bracket anchorage.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 578 (MD)
Office Use Only

Name of Applicant: Wiedamark LLC
Mailing Address: 4016 Harry Hines Blvd
City, State and Zip Code: Dallas, TX 75219
Daytime Phone: 972-650-1855 Fax: 972-767-3299
Relationship of Applicant to Owner: Consultant-Vendor

PROPERTY ADDRESS: 300 N Akard St, Dallas,TX 75201
Historic District:

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

PROPOSED WORK:

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

Installation of 10 LED ColorReach, 6 ColorReach Compact and 16 ColorBlast Wall Washers. Heavy duty custom decorative wall brackets will adhere these to the building facade.

RECEIVED BY
AUG 06 2015
Current Planning

Signature of Applicant: Mark Boyd-Walker Date: 8/3/2015

Signature of Owner: _____ Date: 8-3-15
(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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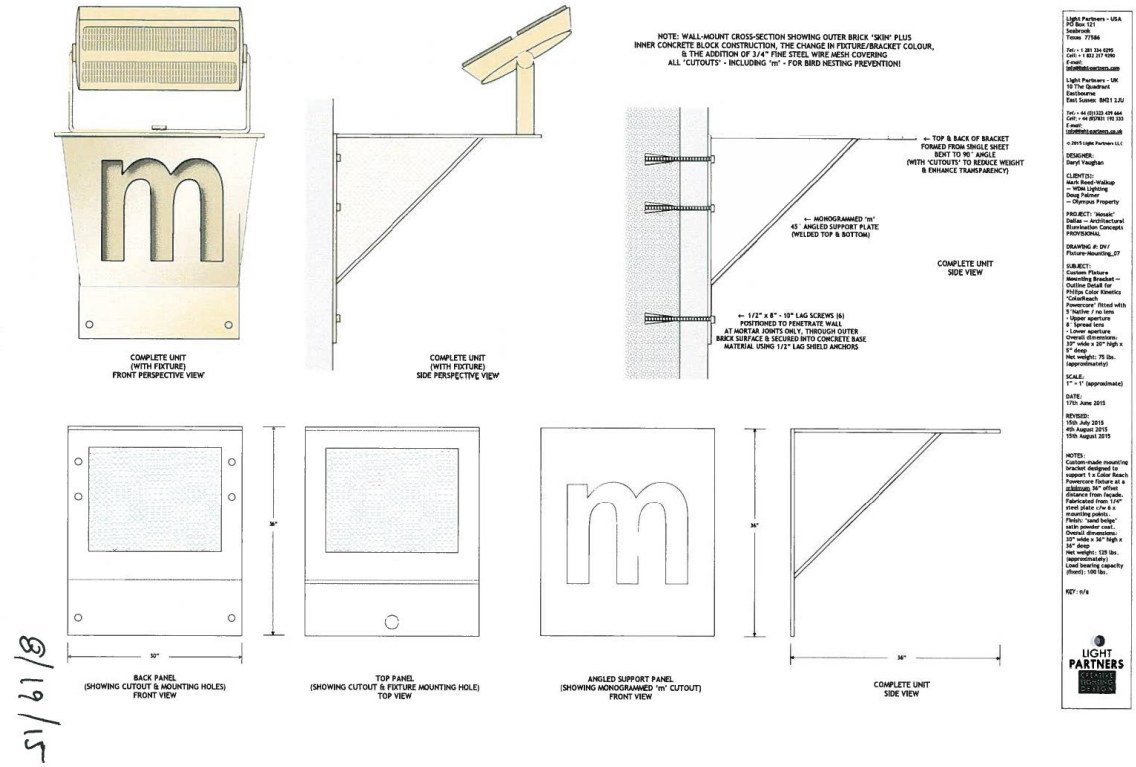
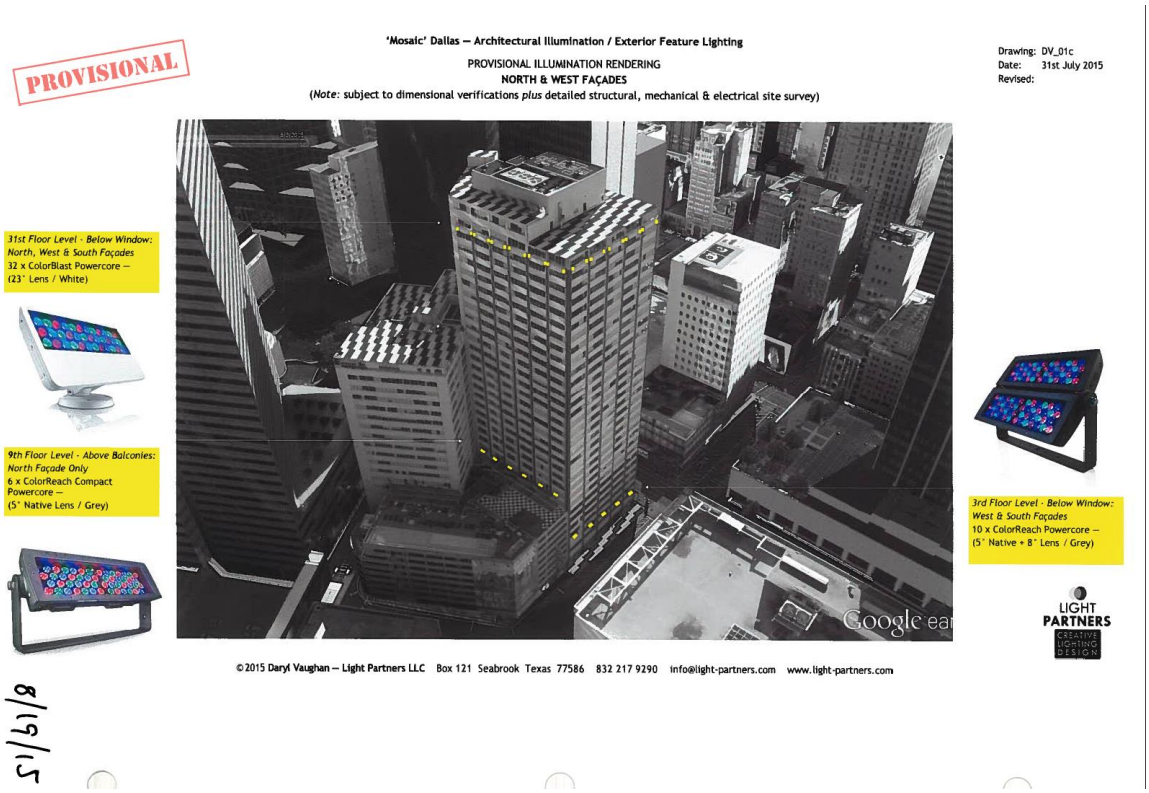
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please do not release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**

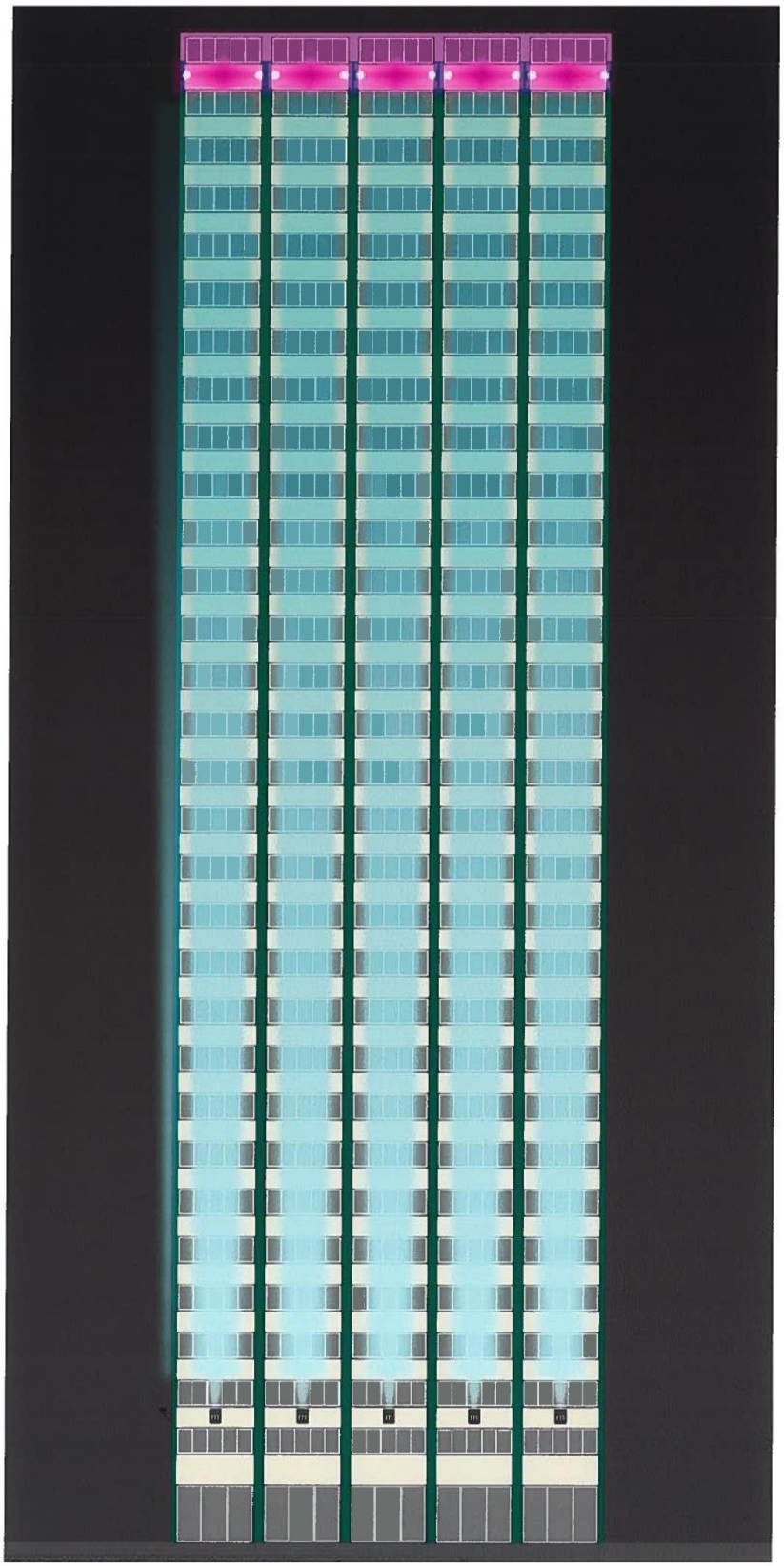


Proposed lighting specifications.

Proposed lighting placement.



Proposed lighting device specifications.



Light Partners - USA
PO Box 121
Seabrook
Texas 77586

Tel: + 1 281 334 0295
Cell: + 1 832 217 9290
E-mail:
info@light-partners.com

Light Partners - UK
10 The Quadrant
Eastbourne
East Sussex BN21 2JU

Tel: + 44 (0)1323 439 664
Cell: + 44 (0)7831 192 333
E-mail:
info@light-partners.co.uk

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DESIGNER:
Daryl Vaughan

CLIENT(S):
Mark Reed-Walloup
-- WDM Lighting
Doug Palmer
-- Olympus Property

PROJECT: 'Mosaic'
Dallas -- Illumination fo
Branding Concepts
PROVISIONAL

DRAWING #: DV/Main-
Default_04

SUBJECT:
Full Height South
Facade Illumination
Rendering -- Default
'Turquoise' Colour
Theme + Rooftop
Magenta Band

SCALE: n/a

DATE:
22nd May 2015

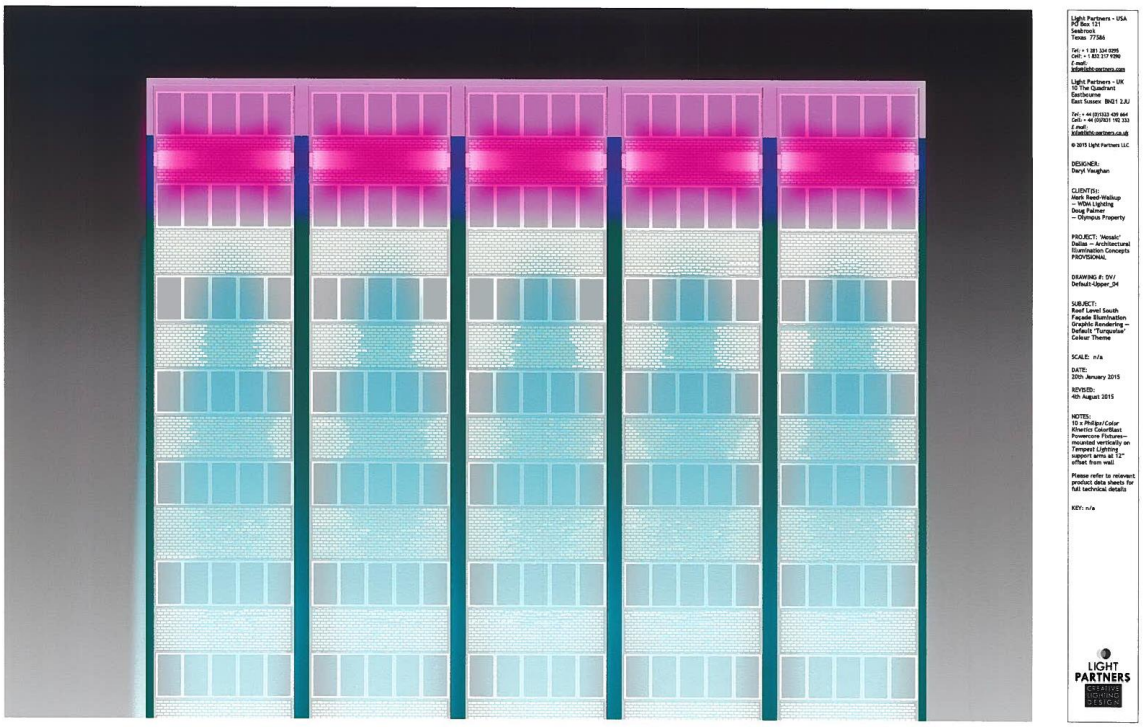
REVISED:
4th August 2015

NOTES:

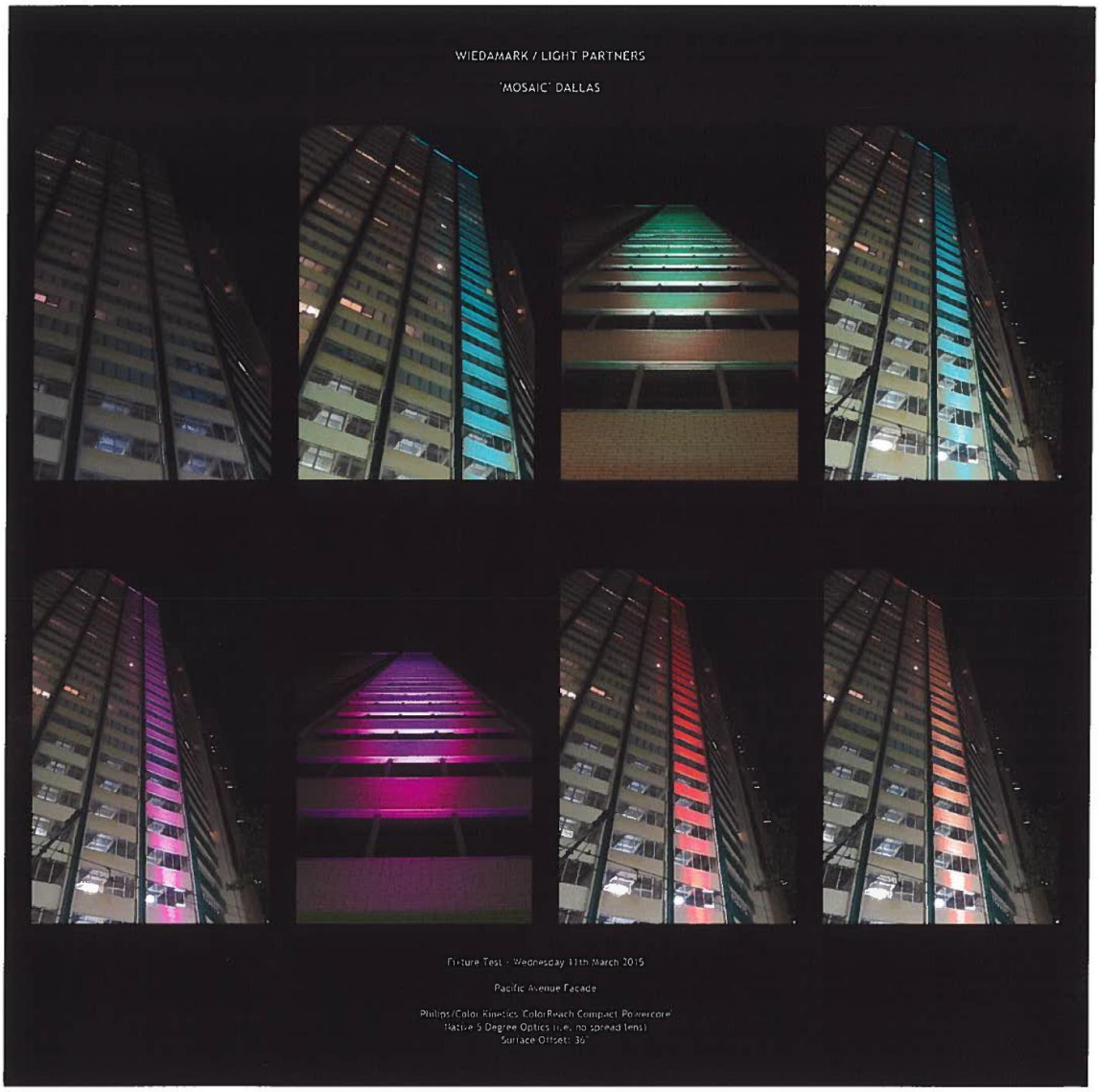
KEY: n/a

LIGHT
PARTNERS
CREATIVE
LIGHTING
DESIGN

Proposed lighting scheme.



Proposed lighting scheme.


WIEDAMARK / LIGHT PARTNERS
'MOSAIC' DALLAS
Fixture Test - Wednesday 11th March 2015
Pacific Avenue Facade
Philips/Color Kinetics ColorReach Compact Powercore
Native 5 Degree Optics (i.e. no spread lens)
Surface Offset: 36"

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

DATE: 8/12/2015
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Mark Reed-Walkup (Wiedamark, LLC)
Address: 300 N Akard (Fidelity Union)
Date of CA/CD Request: 8/6/2015

RECOMMENDATION:

___ Approve ___✓___Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approve ~~as~~ light fixtures with the following conditions
1) Paint the brackets & fixture to match the brick color
2) Enclose the bracket to prevent bird's nests being built within
3) Indicate both CMU & Brick materials on wall section with bracket anchorage

Task force members present

✓ Gary C. Coffman (Chair)	✓ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	✓ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Mark Doty ____

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

Maker: Joe Piwetz
2nd: Charles Neel
Task Force members in favor: 6
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 8/12/15

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-677(MP)
LOCATION**:** 5601 East Side
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 901

PLANNER: Marsha Prior
DATE FILED: Sept 3, 2015
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Craig Melde

OWNER: Suzy Batiz

REQUEST:
1) Remove low-lying concrete retaining wall from front and left side elevations.
2) Install ornamental iron fence on stone base with gates on front, west side, and portion of rear elevations.

BACKGROUND / HISTORY:
This is part of on-going work to convert a former church into a private residence. A previous CA (CA145-241(JKA)) for installing garage space in the rear was approved by the Landmark Commission on April 6, 2015.

ANALYSIS:
1) The existing retaining wall defines and protects the landscaping in a non-obtrusive way that does not detract from the architectural integrity of the former church; therefore, staff is recommending deny without prejudice based on preservation criteria Section 3.5(b).
2) The proposed fence on stone base is an ornamental design. Since there is no historical evidence in support of a decorative fence, staff believes that it is inconsistent with Secretary of the Interior's Standards that prohibit a false sense of historical development. Therefore, staff is recommending deny without prejudice.

STAFF RECOMMENDATION:
1) Remove low-lying concrete retaining wall from front and left side elevations – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.5(b) for landscaping.
2) Install ornamental iron fence on stone base with gates on front, west side, and portion of rear elevations – 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 preservation criteria Section 3.6(a)(1) that states new fences are not permitted in the

front yard and because the design is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

TASK FORCE RECOMMENDATION:
1) Remove low-lying concrete retaining wall from front and left side elevations – Approve as submitted.
2) Install ornamental iron fence on stone base with gates on front, west side, and portion of rear elevations – Deny without prejudice as per 3.6(a)(1), but recommend Landmark create an exception and allow fence for security reasons as this is an unusual property.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145-677 (MP)
Office Use Only

Name of Applicant: Craig Melde
Mailing Address : 1907 Marilla
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 241-748-4561 Fax: 214-7748-4241
Relationship of Applicant to Owner: Consultant

PROPERTY ADDRESS: 5601 East Side
Historic District: Junius Heights

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

PROPOSED WORK:

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

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SEP 03 2015
Current Planning

Remove low-lying concrete retaining wall from front and left side elevations.
Install ornamental iron fence on stone base with gates on front, west side, and portion of rear elevations.
Demolish concrete walkways on west side elevation and replace with brush concrete.
Remove metal pipe handrails at staircase entries on front and west side elevations.

Signature of Applicant: _____ Date: 9/2/15

Signature of Owner: _____ Date: 9/3/15
(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.

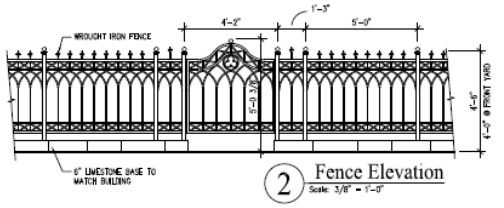
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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.

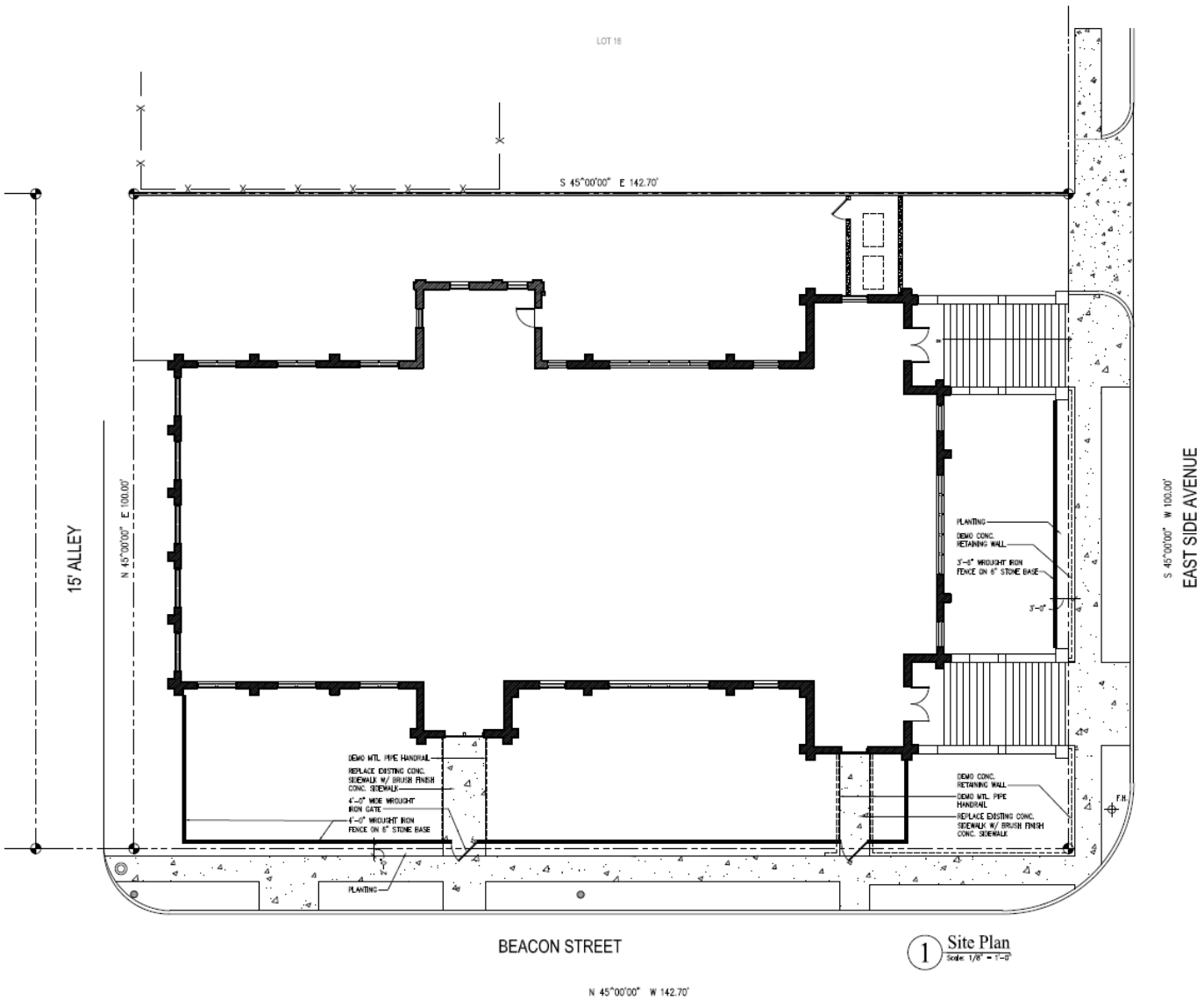
_____ _____
Sustainable Construction and Development **Date**

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

5601 East Side: former church, now a private residence.



2 Fence Elevation
Scale: 3/8" = 1'-0"



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

Front elevation, showing concrete retaining wall proposed for removal.

Side elevation (on Beacon St.), showing concrete retaining wall.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/10/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Craig Melde
Address: 5601 East Side
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Approve as submitted Laura/ Mary ✓
2. Deny without prej. as per 3.[redacted] 6A1 but recommend create Landmark an exception and allow fence for security reasons as this is an unusual property. Laura/Mary ✓
3. Approve with conditions - demolition sidewalk & replace with brushed concrete Laura/ Morgan

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ VACANT
___ Mary Mesh	✓ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

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

Maker:
2nd: Above
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE Sept 10, 2015

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.

4. Approve Morgan / Laura (V)

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-673(MP)
LOCATION**:** 5830 Reiger
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: Sept 3, 2015
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Anita Stevenson

OWNER: Anita Stevenson

REQUEST:
Replace wood porch with synthetic wood and paint. Brand: Benjamin Moore. 2174-30680 "Sedona Clay."

BACKGROUND / HISTORY:
None

ANALYSIS:
Applicant's next door neighbor has same synthetic wood porch. The next door neighbor's request was approved via Routine Maintenance (CA112-026(CH)) October 2011. Preservation criteria Section 7.4 allows for front porches to be "concrete, wood, or other appropriate materials," but Staff is concerned that a synthetic material for porch is similar to a synthetic material for siding (e.g., Hardie board) that is typically denied for main structures. Task Force, however, was able to justify the proposed material as an "other appropriate material."

STAFF RECOMMENDATION:
Replace wood porch with synthetic wood and paint. Brand: Benjamin Moore. 2174-30680 "Sedona Clay" – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because staff believes that the PVC-based material is inconsistent with preservation criteria Section 7.4 that states front porches must be of concrete, wood, or other appropriate material.

TASK FORCE RECOMMENDATION:
Construct cedar wood deck in interior courtyard and apply translucent stain – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 673 (MP)
Office Use Only

Name of Applicant: Anita Stevenson
Mailing Address : 5830 Reiger Ave.
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: (214) 802-1699 Fax: (215) 351-2610
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 5830 Reiger Ave., Dallas, TX 75214
Historic District: Junius Heights

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

PROPOSED WORK:

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

Replace my wood porch with Aeratis Traditions, an uncolored paint-ready board that is designed to give the look of a traditional painted porch. The porch will be painted to match the trim color of the house.

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: Anita Stevenson Date: 8-10-15

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

APPLICATION DEADLINE:

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OTHER:

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

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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**

3350

Aeratis Traditions – Paint-Ready T&G Porch Plank

This porch floor was installed over Grace Ice and Water-shield with no ventilation and was painted Charleston Green.

Aeratis Traditions is an uncolored, paint-ready board that is designed specifically for those who want the look of a traditional painted porch.

Traditions can be painted or stained in any color. Unlike the Classic or Heritage line which can also be painted, Traditions flooring and facia require paint or stain to maintain their warranty.

When painted, Aeratis Traditions maintains a 5-A paint adhesion, the strongest paint adhesion in the industry (no priming needed). This means that you can enjoy the same low maintenance porch that matches the look and feel of your home in a color that's right for you, with a 20 year warranty. Most Traditions porches will hold paint significantly longer than it's wood competitor at a comparable price. Keep in mind painting Traditions is not like painting wood. When painted wood gets wet the bond between the wood and the paint is broken. Using the paints we recommend, creates a chemical bond to the surface Aeratis Traditions can now provide you with the color you want without the maintenance of wood.

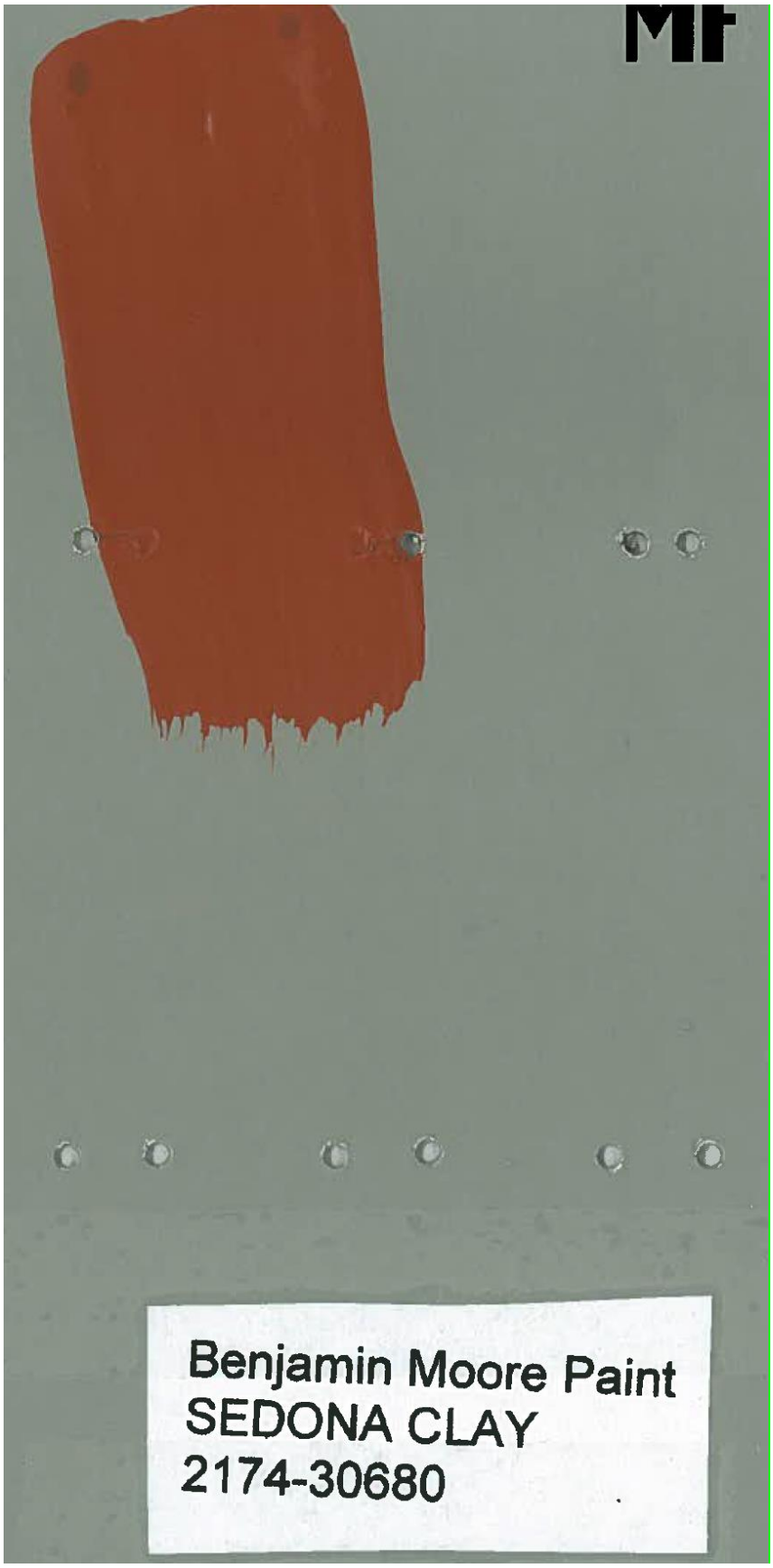
The Traditions line also has uncolored, paint-ready fascia and now a beaded

ceiling board. For trim pieces, we recommend using any color of our standard trim pieces. Keep in mind, everything we make is 100% paintable. The difference in Aeratis Traditions and Aeratis Classic and Heritage is simply, the Traditions line does not have our color package. This reduces the cost of manufacturing so we past this saving on to you.

Aeratis paint ready planks in two historic profiles

Aeratis T&G board dimensions are 3-1/8" x 7/8" and are available in 10', 12' and 16' lengths.

Aeratis Porch Flooring is a solid extruded PVC tongue & groove porch plank proven to out-perform wood, polypropylene, polyethylene and open-cell PVC products. Its unsurpassed durability coupled with an historic, traditional design, fortifies your porch floor against natures adverse effects while standing up to the scrutiny of the most discerning traditional architects, builders, historic societies and homeowners. Aeratis Classic is Class "A" fire rated, ADA slip compliant, installs easier than wood and can be used on covered and uncovered porch applications. Aeratis Traditions is paint-ready (with a 5-A paint adhesion) while Aeratis Classic looks beautiful when painted or left natural.


MF
Benjamin Moore Paint
SEDONA CLAY
2174-30680

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/10/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Anita Stevenson
Address: 5830 Reiger
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

✓ Approve ___ Approve with conditions ___ Deny ___ Deny without prejudice

Recommendation / comments/ basis:

(1) 1. Approve Laura/Terri ✓
2. Approve Laura/Terri ✓

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ VACANT
✓ Mary Mesh	___ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

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

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE Sept. 10, 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-382(MP)
LOCATION**:** 707 Skillman Ave
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Adam Till

OWNER: Adam Till

REQUEST:
Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness.

Background:
The original CA included three requests, two of which were approved by Landmark Commission June 1, 2015. The applicant appealed one item, the request to plant 3 Claudia Wannemaker Magnolias in the parkway. During the CPC hearing, the item was remanded to Landmark Commission because staff had denied without prejudice on the basis of preservation criteria Section 3.5(b) that it would obscure the view of a protected façade. Since 707 Skillman is noncontributing, staff is changing the recommendation to deny without prejudice on the basis that it is incompatible with the historic overlay district.

ANALYSIS:
The larger magnolias can reach up to 60 ft upon maturity, spread to 35 ft., and have an expansive root system; therefore, staff believes that it would obscure the view of the house and cause damage to the sidewalk, making it incompatible with the historic overlay district.

STAFF RECOMMENDATION:
Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because locating large trees in the parkway is not compatible with the historic overlay district.

TASK FORCE RECOMMENDATION:
2) Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness – Deny without prejudice – These are dense evergreen trees that will obscure view of houses.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 382 (MP)
Office Use Only

Name of Applicant: Adam Till
Mailing Address : 707 Skillman St
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 646 294 2119 Fax:
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 707 Skillman St
Historic District: Junius Heights

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

PROPOSED WORK:

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

4 - 6X6 Cedar Columns painted with matching trim of the house

3- Claudia wannemaker magnolias 45Gallon in front of house by parkway

Remove Stump and diseased Crepe myrtle out Front

Signature of Applicant: [signature] Date: 5/4/15

Signature of Owner: [signature] Date: 5/4/15
(IF NOT APPLICANT)

RECEIVED BY
MAY 07 2015
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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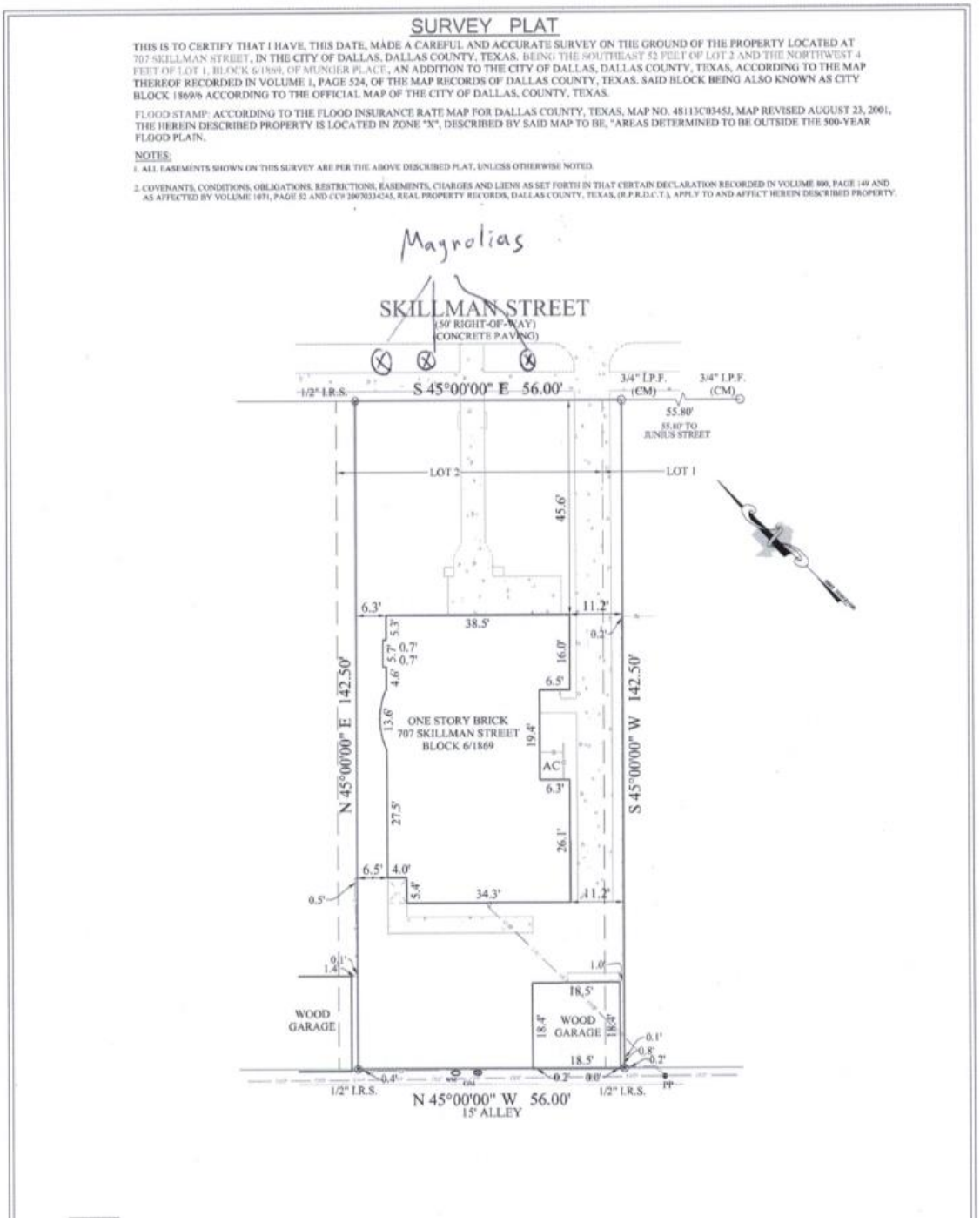
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

Sustainable Construction and Development **Date**



Plat survey showing location of three magnolias planted on parkway.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 05/14/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Adam Till
Address: 707 Skillman
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Deny w/o prejudice. Recommendation: Design better proprietors Sally / Laura (✓)
2. Deny w/o prejudice Laura / Sally
Suggestion: Dense Evergreen trees that will obscure view of houses (✓)
3. ~~Approve~~ ~~Deny~~ Motion to Abstain because the ~~plan~~ trees can't be brought back Sally Morgan (✓)

Task force members present

___ Rene Schmidt (Chair)	✓ Laura Koppang	___ VACANT
___ Mary Mesh	✓ Sally Johnson	✓ Terri Raith (Alternate)
✓ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

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

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE May 14, 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-658(MP)
LOCATION**:** 5733 Worth
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: Sept 3, 2015
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0013.01

APPLICANT: Carlos Araiza

OWNER: Carlos Araiza

REQUEST:
1) Replace existing perimeter fence on left side (from front of house), rear, and right side up to the front of the house with an eight-foot wood fence with iron gates on either side of front of house.
2) Replace existing right side boundary fence from eight-foot wooden fence to sidewalk with four-foot iron fence for safety.

BACKGROUND / HISTORY:
None

ANALYSIS:
1) The wooden fence currently in place extends up to the front of the house; applicant would like to replace with new, 8-ft fence with iron gates. During Task Force, the stipulation that fences be located in the rear 50% side yard per the Junius Heights ordinance was noted; however, applicant expressed a strong wish to have it come to front of house. Staff is recommending approval with conditions if Landmark Commission is agreeable under Section 3.6(a)(2), which allows the commission to approve the location of a fence five feet behind the porch for additional privacy.
2) 5733 Worth is located next to a home daycare business. There is currently a low fence (approximately 4 feet high) that extends along the front side yard from the applicant's wood fence to the sidewalk, which was grandfathered in. The applicant believes the fence is necessary to prevent children from running into their yard, creating a dangerous situation and liability for the applicant. The fence is also warranted to prevent cars from doing u-turns in applicant's driveway as they drop off their children. Staff is recommending a denial without prejudice as the ordinance does not allow for fences in the front yard, with the exception of the Lipscomb Elementary School.

As an additional note, 5733 Worth currently has a chain link fence on the left front side and left front portion of the yard, which was grandfathered in. The applicant is

considering taking the chain link fence down and has been advised that no CA is required to do so.

STAFF RECOMMENDATION:
1) Replace existing perimeter fence on left side (from front of house), rear, and right side up to the front of the house with an eight-foot wood fence with iron gates on either side of front of house – Approve with conditions – Approve survey plat dated 09/14/2015 with the condition that the fence is located five feet behind the porch and that the finished side faces out if visible from a street or alley with the finding the proposed work is consistent with preservation criteria Section 3.6(c)(4) for fence construction and Section 3.6(a)(2) that states the Landmark Commission may allow a fence that is located five feet behind the porch for additional privacy, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace existing right side boundary fence from eight-foot wooden fence to sidewalk with four-foot iron fence for safety – Deny without prejudice. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work is inconsistent with preservation criteria Section 3.6(a)(1) which prohibits fences in the front yard.

TASK FORCE RECOMMENDATION:
1) Replace existing perimeter fence on left side (from front of house), rear, and right side up to the front of the house with an eight-foot wood fence with iron gates on either side of front of house – Approve replacing board on board in back 50 percent with iron returns; eight feet (height of fence).
2) Replace existing right side boundary fence from eight-foot wooden fence to sidewalk with four-foot iron fence for safety – Deny without prejudice per 3.6(a)(1), but recommend Landmark approval of replacement of existing right side fence from front to sidewalk because of existing daycare next door and safety of children.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 658 (MP)
Office Use Only

Name of Applicant: Carlos Araiza
Mailing Address : 5733 worth st
City, State and Zip Code: Dallas Tx 75214
Daytime Phone: 2144571853 Fax:
Relationship of Applicant to Owner: owner

PROPERTY ADDRESS: 5733 worth St Dallas TX 75214
Historic District: Junius heights

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

PROPOSED WORK:

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

~~Repair wood fence~~ ① replace existing perimeter fence on left side (from front off house), back and right side (up to front of house) with 6 foot wood and with iron gates on either side of front of house

② Replace existing right side fence from front of house to sidewalk with iron 4ft fence

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Current Planning
SEP 03 2015

Signature of Applicant: Carlos Araiza Date: 08-10-15

Signature of Owner: Carlos Araiza Date: 08-10-15
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

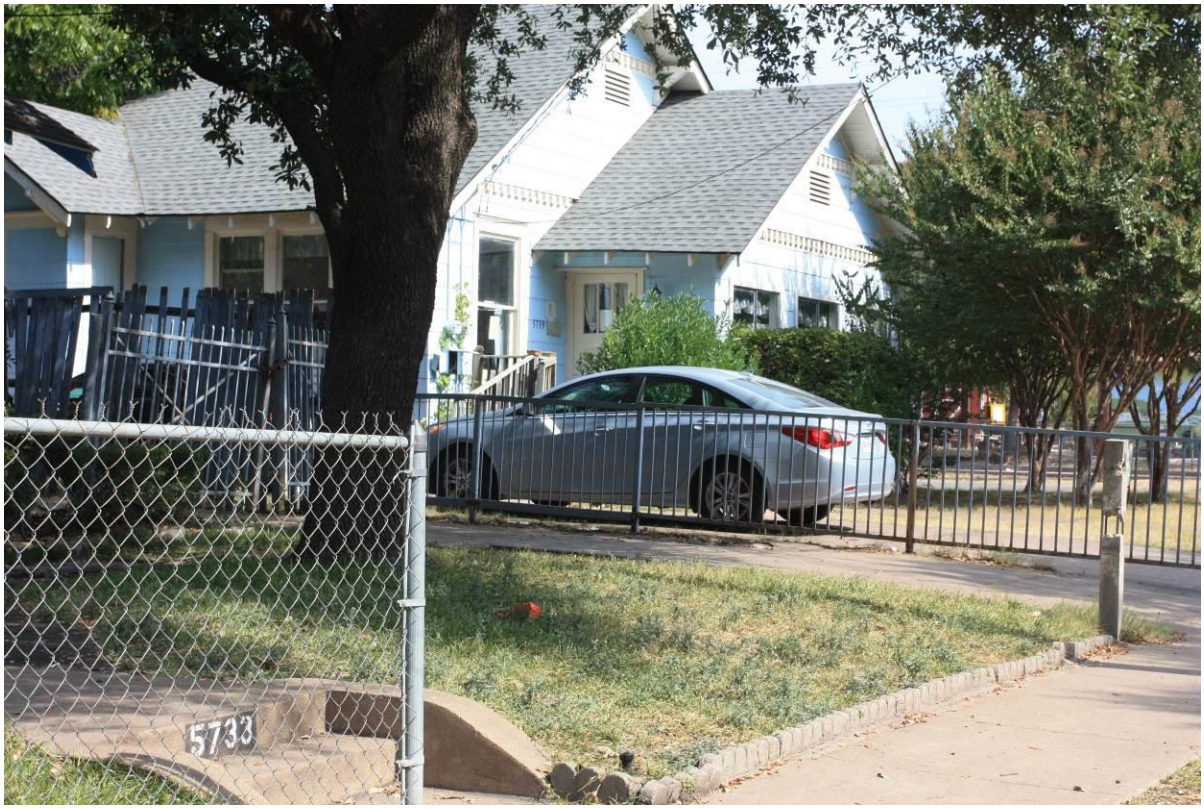
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

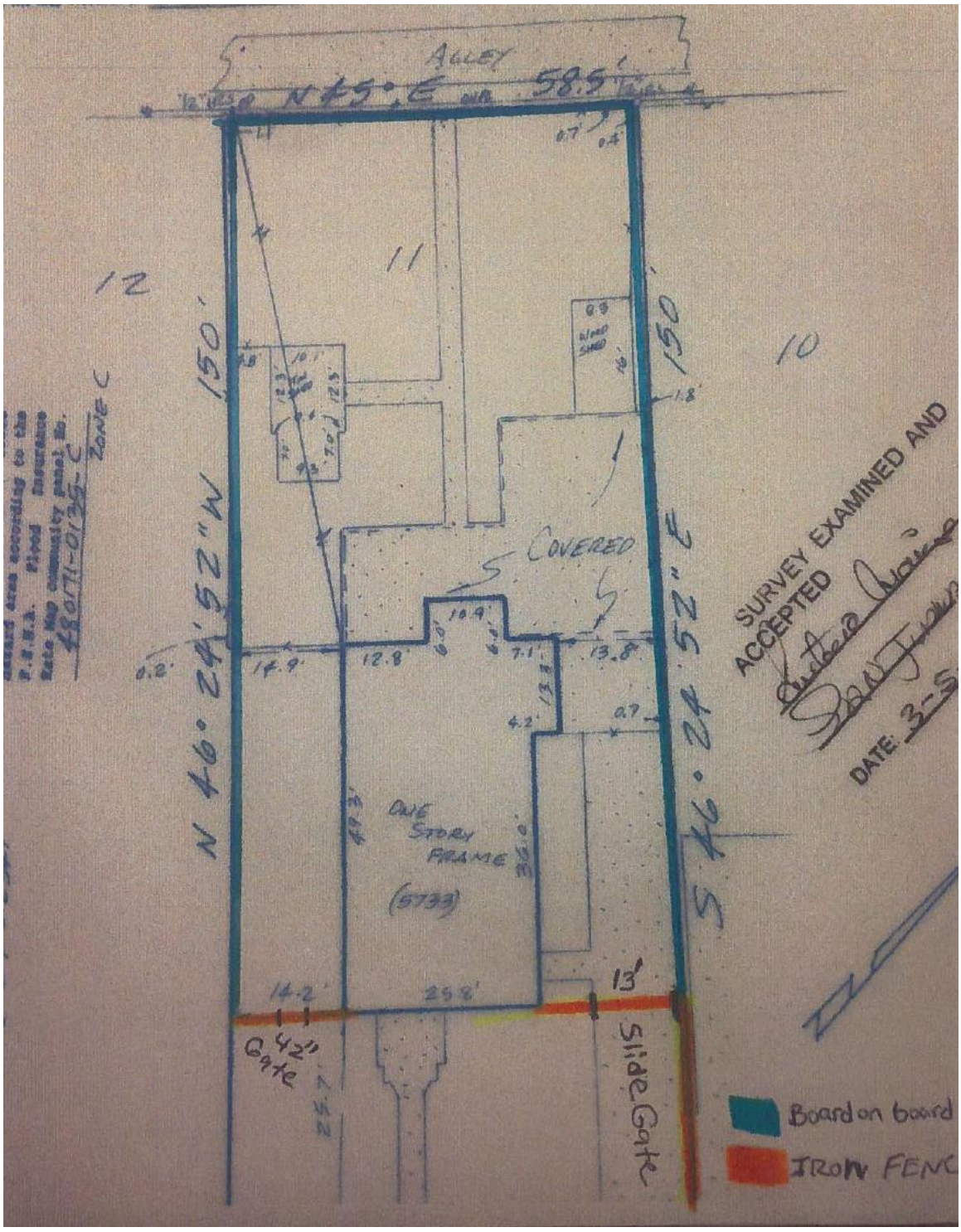
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building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

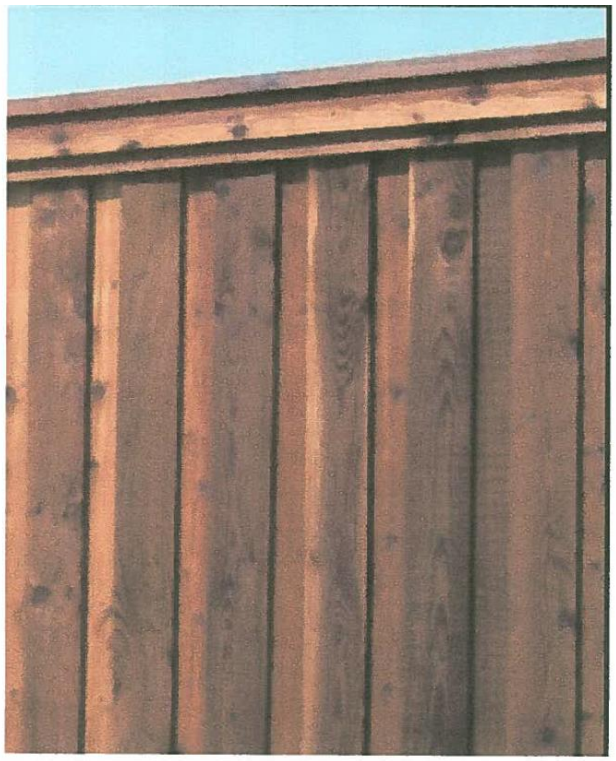
Sustainable Construction and Development **Date**

Current side fence that separates 5733 Worth driveway from that of house next door that runs a daycare business. Applicant wants to replace with a 4-ft iron fence (Request 2).

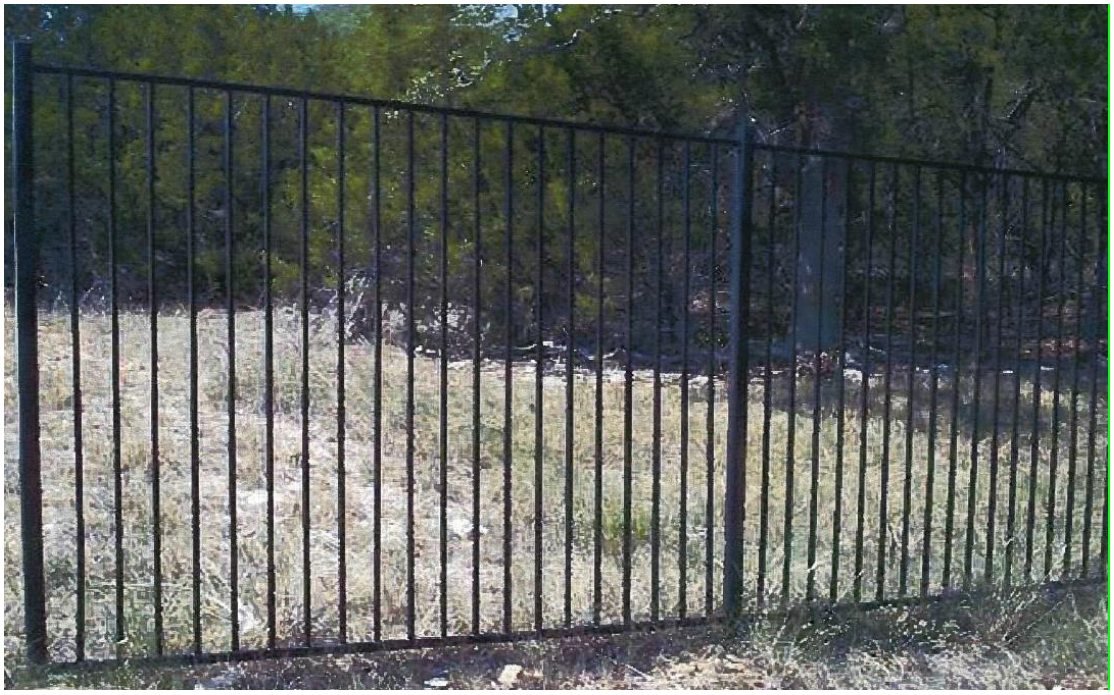


Current side fence that separates 5733 Worth driveway from that of house next door that runs a daycare business. Applicant wants to replace with a 4-ft iron fence (Request 2).


ALLEY
N 46° 24' 52" W 150'
S 43° 35' 08" E 150'
58.5'
11
12
10
COVERED
ONE STORY FRAME
(5733)
SURVEY EXAMINED AND ACCEPTED
DATE: 3-5
42" Gate
Slide Gate
Board on board
IRON FENC



Example of wood fence proposed for perimeter fence.



Example of iron fence style proposed for divider between 5733 Worth driveway and daycare business next door.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/10/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Carlos Araiza
Address: 5733 Worth
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Approve replacing board on boards in back 50% with iron returns. 8 feet> Laura / Mary (✓)

2. Deny without prejudice per 3.6A1 but recommend replacement of existing right side fence from front to sidewalk Landmark approval because of existing day care next door's safety of children. Laura / Mary (✓)

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ VACANT
✓ Mary Mesh	___ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

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

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-666(JKA)
LOCATION**:** 4720 Gaston
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 362

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-B
CENSUS TRACT: 0015.02

APPLICANT: Blackwood Construction

REPRESENTATIVE: Qasim Ludy

OWNER: JULIE CHANG

REQUEST:
1) Install entry door and sidelights in place of door and window on front facade.
2) Remove seven windows from the left (southwest) side of main structure.
3) Remove five windows on the right (northeast) facade of main structure.
4) Remove door from rear facade of the main structure.
5) Remove three windows from the rear facade of the main structure.
6) Install window on rear facade of the main structure.
7) Install 6' wrought iron gate in driveway.
8) Remove tree in front yard of main structure.
9) Install magnolia tree in front yard in main structure.

ANALYSIS:
1) Install entry door and sidelights in place of door and window on front façade – The applicant did not produce evidence that the door was originally in the proposed location but says that there is evidence in the framing of the wall. The preservation criteria specifies that original door locations must be preserved, so Staff is recommending Denial without Prejudice until further evidence is submitted of the original door location.
2) Remove seven windows from the left (southwest) side of main structure – The applicant does not believe that the rear is original to the structure. However, Sanborn maps show a footprint similar to what exists today. The siding on the rear does not appear to be original. The preservation criteria specifies that original window openings must be preserved, so Staff is recommending Denial without Prejudice until further evidence is submitted. Even if the rear was found to be non-original, Staff would not be supportive of removing the windows. The applicant has not had the plans reviewed by Building Inspection to ensure that they meet window egress requirements. Staff is recommending Denial without Prejudice of the window removal requests.

3) Remove five windows on the right (northeast) facade of main structure - The applicant does not believe that the rear is original to the structure. However, Sanborn maps show a footprint similar to what exists today, although not enough photos were submitted to make a final determination. The preservation criteria specifies that original window openings must be preserved, so Staff is recommending Denial without Prejudice until further evidence is submitted. Even if the rear was found to be non-original, Staff would not be supportive of removing the windows. The applicant has not had the plans reviewed by Building Inspection to ensure that they meet window egress requirements. Staff is recommending Denial without Prejudice of the window removal requests.
4) Remove door from rear facade of the main structure - The applicant does not believe that the rear is original to the structure. However, Sanborn maps show a footprint similar to what exists today although not enough photos were submitted to make a final determination. The preservation criteria specifies that original window openings must be preserved, so Staff is recommending Denial without Prejudice until further evidence is submitted that the door opening is not original.
5) Remove three windows from the rear facade of the main structure - The applicant does not believe that the rear is original to the structure. However, Sanborn maps show a footprint similar to what exists today although not enough photos were submitted to make a final determination. The preservation criteria specifies that original window openings must be preserved, so Staff is recommending Denial without Prejudice until further evidence is submitted that the existing window openings are not original.
6) Install window on rear facade of the main structure – The applicant is proposing to replace the existing window with a new vinyl window. The preservation criteria specifies that original window openings must be preserved, so Staff is recommending Denial without Prejudice until further evidence is submitted that the existing window opening is not original.
7) Install 6' wrought iron gate in driveway – The applicant wishes to place a wrought iron fence in the location of the existing fence. The preservation criteria states that Landmark Commission can approve a fence that is 5 feet back from the corner of the house measured from the back wall of the porch if it determines more screening is necessary, but the fence appears to be closer than 5 feet. Therefore, Staff is recommending Denial without Prejudice of the request.
8) Remove tree in front yard of main structure – The City Arborist determined that the pecan tree is healthy. The preservation criteria states that healthy mature trees in the front yard must be maintained. Therefore, Staff is recommending Denial of the request.
9) Install magnolia tree in front yard in main structure – The species of magnolia tree proposed (magnolia grandiflora) would encroach on the existing pecan tree and obscure views of the main structure. Staff is therefore recommending Denial without Prejudice of the request.

STAFF RECOMMENDATION:
1) Install entry door and sidelights in place of door and window on front façade – 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 not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved. The applicant has not provided evidence that the entry door

was originally located in the proposed location or that the existing doors and window openings are not original to the structure.
2) Remove seven windows from the left (southwest) side of main structure – Deny without Prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
3) Remove five windows on the right (northeast) facade of main structure – Deny without Prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
4) Remove door from rear facade of the main structure – Deny without Prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
5) Remove three windows from the rear facade of the main structure – Deny without Prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
6) Install window on rear facade of the main structure – Deny without Prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.10 stating that original doors and windows and their openings must remain intact and be preserved.
7) Install 6' wrought iron gate in driveway – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(i) because it is not consistent with preservation criteria Section 2.11 stating that side yard fences must be located in the rear 50% of the side facade or 5 feet back from the corner of the house measured from the back wall of the front porch if the commission deems appropriate.
8) Remove tree in front yard of main structure – Deny – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 2.8 stating that existing mature trees in the front yard must be maintained and because the SE District Arborist has determined that the tree is healthy.
9) Install magnolia tree in front yard in main structure – Deny without Prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 2.6 stating that landscaping must not obscure significant views of or from the main building.

TASK FORCE RECOMMENDATION:
1) Install entry door and sidelights in place of door and window on front facade – None – No quorum, comments only. Supportive. Applicant noted that original framing confirms this as the original location of the door.

2) Remove seven windows from the left (southwest) side of main structure – None – No quorum, comments only. Window noted as "A" must remain, others okay to remove.
3) Remove five windows on the right (northeast) facade of main structure – None – No quorum, comments only. Supportive of single window at location marked "B" in lieu of complete removal of the windows. Size of new window shall match adjacent window noted 22 on drawings. Okay to remove other windows.
4) Remove door from rear facade of the main structure – None – No quorum, comments only. Supportive of door as submitted. Okay to remove adjacent wooden stair.
5) Remove three windows from the rear facade of the main structure – None – No quorum, comments only. No comments provided.
6) Install window on rear facade of the main structure – None – No quorum, comments only. Supportive.
7) Install 6' wrought iron gate in driveway – None – No quorum, comments only. Gate okay to be 5' back from front facade and submit design for 70% open fence.
8) Remove tree in front yard of main structure – None – No quorum, comments only. Recommend retention of the tree unless deemed unhealthy by City Arborist.
9) Install magnolia tree in front yard in main structure – None – No quorum, comments only. Supportive of magnolia tree as replacement for existing tree if existing is approved for removal.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 666 (JKA)
Office Use Only

Name of Applicant: Qasim Lucky / Blackwood Construction
Mailing Address: 306 Lincoln Sq
City, State and Zip Code: Arlington, Tx 76011
Daytime Phone: 954 552-4626 Fax: —
Relationship of Applicant to Owner: Contractor

PROPERTY ADDRESS: 4720 Gaston Ave
Historic District: Peaks Suburban

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

PROPOSED WORK:

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

- Repair and Restore Existing wood windows
- Rebuild 2 car Garage
- Restore front Door to original location
- Restore Brick To origanal ; Siding on all sides
- Remove Tree in Front yard, Replace with magnola tree
- Replace Existing Driveway Gate

Signature of Applicant: _____ Date: 8/31/15

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

RECEIVED BY
SEP 03 2015
Current Planning

APPLICATION DEADLINE:

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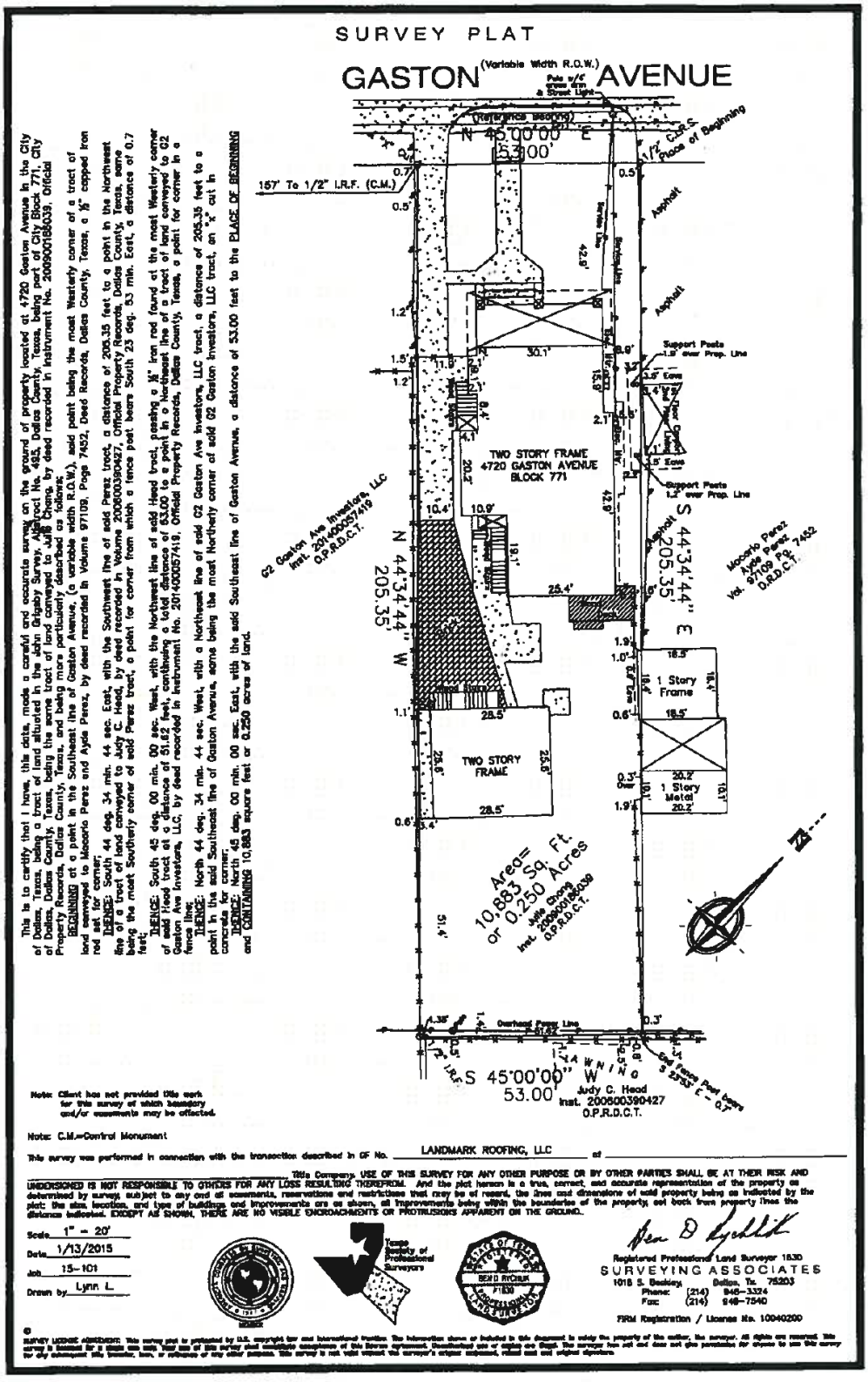
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**

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



This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 4720 Gaston Avenue in the City of Dallas, Texas, being a tract of land situated in the John Grigsby Survey, Abstract No. 483, Dallas County, Texas, being part of City Block 771, of Dallas, Dallas County, Texas, being the same tract of land conveyed to G2 Gaston Ave Investors, LLC by deed recorded in Instrument No. 201400057419, Official Property Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Southeast line of Gaston Avenue, (a variable width R.O.W.) said point being the most Westerly corner of a tract of land conveyed to Maccario Perez and Ayde Perez, by deed recorded in Volume 97109, Page 7452, Deed Records, Dallas County, Texas, a ½" capped iron rod set for corner;

THENCE: South 45 deg. 00 min. 00 sec. West, with the Northwest line of said Head tract, passing a ½" iron rod found at the most Westerly corner of said Head tract at a distance of 53.00 to a point in a Northeast line of a tract of land conveyed to G2 Gaston Ave Investors, LLC, by deed recorded in Instrument No. 201400057419, Official Property Records, Dallas County, Texas, a point for corner in a fence line;

THENCE: South 44 deg. 34 min. 44 sec. East, with the Southwest line of said Perez tract, a distance of 205.35 feet to a point for corner from which a fence post bears South 23 deg. 53 min. East, a distance of 0.7 feet;

THENCE: South 45 deg. 00 min. 00 sec. West, with the Northwest line of said Head tract, passing a ½" iron rod found at the most Westerly corner of said Head tract at a distance of 53.00 to a point in a Northeast line of a tract of land conveyed to G2 Gaston Ave Investors, LLC, by deed recorded in Instrument No. 201400057419, Official Property Records, Dallas County, Texas, a point for corner in a fence line;

THENCE: North 44 deg. 34 min. 44 sec. West, with a Northeast line of said G2 Gaston Ave Investors, LLC tract, a distance of 205.35 feet to a point in the said Southeast line of Gaston Avenue, same being the most Northerly corner of said G2 Gaston Investors, LLC tract, an "x" cut in concrete for corner;

THENCE: North 45 deg. 00 min. 00 sec. East, with the said Southeast line of Gaston Avenue, a distance of 53.00 feet to the PLACE OF BEGINNING and CONTAINING 10,883 square feet or 0.250 acres of land.

Note: Client has not provided title work for this survey at which boundary and/or easements may be effected.

Note: C.M.=Control Monument

This survey was performed in connection with the transaction described in GF No. LANDMARK ROOFING, LLC at _____ Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. And the plat hereon is a true, correct, and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND.

Scale 1" = 20'
Date 1/13/2015
Job 15-101
Drawn by Lynn L.

Texas Society of Professional Surveyors

Registered Professional Land Surveyor 1830
SURVEYING ASSOCIATES
1018 S. Beckley Dallas, Tx. 75203
Phone: (214) 948-3334
Fax: (214) 948-7540
FIRM Registration / License No. 10040200

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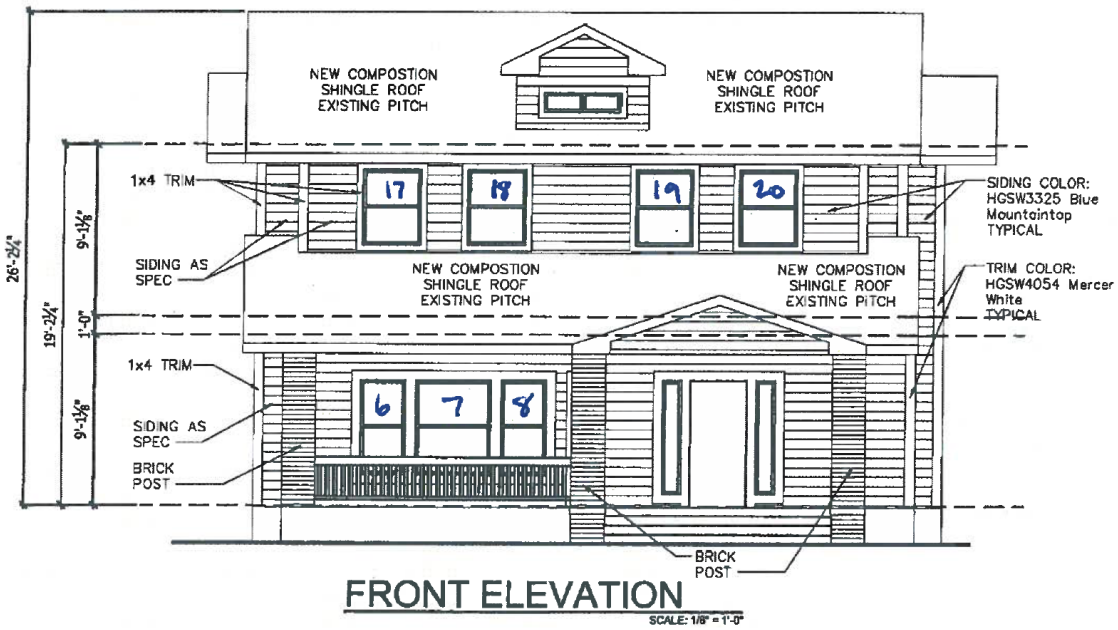
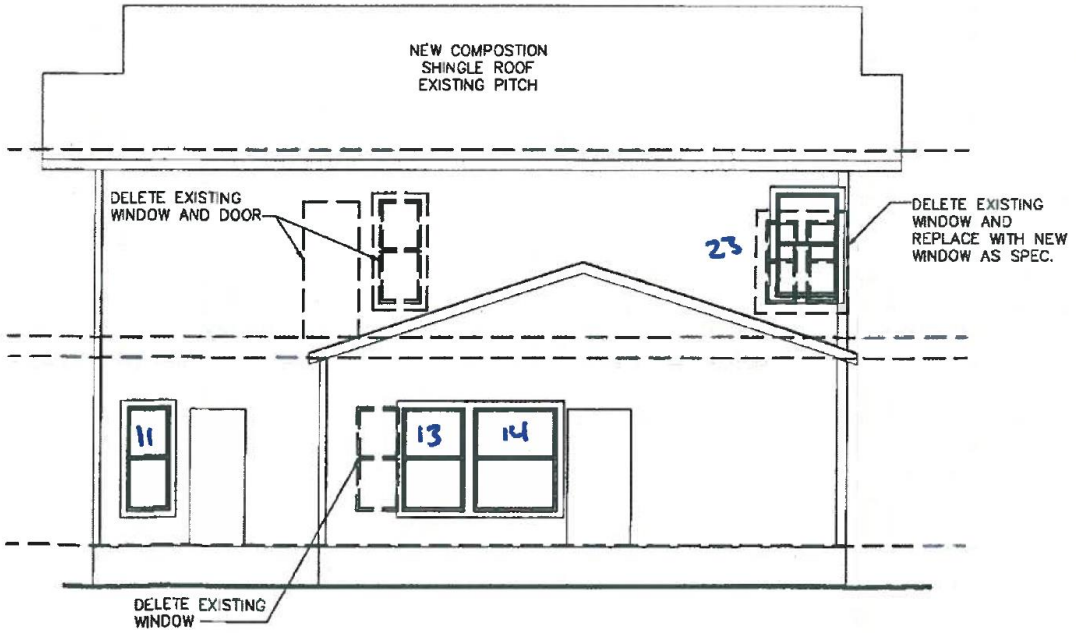


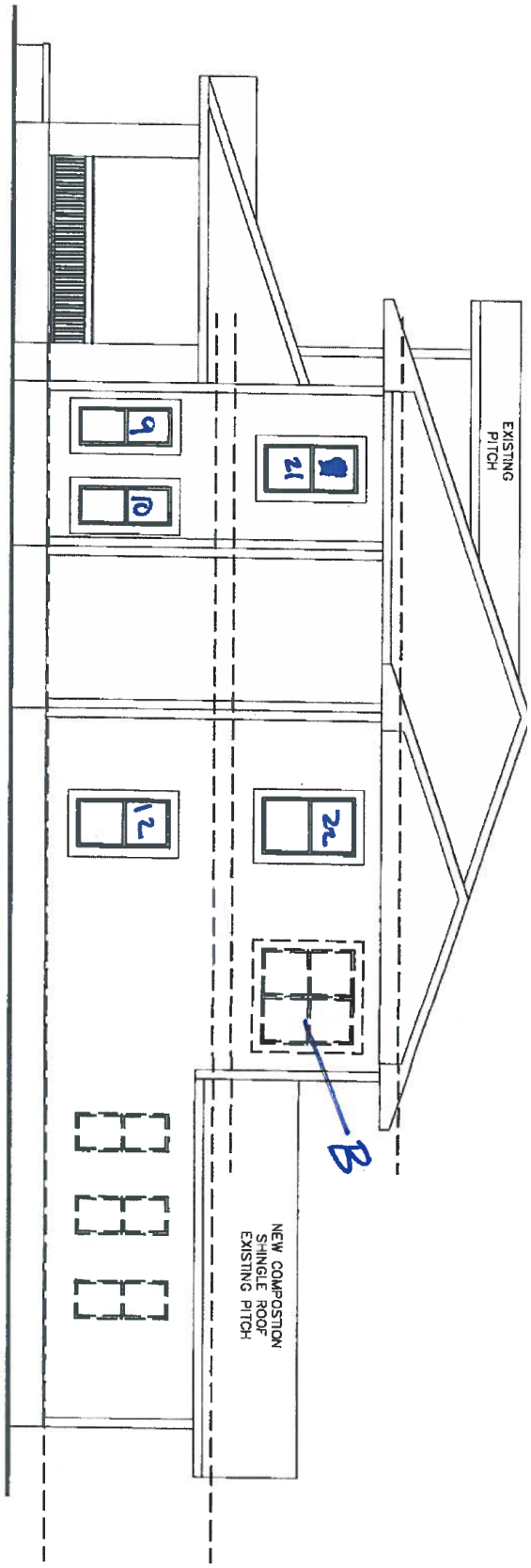
FRONT ELEVATION

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

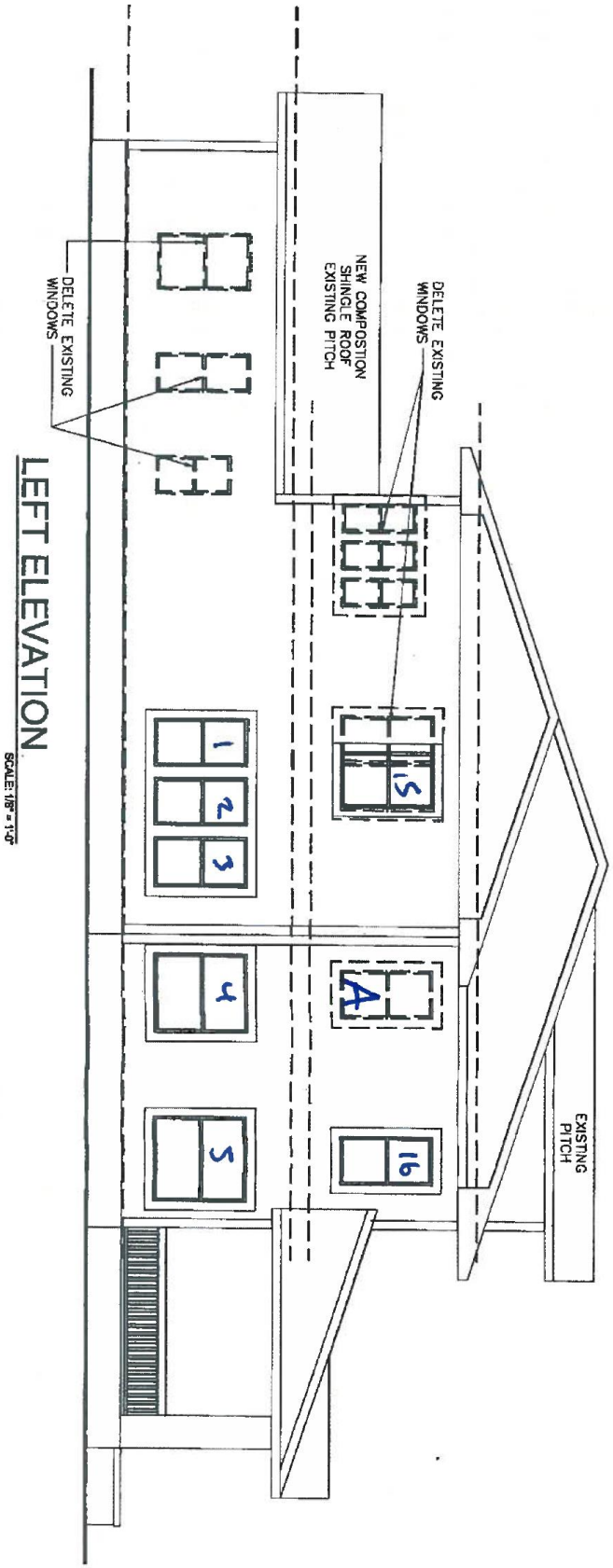


REAR ELEVATION

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

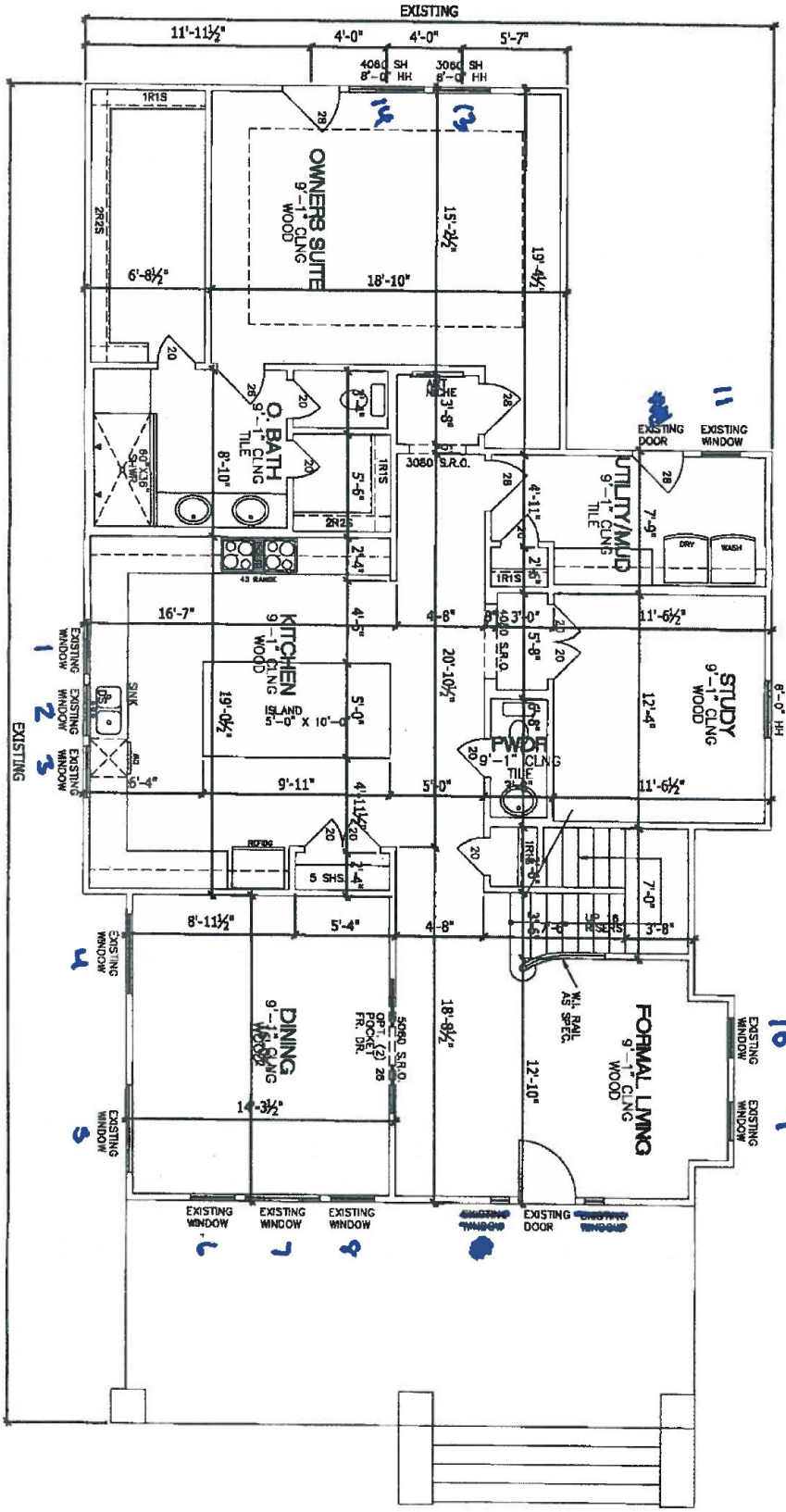


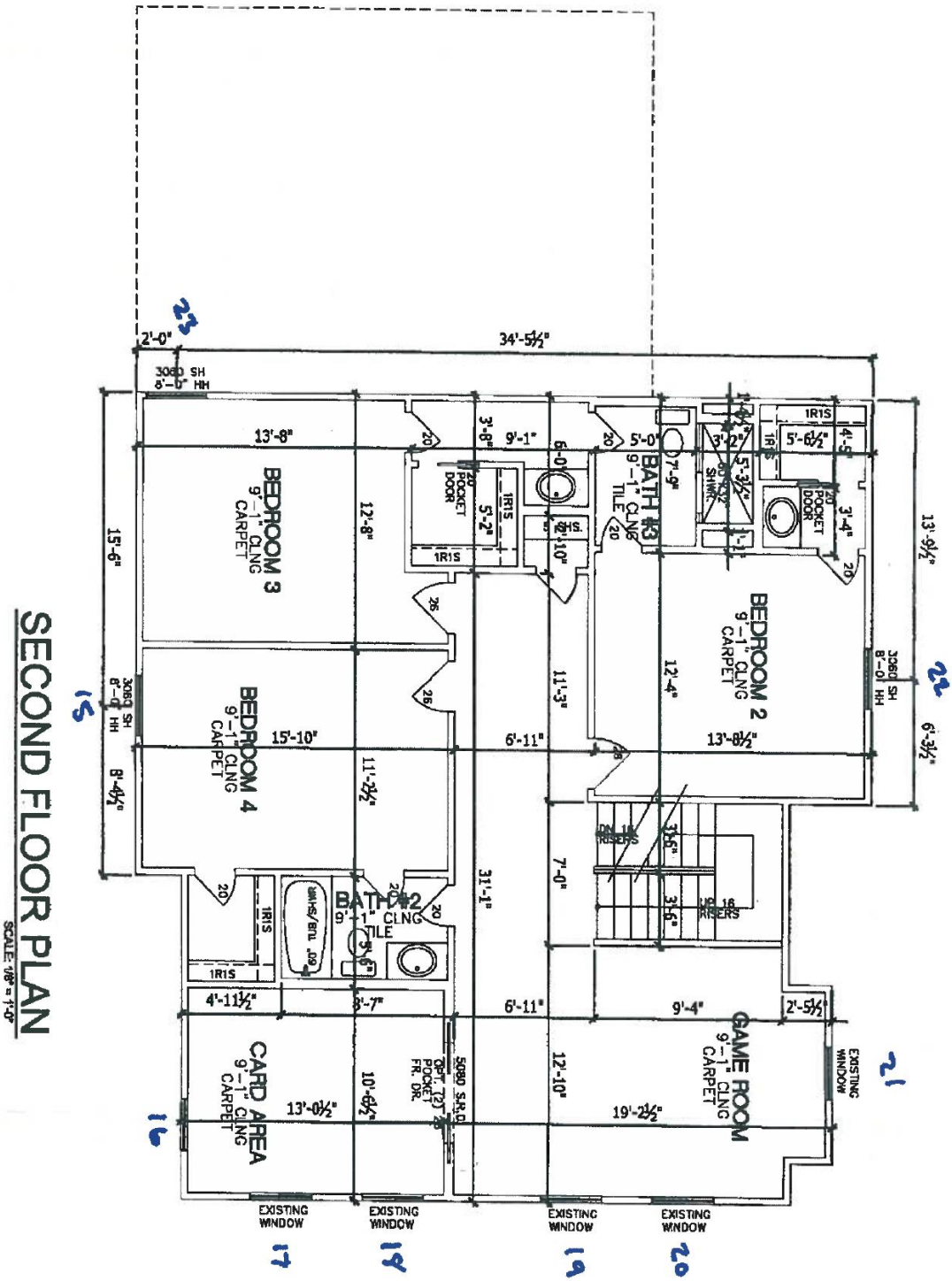
RIGHT ELEVATION

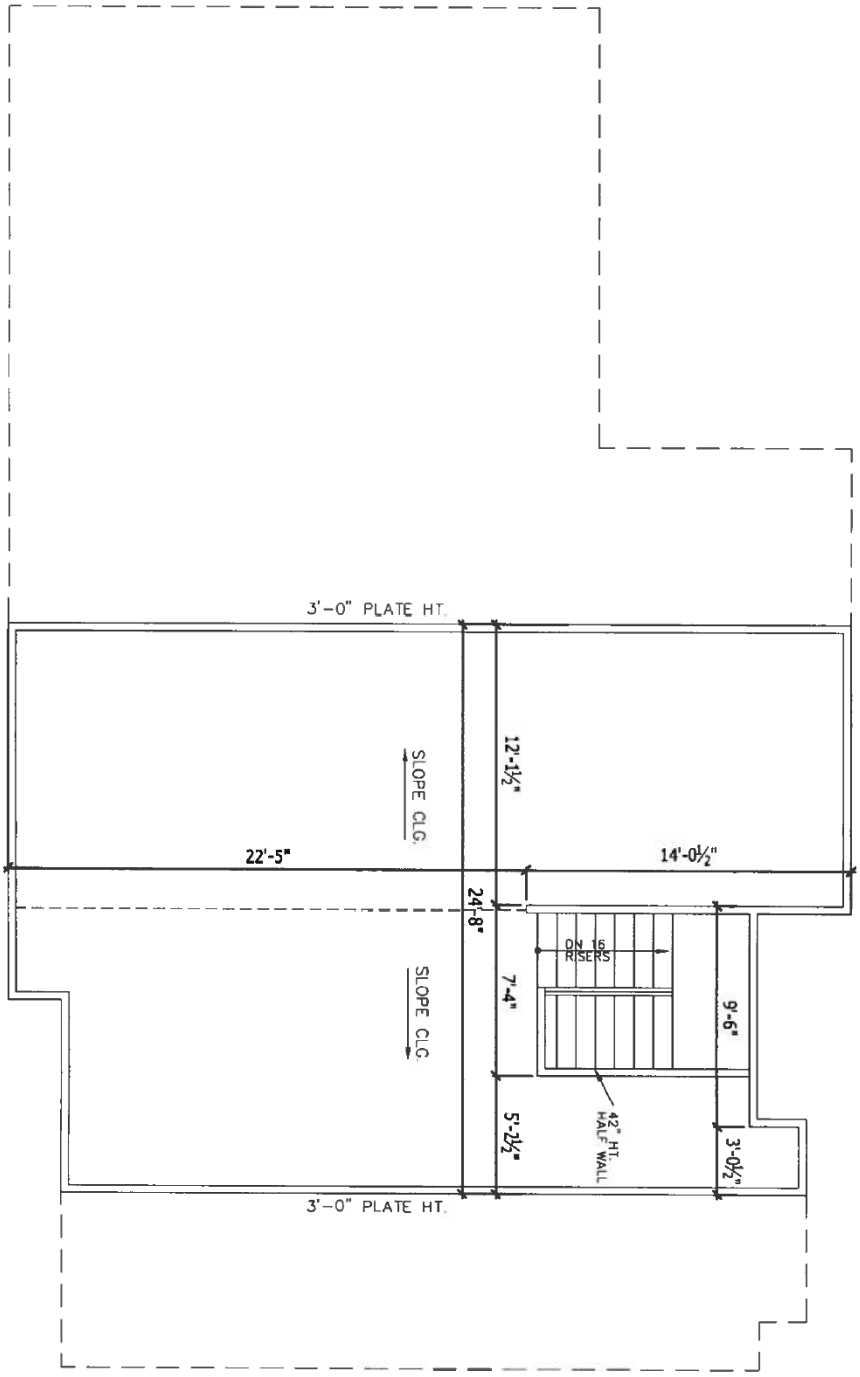


LEFT ELEVATION

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

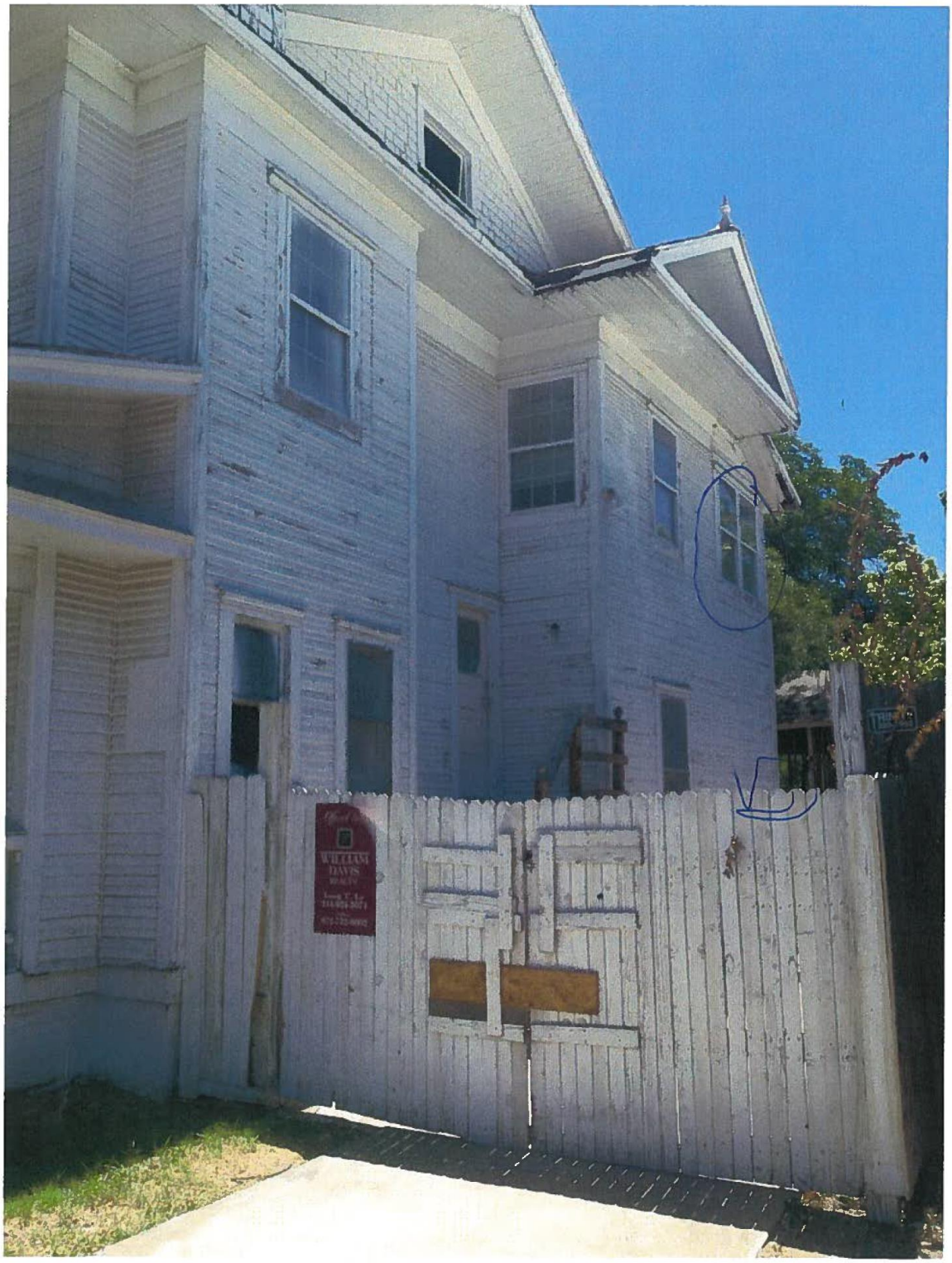

EXISTING
11'-11½"
4'-0"
4'-0"
5'-7"
OWNERS SUITE
9'-1" CLNG
WOOD
18'-10"
15'-2½"
19'-4½"
6'-8½"
O. BATH
9'-1" CLNG
TILE
8'-10"
UTILITY/MUD
9'-1" CLNG
TILE
7'-9"
DRY
WASH
EXISTING DOOR
EXISTING WINDOW
KITCHEN
9'-1" CLNG
WOOD
ISLAND
5'-0" X 10'-0"
16'-7"
19'-0½"
20'-10½"
SINK
STUDY
9'-1" CLNG
WOOD
12'-4"
11'-6½"
PWDR
9'-1" CLNG
TILE
9'-11"
5'-0"
DINING
9'-1" CLNG
WOOD
14'-3½"
FORMAL LIVING
9'-1" CLNG
WOOD
12'-10"
18'-8½"
8'-11½"
5'-4"
4'-8"
7'-0"
3'-8"
EXISTING WINDOW
EXISTING DOOR
EXISTING
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

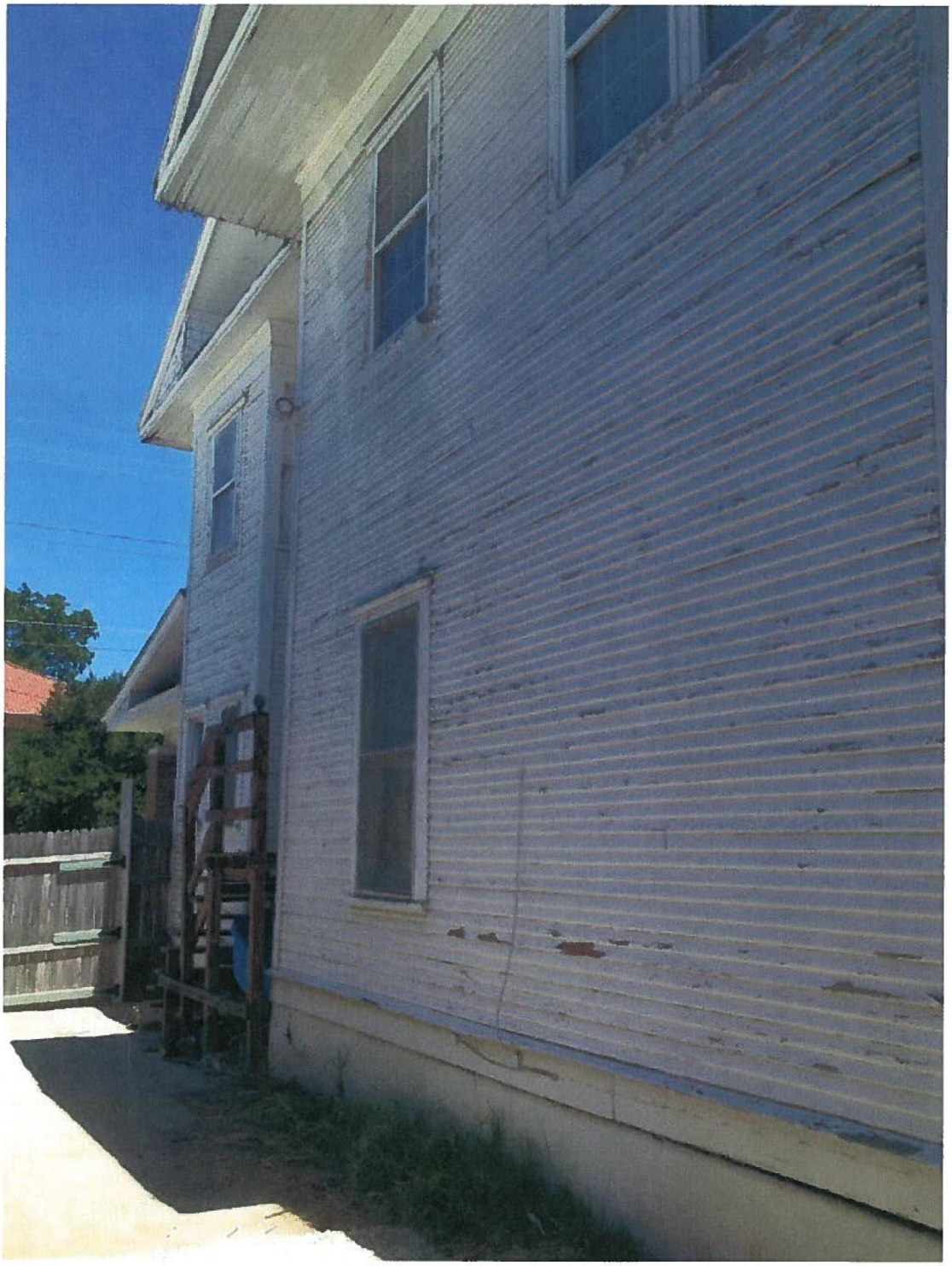

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BEDROOM 3
9'-1" CLNG
CARPET
BEDROOM 4
9'-1" CLNG
CARPET
BEDROOM 2
9'-1" CLNG
CARPET
BATH #3
9'-1" CLNG
TILE
BATH #2
9'-1" CLNG
TILE
CARD AREA
9'-1" CLNG
CARPET
GAME ROOM
9'-1" CLNG
CARPET
EXISTING WINDOW
EXISTING WINDOW
EXISTING WINDOW
EXISTING WINDOW
EXISTING WINDOW
13'-8"
9'-1"
5'-0"
34'-5½"
2'-0"
15'-6"
13'-9½"
6'-3½"
8'-4½"
15'-10"
6'-11"
13'-8½"
12'-8"
11'-3"
12'-4"
11'-2½"
31'-1"
7'-0"
4'-11½"
3'-7"
6'-11"
9'-4"
2'-5½"
13'-0½"
10'-6½"
12'-10"
19'-2½"
5'-6½"
5'-3½"
3'-4"
5'-2"
6'-10"
7'-9"
3'-8"
3'-6"
3'-6"
1R1S
20
26
28
25
3068 SH
8'-0" HH
5080 S.R.D.
OPT. 72"
POCKET
FR. DR.
POCKET
DOOR
WHIRLPOOL TUB
SHWR
16 RISERS
14 RISERS



ATTIC FLOOR PLAN

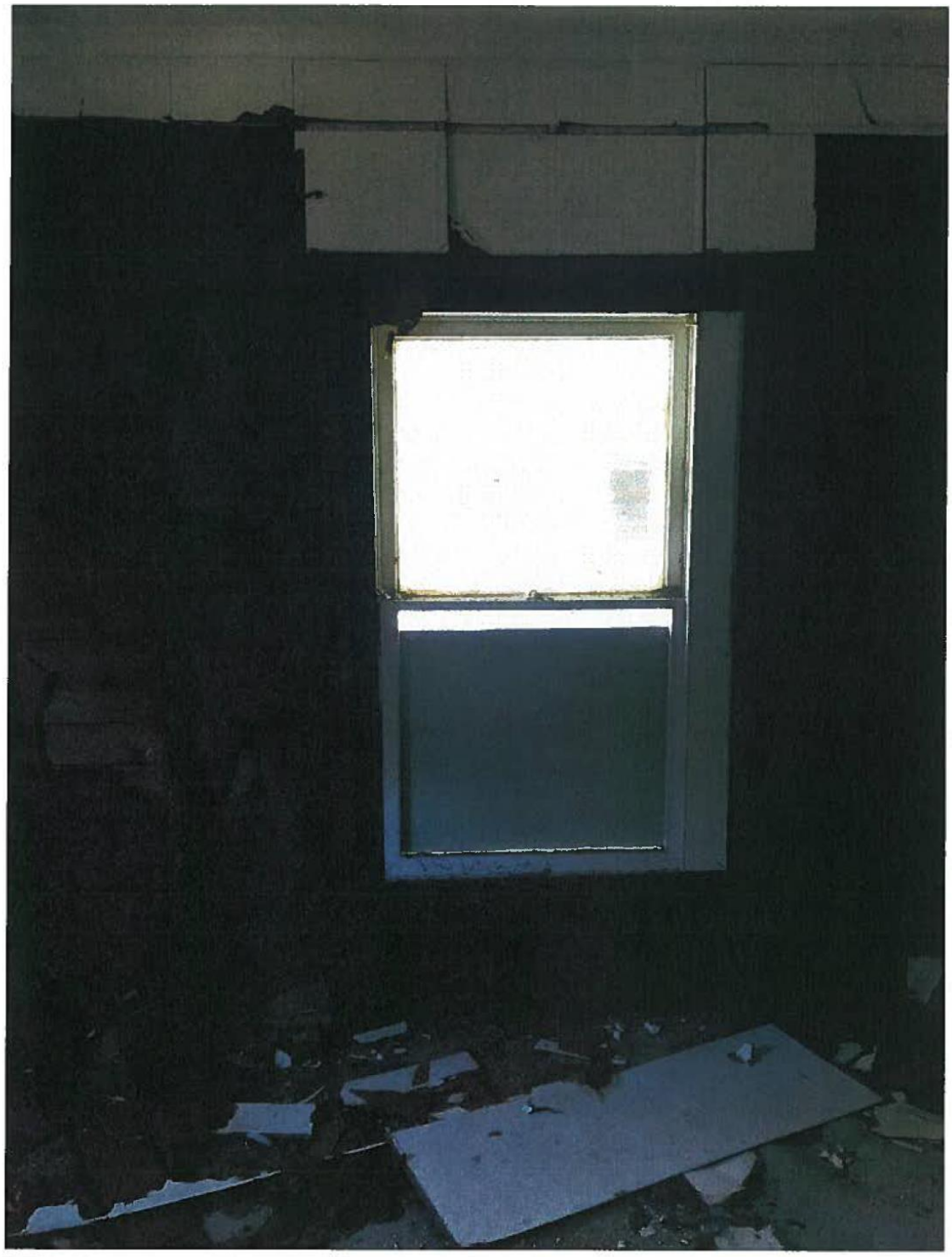
SCALE: 1/8" = 1'-0"





Rear of the main structure.

Original door location (photos submitted by the applicant)



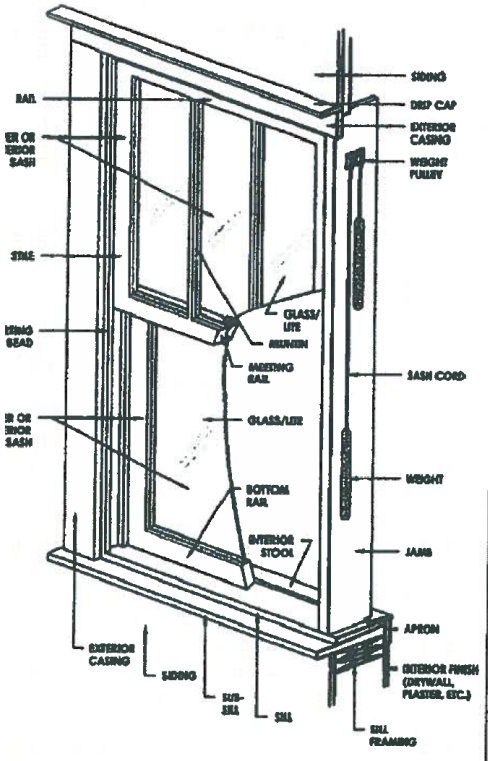
COA— _____ Date Received: _____

Applicant Name: Qasim Ludy Received by: _____

Window Survey Form

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

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



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

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	23
Number of Historic Windows on the Structure	13
Number of Existing Replacement/Non-Historic Windows	10
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	13

COA—_____ Date Received: _____

Applicant Name: Qasim Lucky Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Partially Missing Replace
2	"
3	"
4	Repairable Glass & Roll
5	"
6	"
7	"
8	"
9	"
10	"
11	non-Historical / Glass & Repair
12	New window
13	"
14	"
15	"
16	Historical Partial missing Repair
17	Repairable Glass & Roll
18	"
19	"
20	"

Window #	Window Condition
21	Repairable Glass & Roll
22	New Window
23	New Window
24	
25	
26	
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40	

CA145-666(JKA)

D6-21

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Home › Windows › Replacement Windows › Single-Hung › 2000 Series

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- NEW CONSTRUCTION WINDOWS
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  - DOUBLE-HUNG
  - SINGLE-HUNG
  - SLIDING
  - CASEMENT
  - AWNING
  - HOPPER
  - BAY WINDOW
  - BOW WINDOW
- IMPACT RESISTANT

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Silver Line Windows and Doors
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Windows

Energy Efficient Silver Line Windows

Overview | Features & Options | Technical Information

2000 Series

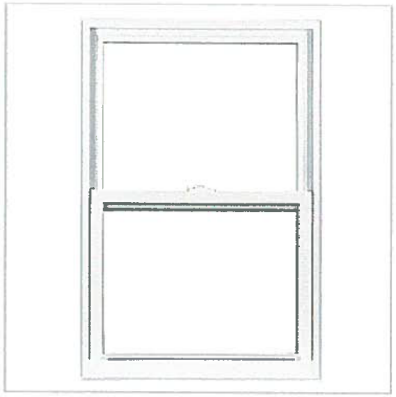
The budget-conscious Silver Line® 2000 Series single-hung window offers a simple, flat design to fit many styles.

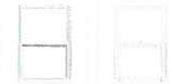
Features:

- Simple, flat design blends with any décor
- Tilt-in bottom sash for easier cleaning
- Fusion-welded, heavy duty vinyl for low-maintenance convenience
- Interlocking sash create a weathertight seal against drafts
- Coordinates with 2090 Series sliding windows
- ENERGY STAR® qualified with the appropriate energy efficient options
- Limited Lifetime Warranty offers peace of mind

Product Line Brochure

To read and print PDF documents, you need Acrobat Reader.
Don't have Acrobat Reader? Get it now.





See more photos in our Photo Gallery.

– Replacement windows

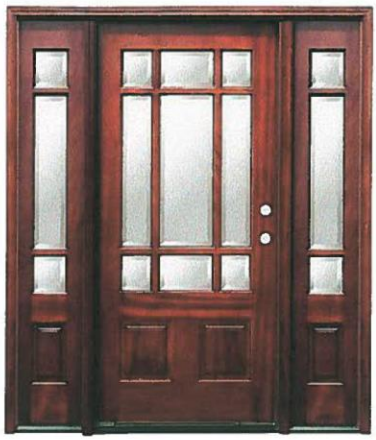
More saving. More doing.

Your Store: **Wylie #6589**
Use Current Location or find store

Pacific Entries | Model # M39ML412 | Internet # 204171324

68 in. x 80 in. Craftsman 9 Lite Stained Mahogany Wood Prehung Front Door with 12 in. Sidelites

★★★★★ (3) | **Write a Review** | **Questions & Answers (1)**



Open Expanded View | Click to Zoom

$2,744.00 /each

PRODUCT SOLD ONLINE ONLY

— Front Door + Specs

PRODUCT OVERVIEW

Model # M39ML412 Internet # 204171324

Your house will be the talk of the neighborhood when they see your new Crestline wood Craftsman 9 Lite Prefinished Mahogany Wood Entry Door 36 in. x 80 in. entry door with 12 in. sidelites. Factory prefinished and prehung ensures this wood door can bring years of enhancement to your home. All components carefully hand selected and factory kiln dried to exacting tolerances for maximum performance. Adjustable sill threshold and fully weather stripped jambs make installation fast and easy. Doors are pre-bored with 2-3/8 in. backset, ready for optional handle set.

- Hand picked kiln dried genuine mahogany ensures accurate color consistency
- Engineered stiles, rails and-Panels prevent warping and splitting for long-lasting beauty
- High-performance compression weather-stripping resists rot and corrosion while sealing out the weather elements
- Oil-based polyurethane factory finish ensure durability and beauty for your door
- 9 Lite insulated glass with wide bevel adds definition and beauty
- Factory prefinished mahogany wood adds style and elegance to your front door
- Satin nickel ball bearing hinges provide years of easy swing
- Included prefinished solid mahogany exterior 2 in. brickmold trim finishes the install
- Factory prefinished mahogany jambs included provides the ultimate beauty for your new entry door
- Requires 4-9/16 in. x 66 in. x 82 in. rough opening for proper fit
- Actual unit size = 65-1/16 in. x 81-1/2 in. from outside jamb to jamb

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	5 in	Door Thickness (in.)	1.75 in
Assembled Height (in.)	82 in	Jamb Size (in.)	4-9/16"
Assembled Width (in.)	70 in	Rough Opening Height	82 in
Door Size (WxH) in.	68 x 80	Rough Opening Width	66 in

DETAILS

Color Family	Mahogany	Glass Style	Clear
Color/Finish	Medium Mahogany	Glass Type	9 Lite
Commercial	No	Hinge Finish	Nickel
Door Configuration	Single door with Sidelites	Included	No additional items or accessories included
Door Handing	Left-Hand/Inswing	Material	Wood
Door Style	Craftsman	Number of Hinges	3
Door Type	Exterior Prehung	Panel Type	2 Panel
Features	Brickmould,Weatherstripping	Product Weight (lb.)	350 lb
Finish Type	Stained	Returnable	90-Day
Glass Caming Finish	No caming		

WARRANTY / CERTIFICATIONS

Energy Star Qualified	Not Qualified	Manufacturer Warranty	1 year
Fire rating	None		

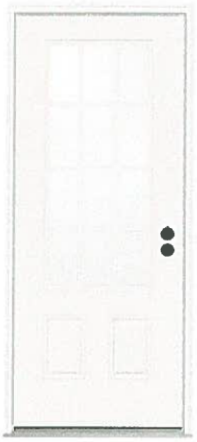
More saving. More doing.

Your Store: **Wylie #6589**
Use Current Location or find store

JELD-WEN | Model # THDJW189200025 | Internet # 202036488

36 in. x 80 in. Premium 12-Lite Primed Steel Prehung Front Door with Brickmold

★★★★½ (12) | **Write a Review** | **Ask the first question**



Open Expanded View Click to Zoom

$313.74 /each

PRODUCT SOLD ONLINE ONLY

– Rear Doors + Specs

PRODUCT OVERVIEW

Model # THDJW189200025 Internet # 202036488

Help provide your home with additional strength and style with the JELD-WEN 36 in. x 80 in. Steel White Prehung Left-Hand Inswing 12 Lite 2-Panel Entry Door. This left-hand entry door is constructed from rust-resistant galvanized steel and includes a 1-piece polystyrene core provides long-lasting insulation. This durable entry door also features weather stripping for protection against drafts and is Energy Star compliant.
California residents: see Proposition 65 information

- Consult your local building code official for applicable codes and regulations
- Not all products are suitable for locations that experience severe weather
- 1-Piece polystyrene core provides long-lasting insulation
- Made of rust-resistant galvanized steel
- Weather stripping for added draft protection
- 2-Panel door with brick mold and glass insert
- Premium 12 lite double pane glass adds a decorative accent to the door
- 2-Coat primer enables easier finishing
- Light-brass hinge finish adds an elegant touch
- Requires a 38-1/2 in. x 82-1/2 in. rough opening for a secure fit
- Prehung door includes frame for easier installation
- Energy Star compliant
- From outside, opens toward the inside of the home with the hinges on the left

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	4.563 in	Door Thickness (in.)	1.75 in
Assembled Height (in.)	83 in	Jamb Size (in.)	4-9/16"
Assembled Width (in.)	40 in	Rough Opening Height	82.5 in
Door Size (WxH) in.	36 x 80	Rough Opening Width	38.5 in

DETAILS

Color Family	White	Glass Caming Finish	No caming
Color/Finish	Primed White	Glass Style	Clear
Commercial	No	Glass Type	12 Lite
Door Configuration	Single Door	Hinge Finish	Bronze
Door Handing	Left-Hand/Inswing	Included	No additional items or accessories included
Door Material	Steel	Material	Steel
Door Style	Classic	Number of Hinges	3
Door Type	Exterior Prehung	Panel Type	2 Panel
Features	Brickmould,Weatherstripping	Product Weight (lb.)	95 lb
Finish Type	Primed	Returnable	90-Day

WARRANTY / CERTIFICATIONS

Energy Star Qualified	North-Central,Northern,South-Central,Southern	Manufacturer Warranty	10-Year Limited Warranty
Fire rating	None		

Anderson, Jennifer

From: Wade Lair <wade_lair@msn.com>
Sent: Friday, September 11, 2015 11:38 AM
To: Anderson, Jennifer; Ludy Qasima
Subject: RE: 4720 Gaston Info Needed

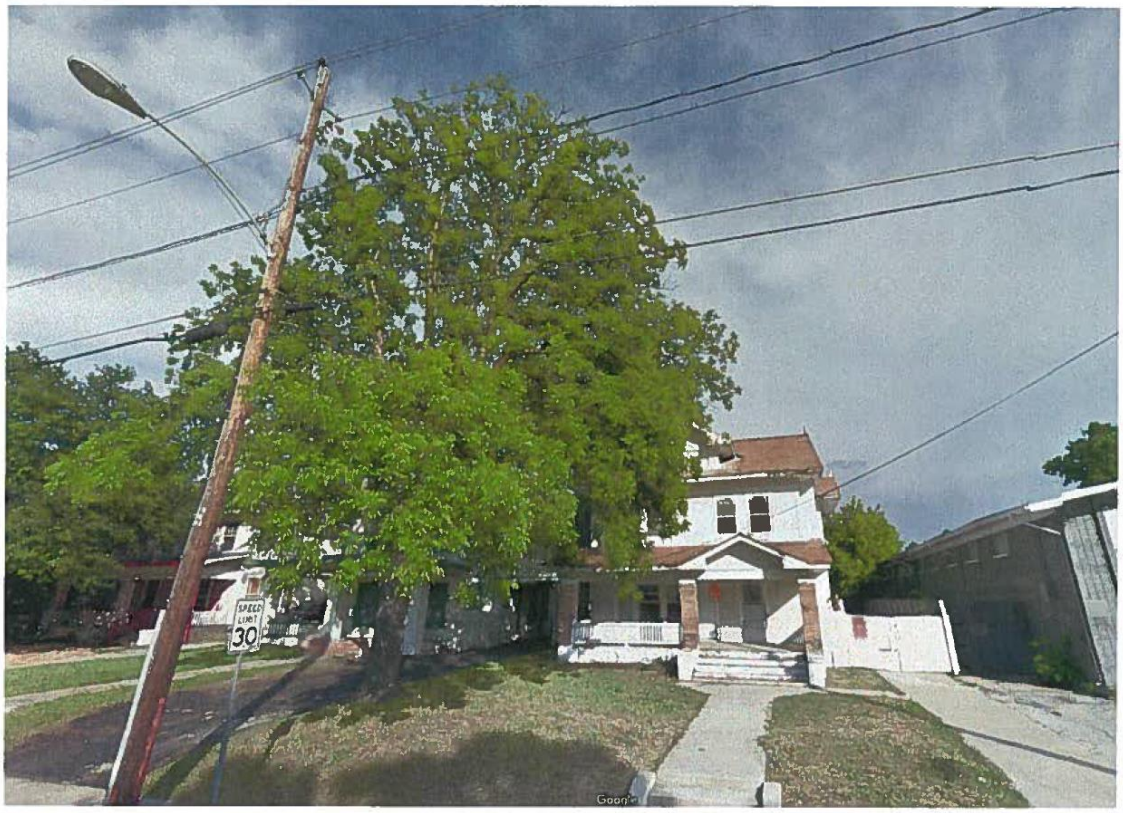
Follow Up Flag: Follow up
Flag Status: Flagged

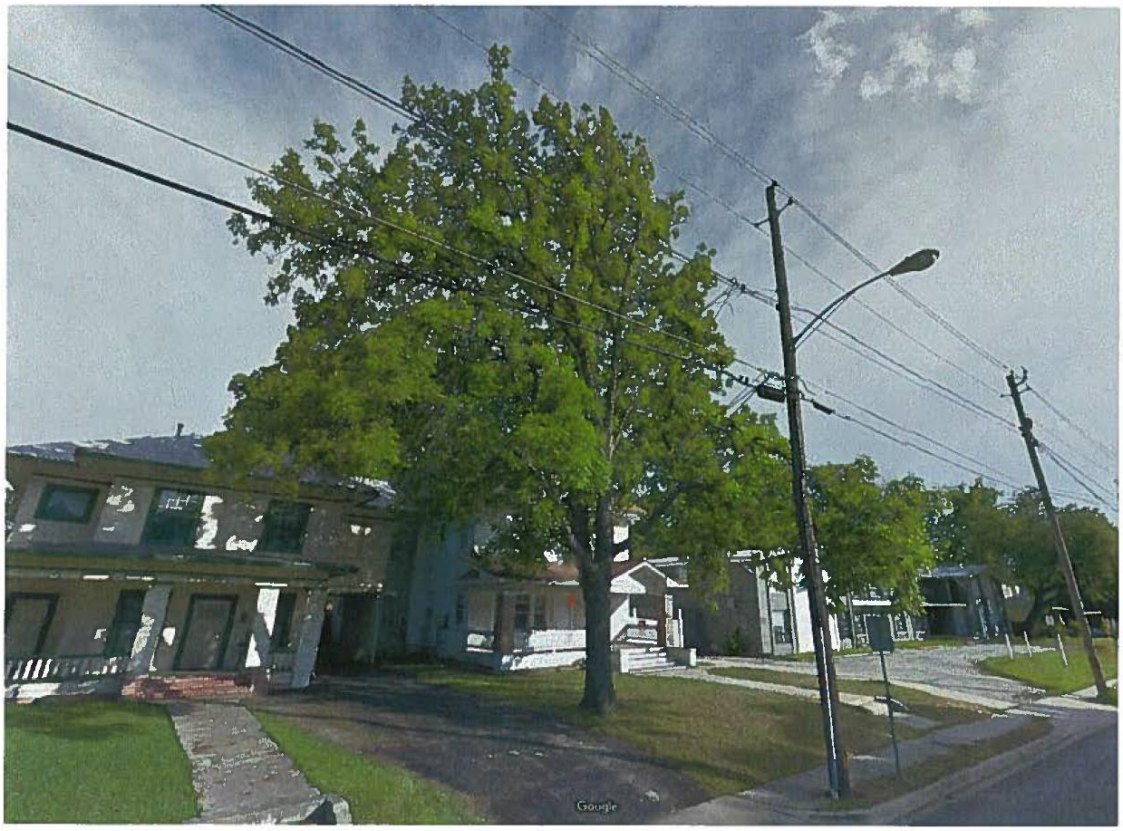
I have included a picture of the new driveway gate we have selected. Please be aware this gate is powder coated and black in color - the drawing is just a rendering. Spaces that appear to be voids in the gate, are in fact voids - it's a bit hard to tell in the drawing.

Hopefully, this concludes the gate issue as far as selection- please let me know if it does not. I think we still need photos of the existing gate to prove the 5' distance from the front corner of the house is met or to prove where 5' is so we can site the gate properly.

Thanks,

ROAD
WORK
AHEAD


SPEED LIMIT
30



VirginiaTech
Invent the Future

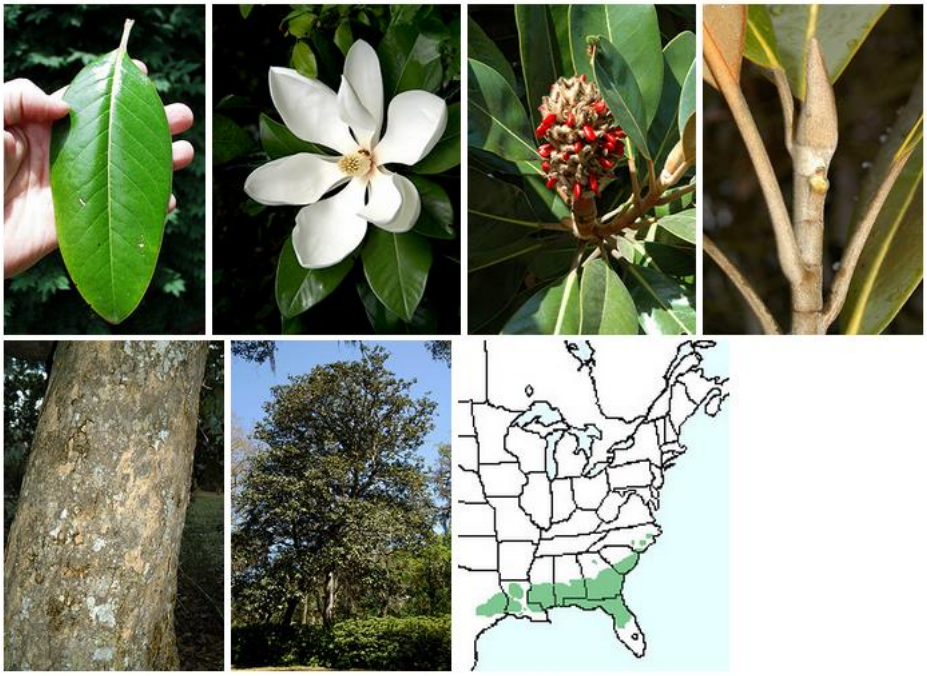
Department of
Forest Resources and Environmental Conservation

southern magnolia Magnoliaceae *Magnolia grandiflora* L. symbol: MAGR4

vTree

Leaf: Alternate, simple, evergreen, oval to elliptical, 5 to 8 inches long, pinnately veined, entire margin, very thick almost plastic-like, waxy/shiny dark green above, paler with rusty fuzz below.
Flower: Species is monoecious; very showy and fragrant, 6 to 8 inches wide with large white petals, occur singly in late spring and occasionally a few in the fall.
Fruit: An aggregate of follicles, green changing to red and later to brown, cylindrical, 3 to 5 inches long with a bright red seed (1/2 inch long) in each follicle, maturing in fall.
Twig: Stout, with white to rusty tomentum and a long (1 to 1 1/2 inches) silky white to rusty red terminal bud.
Bark: Brown to gray, thin, smooth/lenticellate when young, later with close plates or scales.
Form: A medium sized tree up to 80 feet with a pyramidal crown. When open grown, the crown is dense with low branches.

Looks like: great rhododendron



Additional Range Information:
Magnolia grandiflora is native to North America. Range may be expanded by planting. See states reporting southern magnolia.
More: Wood

External Links:
USDAFS Silvics of North America
USDAFS Additional Silvics
USDA Plants Database
Horticulture

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Dept. of Forest Resources
and Environmental Conservation,
all rights reserved.
Photos and text by: John Seiler, Edward Jensen, Alex Niemiera, and John Peterson

Anderson, Jennifer

From: Standeford, Tina
Sent: Thursday, September 10, 2015 4:20 PM
To: Anderson, Jennifer
Subject: RE: Pecan Tree at 4720 Gaston

According to Historic District 72 – 2.8 Existing mature trees in the front yard must be maintained. Unhealthy or damaged trees may be removed if deemed appropriate. From looking at streetview, the tree is healthy and should not be removed.

Tina Standeford
SE District Arborist, City of Dallas
214-948-4484

From: Anderson, Jennifer
Sent: Thursday, September 10, 2015 3:20 PM
To: Standeford, Tina
Subject: Pecan Tree at 4720 Gaston

Hello Tina,

I have an applicant who is proposing to replace a very large pecan tree in front of their property with a magnolia grandiflora. How do I know if a particular tree is protected? It appears to be a healthy tree. How can I find out? You can see it in Google Streetview, here:
https://www.google.com/maps/place/4720+Gaston+Ave,+Dallas,+TX+75246/@32.7987664,-96.771015,3a,75y,132h,90t/data=!3m7!1e1!3m5!1sfDVJQ_sYfkdq4qYxtQ_Szg!2e0!6s%2F%2Fgeo0.ggpht.com%2Fcbk%3Fcb_client%3Dmaps_sv.tactile%26output%3Dthumbnail%26thumb%3D2%26panoid%3DfDVJQ_sYfkdq4qYxtQ_Szg%26w%3D374%26h%3D75%26yaw%3D132%26pitch%3D0%26thumbfov%3D120%26ll%3D32.798766,-96.771015!7i13312!8i6656!4m2!3m1!1s0x864e98b627187eb9:0x6f3b50bb6685237

Thanks for your help!

Best,

Jennifer Anderson, Senior Planner - Historic Preservation
Sustainable Development & Construction Department
City of Dallas, City Hall
1500 Marilla Street, Room 5BN
Direct: (214) 670-5825 ****Please schedule appointments in advance****
jennifer.anderson@dallascityhall.com

City of Dallas Historic Preservation Website | Facebook

Anderson, Jennifer

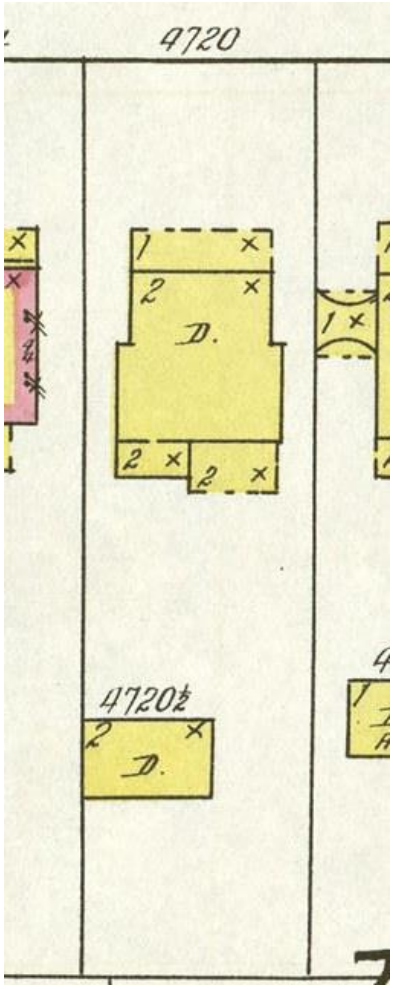
From: Standeford, Tina
Sent: Friday, September 11, 2015 3:12 PM
To: Anderson, Jennifer
Subject: Re: Pecan Tree at 4720 Gaston

Follow Up Flag: Follow up
Flag Status: Flagged

The only way to remove the tree would be to have a certified arborist document the tree as unhealthy and obtain permission from the Historic committee.

I looked at the tree on site today and it is healthy by my diagnosis.

Sent from my iPhone



The 1922 Sanborn map shows a rear footprint similar to what exists on the structure today.

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

DATE: 09/10/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Blackwood Construction
Address: **4720 Gaston**
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

___ Approve _____Approve with conditions ___Deny _____Deny without prejudice

Recommendation / comments/ basis:

1) Approval of design of new garage ~~but~~ contingent upon approval of a Cert. of Demolition for the structure that is there now.
2) Approved as submitted w/ finding that applicant noted that original framing continues thru as the original location of the door.
3) Approval w/ condition that window noted "A" must remain, as others b shown ok to remove
4) Approve removal of door as submitted. Ok to remove adjacent wooden stair
5) Approve removal of 2 windows on rear of Main structure
6) Approve installation of 1 window
7) Approve ~~at~~ carriage house. Gable ok to be 5' back from front facade if submit design for 70% open

Task force members present

✓ Norman Alston (Chair)	✓ Jim Anderson	___ VACANT (Peak's Alternate)
___ Michael Karnowski	___ Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	✓ Jennifer Hidden	

Ex Officio staff members present ✓ Jennifer Anderson

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

Maker: ~~A~~
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9/10/2015

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.

8) Recommend retention of the tree unless deemed unhealthy by City Arborist

9) Approval of Magnolia tree as replacement for existing tree if existing is approved for removal

10) Approval of single window at location marked "B" in lieu of complete removal of the window. Size of new window shall match adjacent window noted 22 on drawings. Ok to remove other windows.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-669(JKA)
LOCATION**:** 4722 Gaston
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 362

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-B
CENSUS TRACT: 0015.02

APPLICANT: Blackwood Construction

REPRESENTATIVE: Qasim Ludy

OWNER: MACARIO & AYDE PEREZ

REQUEST: Install 12" trim to outer edges of main structure.

ANALYSIS: Staff was not sent exact specifications for the proposed trim, although the applicant stated it would be 12"x12" trim to attached to the outer edges. The current siding on the structure is asbestos siding, so it cannot be removed without mitigation. It is unknown if the original siding is under the asbestos. Staff also does not have enough information regarding the fragility of the existing asbestos siding, and are concerned that it may crack when the trim is installed. Further, since the siding is not original and the addition of trim would add further conjectural features onto a non-original siding, staff is recommending Denial without Prejudice of the request.

STAFF RECOMMENDATION: Install 12" trim to outer edges of main structure – Deny without Prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.2 stating that reconstruction of the opaque elements of the protected facade must employ materials similar to the original materials, because the applicant has failed to demonstrate that trim board was an original feature on the structure, and because a plan to replace any asbestos siding that is cracked in the process of installation has not been indicated.

TASK FORCE RECOMMENDATION: Install 12" trim to outer edges of main structure – None – No quorum, comments only. Supportive.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 669 (JKA)
Office Use Only

Name of Applicant: Black Wood Construction
Mailing Address : 306 Lincoln Square
City, State and Zip Code: Arlington TX
Daytime Phone: 214-280-2278 Fax: _____
Relationship of Applicant to Owner: Contractor / owner

PROPERTY ADDRESS: 4722 Gaston Ave
Historic District: Peak Suburban

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

PROPOSED WORK:

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

Paint House, Point up brick So That it look back New, Install New Composition Roof Replace rotten Wood with New of Same kind - Tamboo Heritage Vintage - Charcoal SW6142, Macadamia. SW7038 Tony Taupe

Signature of Applicant: _____ Date: 7/30/15

Signature of Owner: _____ Date: 7/30/15
(IF NOT APPLICANT)

RECEIVED BY
SEP 03 2015
Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

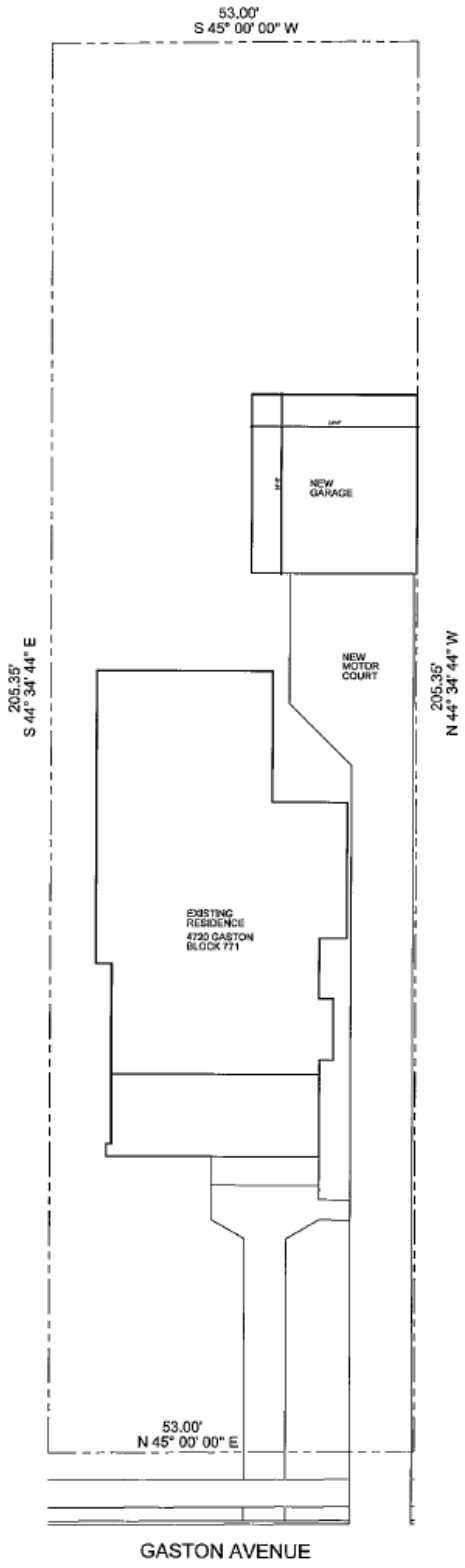
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

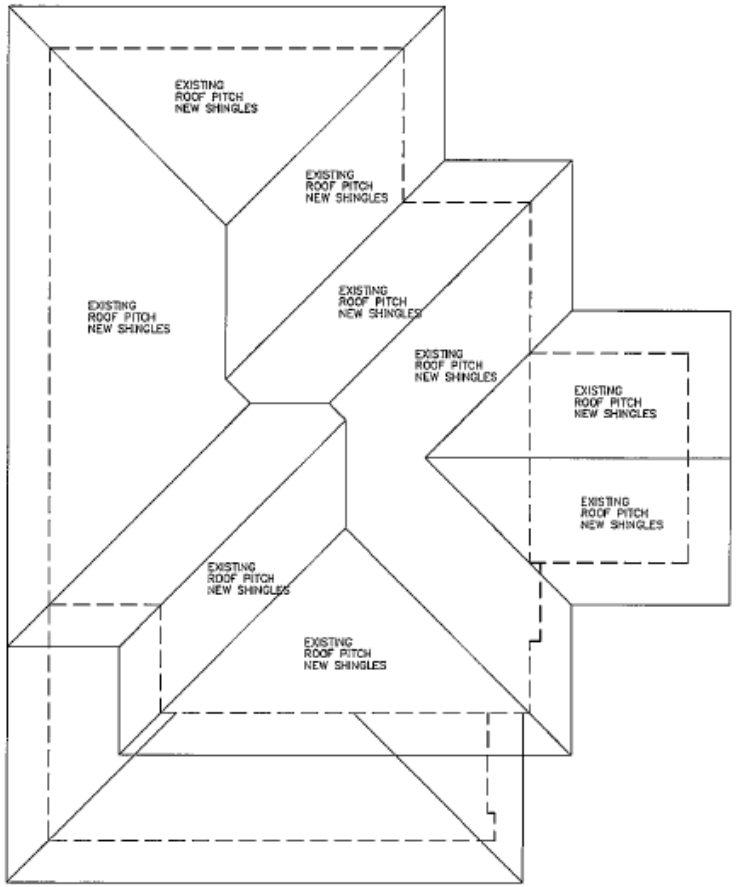
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

_____ _____
Sustainable Construction and Development **Date**

FRONT


53.00'
S 45° 00' 00" W
NEW
GARAGE
NEW
MOTOR
COURT
205.35'
S 44° 34' 44" E
205.35'
N 44° 34' 44" W
EXISTING
RESIDENCE
4720 GASTON
BLOCK 771
53.00'
N 45° 00' 00" E
GASTON AVENUE



ROOF PLAN

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

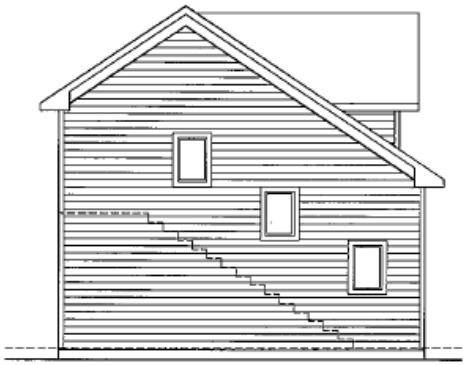
FRONT ELEVATION

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

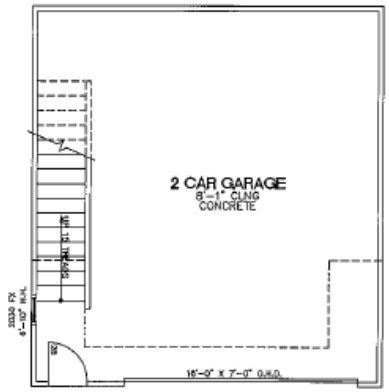
CA145-669(JKA)

FRONT ELEVATION

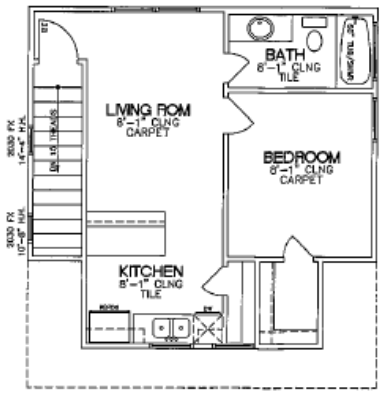
RIGHT ELEVATION



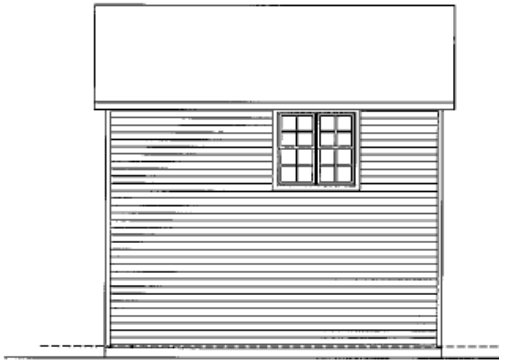
LEFT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN



REAR ELEVATION

D7-6

BACK

EAST SIDE

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

DATE: 09/10/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Blackwood Construction
Address: **4722 Gaston**
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

___ Approve _____Approve with conditions ___Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approve as submitted

Task force members present

X Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
___ Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	X Jennifer Hidden	

Ex Officio staff members present X Jennifer Anderson

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

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force _____ DATE 9/10/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **October 5, 2015**

FILE NUMBER: CA145-667(JKA)
LOCATION**:** 916 Moreland
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 2
ZONING: PD-362

PLANNER: Jennifer Anderson
DATE FILED: Sept. 3, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Elias Cedillo

REPRESENTATIVE: Juan Aguilar

OWNER: Martha Laura

REQUEST:
1) Replace porch floor on front of the main structure with 1x4' tongue-and-groove pine porch flooring. Work completed without a Certificate of Appropriateness.
2) Replace porch railing on front of the main structure and paint white. Work completed without a Certificate of Appropriateness.
3) Paint front porch floor in custom color to match existing.

ANALYSIS: Following the Task Force, the applicant stated that he would change the porch floor from plywood to tongue-and-groove flooring per Task Force and Staff's recommendations. While the railing matches the original, the piers do not since they do not exhibit the cap or seamless design of the original piers. The applicant stated that he was amicable to reconstructing the piers to match the original, but has not sent drawings or specifications to Staff. Staff is therefore recommending approval of the flooring and paint, and Denial without Prejudice for the railing so that the applicant can submit updated specifications.

STAFF RECOMMENDATION:
1) Replace porch floor on front of the main structure with 1x4' tongue-and-groove pine porch flooring – Approve – The proposed work is consistent with preservation criteria Section 3.22 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Replace porch railing on front of the main structure and paint white. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The partially completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.20 stating that original railings that are a part of the porch must be preserved and because the reconstructed railing does not match the previous railing in profile.
3) Paint front porch floor in custom color to match existing – Approve – The proposed work is consistent with preservation criteria Section 3.22 and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Replace porch floor on front of the main structure with 1x4' tongue-and-groove pine porch flooring. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Porch floor must be tongue-and-groove porch flooring, not plywood.
2) Replace porch railing on front of the main structure and paint white. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Porch rail as built not appropriate. Resubmit new design.
3) Paint front porch floor in custom color to match existing – None – No comment provided.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 667 (JKA)
Office Use Only

Name of Applicant: Elias Cedillo
Mailing Address : 9116 Moreland
City, State and Zip Code: Dallas, Texas 75204
Daytime Phone: 469-422-4453 Fax:
Relationship of Applicant to Owner: Same

PROPERTY ADDRESS: 9116 Moreland Avenue, Dallas, Tx 75204
Historic District: Peak's Suburban Addition Historical District

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

PROPOSED WORK:

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

I will be repairing my porch. I will replace the current porch floor with plywood. Also, after replacing the wood floor, I will seale it with a Deck & Patio Restoration finish.

~~Paint painting~~

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: _____ Date: 8/27/2015

Signature of Owner: Elias Cedillo (IF NOT APPLICANT) Date: 8/27/2015

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**

Current photo of the house. The railing was painted after the first notice of violation was issued.

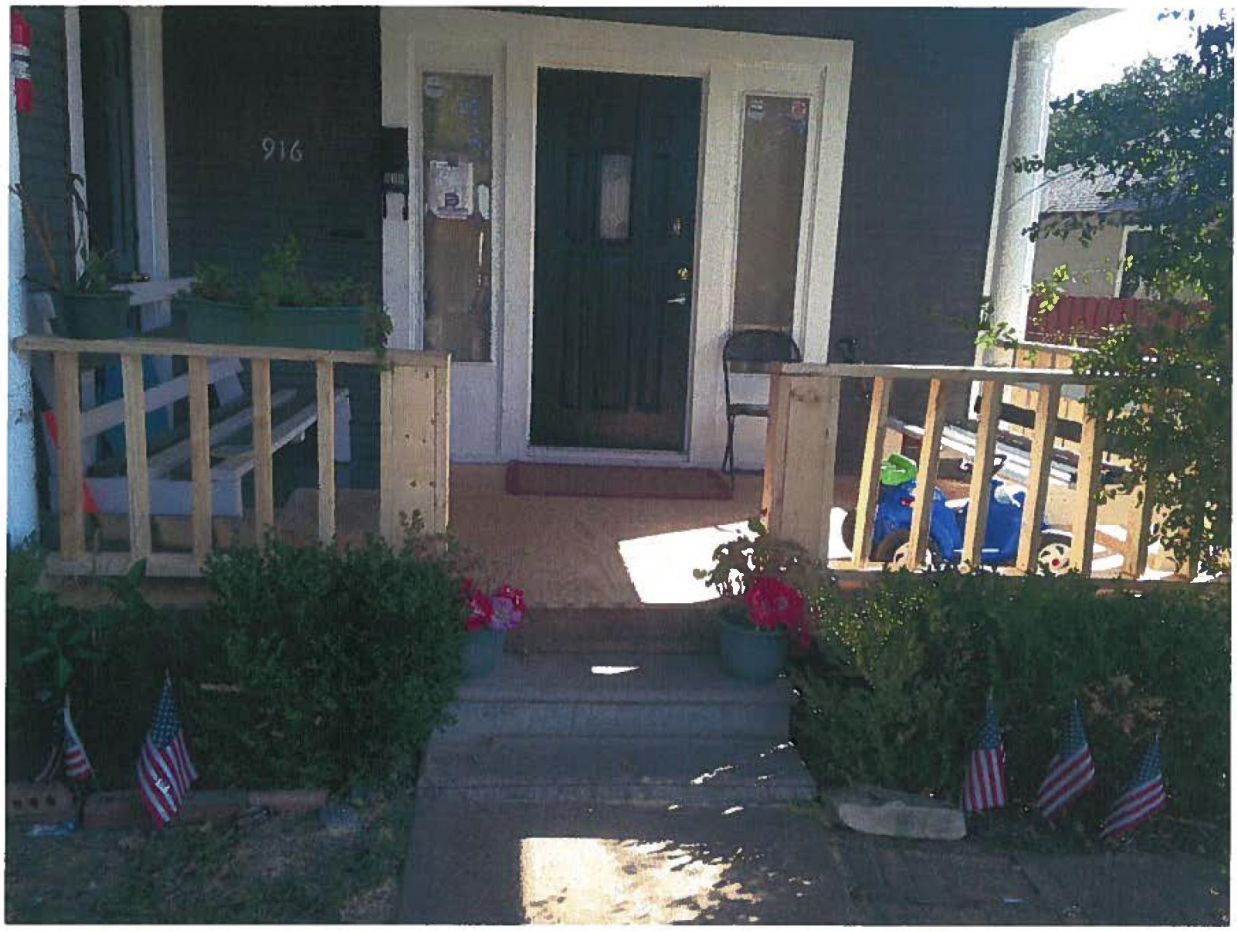
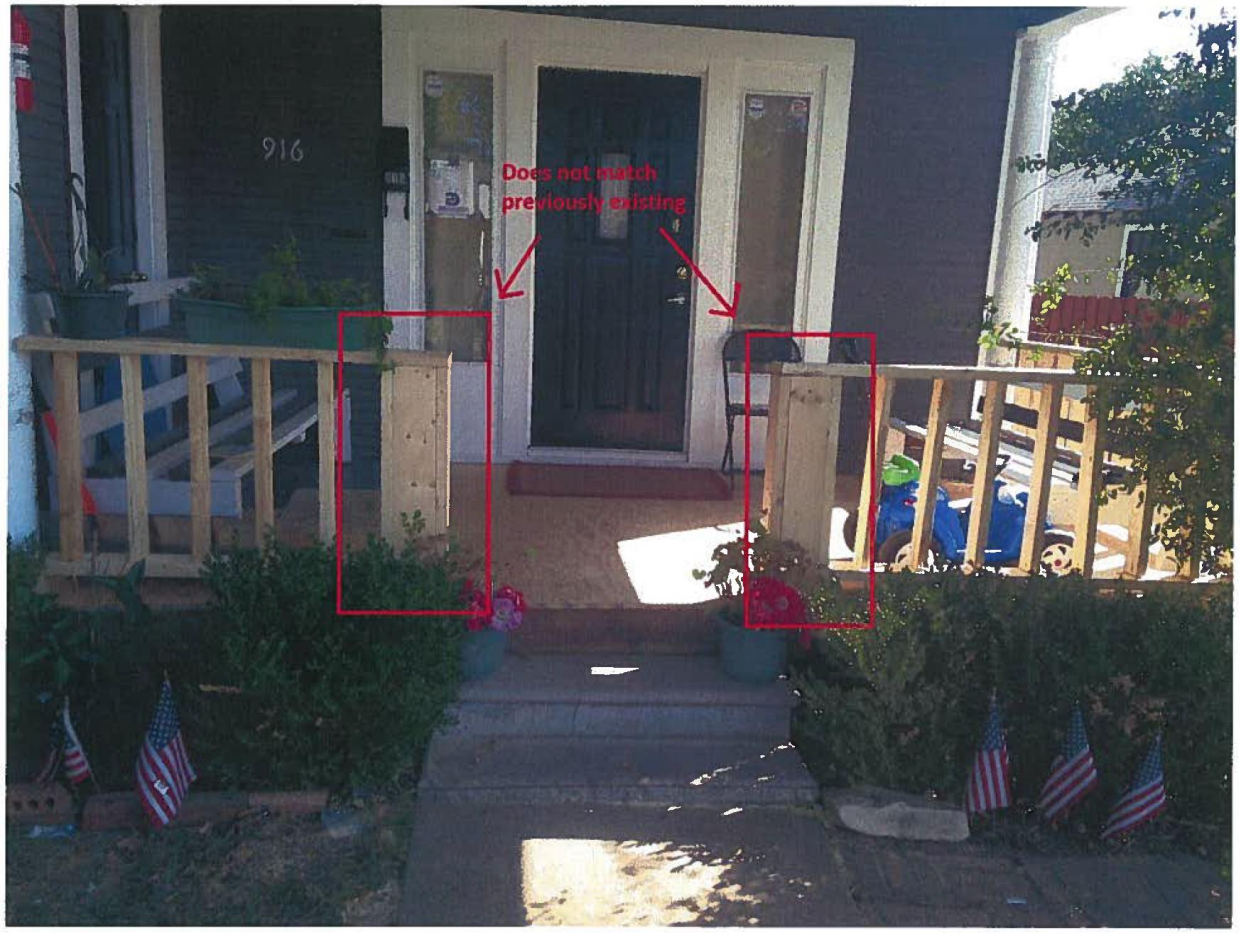


Photo taken by Code Enforcement when notice of violation was issued.

The applicant replaced the porch floor with plywood.

Google Streetview photo showing the original piers and railing. The original piers had a cap and were seamless.



The replacement piers do not match the original in appearance.

Anderson, Jennifer

From: Juan Aguilar <[redacted]
Sent: Tuesday, September 15, 2015 2:52 PM
To: Anderson, Jennifer
Subject: Re: 916 Moreland Property

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer,

Yes, the floor we are proposing will use the 1x4' tongue-and-groove porch flooring. Also, the pictures that were submitted are that of our neighbor's porch (912 Moreland), which is exactly like my parent's porch. My parents will be using those pics as guides to redo their porch and to also stay in compliance. Thank you for your help in this matter.

Sincerely,
Juan

From: "Anderson, Jennifer" <jennifer.anderson@dallascityhall.com>
Date: Tuesday, September 15, 2015 at 2:39 PM
To: Juan Aguilar [redacted]
Subject: RE: 916 Moreland Property

She just stopped by. I need you to verify a few things in writing:

1. Can you confirm that the flooring you propose is 1x4' tongue-and-groove porch flooring?
2. Are the photos submitted examples of the type of railing and floor you wish to install? The photos don't look like they are of 916 Moreland, so I just need clarification.

Thank you,

Jennifer Anderson, Senior Planner - Historic Preservation
Sustainable Development & Construction Department
City of Dallas, City Hall
1500 Marilla Street, Room 5BN
Direct: (214) 670-5825 ****Please schedule appointments in advance****
jennifer.anderson@dallascityhall.com

City of Dallas Historic Preservation Website | Facebook

Subject: 916 Moreland Info.
Date: Wednesday, September 9, 2015 at 2:27:51 PM Central Daylight Time
From: Juan Aguilar
To: Anderson, Jennifer

Ms. Anderson,

I have attached several "after" pictures of the porch, unfortunately, my parents failed to take any "before" pictures. I have spoken to my parents and they regret not following proper procedure before beginning the work. As to the materials that were used, I have compiled a list of everything that was used:

Railing:
Paint Quantity: 1 Gallon
Brand: Gidden-1400 (White)
Purchased: Home Depot
Wood: 2 by 4's, measurements were kept same as before.
Measurements: (2) 2 by 6, total: 52 inches
(2) 2 by 6, total: 72 inches
(2) 2 by 6, total: 82 inches

Floor Panels:
Wood: (3) 3/4 plywood sheets; same measurements as before.
Weatherproofing: 1 Gallon of Rustoleum (No. 141100) Deck and Concrete

I hope what I have provided will suffice; please advice if any more info is required.

Sincerely,

Juan Aguilar

Examples of similar porches, submitted by the applicant. Note that the style of the piers in the example is closer in appearance to the original piers but still do not match what was installed.

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

DATE: 09/10/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Elias Cedillo
Address: **916 Moreland**
Date of CA/CD Request: 09/03/2015

RECOMMENDATION:

___ Approve _____Approve with conditions ___Deny __X__Deny without prejudice

Recommendation / comments/ basis:

-Porch floor must be tongue & groove porch flooring, not Plywood

-Porch rail as built not appropriate. Resubmit new design.

Task force members present

X Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
___ Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	X Jennifer Hidden	

Ex Officio staff members present ___Jennifer Anderson

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

Maker: Anderson
2nd: Hidden
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9/10/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-653(MD) PLANNER: Mark Doty
LOCATION**:** 1408 W. Davis Street, Ste. B DATE FILED: September 3, 2015
STRUCTURE: Main & Contributing DISTRICT: Winnetka Heights
COUNCIL DISTRICT: 1 MAPSCO: 54-B
ZONING: PD No. 87, Tract 4A CENSUS TRACT: 0046.00

APPLICANT: Brenda Sanchez

REPRESENTATIVE: None.

OWNER: 1400 DAVID LTD

REQUEST:
1) Paint previously painted brick exterior on north elevation. Brand - Behr. MS-31 'White'.
2) Paint over sign on west elevation. Brand - Behr. MS-31 'White'.
3) Install canopy over storefront.

BACKGROUND / HISTORY: None.

ANALYSIS: The proposed paint color meets the requirements for color in the Winnetka Heights preservation criteria, therefore Staff is recommending approval. However, the Applicant did not provide adequate information to Staff regarding the proposed awning, so Staff is recommending deny without prejudice.

STAFF RECOMMENDATION:
1) Paint previously painted brick exterior on north elevation. Brand - Behr. MS-31 'White'. – Approve - Approve paint specification dated 9/16/15 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) Paint over sign on west elevation. Brand - Behr. MS-31 'White'. – Approve with conditions - Approve paint specification dated 9/16/15 with the condition that the existing painted signage be painted over only 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 canopy over storefront. – Deny without prejudice - Deny without prejudice proposed work due to lack of information provided to Staff.
4)

TASK FORCE RECOMMENDATION:

1) Paint previously painted brick exterior on north elevation. Brand - Behr. MS-31 'White'. No quorum. Comments only.
2) Paint over sign on west elevation. Brand - Behr. MS-31 'White'. No comments. Quorum only. We are not supportive of painting brick white. Existing brick remains on this elevation that hasn't been painted. If existing brick @sign needs to be painted, it should match existing brick.
3) Install canopy over storefront. No quorum. Comments only. Not enough information provided.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 653 (MD)
Office Use Only

Name of Applicant: Brenda Sanchez
Mailing Address :
City, State and Zip Code:
Daytime Phone: 214 8594397 Fax:
Relationship of Applicant to Owner: Tenant

PROPERTY ADDRESS: 1408 W. Davis Suite B Dallas, TX 75208
Historic District: Winnetka

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

PROPOSED WORK:

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

Aluminum & Canvas awning - / Black awning
Repaint the walls white / BEHR premium - white M531

RECEIVED BY
SEP 03 2015
Current Planning

Signature of Applicant: Brenda Sanz Date: 9-2-15

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:

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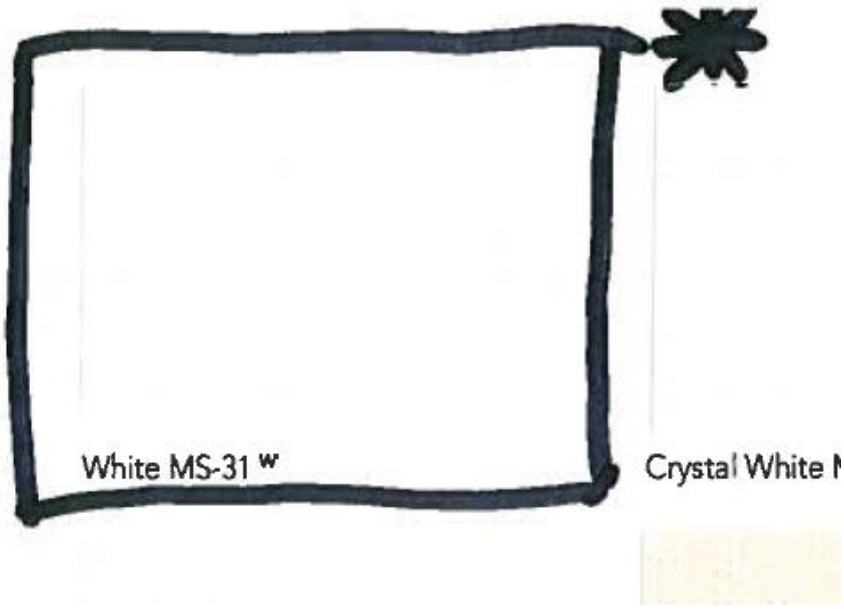
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**

North façade.

Existing painted signage on west façade.

Other previously painted areas on west façade.



Proposed paint specification.

Proposed awning design on north elevation.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 9/9/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Brenda Sanchez
PROPERTY ADDRESS: 1408 W. Davis, Ste. B (Winnetka Heights)
DATE of CA / CD REQUEST: 9/3/2015

RECOMMENDATION:
___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

1. WE ARE NOT SUPPORTIVE OF PAINTING BRICK WHITE. EXIST'G BRICK REMAINS ON THIS ELEVATION THAT HASN'T BEEN PAINTED. IF EXIST'G BRICK @ SIGN NEEDS TO BE PAINTED IT SHOULD MATCH EXIST'G BRICK.
2. AWNING/ NOT ENOUGH INFORMATION PROVIDED

Task force members present

____ Jeffrey Fahrenholz (Chair)	✓ Garth Russo	____
____ Les Hall	✓ Jeff Cummings (Vice-Chair)	___ Barbara Roy (Alternate)
____ Alfred Pena	____ Bob Rodriguez	___ Connie Marks (Alternate)

Ex Officio staff members present ___ Mark Doty ____

Simply Majority Quorum: ___ yes ___ no
Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: CA145-655(MD)
LOCATION**:** 201 N. Montclair Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: September 3, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Kevin Maher

REPRESENTATIVE: None.

OWNER: TRACE & JENNIFER C BEARD

REQUEST:
Remove existing waterfall steps and construct retaining wall and fence in cornerside yard.

BACKGROUND / HISTORY:
1/7/2013 – Landmark Commission approved new window and door locations (CA123-178(MD)).
7/7/2014 – Landmark Commission approved a new wood fence in cornerside yard and concrete driveway (CA134-394(MD)).
7/6/2015 – Landmark Commission approved a rear addition, removal of rear door and installation of window, and denied without prejudice removal of waterfall steps (same request as this CA) (CA134-436(MD)).
8/3/2015 – Landmark Commission approved demolition of an accessory structure in rear yard (CD145-027(MD)).

ANALYSIS: Staff does not agree with the Task Force to suggest removing the existing waterfall steps. Staff still maintains the position that the waterfall steps and portion of retaining wall are character defining features of not only the house but also of the historic district overall. A survey of the rest of West Ninth Street cornerside yards indicate over a dozen similar step configurations, either leading to side entrances or to backyards. See page D8 – D10 for a few examples. Staff also maintains that although the current owners see no need for the steps, a future owner may see the value in them and since Secretary of the Interior's Standard #2 states the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Staff is recommending denial of the request.

STAFF RECOMMENDATION:
Remove existing waterfall steps and construct retaining wall and fence in cornerside yard. – Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because Staff believes the waterfall steps and retaining wall are original, character defining features and should not be removed. Secretary of the Interior's Standard #2.

TASK FORCE RECOMMENDATION:
Remove existing waterfall steps and construct retaining wall and fence in cornerside yard. No quorum. Comments only. We are in support of Applicant's scope of application. Suggestion to keep concrete steps. To remain in place, infill grade to save steps, remove fence surrounding steps and continue fence as in scope.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 . 655 (MD)
Office Use Only

Name of Applicant: Heidi & Kevin Maher
Mailing Address : 201 N. Montclair Ave.
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 214-288-1383 Fax:
Relationship of Applicant to Owner: same

PROPERTY ADDRESS: 201 N. Montclair Ave.
Historic District: Winnetka Heights

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

PROPOSED WORK:

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

1) Demolish 4 concrete steps on South side of the property and replace with retaining wall and fence to match existing and connect existing fence line at edge of property.
2) Construct fence to match existing to run along Southwest corner of property where previously approved

Signature of Applicant: _____ Date: 8/28/15

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

RECEIVED BY
SEP 03 2015
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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- ☐ **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 (east) and partial south elevations.

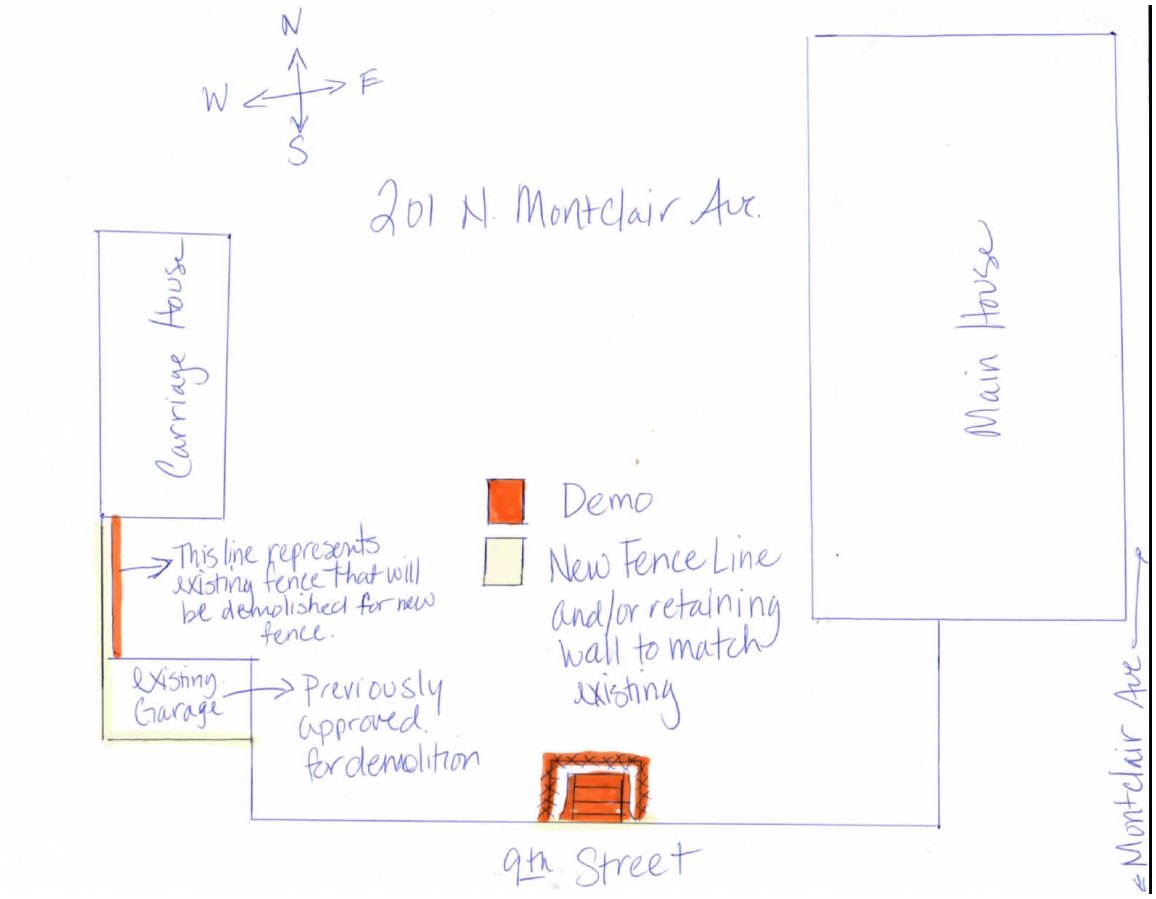
Pictures for Stair Demolition & Fence Rebuild/Addition

201 N. Montclair Ave

Steps to be Demolished

*Also shows existing fence and retaining wall to be matched.

View of Gate/Fence from inside yard


N
W
E
S
201 N. Montclair Ave.
Carriage House
Main House
Demo
New Fence Line and/or retaining wall to match existing
This line represents existing fence that will be demolished for new fence.
Existing Garage
Previously approved for demolition
9th Street
Montclair Ave

Other steps along W. Ninth Street.

New Fence will match existing in size/scale, color, design, and material.
Fence on side yard facing 9th will be 6 foot.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 9/9/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Kevin Maher
PROPERTY ADDRESS: 201 N. Montclair (Winnetka Heights)
DATE of CA / CD REQUEST: 9/3/2015

RECOMMENDATION:
___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

WE ARE IN SUPPORT OF APPLICANTS SCOPE OF APPLICATION

* SUGGESTION TO KEEP CONCRETE STEPS TO REMAIN IN PLACE, INFILL GRADE TO SAVE STEPS, REMOVE FENCE SURROUNDING STEPS AND CONTINUE FENCE AS IN SCOPE

Task force members present

___ Jeffrey Fahrenholz (Chair)	✓ Garth Russo	___
___ Les Hall	✓ Jeff Cummings (Vice-Chair)	___ Barbara Roy (Alternate)
___ Alfred Pena	___ Bob Rodriguez	___ Connie Marks (Alternate)

Ex Officio staff members present ___ Mark Doty ____

Simply Majority Quorum: ___ yes ___ no

Maker:
2nd.
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 5, 2015**

FILE NUMBER: Z145-337(MD) PLANNER: Mark Doty
LOCATION: 5500 Swiss Avenue DATE FILED: August 25, 2015
STRUCTURE: Main & Contributing DISTRICT: Swiss Avenue
COUNCIL DISTRICT: 14 MAPSCO: 36-X
ZONING: H-1, PD No. 63 CENSUS TRACT: 0014.00

OWNER: Dallas County Medical Society Alliance Foundation

REQUEST: An application for modifications to and creation of a new subdistrict within Historic Overlay 1, Swiss Avenue, on the northeast corner of Parkmont Street and Swiss Avenue

STAFF RECOMMENDATION: Hold under advisement

DESIGNATION COMMITTEE RECOMMENDATION: Approval, subject to preservation criteria.

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SECTION 2. Definitions.

(a) In this ordinance:

(1) ACCEPTABLE COLOR RANGE means the range of colors shown on Exhibit C. attached to and made a part of this ordinance.

(2) APPLICANT means the property owner or his designee.

(3) BLOCK means an area bounded by streets on all sides.

(4) BLOCKFACE means all of the lots on one side of a block.

(5) CERTIFICATE OF APPROPRIATENESS means a certificate issued by the city to authorize certain acts tobe performed in this district. (See the enforcement section of this ordinance.)

(6) COLUMN means the entire column including the base and capital, if any.

(7) COMMISSION means the city plan and zoning commission.

(8) COMMITTEE means the landmark committee created under Section 51-3.103 of the Dallas Development Code.

(9) CORNER LOT means a lot that has frontage on two different streets.

(10) CORNER SIDE FACADE means a main building facade facing the side street.

(11) CORNER SIDE YARD means a side yard that abuts a street.

(12) DIRECTOR means the director of planning and development or his representative.

(13) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

(14) FRONT YARD means the portion of a lot that abuts a 6treet and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building. "Required" front yard means the portion of the front yard between the street and the setback line.

(15) LOT means a building site, as defined in the Dallas Development

Cede.

(16) PARKWAY means the area between the paved portion of a street and a front lot line.

(17) PLANTER BOX means a permanent container for plants that is non-movable.

(18) PRESERVATION CRITERIA means the standards considered by the director, committee, and commission in determining whether a certificate of appropriateness should be granted or denied.

(19) REAR YARD means:

(A) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and

(B) on a corner lot. the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the corner side facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.

(20) SCREENING means a structure or planting that provides a visual barrier.

(21) SCREENING FACTOR means the degree to which a structure provides a visual barrier.

(22) SIDE YARD means any portion of a lot not occupied by a main building that is not a front or rear yard. "Side yard" includes "corner side yard."

(23) STORY means the portion of a building between any two successive floors, or between the top floor and the ceiling above it.

(24) THIS DISTRICT means the Swiss Avenue Historic District.

(25) TRIM COLOR means a paint color other than the dominant color. Hood colored translucent stain is not a trim color. Trim color does not include the color of screen and storm doors and windows, gutters, downspouts, porch floors, and ceilings.

(b) Except as otherwise provided in this section, the definitions contained in the Dallas Development Code, as amended, apply to this ordinance.

SECTION 3. Reconciliation with Ordinance Ho. 17285 and the Dallas Development Code. The provisions of Ordinance No. 17285 and the Dallas Development Code, as amended, apply to the Swiss Avenue Historic District unless expressly modified or repealed by this ordinance. In the event of a conflict, the provisions of this ordinance control.

SECTION 4. Nonconforming uses and structures.

(a) In general. Except as otherwise provided in this ordinance, Section 31-4.704 of the Dallas Development Code, as amended, relating to nonconforming uses and structures, applies to all uses and structures in this district.

(b) Nonconforming uses.

(1) Termination when building destroyed.Except as otherwise provided below, if a building inwhich a nonconforming use is located is destroyed, the right to operate the nonconforming use terminates immediately.

(2) Nonconforming servants' or caretakers' quarters. The right to operate a nonconforming servants' or caretakers' quarters use does not terminate when the structure in which the use is located is damaged or destroyed. A servants' or caretakers' quarters must be used by bona fide servants or caretakers and may not be rental accommodations.

(c) Rebuilding damaged or destroyed nonconforming buildings. If a nonconforming single-family main or accessory building is damaged or destroyed, it may be rebuilt at the same location without the approval of the board of adjustment.

SECTION 5. Graphics. Graphics that illustrate the requirements of this ordinance are attached to and made a part of this ordinance as Exhibit B. In the event of a conflict, the text of this ordinance controls over any graphic display in Exhibit B.

SECTION 6. Enforcement.

(a) Certificate of appropriateness required. A person commits an offense if, without first obtaining a certificate of appropriateness from the city expressly authorizing the act, he:

(1) places or constructs a main or accessory building on property in this district;

(2) makes exterior alterations to a main or accessory building in this district; or

(3) places, constructs, installs, or maintains a structure or non-plant-material landscape item outside a building on property in this district.

(b) Vegetation restrictions. A person commits an offense if he places or maintains a plant in this district in violation of one of the following vegetation restrictions:

(1) A vegetable garden is prohibited in the front yard and may not be located in a side yard unless it is totally screened.

(2) Foundation plantings may not exceed two feet in height above the first story finish floor.

(3) Only grass, trees, ground cover, and flowers are permitted in the parkway. All trees in the parkway must be placed a uniform distance apart and be planted along a line parallel to the street. Flower beds may not comprise more than 50 percent of the parkway area.

(c) Compliance with use regulations and development standards required. A person commits an offense if he violates one of the use regulations or development standards in Sections 12, 13. 15, 16, 18. 19. 21. 22, 24, 25. 27, and 28 of this ordinance.

(d) Defenses to prosecution.

(1) It is a defense to prosecution under Subsections (a)(2) and (a)(3) that the act was:

(A) the installation maintenance or replacement of:

(i) outdoor lights that are 10 inches or less in diameter and
(aa) located at ground level;
(bb) attached to a tree or shrub and located on or above its lowest branch;
(cc) located along eaves or soffits; or
(dd) located on an accessory building;
(ii) recreational equipment for children, such as a swingset, playhouse, or jungle gym in a rear yard;
(iii) security or ornamental bars on the rear facade of a main building or on an accessory building;
(iv) a lawn sprinkler system; or
(v) an air conditioning unit in a side or rear yard; or

(B) performed in a rear yard. and the alteration, structure, or landscape item is six feet or less in height or totally screened;

(C) performed in a side yard. and the alteration, structure, or landscape item is six feet or less in height and totally screened by a fence or hedge that is at least six feet in height;

(D) the installation or maintenance of a special purpose sign.

(2) It is an additional defense to prosecution under Subsection (a)(3) that the structure or landscape item was temporarily placed, constructed, or installed. For purposes of this subsection, an act is temporary in nature if it occurs no more than two time periods during the calendar year for a maximum of five days per time period.

(3) There is no defense to prosecution for a violation of Subsection (a)(1).

(e) Criminal responsibility. A person is criminally responsible for a violation if he:

(1) commies or assists in the commission of an act in violation; or

(2) owns part or all of the land or a structure on the land where a violation exists.

SECTION 7. Penalty. A person violating a provision of Ordinance No. 17285.as amended by this ordinance, upon conviction, is punishable by a fine not to exceed $1000. In addition to punishment by fine, the City nay, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, or maintenance of a building, structure, or land in this district.

SECTION 8. Review procedures for certificates of appropriateness.

(a) In general. The standard review procedure outlined in Section 51-4.501 of the Dallas Development Code, as amended, applies to this district, except as expressly modified by this section.

(b) Review by the director.

(1) Director's determination of procedure. Upon receipt of an application for a certificate of appropriateness. The director shall characterize the proposed work as falling into one of the following three categories:

(A) Routine maintenance or replacement.
(B) Minor exterior alterations.
(C) Work requiring review by the committee and commission.

The director shall review and grant or deny certificates of appropriateness for proposed work that is routine maintenance or replacement or a minor exterior alteration in accordance with the review standards provided in this section. If the proposed work requires review by the committee and commission. The director shall forward the application to the committee foe review in accordance with the standard certificate of appropriateness review procedure outlined in Section 51-4.501 of the Dallas Development Code. All decisions to be made by the director under this section must be made within 10 days of receipt of the application.

(2) Routine maintenance and replacement defined. Routine maintenance is the processes of cleaning (including water blasting and stripping), repainting an item the same color, and otherwise establishing deteriorated or damaged architectural features. Routine replacement occurs whenever a duplicate item is substituted for an item that is deteriorated or damaged. Repainting an item a different color is neither routine maintenance nor routine replacement.

(3) Minor exterior alteration defined. The following are minor exterior

alterations for purposes of this ordinance:

(A) The application, installation, maintenance. or replacement of:

(i) a chimney located on an accessory building, or on the rear SO percent of a main building and not part of the corner side facade;

(ii) an awning located on an accessory building, or on the rear facade of a main building; and

(iii) a roof of the same or an original material that does not include a change in color;

(iv) a wood or chain link fence that is not painted or stained;

(v) gutters and downspouts of a color within the acceptable color range that matches or complements the dominant, trim, or roof color;

(vi) paint of a color within the acceptable color range;

(vii) skylights and solar panels;

(viii) storm windows and doors; or

(ix) window and door screens.

(B) The restoration of original architectural elements that does not include the use of paint outside the acceptable color range.

(4) Review standards for routine maintenance and replacement. The director shall review all proposed work that falls into the categories of routine maintenance and routine replacement to determine whether or not the original item to be maintained or replaced was legally installed. Legal installation includes both work thac was legally performed before September 10, 1973, the date this district was established, and work performed after that date by authority of a valid certificate of appropriateness. The director shall grant a certificate of appropriateness for the proposed maintenance or replacement of an original item that was legally installed. If the original item was not legally installed, the director shall not grant a certificate but instead shall treat the application as being for a certificate of appropriateness to authorize the installation of the original item.

(5) Review standards for minor exterior alterations. The director shall review all proposed work that falls into the category of minor exterior alterations to determine whether the proposed work complies with the preservation criteria and regulations contained in this ordinance and all other applicable ordinances. If the proposed work complies, the director shall grant a certificate of appropriateness for the work. If the proposed work does not comply with or is not addressed by the preservation criteria and regulations contained in this or any other applicable ordinance, the director shall deny the certificate.

(c) Appeals. A decision to grant a certificate of appropriateness may not be appealed. A decision to deny a certificate of appropriateness may be appealed only by the applicant. An appeal from a decision to deny a certificate is made by submitting a written request for appeal to the director within ten days of the

decision.

(d) Review by the committee. The standards in Subsection (e) below should be used by the committee in making its recommendation to the commission.

(e) Review by the commission and city council.

(1) When reviewing an appeal from the director's decision to deny a certificate of appropriateness, the commission or city council shall first determine whether the proposed work is routine maintenance or replacement. If the proposed work is routine maintenance or replacement, the commission or council shall next determine whether or not the original item to be maintained or replaced was legally installed. If the original item was legally installed, the commission or council shall approve the routine maintenance or replacement. If the original item was not legally installed or if the proposed work is not routine maintenance or replacement. The commission or council shall review the application using the standards provided in the following subsections.

(2) In reviewing an application, the commission or city council shall determine whether the proposed work complies with the preservation criteria and regulations contained in this ordinance and all other applicable ordinances. If the proposed work complies, the commission or council shall grant the certificate.

(3) Except as otherwise provided in this section, if the proposed work does not comply with or is not addressed by the preservation criteria and regulations contained in this or any other applicable ordinance, the commission or council shall deny the certificate.

(4) If the proposed work is not addressed by the preservation criteria and regulations contained in this ordinance and all other applicable ordinances and the work will not have an adverse effect on the external architectural features, future preservation, maintenance, or use of:

(A) a structure in this district;
(B) a blockface in this district; or
(C) this district as a whole; the commission or council shall grant the certificate.

(5) If the proposed work is the restoration of original architectural elements and will not have an adverse effect on the external architectural features, future preservation, maintenance, or use of:

(A) a structure in this district;
(B) a blockface in this district; or
(C) this district as a whole; the commission or council shall grant the certificate. In determining whether the proposed work constitutes the

restoration of original architectural elements, the commission or council shall consider all available materials, including but not limited to photographs and drawings showing the original appearance of the building and its surrounding property at the time of construction.

SECTION 9. Notice requirements. The following notice requirements apply to this district:

(a) When required. The director shall give the notice required by this section only when a person applies for a certificate of appropriateness to construct a new main building, or to move a main building onto an existing lot.

(b) Content of notice. The notice required by this section must contain a description of the lot where a main building will be constructed or moved, and the date, time, and location of the committee meeting at which the application will be considered.

(c) Manner of notification. The notice required by this section is a written notice to be given not less than 21 days before the committee meeting at which the application will be considered. Notice is given by depositing the notice properly addressed and postage paid in the United States Hail to the property owners entitled to notice under Subsection (d) of this section as evidenced by the last approved property tax roll.

(d) Who must be notified. The director shall notify the following persons in this district whenever notice is required by this section:

(1) The owners of all lots in the blockface of the area of request.

(2) The owners of all lots in the blockface across the street from the area of request.

(3) If the area of request is a corner lot, the owners of all other corner lots at the same intersection.

(4) The president of the Swiss Avenue Historic District Association at an address provided by the association.

SECTION 10. Procedural changes when notice is required. The procedural time requirements in Section 51A-4.501 of the Dallas Development Code, as amended, applicable to the committee and the commission apply to this district except in those cases where notice is required under the previous section of this ordinance. In such cases, the committee shall make its recommendation within 45 days of receipt of the application by the director. If final action has not been taken by the committee and the commission within 35 days of the director's receipt of the application:

(1) the director shall issue a certificate of appropriateness to the applicant for the proposed work; and

(2) if all requirements of the Dallas Development Code and the construction codes are met and a building permit is required for the proposed work, the building official shall issue a building permit to the applicant for the proposed work.

SECTION 11. Creation of areas. This district is hereby divided into ~~six~~ seven separate areas, which shall be known as "Area A," "Area A-1," "Area B," "Area C." and "Area D," "Area E." and "Area P." Property descriptions of Areas A through F and a map showing the area boundaries are attached to and made a part of this ordinance as Exhibit A.

USE REGULATIONS. DEVELOPMENT STANDARDS
AND PRESERVATION CRITERIA FOR A AND A-1
SWISS AVENUE
(SECTIONS 12, 13, AND 14)

SECTION 12- Use regulations for Area A and Area A-1. The following use regulations apply to all property in Area A and Area A-1:

(a) Uses that were illegal on February 3, 1982, are illegal uses under this ordinance. Except as otherwise provided in this ordinance, nonconforming uses are governed by Section 51-4.704 of the Dallas Development Code, as amended.

(b) The number of dwelling units on a building site may not be increased. If the number of dwelling units in a building is reduced, or the building is replaced with another building containing a lesser number of dwelling units, the building site shall thereafter be limited to the lesser number of dwelling units.

(c) Except as otherwise provided below, uses are limited to single-family residential uses.

(d) The duplex use at 5600-02 Swiss Avenue is expressly recognized as a legal use unless and until the structure in which the use is located is destroyed, in which case the right to operate the duplex use terminates immediately.

(e) The medical society auxiliary social club use currently operated by the Dallas County Medical Society Auxiliary at 5500 Swiss Avenue is ~~expressly recognized as a nonconforming use~~ a permitted use.

SECTION 13. Development standards for Area A and Area A-1.

(a) In general. Except as otherwise provided in this section, the development standards in the Dallas Development Code, as amended, applicable to an R-10 Single-Family District apply to all property in Area A and Area A-1. In the event of a conflict, the provisions of this section control.

(b) Height requirements. The maximum permitted heights for buildings and structures are:

(1) 36 feet for a main building; and

(2) 24 feet for an accessory building or structure.

(c) Lot size requirements. Lots must conform to the following standards:

(1) Each lot must have a minimum area of 10.000 square feet and a minimum depth of 230 feet.

(2) Each lot must have a width no less than 90 percent of the average width of all lots in both the same and the opposite blockface.

(3) Lots platted on or before February 3. 1982, are legal building sites, even though they may not conform to the requirements of this section.

(d) Maximum lot coverage. The maximum permitted lot coverage for all buildings and structures combined is 25 percent.

(e) Minimum front yard.

(1) All buildings and structures must have a minimum front yard setback of 63 feet.

(2) The main building on an interior lot must have a front yard setback that is:

(A) equal to that of the closest main building on either side of the lot in the same blockface; or

(B) between those of the closest main buildings on either side of the lot in the same blockface.

(3) The main building on a corner lot must have a front yard setback that is within five percent of that of the closest main building in the same blockface.

(f) Minimum rear yard. The minimum permitted rear yard setbacks far buildings and structures are:

(A) 60 feet foe a main building if the lot is 230 feet or less in depth;
(B) 90 feet for a main building if the lot is over 230 but less than or equal to 250 feet in depth;
(C) 120 feet for a main building if the lot is over 250 feet in depth; and
(D) 5 feet for an accessory building or structure.

(g) Minimum side yards.

(1) All buildings and structures must have:

(A) on interior lots, a minimum side yard the greater of 10 feet or 80 percent of the average interior side yard in the blockface; and

(B) on corner lots, a minimum corner side yard the greater of 15 feet or 80 percent of the average corner side yard of the other corner lots at the same intersection.

(2) Except as otherwise provided in this section, no balcony, porch, or any portion of a building may extend into the required side yard. Roof eaves may project up to three feet into the required side yard.

(h) Off-street parking requirements. Single-family and duplex uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit.

(i) Signs. Signs are governed by the provisions for non-business zoning districts in Article VII. "Sign Regulations." of the Dallas Development Code, as amended, and all other applicable sign ordinances and laws.

(j) Story requirements. A main building must have at least two stories.

SECTION 14. Preservation criteria for Area A and Area A-1. The following preservation criteria apply to all property in Area A and Area A-1:

(a) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings:

(A) are only permitted in the rear yard no closer than 15 feet to a main building; and

(B) must be compatible with the scale, shape, roof form, materials, detailing, and color of a main building.

(2) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of a main building and compatible with the other buildings on the blockface.

(4) Awnings.

(A) Hood, metal, and plastic awnings are not permitted unless they:

(i) are on an accessory building or the rear facade of a main building;

(ii) complement the color scheme of the building to which they are attached; and

(iii) are totally screened.

(B) All awnings on the front and side facades of a main building must be typical of its style and period and complement its color scheme.

(5) Building placement. All buildings must be placed so as not to adversely affect the rhythm of spaces between buildings on the blockface.

(6) Building widths. The minimum permitted width for a main building is 80 percent of the average width of the existing main buildings in the blockface.

(7) Chimneys. All chimneys must be compatible with the style and period of a main building. Chimneys on the front 50 percent of a main building or on a corner side facade must be:

(A) constructed of brick, stucco, stone, or other materials that look typical of the style and period of a main building; and

(B) of a style and proportion that is typical of the style and period of a main building.

(8) Color.

(A) Brick and stone surfaces. Brick and stone surfaces not previously painted oust not be painted unless the applicant establishes that:

(i) painting is the only method by which the brick or stone may be restored or preserved; or

(ii) the color and texture of replacement brick or stone cannot be matched with that of the existing brick or stone surface and the paint color matches that of the existing brick or stone surface.

(B) Certain colors prohibited. Fluorescent and metallic colors are not permitted on the exterior of any structure in this district.

(C) Dominant and trim colors. All structures must have a dominant color and no more than three trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

(D) Gutters and downspouts. Gutters and downspouts must be painted or colored to match or complement the color scheme of the structure to which they are attached.

(E) Roof colors. Roof colors must complement the style and overall color scheme of the structure.

(F) Stain. The use and color of stain must be typical of the style and period of the building on which the stain is applied.

(9) Columns.

(A) Function. Columns are only permitted as vertical supports near the front entrance of a main building, or as vertical supports for porches.

(B) Materials. Columns must be constructed of brick, wood, cut stone, or other materials that look typical of the style and period of a main building. No pipe or wrought iron columns are permitted.

(C) Style. Columns must be of a style typical of the style and period of a main building.

(D) Width dimensions.

(i) The width of a one-story column shaft at its widest point must be at least one-eighth the height of the column.

(ii) The width of a two-story column shaft at its widest point must be at least one-tenth the height of the column.

(10) Facade materials.

(A) In general. The only permitted facade materials are brick, wood siding, stone, and stucco. All facade treatments and materials must be typical of the style and period of a main building.

(B) Brick. All exposed brick on facades must be fired brick as defined by the American Standard Testing Materials Designation C-126-7SA. Type Grade FBS-SW.

(C) Wood facades. Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary facade material, but may be used in roof gables and on columns and foundation skirts in a manner that is typical of the style and period of a main building.

(11) Front entrances and porches.

(A) Detailing. Railings, moldings, tilework, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of a main building.

(B) Enclosures. A front entrance or porch may not be enclosed with any material, including iron bars, glass, or mesh screening.

(C) Facade openings. Porches must not obscure or conceal any facade openings in a main building.

(D) Floor coverings. Carpeting is not permitted as a porch floor or step covering.

(E) Location. An entrance treatment, including door transoms, sidelights, stained glass, trim, and hardware, must be retained in its original location.

(F) Style. The main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building.

(12) Height to width ratio. The relationship between the height and width of the front facade of a main building, including side projections, must be compatible with those of the other main buildings in the blockface.

(13) Porte cocheres. Except as otherwise provided in this subsection, porte cocheres must be preserved as architectural features and not be enclosed on any side by fences, gates, or any other materials. A wrought iron gate is permitted across the rear opening of a porte cochere if it has a screening factor of less than 50 percent and is compatible with the style and scale of a main building.

(14) Roof forms.

(A) Eaves and soffits. The height of eaves and soffits on a main building oust be within 10 percent of the height of eaves and soffits on the closest main building in chis district of a similar style and having the same number of stories.

(B) Materials and colors. Roof materials and colors must complement the style and overall color scheme of the building or structure. Tar and gravel (built-up) is only permitted as a roof material on covered porches and porte cocheres with flat roofs.

(C) Overhang. The roof overhang on a building must be compatible with the style and scale of the building. A replacement roof on an existing building must have an overhang that is equal to or greater than the overhang of the roof it replaces.

(D) Patterns. Roof patterns of a main building must be typical of the style and period of the architecture of the building and include separate substructure roofs.

(E) Skylights and solar panels. Skylights and solar panels are only permitted on:

(aa) the rear so percent of the roof of a main building on an interior lot:

(bb) the rear inside quadrant of the roof of a main building on a corner lot; and

(cc) the roof of an accessory building in the rear yard.

(F) slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of a main building and compatible with existing building forms in this district. Flat or- Hansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of a main building.

(15) Stairs. Second and third story exterior staircases are only permitted on accessory buildings and the rear SO percent of a main building, except that they are not permitted on a corner side facade.

(16) Windows and doors.

(A) Front facade openings. The total number of window and door openings<combined) in the front facade of a main building must be equal to or greater than the total number of original window and door openings (combined) in that facade. The number of door openings in the front facade of a main building may not be increased.

(B) Glass. Clear, decorative stained, and clear leaded glass typical of the style and period of the building may be permitted in any window opening. Reflective, tinted, opaque, and mirrored glass and plastic are not permitted in any opening. Translucent glass is not permitted except in a bathroom window.

(C) Screens, storm doors, and storm windows. Screens, storm doors, and storm windows may be permitted if:

(i) their frames are painted or colored to match or complement the color scheme of a main building;

(ii) they do not obscure significant features of the windows and doors they cover; and

(iii) the screen mesh is 18 by 16 gauge.

(D) Security and ornamental bars. Security and ornamental bars are only permitted on an accessory building or on the rear or side facades of a main building.

(E) Shutters, shutters must be typical of the style and period of

the building and appear to be installed in a manner to perform their intended function.

(F) Style.

(i) All windows and doors in the front facade of a main building must be proportionally balanced in a manner typical of the style and period of the building.

(ii) No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings located on the front and side facades of a main building must be typical of the style and period of the building.

(iii) All windows, doors, and lights in the front and side facades of a main building must be typical of the style and period of the building and compatible with the windows, doors, and lights in the front and side facades of the other main buildings in the blockface. Windows must contain at least two lights (window panes). Sidelights must be compatible in style and materials with the door.

(iv) The frames of windows must be trimmed in a manner typical of the style and period of the building.

(17) Area A-1 Interior preservation.

(A) The following areas within the property at 5500 Swiss Avenue are protected:

(i) Living room.

(ii) Entry hall.

(iii) Stair.

(iv) Dining room.

(v) Greenhouse

(B) Protected features of these rooms may not be altered or removed without review by the commission. All work must comply with the Secretary of Interior Standards for "Preservation" and the applicable "Preservation Briefs". Items that are protected in each of the rooms include:

(i) Living Room

(1) Decorative Plaster Ceiling.

(2) Mahogany Trim work at Windows, Doors and paneling.
(3) Fireplace mantle and hearth.
(4) 1 ½ inch gauge quarter-sawn White Oak flooring.

No stained wood surface may be painted. Previously painted surfaces may be re-painted, if the same color, without review. Stone fireplace surround and hearths are to remain. Alterations to the finish of stained wood surfaces are subject to review.

(ii) Entry Hall
(1) Dressed Plaster Walls.
(2) Marble Flooring.

Painted surfaces may be re-painted. If the color remains unchanged, work is not subject to review. If the color is altered, color is subject to staff review. Stone flooring is to remain. Any alteration of stone work is subject to review by the Commission.

(iii) Stair Hall
(1) Mahogany Paneling with Leatherette Inserts
(2) Decorative Metal Handrails.
(3) 1 ½ inch gauge quarter-sawn White Oak flooring.

No stained wood surface may be painted. Previously painted surfaces may be re-painted. Alterations to the finish of wood surfaces are subject to review. Deteriorated Leatherette inserts in paneling may be replaced only with like material and is subject to review by the Commission.

(iv) Dining Room

(1) Decorative Plaster Ceiling.
(2) Mahogany Trim work at Windows, Doors and wainscot.
(3) Fireplace mantle and hearth.
(4) 1 ½ inch gauge quarter-sawn White Oak flooring.

No stained wood surface may be painted. Previously painted surfaces may be re-painted. Stone fireplace surround and hearth are to remain. Alterations to the finish of wood surfaces are subject to review.

(v) Greenhouse

(1) Glazing and Metal Glazing System.
(2) Tile Flooring.

The metal glazing system is painted and may be re-painted without review. Glazing may be maintained without review. Glass, must match existing, may be replaced without review.

(b) Landscaping.

(1) Certain items prohibited in front and corner side yards. The following items are not permitted in the front and corner side yards:

(A) Above-ground meters.
(B) Berms.
(C) Pylons and similar structures.
(D) Rock or sculpture gardens.

(2) Fences.

(A) Definitions. The following definitions apply to terms used in these fence regulations:

(i) FINISHED SIDE means the side of a fence that does not reveal the structural components.
(ii) STRUCTURAL COMPONENT means a post, column, or other vertical or horizontal member providing support and strength for a fence.

(B) Form.

(i) Fences must be constructed and maintained in a vertical position.
(ii) The top edge of a fence must be along a line that is either horizontal or parallel to grade. Except in the case of a picket, chain link, or wrought iron fence, the top edge of a fence must be flat.

(C) Height. The maximum permitted height for a fence is nine feet.

(D) Location.

(i) Fences are not permitted in the front yard.

(ii) A fence in an interior side yard must be located in the rear 50 percent of the side yard and behind the rearmost side projection of a main building, except that the commission may allow a fence to be located in the rear 75 percent of the side yard if it determines that the fence does not screen any

portion of a significant architectural feature of a main building on the same or an adjacent lot.

(iii) A fence in the corner side yard must not be directly in front of the corner side facade, except that the commission may allow a fence that is directly in front of all or any portion of the rear 50 percent of the corner side facade if:

(aa) more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and

(bb) the fence does not screen all or any portion of a significant architectural feature of a main building.

(iv) A fence in the corner side yard must be set back a minimum of two feet from a public sidewalk.

(v) A fence must run either parallel or perpendicular to a building wall or lot line.

(vi) A fence on a vacant lot must be set back a distance that is equal to or greater than the setback of the closest main building in the sane blockface. In the case of a single interior vacant lot. The setback of the fence must be equal to or greater than the setback of a main building on the adjacent lot with the greater setback.

(E) Materials. A fence must be constructed of one or more of the following materials: metal or plastic-coated chain link, wrought iron, wood, brick, or stucco. Exposed concrete blocks are not permitted.

(F) Masonry fences.

(i) The color, texture, pattern, and dimensions of masonry and the color, width, type, and elevation of mortar joints in a fence column or base must match the masonry and mortar joints of a main building as nearly as practicable.

(ii) All exposed brick in a fence must be fired brick as defined by the American Standard Testing Materials Designation C-126-7SA, Type Grade FBS-SW.

(G) Metal fences.

(i) Wrought iron and metal fences roust be compatible with the style and period of a main building.

(ii) If a wrought iron or metal fence is painted or colored, the color must be black, dark green, or dark brown and complement the color of a main building.

(H) Wooden fences.

(i) All wooden structural posts must be at least four inches in diameter (nominal size).

(ii) The side of a wooden fence facing a public street must be the finished side.

(iii) Wooden fences may be painted or stained a color that is complementary to a main building.

(3) Outdoor lighting. Outdoor light fixtures on the front facade of a main building and on poles in the front yard must be compatible with the style and period of a main building and not obscure or conflict with significant architectural details. Overhead and exposed wiring and conduit for outdoor lighting is not permitted.

(4) Pavement, filler, and edging materials. Pavement, filler, and edging materials, such as landscape timbers, gravel, and bark, used in landscape beds in the front and corner side yards must be reviewed by the commission as part of an overall landscape plan if the landscape beds collectively comprise more than 25 percent of the combined areas of the front and corner side yards. No more than 25 percent of the front yard of a residential use may be covered by pavement or filler materials.

(5) Planter boxes. Planter boxes must be:

(A) an integral part of and typical of the style and period of a main building;

(B) 18 inches or less in height;

(C) 36 inches or less in depth; and

(D) Constructed of brick, stone, or smooth-finish concrete that matches or is compatible in texture, color, and style with a main building.

(6) Retaining walls. Retaining walls are not permitted in the front and side yards except to preserve a natural or existing slope or to make a slope similar to that of an adjacent lot. The height of a retaining wall must not exceed the height of the slope it retains. A retaining wall must be constructed of unpainted stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with a main building.

(7) Sidewalks, driveways, and curbing.

(A) Materials.

(i) No exposed aggregate, asphaltic, or artificially colored concrete or epoxy resin is permitted as a sidewalk, driveway, or curbing material.

(ii) All public sidewalks and curbing must be constructed of brush finish concrete.

(iii) All private sidewalks and driveways must be constructed of brush finish concrete, brick, tile, or slate. Gravel is allowed in the center strip of a ribbon driveway. Any material used in a sidewalk or driveway must be compatible in texture, color, and style with a main building.

(B) Width, style, and spacing.

(i) The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to 20 feet at any point behind the front facade.

(ii) Ribbon driveways are only permitted if the owner establishes that a ribbon driveway was an original architectural element of the site. If a ribbon driveway is permitted, the ribbons must be at least one foot wide.

(iii) Circular driveways are not permitted in the front yard.

(iv) A driveway constructed in the front yard adjacent to an existing driveway on an adjacent lot must be spaced a minimum of one foot from the existing driveway on the adjacent lot.