



**REVISED
CITY OF DALLAS
LANDMARK COMMISSION
TUESDAY, September 6, 2016
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, 6 th floor	1:00 P.M.

David Cossum, Director
Mark Doty, Chief Planner Historic Preservation
Jennifer Anderson, Senior Planner
Marsha Prior, Planner
Eric Hill, Planner

BRIEFING ITEM

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

CONSENT ITEMS

1. 3839 S FITZHUGH AVE

Fair Park Historic District
CA156-708(MD)
Mark Doty

Request:

1. Modify entry structures at East and West gates.
2. Exterior improvements to Box office structures.
3. Paint perimeter walls and visible exterior surfaces.
4. Construct two-story VIP/Artist Lounge.

Applicant: Mike Tabor

Application Filed: August 4, 2016

Staff Recommendation:

1. Modify entry structures at East and West gates.
Approve - Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Exterior improvements to Box office structures.
Approve - Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria

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for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. Paint perimeter walls and visible exterior surfaces. Approve – Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Construct two-story VIP/Artist Lounge. Approve - Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Modify entry structures at East and West gates. Approve with conditions - The Preservation Guidelines for Transition Zone 1 should be followed.
2. Exterior improvements to Box office structures. Approve with conditions - The Preservation Guidelines for Transition Zone 1 should be followed.
3. Paint perimeter walls and visible exterior surfaces. Approve with conditions - The Preservation Guidelines for Transition Zone 1 should be followed.
4. Construct two-story VIP/Artist Lounge. Approve with conditions - The Preservation Guidelines for Transition Zone 1 should be followed.

2. 5609 REIGER AVE

Junius Heights Historic District
CD156-016(MP)
Marsha Prior

Request:

Demolish shed using the standard 'noncontributing structure because newer than period of significance.'

Applicant: Chris LaMont

Application Filed: August 4, 2016

Staff Recommendation:

Demolish shed using the 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 shed using the standard 'noncontributing structure because newer than period of significance.' Approve demolition of non-contributing shed.

3. 5609 REIGER AVE

Junius Heights Historic District
CA156-729(MP)
Marsha Prior

Request:

1. Construct 800 square foot addition on rear of main structure.
2. Replace stucco on main structure with wood 117 siding.
3. Replace vinyl windows on main structure with wood one-over-one windows.
4. Replace front door.
5. Replace roof shingles changing color from brown to charcoal gray.
6. Construct detached garage in rear yard.
7. Construct brush finish concrete walkway from garage to rear of main structure.
8. Install 8-foot, wood automatic gate in rear yard.

Applicant: Chris LaMont

Application Filed: August 4, 2016

Staff Recommendation:

1. Construct 800 square foot addition on rear of main structure. Approve plans and specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the addition is compatible with the historic overlay district.
2. Replace stucco on main structure with wood 117 siding. Approve specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because 117 wood siding is compatible with the historic overlay district.
3. Replace vinyl windows on main structure with wood one-over-one windows. Approve with conditions - Approve plans and specifications dated 08/17/2016 with condition that on each side of the front elevation, windows are 8x5 and that two 24" single hung wood windows flank a 48" tempered glass picture window with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed wood windows are compatible with the historic overlay district.
4. Replace front door. Approve photo dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed door is compatible with the historic overlay district.
5. Replace roof shingles changing color from brown to charcoal gray. Approve specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed roof shingles are compatible with the historic overlay district.

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6. Construct detached garage in rear yard. Approve plans and specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed garage is compatible with the historic overlay district.
7. Construct brush finish concrete walkway from garage to rear of main structure. Approve site plan dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed walkway is compatible with the historic overlay district.
8. Install 8-foot, wood automatic gate in rear yard. Approve photo dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed gate is compatible with the historic overlay district.

Task Force Recommendation:

1. Construct 800 square foot addition on rear of main structure. Approve with conditions – Approve drawing as shown with additions; wood windows in master bath and bedroom (3 total).
2. Replace stucco on main structure with wood 117 siding. Approve.
3. Replace vinyl windows on main structure with wood one-over-one windows. Approve with suggestion that windows be 8x5 on each side of front; two 24" single hung wood windows; 48" tempered glass picture window (between 24" single hung windows).
4. Replace front door. Approve.
5. Replace roof shingles changing color from brown to charcoal gray. Approve change of color of shingles to charcoal gray.
6. Construct detached garage in rear yard. Approve garage as shown; request the Staff approve style of the light and light fixtures; also Staff to approve 'person' door.
7. Construct brush finish concrete walkway from garage to rear of main structure. Approve walkway as shown.
8. Install 8-foot, wood automatic gate in rear yard. Approve installation of garage gate.

4. 4901 VICTOR ST

Munger Place Historic District
CA156-733(EH)
Eric Hill

Request:

Install herringbone pattern brickwork between driveway ribbons.

Applicant: Travis Ripley

Application Filed: August 4, 2016

Staff Recommendation:

Install herringbone pattern brickwork between driveway ribbons. Approve the site plan and specifications dated 8-4-16 as the proposed work is consistent with the

preservation criteria Section 51P-97.111(b)(2)(I) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install herringbone pattern brickwork between driveway ribbons. Approve.

Request:

Install three sets of paired casement windows on rear 2nd story elevation of main structure. Work completed without Certificate of Appropriateness.

Applicant: Bob Anderson

Application Filed: August 4, 2016

Staff Recommendation:

Install three sets of paired casement windows on rear 2nd story elevation of main structure. Work completed without Certificate of Appropriateness. Approve plans and specifications dated 8-16-16 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install three sets of paired casement windows on rear 2nd story elevation of main structure. Work completed without Certificate of Appropriateness. Approve as installed noting that windows are on rear elevation and not visible from street.

Request:

1. Replace front door of main structure and paint. Brand: Sherwin Williams. Color: SW 6230 "Rainstorm". Trim: SW 7005 "Pure White".
2. Install iron driveway gate.

Applicant: John Kelly Barnes

Application Filed: August 4, 2016

Staff Recommendation:

1. Replace front door of main structure and paint. Brand: Sherwin Williams. Color: SW 6230 "Rainstorm". Trim: SW 7005 "Pure White". Approve the drawings and specifications dated 8-4-16 as the proposed work is consistent with preservation criteria section 51P-97.111(c)(1)(I), 51P-97.111(c)(1)(S)(vii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install iron driveway gate. Approve the elevation and specifications dated 8-4-16 as the proposed work is consistent with preservation criteria section 51P-97.111(c)(2)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

5. 4946 VICTOR ST

Munger Place Historic District
CA156-734(EH)
Eric Hill

6. 5025 JUNIUS ST

Munger Place Historic District
CA156-736(EH)
Eric Hill

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1. Replace front door of main structure and paint. Brand: Sherwin Williams. Color: SW 6230 "Rainstorm". Trim: SW 7005 "Pure White". Approve with condition that the replacement door matches the existing in dimensions, detail and finish of the original.
2. Install iron driveway gate. Approve with condition that the gate top rail is parallel to grade.

7. 5108 VICTOR ST

Munger Place Historic District
CA156-730(EH)
Eric Hill

Request:

Construct accessory structure in rear yard.

Applicant: Travis Ripley

Application Filed: August 4, 2016

Staff Recommendation:

Construct accessory structure in rear yard. Approve plans and specifications dated 8-4-2016 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(b), and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct accessory structure in rear yard. Approve.

8. 5209 WORTH ST

Munger Place Historic District
CA156-731(EH)
Eric Hill

Request:

1. Install door on rear of main structure and paint. Brand: Sherwin Williams. Color: SW7005 "Pure White".
2. Construct new one-story garage in rear of main structure and paint. Brand: Sherwin Williams. Color: Body SW 7561 "Lemon Meringue" Trim SW 7005 "Pure White".

Applicant: Bella Vista Company Construction Services, Lp

Application Filed: August 4, 2016

Staff Recommendation:

1. Install door on rear of main structure and paint. Brand: Sherwin Williams. Color: SW7005 "Pure White". Approve the proposed work with the finding that it is consistent with the preservation criteria section 51P-97.111(c)(1)(I), 51P-97.111(c)(1)(S)(vii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new one-story garage in rear of main structure and paint. Brand: Sherwin Williams. Color: Body SW 7561 "Lemon Meringue" Trim SW 7005 "Pure White". Approve with conditions - Approve plans and specifications dated 8-4-16 with the condition that the siding matches the dimensions and color of that on the main structure. The proposed work is consistent with the preservation criteria section 51P-97.111(c)(1)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install door on rear of main structure and paint. Brand: Sherwin Williams. Color: SW7005 "Pure White".

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Approve door with condition that the door resembles a more prairie style door (not like the fan design submitted).

2. Construct new one-story garage in rear of main structure and paint. Brand: Sherwin Williams. Color: Body SW 7561 "Lemon Meringue" Trim SW 7005 "Pure White". Approve with conditions that the Hardi-board is installed with smooth surface facing out and that the color, lights, and roofing material matches that of the main structure.

9. 4403 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA156-739(EH)
Eric Hill

Request:

Relocate accessory structure to Dallas Heritage Village.

Applicant: Shawn & Annalisa Rogers

Application Filed: August 4, 2016

Staff Recommendation:

Relocate accessory structure to Dallas Heritage Village. Approve work with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance, or use of the historic overlay district.

Task Force Recommendation:

Relocate accessory structure to Dallas Heritage Village. Approve - No regulation in the ordinance for moving an accessory building, especially a dollhouse. This allows the public to enjoy the structure.

10. 4834 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA156-738(EH)
Eric Hill

Request:

Install 5 ganged windows on 2nd story of rear of main structure.

Applicant: Stacey Warnix

Application Filed: August 4, 2016

Staff Recommendation:

Install 5 ganged windows on 2nd story of rear of main structure. Approve the plans and specifications dated 8-4-16. The completed 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:

Install 5 ganged windows on 2nd story of rear of main structure. Approve. Not a protected facade.

11. 6308 BRYAN PKWY

Swiss Avenue Historic District
CA156-732(EH)
Eric Hill

Request:

Stain wood perimeter fence. Brand: Minwax. Color: 2718 "Ebony".

Applicant: Bryan Hernandez

Application Filed: August 4, 2016

Staff Recommendation:

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12. 5643 SWISS AVE

Swiss Avenue Historic District
CA156-735(EH)
Eric Hill

Stain wood perimeter fence. Brand: Minwax. Color: 2718 "Ebony". Approve specifications dated 8-4-16 as the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Stain wood perimeter fence. Brand: Minwax. Color: 2718 "Ebony". Approve with condition that stain color is representative of a weathered wood (generally a light) color.

Request:

Stain rear wood fence. Brand: Baker's Gray Away. Color: "Ebony".

Applicant: Halee Belz

Application Filed: August 4, 2016

Staff Recommendation:

Stain rear wood fence. Brand: Baker's Gray Away. Color: "Ebony". Approve specifications dated 8-4-16 as the proposed work is consistent with preservation criteria Section 51P-63.116(1)(H)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Stain rear wood fence. Brand: Baker's Gray Away. Color: "Ebony". Approve.

13. 220 N CLINTON AVE

Winnetka Heights Historic District
CA156-723(JKA)
Jennifer Anderson

Request:

Paint main structure (body) using Sherwin Williams SW7066 "Gray Matters."

Applicant: David Chen

Application Filed: August 4, 2016

Staff Recommendation:

Paint main structure (body) using Sherwin Williams SW7066 "Gray Matters." Approve specifications dated 08-15-16 with the finding that the proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Paint main structure (body) using Sherwin Williams SW7066 "Gray Matters." No quorum, comments only. Support.

14. 315 N CLINTON AVE

Winnetka Heights Historic District
CA156-724(JKA)
Jennifer Anderson

Request:

Paint main structure using Brand: Behr. Body: PPU11-03 "Botanical Green;" Trim: PPU10-13 "Snowy Pine."

Applicant: Dorothy Cupka

Application Filed: August 4, 2016

Staff Recommendation:

Paint main structure using Brand: Behr. Body: PPU11-03 "Botanical Green;" Trim: PPU10-13 "Snowy Pine." Approve

paint specifications dated 08-15-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Paint main structure using Brand: Behr. Body: PPU11-03 "Botanical Green;" Trim: PPU10-13 "Snowy Pine." No quorum, comments only. Support.

15. 341 S EDGEFIELD AVE

Winnetka Heights Historic District
CA156-721(JKA)
Jennifer Anderson

Request:

Replace roll step in lead walk.

Applicant: Amanda Barker

Application Filed: August 4, 2016

Staff Recommendation:

Replace roll step in lead walk. Approve the completed work with the finding that it is consistent with preservation criteria Section 51P-87.111(b)(9)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace roll step in lead walk. No quorum, comments only. Support as submitted.

16. 110 N MONTCLAIR AVE

Winnetka Heights Historic District
CA156-719(JKA)
Jennifer Anderson

Request:

Install 8' board-on-board wood fence and gate.

Applicant: Douglas Carney

Application Filed: August 4, 2016

Staff Recommendation:

Install 8' board-on-board wood fence and gate. Approve site plan and specifications dated 08-16-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 8' board-on-board wood fence and gate. No quorum, comments only. Support fence location as submitted.

17. 201 N MONTCLAIR AVE

Winnetka Heights Historic District
CA156-717(JKA)
Jennifer Anderson

Request:

Construct addition in rear of the main structure.

Applicant: Kevin Maher

Application Filed: August 4, 2016

Staff Recommendation:

Construct addition in rear of the main structure. Approve plans dated 8-17-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct addition in rear of the main structure. No quorum, comments only. Support amendment to plan as submitted.

18. 214 S MONTCLAIR AVE

Winnetka Heights Historic District
CA156-741(JKA)
Jennifer Anderson

Request:

Remove wrought iron railing and install four 8"x8" wood box columns on front porch of main structure.

Applicant: Solid Rock Home Buyers

Application Filed: August 4, 2016

Staff Recommendation:

Remove wrought iron railing and install four 8"x8" wood box columns on front porch of main structure. Approve specifications dated 08-17-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(3), 51P-87.111(a)(9), and 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove wrought iron railing and install four 8"x8" wood box columns on front porch of main structure. No quorum, comments only. Support removal of railings and installation of wood columns.

19. 125 N ROSEMONT AVE

Winnetka Heights Historic District
CA156-728(JKA)
Jennifer Anderson

Request:

Paint main structure, Brand: Sherwin Williams. Body & Trim: SW7006 "Extra White;" Accent: SW7048 "Urban Bronze."

Applicant: Andrew Barter

Application Filed: August 4, 2016

Staff Recommendation:

Paint main structure, Brand: Sherwin Williams. Body & Trim: SW7006 "Extra White;" Accent: SW7048 "Urban Bronze." Approve specifications dated 8-15-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Paint main structure, Brand: Sherwin Williams. Body & Trim: SW7006 "Extra White;" Accent: SW7048 "Urban Bronze." No quorum, comments only. Support.

20. 222 N ROSEMONT AVE

Winnetka Heights Historic District
CA156-718(JKA)
Jennifer Anderson

Request:

Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Grey;" Trim: SW0050 "Classic Light Bluff;" Accent: SW2863 "Powder Blue."

Applicant: Jeff Blackwell

Application Filed: August 4, 2016

Staff Recommendation:

Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Grey;" Trim: SW0050 "Classic Light Bluff;" Accent: SW2863 "Powder Blue." Approve specifications dated 08-17-16 with the finding that the proposed work is compatible with the historic overlay

21. 410 S WINDOMERE AVE

Winnetka Heights Historic District
CA156-722(JKA)
Jennifer Anderson

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

Task Force Recommendation:

Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Grey;" Trim: SW0050 "Classic Light Bluff;" Accent: SW2863 "Powder Blue." No quorum, comments only. Support.

Request:

1. Install 4' wrought iron fence.
2. Install landscaping.
3. Install brush concrete parking lot.
4. Install brush concrete driveway.

Applicant: Todd Lott

Application Filed: August 4, 2016

Staff Recommendation:

1. Install 4' wrought iron fence. Approve plans dated 8-16-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install landscaping. Approve plans dated 8-16-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install brush concrete parking lot. Approve plans dated 8-16-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install brush concrete driveway. Approve plans dated 8-16-16 with the finding that the proposed work is compatible 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 4' wrought iron fence. No quorum, comments only. Support.
2. Install landscaping. No quorum, comments only. Support.
3. Install brush concrete parking lot. No quorum, comments only. Support.
4. Install brush concrete driveway. No quorum, comments only. Support.

22. 222 N WINNETKA AVE

Winnetka Heights Historic District
CA156-740(JKA)
Jennifer Anderson

Request:

Install 36" tall railing on front steps of main structure.

Applicant: Jeff Blackwell

Application Filed: August 4, 2016

Staff Recommendation:

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Install 36" tall railing on front steps of main structure. Approve plans dated 08-16-16 with the condition that the railing is painted using Sherwin Williams SW0050 - Light Buff to match the previously approved trim color on the main structure. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 36" tall railing on front steps of main structure. No quorum, comments only. Support addition of railing on right side of steps.

COURTESY REVIEW ITEMS:

1. 1701 N MARKET ST

West End Historic District
CR156-009(MD)
Mark Doty

Request:

Courtesy Review - Replace three existing kiosks and install three additional digital kiosks along N. Market Street.

Applicant: Dallas Innovation Alliance - Jennifer Sanders

Application Filed: August 4, 2016

Staff Recommendation:

Courtesy Review - Replace three existing kiosks and install three additional digital kiosks along N. Market Street. Approve conceptually with the condition that final placement, plans, elevations, and specification details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Replace three existing kiosks and install three additional digital kiosks along N. Market Street. Comments given verbally to Applicant. Durability, quantity, material, content (information).

2. 116 S ROSEMONT AVE

Winnetka Heights Historic District
CR156-010(JKA)
Jennifer Anderson

Request:

Courtesy Review - Construct addition in rear of the main structure.

Applicant: Robert Casstevens

Application Filed: August 4, 2016

Staff Recommendation:

Courtesy Review - Construct addition in rear of the main structure. Staff is not supportive of the proposed design for the rear addition and recommends that the applicant revise the drawings to include simpler Prairie Style architectural features. Specifically, Staff does not believe that the Victorian features such as the high-pitched gable, mansard awning, widow's walk, and turret are appropriate, and recommends that the design include a clearer demarcation between the historic structure and proposed addition. Staff

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is supportive of the footprint of the addition including the porch and wheelchair ramp.

Task Force Recommendation:

Courtesy Review - Construct addition in rear of the main structure. No quorum, comments only. Support construction of rear addition.

DISCUSSION ITEMS:

1. 534 W 10TH ST

Christ Episcopal Church
CA156-710(MD)
Mark Doty

Request:

Install illuminated signage on rear facade. Work completed without a Certificate of Appropriateness.

Applicant: Christ Episcopal Church

Application Filed: August 4, 2016

Staff Recommendation:

Install illuminated signage on rear facade. Work completed without a Certificate of Appropriateness. **Deny** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that states signs may not be located on the building and additional plastic back-lit signs are not permitted. Preservation criteria Sections 10.2 and 10.3.

Task Force Recommendation:

Install illuminated signage on rear facade. Work completed without a Certificate of Appropriateness. **Approve**.

2. 401 N CARROLL AVE

Crockett Elementary School
CA156-711(MD)
Mark Doty

Request:

1. Add doors, stairs, and canopies to south side of Gym building.
2. Remove door on west facade of Gym building and fill with brick to match.
3. Remove door and stairs on east facade of Gym building and fill with brick to match.
4. Install door, stairs, and canopy on east facade of Gym building.
5. Install 6'-0" metal picket fence and sliding gates around parking lot.
6. Install condenser units on rooftops of both structures.
7. Construct metal carports.
8. Construct concrete pad and wood screen for dumpster on west facade of Gym building.

Applicant: Crockett School Multifamily, LLC

Application Filed: August 4, 2016

Staff Recommendation:

1. Add doors, stairs, and canopies to south side of Gym building. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

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2. Remove door on west facade of Gym building and fill with brick to match. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Remove door and stairs on east facade of Gym building and fill with brick to match. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install door, stairs, and canopy on east facade of Gym building. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install 6'-0" metal picket fence and sliding gates around parking lot. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that states no fences are permitted in the no-build zone, except as required for school security. Preservation criteria Section 2.7.
6. Install condenser units on rooftops of both structures. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work for the contributing structure meets the criteria for roofs in the Preservation criteria Sections 3.19, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and for the non-contributing structures in Section 51A-4.501(g)(6)(C)(ii).
7. Construct metal carports. **Approve** - Approve drawings and image dated 8/17/16 with the finding that although the proposed work does not comply with Section 4.1 that states the form, materials, general exterior appearance, color, and details of any new accessory buildings must be compatible with the existing historic structure, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
8. Construct concrete pad and wood screen for dumpster on west facade of Gym building. **Approve** - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Add doors, stairs, and canopies to south side of Gym building. **Deny without prejudice** due to insufficient

information.

2. Remove door on west facade of Gym building and fill with brick to match. **Deny without prejudice** due to insufficient information.
3. Remove door and stairs on east facade of Gym building and fill with brick to match. **Deny without prejudice** due to insufficient information.
4. Install door, stairs, and canopy on east facade of Gym building. **Deny without prejudice** due to insufficient information.
5. Install 6'-0" metal picket fence and sliding gates around parking lot. **Deny without prejudice** due to non-conformance with ordinance.
6. Install condenser units on rooftops of both structures. **Deny without prejudice** due to insufficient information.
7. Construct metal carports. **Deny without prejudice** due to lack of information and non-conformance of carports.
8. Construct concrete pad and wood screen for dumpster on west facade of Gym building. **Deny without prejudice** due to lack of information.

3. 6000 JUNIUS ST

Junius Heights Historic District
CA156-706(MP)
Marsha Prior

Request:

Replace single 24-glass block window with two ganged single pane windows on left (east) side elevation.

Applicant: Andre Savino

Application Filed: August 4, 2016

Staff Recommendation:

Replace single 24-glass block window with two ganged single pane windows on left (east) side elevation. **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 4.1(a) which designates the front 50% of side facades as protected and Section 4.1(c) which states that historic solid-to-void ratios of protected facades must be maintained.

Task Force Recommendation:

Replace single 24-glass block window with two ganged single pane windows on left (east) side elevation. **Approve** wood windows as shown. They are in back 50%.

4. 4309 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA156-737(EH)
Eric Hill

Request:

1. Install 16 steel bollard posts along wood fenceline and paint. Brand: Rust-o-leum. Color: 7543 "Safety Yellow".
2. Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness.

Applicant: Raymond Tolentino

Application Filed: August 4, 2016

Staff Recommendation:

Landmark Commission Agenda
TUESDAY, September 6, 2016

1. Install 16 steel bollard posts along wood fenceline and paint. Brand: Rust-o-leum. Color: 7543 "Safety Yellow". **Deny** - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since steel bollards were not used in the district in the period of significance and will detract from the character of the district.
2. Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". **Deny without prejudice** - Work completed without a Certificate of Appropriateness. The completed work does not meet the requirements for City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the applied color does not appear to enhance or maintain the historic integrity and character of the district.

Task Force Recommendation:

1. Install 16 steel bollard posts along wood fenceline and paint. Brand: Rust-o-leum. Color: 7543 "Safety Yellow". **Deny** - Not appropriate to the district per City Code. The bollards will have an adverse effect on the historic overlay district. Recommend parking stops.
2. Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness. **Deny without prejudice** - Not appropriate to the district, yellow paint has an adverse effect on the historic overlay district. Recommend a white paint.

5. 103 711 ELM ST

West End Historic District
CA156-712(MD)
Mark Doty

Request:

1. Install attached signage to east facade of building. Work completed without a Certificate of Appropriateness.
2. Install projecting banner signage to east facade of building. Work completed without a Certificate of Appropriateness.

Applicant: Sofia Weir

Application Filed: August 4, 2016

Staff Recommendation:

1. Install attached signage to east facade of building. Work completed without a Certificate of Appropriateness. **Approve** - Approve with the finding the completed work is consistent with the criteria for attached signs in the preservation criteria Section 51A-7.1005 (a)(1)(2) and (3) and with the criteria for flat attached signs on Type B facades in the preservation criteria Section 51A-7.1005(d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install projecting banner signage to east facade of

building. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that states projecting attached signs may not be lower than 10 feet above grade. Preservation criteria Section 51A-7.1005(h)(2)(B).

Task Force Recommendation:

1. Install attached signage to east facade of building. Work completed without a Certificate of Appropriateness. **Deny without prejudice** - Signs do not comply with the criteria.
2. Install projecting banner signage to east facade of building. Work completed without a Certificate of Appropriateness. **Deny without prejudice.**

6. 401 N HOUSTON ST

West End Historic District
CA156-713(MD)
Mark Doty

Request:

Construct seven-story addition.

Applicant: Corgan & Associates

Application Filed: August 4, 2016

Staff Recommendation:

Construct seven-story addition. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with the preservation criteria that prohibit new structure height over 100 feet. Preservation criteria Section

Task Force Recommendation:

Construct seven-story addition. **Deny without prejudice** due to non-conformance with criteria. Piwetz recused.

7. 319 N CLINTON AVE

Winnetka Heights Historic District
CA156-720(JKA)
Jennifer Anderson

Request:

Install two windows on north side of main structure.

Applicant: Isaac Martinez

Application Filed: August 4, 2016

Staff Recommendation:

Install two windows on north side of main structure. **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 51P-87.111(a)(17)(F)(ii) stating that no single, fixed plate glass is allowed except as part of an original period design, and that the size and proportion of windows located in the side facades of the main building must be typical of the style and period of the building. It is also not consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) stating that windows must contain at least two lights (window panes). The applicant has not met the burden of proof required to establish that the windows were a part of the original design of the house.

8. 206 S EDGEFIELD AVE

Winnetka Heights Historic District
CA156-714(JKA)
Jennifer Anderson

Task Force Recommendation:

Install two windows on north side of main structure. No quorum, comments only. Support adding windows but needs to provide additional details regarding materials and specifications.

Request:

Install slate tiles on front porch and steps of the main structure. Work completed without a Certificate of Appropriateness.

Applicant: Kyle Ballard

Application Filed: August 4, 2016

Staff Recommendation:

Install slate tiles on front porch and steps of the main structure. Work completed without a Certificate of Appropriateness. **Deny** - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since slate tiles are not a typical or historic detail on homes in the district.

Task Force Recommendation:

Install slate tiles on front porch and steps of the main structure. Work completed without a Certificate of Appropriateness. No quorum, comments only. Do not support because need more information that tile is typical of the style and period of main building. If tile can be used we recommend a solid color.

9. 333 S EDGEFIELD AVE

Winnetka Heights Historic District
CA156-725(JKA)
Jennifer Anderson

Request:

Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness.

Applicant: Tyler Nissen

Application Filed: August 4, 2016

Staff Recommendation:

Install Hardiboard skirting on main structure. 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)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(10)(A) stating that the only permitted facade materials are brick, wood siding, cut stone, and stucco and that all facade treatments and materials must be typical of the style and period of the main building.

Task Force Recommendation:

Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness. No quorum, comments only. Do not support Hardiboard skirting unless additional information is provided, e.g. additional photos.

10. 209 S ROSEMONT AVE

Winnetka Heights Historic District
CA156-726(JKA)
Jennifer Anderson

Request:

Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness.

Applicant: Robert Draper

Application Filed: August 4, 2016

Staff Recommendation:

Construct accessory structure in rear of the main structure. Work partially 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)(ii) because it has an adverse effect on the historic overlay district. The proposed work exceeds the side and rear yard setbacks, height restriction, and square footage permitted by Dallas Development Code which is not typical of a new accessory structure within the historic overlay district. An accessory structure that violates yard, lot, and space regulations in the Dallas Development Code would have an adverse effect on the historic district.

Task Force Recommendation:

Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness. No quorum, comments only. Support accessory structure; however, case is pending with Board of Adjustment for variance.

11. 317 N WINDOMERE AVE

Winnetka Heights Historic District
CA156-753(JKA)
Jennifer Anderson

Request:

Install seven condensers on the south side of main structure.

Applicant: Alicia Quintans

Application Filed: August 4, 2016

Staff Recommendation:

Install seven condensers on the south side of main structure. **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 51P-87.106(c)(5) since the condensers would be visible from the public right-of-way and will have an adverse effect on the external architectural features of the structure and the district as a whole.

Task Force Recommendation:

Install seven condensers on the south side of main structure. Not reviewed by Task Force.

12. 5310 Park Lane

Mark Doty

A Landmark Commission Authorized Hearing to consider an Historic Overlay for 5310 Park Lane, on the southeast corner of Park Lane and Meadowbrook Drive

Owner: Nancy Perkins Shutt

Application Filed: March 7, 2016

Staff Recommendation: Approve, subject to preservation criteria

Designation Committee Recommendation: Approve, subject to preservation criteria

OTHER BUSINESS ITEMS:

Approval of Minutes from August 1, 2016.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, September 21, 2016, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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

EXECUTIVE SESSION NOTICE

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

- a. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.073]*
- d. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551. 074]*
- e. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. Discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Texas Government Code §551. 086]*

**LANDMARK COMMISSION****SEPTEMBER 6, 2016**

FILE NUMBER: CA156-708(MD)
LOCATION: 3839 S. Fitzhugh Avenue
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 7
ZONING: MF-2(A)

PLANNER: Mark Doty
DATE FILED: August 4, 2016
DISTRICT: Fair Park
MAPSCO: 46-Q
CENSUS TRACT: 0203.00

APPLICANT: Live Nation

REPRESENTATIVE: Mike Tabor

OWNER: MCA PACE AMPHITHEATERS LP

REQUEST:

- 1) Construct entry structures at East and West gates.
- 2) Exterior improvements to Box office structures.
- 3) Paint perimeter walls and visible exterior surfaces.
- 4) Construct two-story VIP/Artist Lounge.

BACKGROUND / HISTORY:

Gexa Energy Pavilion is located in Transition Zone 1 and considered non-contributing to Fair Park historic district.

ANALYSIS:

This selection of work is part of a larger renovation and update to Gexa Energy Pavilion. Staff selected the work that would be visible from the perimeter of the site and would have an immediate visual impact to anyone within the confines of Fair Park. All work that is considered 'interior' or internal to the complex (like seating and the plaza landscaping) is not being reviewed because it does not fall within the purview of the Landmark Commission. All the proposed work meets the basic requirements of Transition Zone 1 of the Fair Park preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:

- 1) Modify entry structures at East and West gates. - Approve -Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

- 2) Exterior improvements to Box office structures. - Approve -Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Paint perimeter walls and visible exterior surfaces. - Approve -Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Construct two-story VIP/Artist Lounge. - Approve -Approve drawings dated 8/17/16 with the finding the proposed work is consistent with the criteria for the Transition Zone 1 Subdistrict in the preservation criteria Section 7.1, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Modify entry structures at East and West gates. – Approve with conditions - The Preservation Guidelines for Transition Zone 1 should be followed.
- 2) Exterior improvements to Box office structures. – Approve with conditions - The Preservation Guidelines for Transition Zone 1 should be followed.
- 3) Paint perimeter walls and visible exterior surfaces. – Approve with conditions - The Preservation Guidelines for Transition Zone 1 should be followed.
- 4) Construct two-story VIP/Artist Lounge. – Approve with conditions - The Preservation Guidelines for Transition Zone 1 should be followed.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156-708 (MD)
Office Use Only

Name of Applicant: Mike Tabor
Mailing Address: Live Nation - Dallas, 1818 1st Avenue
City, State and Zip Code: Dallas, TX 75210
Daytime Phone: 214-421-1111 Main 214-421 Fax: 214-428-8365
Relationship of Applicant to Owner: - 6615 Direct

General Manager
PROPERTY ADDRESS: 3839 S. Fitzhugh Av., Dallas
Historic District: Fair Park

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ☐ No ☐
Planner's Initials

PROPOSED WORK:

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

Renovate and update the existing GEXA Energy Pavilion at Fair Park as follows: Construct new two-story VIP/Artist Lounge Building at West Plaza; expand and renovate existing restroom facilities; renovate lower seating area; install new chairs; renovate ADA and VIP seating areas; renovate plaza building facades; paint per approved Fair Park color palettes - pavilion, stagehouse and plaza buildings; construct new entry structures; renovate east and west plaza with new surfacing, landscaping and vegetation.

Signature of Applicant: _____

Date: _____

Signature of Owner: _____

(IF NOT APPLICANT)

Date: _____

AUG 04 2016

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.

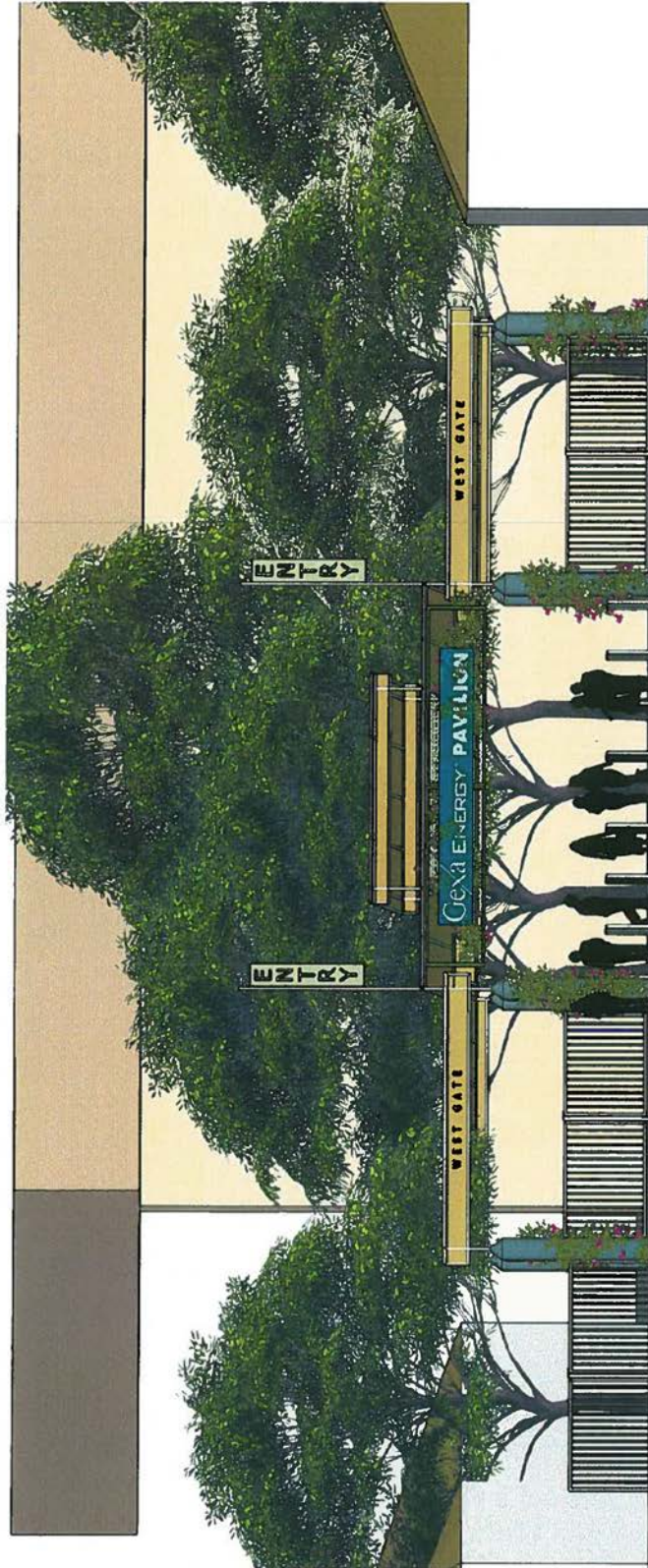
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



8/17/16

Geva ENERGY PAVILION

LANDMARK COMMISSION PROPOSAL
AUGUST 4, 2016
OUTSIDE ENTRY GATE-WEST ENTRY



Request #1 – Modifications to existing entry gates.



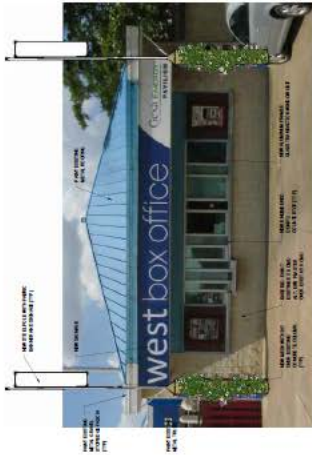
8/17/16

GeXa ENERGY PAVILION

LANDMARK COMMISSION PROPOSAL
AUGUST 4, 2016
OUTSIDE ENTRY GATE-EAST ENTRY



Request #1 – Modifications to existing entry gates.



1. **POUCHES ELEGAUNTES AL HUGO**
N. 2. 1. 1.

WEST ELATION ATILGYS

1. EQUILIBRATION AT 110°C



WEST ELEVATION AT BLDG 37

ACQUISITION OF THE LEXIS

EAST HEAVEN AT THE GGS*



EXTREMALITY








100th INTERNATIONAL MEETING

Design Development 7/18/16		NOT FOR CONSTRUCTION	
1. 100% 2. 90% 3. 80% 4. 70% 5. 60% 6. 50% 7. 40% 8. 30% 9. 20% 10. 10% 11. 0% 12. 0% 13. 0% 14. 0% 15. 0% 16. 0% 17. 0% 18. 0% 19. 0% 20. 0% 21. 0% 22. 0% 23. 0% 24. 0% 25. 0% 26. 0% 27. 0% 28. 0% 29. 0% 30. 0% 31. 0% 32. 0% 33. 0% 34. 0% 35. 0% 36. 0% 37. 0% 38. 0% 39. 0% 40. 0% 41. 0% 42. 0% 43. 0% 44. 0% 45. 0% 46. 0% 47. 0% 48. 0% 49. 0% 50. 0% 51. 0% 52. 0% 53. 0% 54. 0% 55. 0% 56. 0% 57. 0% 58. 0% 59. 0% 60. 0% 61. 0% 62. 0% 63. 0% 64. 0% 65. 0% 66. 0% 67. 0% 68. 0% 69. 0% 70. 0% 71. 0% 72. 0% 73. 0% 74. 0% 75. 0% 76. 0% 77. 0% 78. 0% 79. 0% 80. 0% 81. 0% 82. 0% 83. 0% 84. 0% 85. 0% 86. 0% 87. 0% 88. 0% 89. 0% 90. 0% 91. 0% 92. 0% 93. 0% 94. 0% 95. 0% 96. 0% 97. 0% 98. 0% 99. 0% 100. 0%		1. 100% 2. 90% 3. 80% 4. 70% 5. 60% 6. 50% 7. 40% 8. 30% 9. 20% 10. 10% 11. 0% 12. 0% 13. 0% 14. 0% 15. 0% 16. 0% 17. 0% 18. 0% 19. 0% 20. 0% 21. 0% 22. 0% 23. 0% 24. 0% 25. 0% 26. 0% 27. 0% 28. 0% 29. 0% 30. 0% 31. 0% 32. 0% 33. 0% 34. 0% 35. 0% 36. 0% 37. 0% 38. 0% 39. 0% 40. 0% 41. 0% 42. 0% 43. 0% 44. 0% 45. 0% 46. 0% 47. 0% 48. 0% 49. 0% 50. 0% 51. 0% 52. 0% 53. 0% 54. 0% 55. 0% 56. 0% 57. 0% 58. 0% 59. 0% 60. 0% 61. 0% 62. 0% 63. 0% 64. 0% 65. 0% 66. 0% 67. 0% 68. 0% 69. 0% 70. 0% 71. 0% 72. 0% 73. 0% 74. 0% 75. 0% 76. 0% 77. 0% 78. 0% 79. 0% 80. 0% 81. 0% 82. 0% 83. 0% 84. 0% 85. 0% 86. 0% 87. 0% 88. 0% 89. 0% 90. 0% 91. 0% 92. 0% 93. 0% 94. 0% 95. 0% 96. 0% 97. 0% 98. 0% 99. 0% 100. 0%	
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- NOTES:**
1. Buildings F, H, P, T, V and West Entry Gate D are to match proposed ordered elevations and color palette for West Plaza.
 2. Buildings G, J, Q, U and East Entry Gate E are to match proposed ordered elevations and color palette for East Plaza.
 3. See proposed color palette for extent of colors throughout.

Request #2 – Modifications to existing box office structures.













Building D: Entry Gate

Walls	N/A	Columns		SW 6215 Rocky River		
Roof/ Coping	N/A	Roof Canopies		SW 6412 Eminent Bronze		
Truss Frame/ Flagpoles		Accents/ Signage		SW 6488 Grand Canal		
	SW 7574 Echelon Ecu				SW 6430 Great Green	SW 6774 Freshwater
Window	N/A	Counter	N/A			
						









Request #3 – Proposed paint specifications.

Building F: Ticketing, Admin and Concession














Walls	 SW 6102 Portobello	 SW 6101 Sands of Time	Columns	 SW 6215 Rocky River		
Roof/ Coping	 SW 6412 Eminent Bronze		Awnings	 SW 6179 Artichoke	 SW 6430 Great Green	
Truss Frame/ Flagpoles	 SW 7574 Echelon Ecru		Accents/ Signage	 SW 6488 Grand Canal	 SW 6430 Great Green	 SW 6774 Freshwater
Window Frames	 Aluminum Clear Anod		Counter	 Silestone Sienna Ridge		

Request #3 – Proposed paint specifications.

Building E: Entry Gate

Walls	N/A	Columns	 SW 6388 Golden Fleece		
Roof/ Coping	N/A	Roof Canopies	 SW 6328 Fireweed		
Truss Frame/ Flagpoles	 SW 7574 Echelon Ecru	Accents/ Signage	 SW 0057 Chinese Red	 SW 6328 Fireweed	 SW 6388 Golden Fleece

Building G: Ticketing, First Aid and Concession

Walls	 SW 6102 Portobello	 SW 6101 Sands of Time	Columns	 SW 6388 Golden Fleece		
Roof/ Coping	 SW 7600 Bolero	 SW 6101 Sands of Time	Awnings	 SW 0057 Chinese Red	 SW 6328 Fireweed	
Truss Frame/ Flagpoles	 SW 7574 Echelon Ecu		Accents/ Signage	 SW 0057 Chinese Red	 SW 6328 Fireweed	 SW 6388 Golden Fleece
Window Frames	 Aluminum Clear Anod		Counter	 Silestone Sienna Ridge		



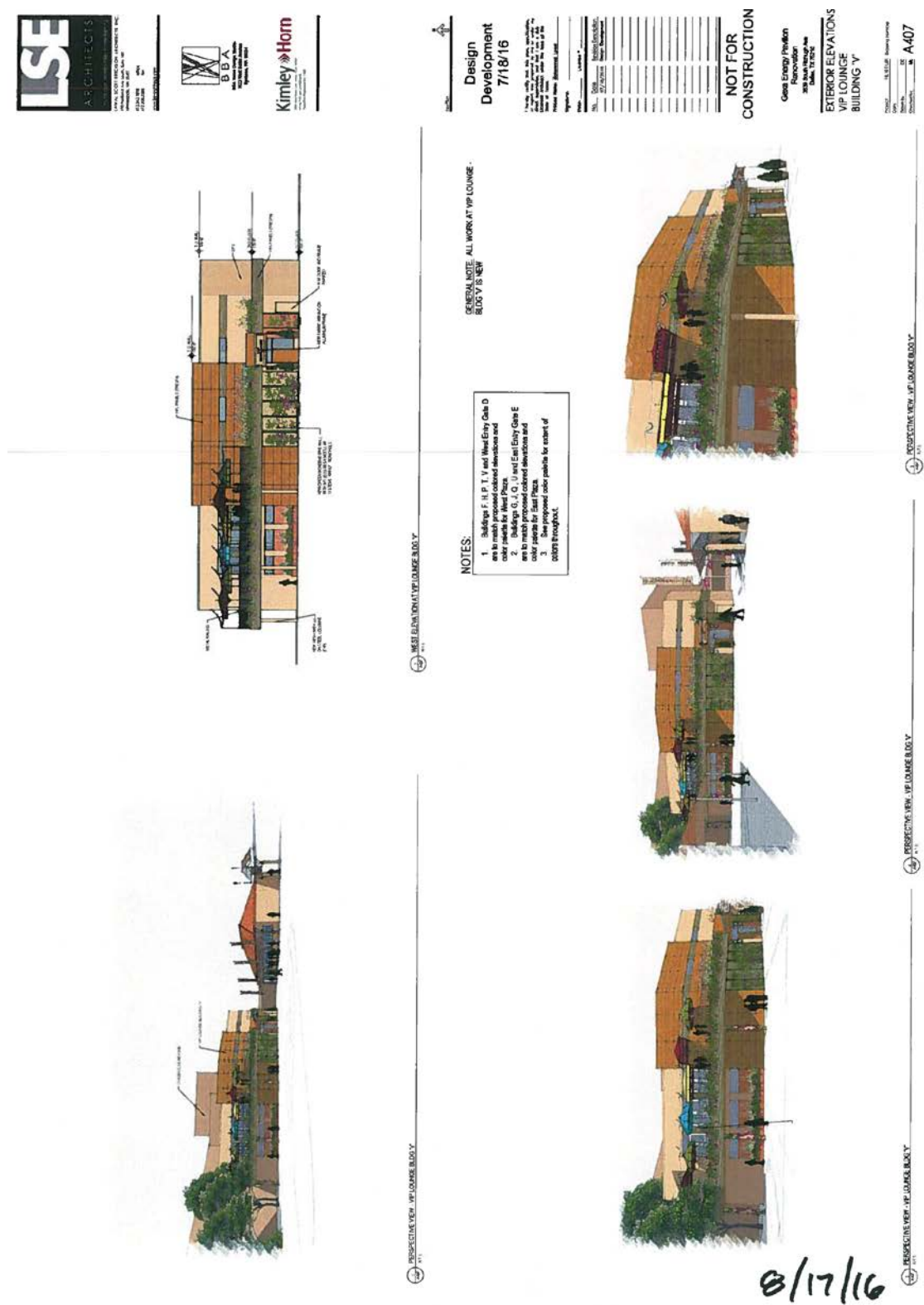
Request #3 – Proposed paint specifications.

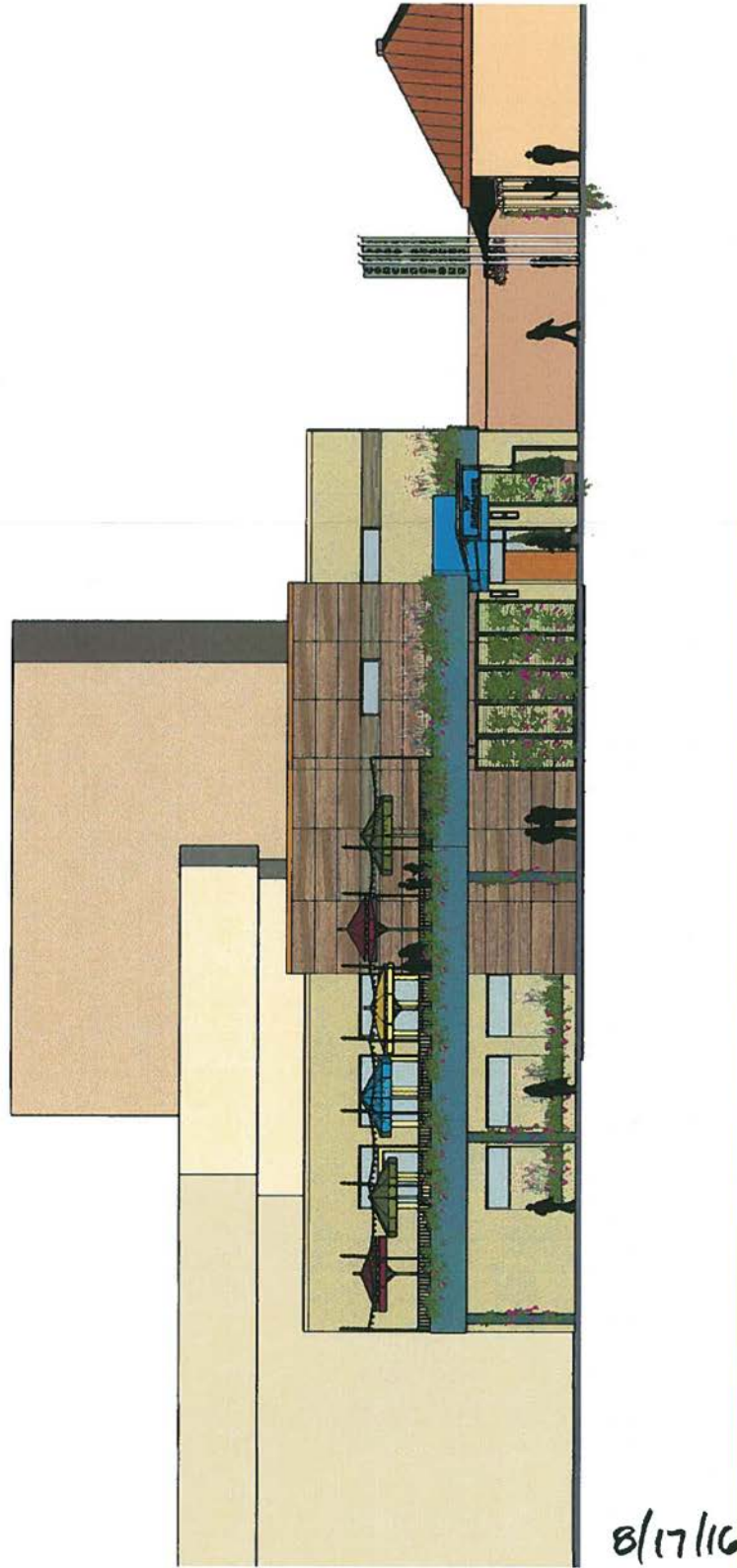
C1-12

Request #4 – Proposed VIP area.

CA156-708(MD)

C1-13





Gexa ENERGY PAVILION

LANDMARK COMMISSION PROPOSAL
AUGUST 4, 2016
WEST PLAZA-VIEW TO NEW VIP BUILDING



Request #4 – Proposed VIP area.

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 8/10/2016

TIME: 11:00 am

MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Mike Tabor – Live Nation

Address: 3839 S Fitzhugh (Gexa Energy Pavilion)

Date of CA/CD Request: 8/4/2016

RECOMMENDATION:

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

- VERIFY CONFORMANCE w/ PRESERVATION GUIDELINES.

Recommendation / comments/ basis:

NANCY ASKED IF THE PRESERVATION GUIDELINES HAD BEEN FOLLOWED, THIS IS IN TRANSITION ZONE 1 IN THE DISTRICT
NANCY POINTED OUT THAT SINCE THIS IS IN THE "TRANSITION ZONE" THAT WE'RE NOT REQUIRED TO ADHERE TO THE F.P. COLOR PALETTE, BUT DID NEED TO ADHERE TO THE PRESERVATION GUIDELINES.
- THE 50% BLDG COVERAGE NEEDS TO BE CONFIRMED
- EACH EXTENDED WALL MUST BE AT LEAST 20% "NESTED" - HARD COAT STUCK TO STAFF WORK
LSE WILL BE GIVEN THE "PRES. GUIDELINES" TO VERIFY, WHICH ARE AVAILABLE ONLINE
THE CHAIRMAN, BARBARA WIRE PENCE ASKED PENNSYLVANIA SHE WAS ASKED ABOUT, WHICH IS CURRENTLY NOT INCLUDED IN THE SCOPE OF WORK - LSE TO DISCUSS W/ LANDSCAPE ARCHITECT TO SEE IF THIS AREA CAN BE APPROVED THRU VEGETATION / TREES, ETC. OVERALL, THE TASK FORCE'S RESPONSE WAS POSITIVE.

Task force members present

<input checked="" type="checkbox"/> Bob Hilbun	<input type="checkbox"/> David Chase	<input checked="" type="checkbox"/> Clifford Welch
<input checked="" type="checkbox"/> Craig Holcomb	<input type="checkbox"/> Gary Skotnicki	<input checked="" type="checkbox"/> Virginia McAlester (Alternate #1)
<input checked="" type="checkbox"/> E.L. Dunn	<input type="checkbox"/> Stephen Johns	<input checked="" type="checkbox"/> Nancy McCoy (Alternate #2)

Ex Officio staff members Present ☒ Mark Doty ☐ Dee Hirsch

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

Maker: EL DUNN - MOTION FOR APPROVAL WITH THE COMMENT THAT IT NEEDS TO BE 2nd CONSIDERATION. VERIFIED THAT THE PRESERVATION GUIDELINES WILL

Task Force members in favor: ALL BE FOLLOWED.

Task Force members opposed: NONE

Basis for opposition:

CHAIR, Task Force CLIFF WELCH (SIGNED) DATE 8/10/16

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

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

**LANDMARK COMMISSION****SEPTEMBER 6, 2016**

FILE NUMBER: CD156-016(MP)
LOCATION: 5609 Reiger Ave
STRUCTURE: Accessory & Non-contributing
COUNCIL DISTRICT: 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: Aug 4, 2016
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Chris LaMont

REPRESENTATIVE: None

OWNER: Chris LaMont

REQUEST:

Demolish shed using the standard 'noncontributing structure because newer than period of significance.'

BACKGROUND / HISTORY: None

ANALYSIS:

The shed proposed for demolition appears to have been constructed sometime after 1952. Based on Sanborn maps of 1922 and 1952, at least two other accessory structures predate the current shed that is located on the fourth lot to the right of the Reiger Avenue/North Beacon Street intersection. This fourth lot was numbered 5611 in 1922 and 1952, but now has an address of 5609 Reiger. In the 1922 Sanborn map, a small structure sat in the northeast corner of the lot – right at the alley. In 1952, this structure no longer exists, but there is a larger structure sitting on the east property line, several feet from the alley. The current shed is located a few feet from the east side property line and the alley (or rear property line). Thus, it appears that 5611 was renumbered and became 5609 after 1952. At some point, a new shed was constructed in the current location. Based on this research, Staff is recommending approval of the proposed demolition.

STAFF RECOMMENDATION:

Demolish shed using the 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 shed using the standard 'noncontributing structure because newer than period of significance' – Approve – Approve demolition of non-contributing shed.

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

CD 156 - 016 [MP]
Office Use Only

1. Name of Applicant: Chris Lamont
MAILING Address: 3824 Cedar Springs Rd #648 City Dallas State TX Zip 75219
Daytime Phone: 214-713-9852 Fax: _____
Relationship of Applicant to Owner: owner
ADDRESS OF PROPERTY TO BE DEMOLISHED: Shed Removal at 5609 Reber Zip 75219
Historic District: Sunnys

Proposed Work:

RECEIVED BY

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 Code
Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

AUG 04 2016

Current Planning

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

Remove shed placed on property by previous owner. Shed
located in the back yard. Owner built entrance wall to
add addition.

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: CLM Date: 8/4/16

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

Christopher LaMont 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.

Christopher LaMont

Affiant's signature

Subscribed and sworn to before me this 4th day of Aug, 20

Trena Law



Notary Public

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.

Checklist for proposed demolition of noncontributing structure.



Photo of shed taken from backyard.



Photo of shed taken from alley.



Photo of shed taken from alley.

1529 E. I-30, STE. 106
GARLAND, TX 75043

FIRM REGISTRATION NO. 10194052

SURVEY PLAT



RHODES
Surveying ©

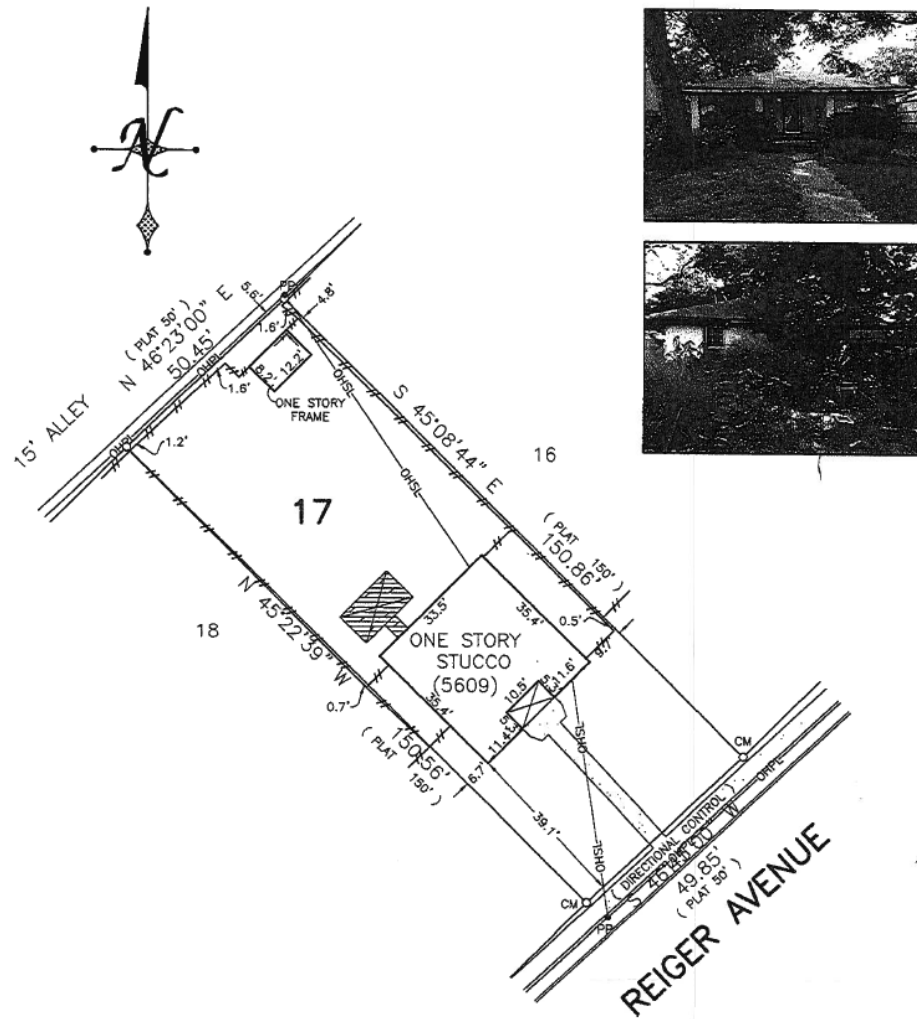
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 5609 REIGER AVENUE in the city of DALLAS Texas.

Lot No. 17 Block No. 19/1595

of JUNIS HEIGHTS ADDITION, an addition in the city of DALLAS, DALLAS COUNTY Texas according to the PLAT THEREOF RECORDED in VOLUME 1 at PAGE 114 of the MAP records of DALLAS COUNTY, TEXAS.



ACCEPTED BY: _____

The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY TIAGO TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 7/26/2015

G. F. No.: 5130018201

Job no.: 96027

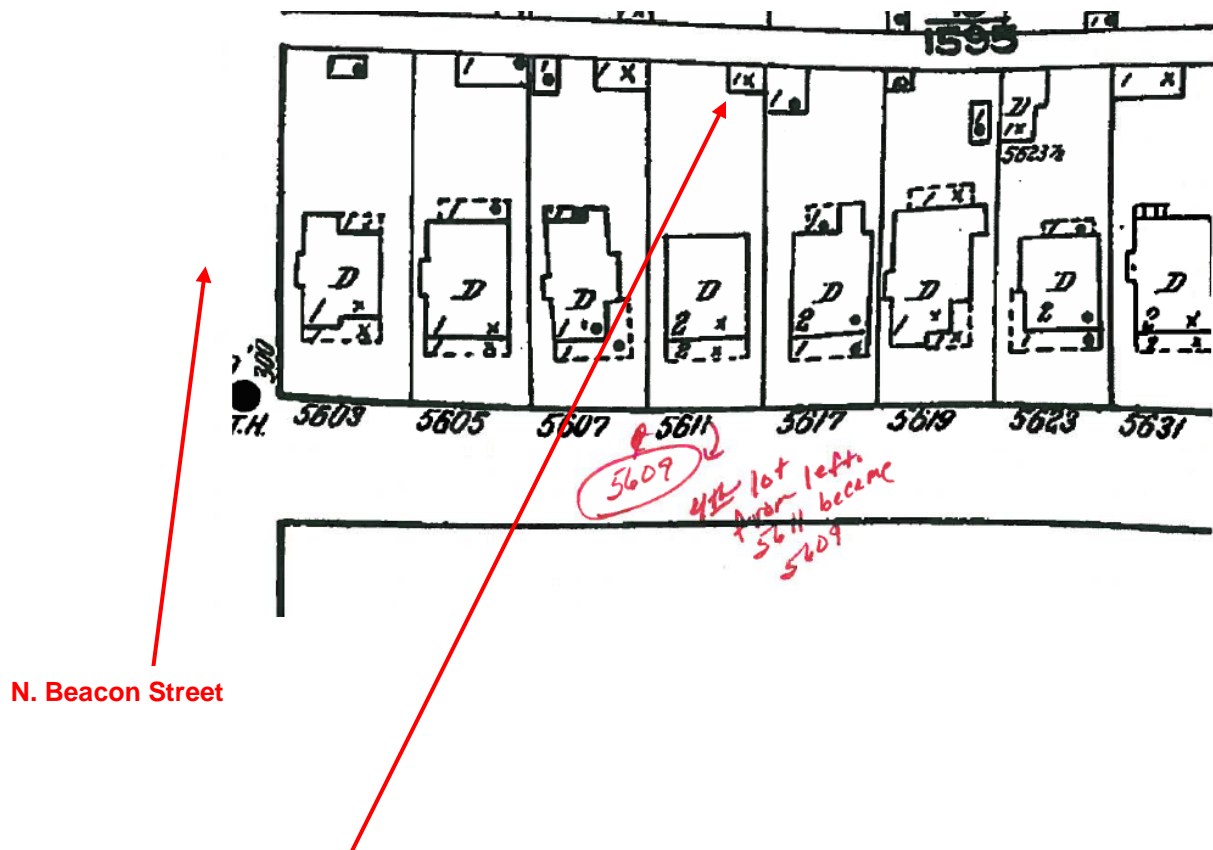
Drawn by: CW

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
TIAGO TITLE

LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINK	--- IMPROVEMENTS
IRON FENCE	--- BOUNDARY LINE
WIRE FENCE	--- EXISTING SETBACK LINE
	--- RESIDENCE
O 1/2" IRON ROD FOUND	
O 1/2" YELLOW-CAPPED IRON ROD SET	
O SET X	
O FOUND X	
O 1/2" YELLOW-CAPPED IRON ROD FOUND	
O PK NAIL FOUND	
CM	CONTROL MONUMENT
CO	CLEAN OUT
GM	GAS METER
FE	POOL EQUIP
PP	POWER POLE
PH	FUEL HYDRANT
WM	WATER METER
LP	LIGHT POLE
WV	WATER VALVE
MH	MANHOLE
(UNLESS OTHERWISE NOTED)	



7/19/2016



5609 Reiger currently sits on the fourth lot down from the intersection of Reiger Avenue and N. Beacon Street. Although the address for this lot was 5611 in 1922, it is believed that it was renumbered at a later date and is now 5609 Reiger. Note the existence of a small building on the very edge of the property line (1922 Sanborn map, Vol 3, Sheet 393).

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

There are no specific criteria for demolition in the Junius Heights Historic District; therefore, Staff is using the general standard for demolition in the Dallas Development Code.

51A-4.501(h)(4)(D)(iv) The structure is noncontributing to the historic overlay district because it is newer than the period of historic significance.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 8/11/2016

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Chris LaMont

Address: 5609 Reiger

Date of CA/CD Request: 8/4/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

✓ 1. Approve demolition of non-contributory shed Koppang/Mesh

Task force members present

✓ Rene Schmidt (Chair)

✓ Mary Mesh

Barbara Cohen

✓ Laura Koppang

✓ Terri Raith

✓ Morgan Harrison

VACANT

VACANT

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 11:00 with a staff briefing.

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



LANDMARK COMMISSION**SEPTEMBER 6, 2016**

FILE NUMBER: CA156-729(MP)
LOCATION: 5609 Reiger Ave
STRUCTURE: Main, Accessory & Non-contributing
COUNCIL DISTRICT: 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: Aug 4, 2016
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Chris LaMont

REPRESENTATIVE: None

OWNER: Chris LaMont

REQUEST:

- 1) Construct 800 square foot addition on rear of main structure.
- 2) Replace stucco on main structure with wood 117 siding.
- 3) Replace vinyl windows on main structure with wood one-over-one windows.
- 4) Replace front door.
- 5) Replace roof shingles changing color from brown to charcoal gray.
- 6) Construct detached garage in rear yard.
- 7) Construct brush finish concrete walkway from garage to rear of main structure.
- 8) Install 8-foot, wood automatic gate in rear yard.

BACKGROUND / HISTORY: None

ANALYSIS:

Request #1 – Staff is recommending approval of the rear addition. The main structure is noncontributing and the proposed addition is compatible with the historic overlay district.

Request #2 – Efforts were made to determine if the stucco was original or if another material had been used for siding, but applicant was unable to find evidence of any material besides the stucco. Staff believes the proposed 117 wood siding is compatible with the historic overlay district, and therefore, is recommending approval to replace the stucco with wood siding.

Request #3 – Staff is recommending approval for replacing vinyl windows with wood windows. During the Task Force meeting, members suggested that the void for the front windows on either side of the front door remain the same size, but have each void include two 24” one-over-one windows flanking a 48” tempered glass picture window. Task Force believes this configuration is more compatible with the historic overlay district. Staff agrees, and therefore, is recommending approval with the condition that the front windows include the configuration suggested by Task Force.

Request #4 – Staff is recommending approval of the proposed 9-light wood door because it is compatible with the historic overlay district.

Request #5 – Staff is recommending approval of the proposed change in roof color from brown to charcoal gray since the color is compatible with the historic overlay district.

Request #6 – Staff believes the proposed detached garage is compatible with the historic overlay district, and thus, is recommending approval.

Request #7 – Staff is recommending approval of the brush finish concrete walkway because it is compatible with the historic overlay district.

Request #8 – Staff is recommending approval of the sliding wood gate because it is compatible with the historic overlay district.

STAFF RECOMMENDATION:

- 1) Construct 800 square foot addition on rear of main structure – Approve – Approve plans and specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the addition is compatible with the historic overlay district.
- 2) Replace stucco on main structure with wood 117 siding – Approve – Approve specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because 117 wood siding is compatible with the historic overlay district.
- 3) Replace vinyl windows on main structure with wood one-over-one windows – Approve with conditions – Approve plans and specifications dated 08/17/2016 with condition that on each side of the front elevation, windows are 8x5 and that two 24” single hung wood windows flank a 48” tempered glass picture window with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed wood windows are compatible with the historic overlay district.
- 4) Replace front door – Approve – Approve photo dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed gate is compatible with the historic overlay district.

- 5) Replace roof shingles changing color from brown to charcoal gray – Approve – Approve specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed roof shingles are compatible with the historic overlay district.
- 6) Construct detached garage in rear yard – Approve – Approve plans and specifications dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed garage is compatible with the historic overlay district.
- 7) Construct brush finish concrete walkway from garage to rear of main structure – Approve – Approve site plan dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed walkway is compatible with the historic overlay district.
- 8) Install 8-foot, wood automatic gate in rear yard – Approve – Approve photo dated 08/17/2016 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed gate is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION:

- 1) Construct 800 square foot addition on rear of main structure – Approve with conditions – Approve drawing as shown with additions; wood windows in master bath and bedroom (3 total).
- 2) Replace stucco on main structure with wood 117 siding – Approve – Approve.
- 3) Replace vinyl windows on main structure with wood one-over-one windows – Approve – Approve with suggestion that windows be 8x5 on each side of front; two 24" single hung wood windows; 48" tempered glass picture window (between 24" single hung windows).
- 4) Replace front door – Approve – Approve.
- 5) Replace roof shingles changing color from brown to charcoal gray – Approve – Approve change of color of shingles to charcoal gray.
- 6) Construct detached garage in rear yard – Approve – Approve garage as shown; request that Staff approve style of the light and light fixtures; also Staff to approve 'person' door.
- 7) Construct brush finish concrete walkway from garage to rear of main structure – Approve – Approve walkway as shown.
- 8) Install 8-foot, wood automatic gate in rear yard – Approve – Approve installation of garage gate.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156 - 729 [MP]
Office Use Only

Name of Applicant: Christopher LaMont
Mailing Address: 3824 Cedar Springs Rd #648
City, State and Zip Code: Dallas, TX 75219
Daytime Phone: 214-713-9852 Fax: _____
Relationship of Applicant to Owner: owner

PROPERTY ADDRESS: 5609 Rejser
Historic District: Summer Heights

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

PROPOSED WORK:

Add walkway to garage to house
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.
1. Keep existing property and Add 800 square feet of
2. Add detached 2 car garage where a shed currently is. Add driveway
way approach to garage access. Remove vinyl windows and
replace with field-hewn wood windows to match existing original windows.
3. Replace fence with ght automatic gate in back extension
4. Replace roof shingles. Paint exterior of property. Finish exterior siding.
5. REPLACE FRONT DOOR.

Signature of Applicant: [Signature] Date: 8/3/2016

Signature of Owner: _____ Date: AUG 04 2016

(IF NOT APPLICANT)

APPLICATION DEADLINE:

Current Planning

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

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 214/670-4209 to make sure your application is complete.

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



Front (South) elevation.



Left (West) elevation.



Left (West) elevation, close-up.



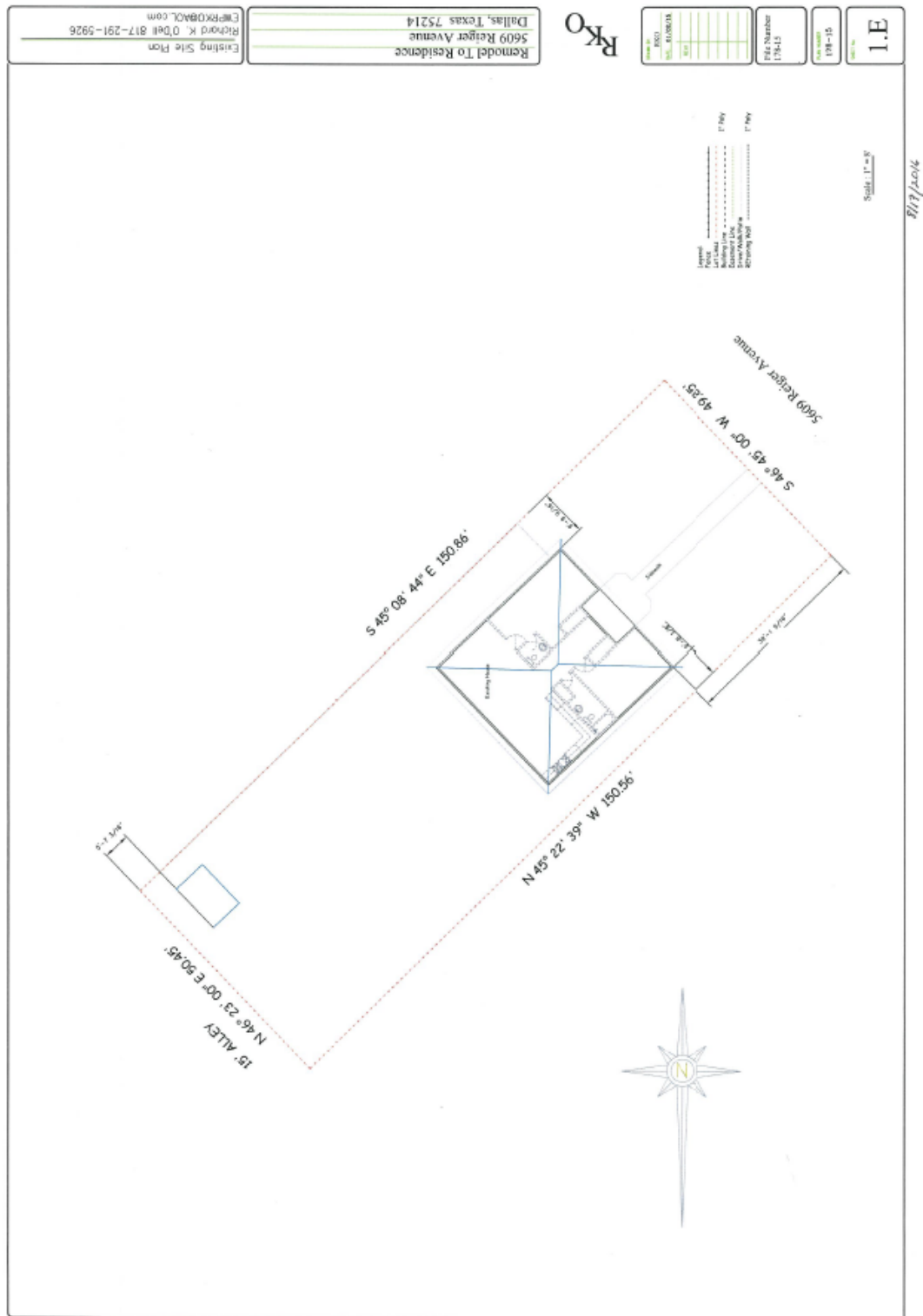
Right (East) elevation.



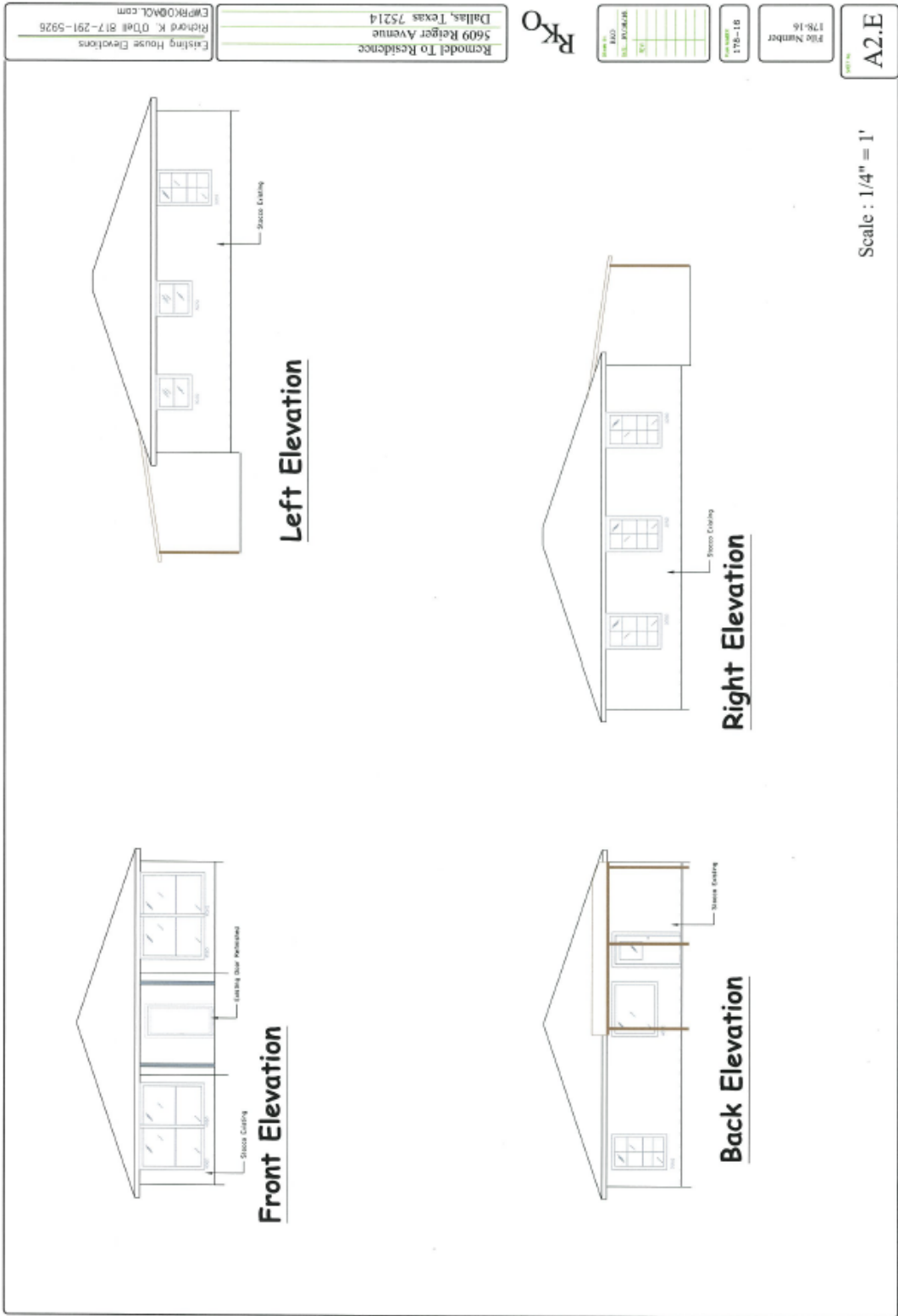
Rear (North) elevation.



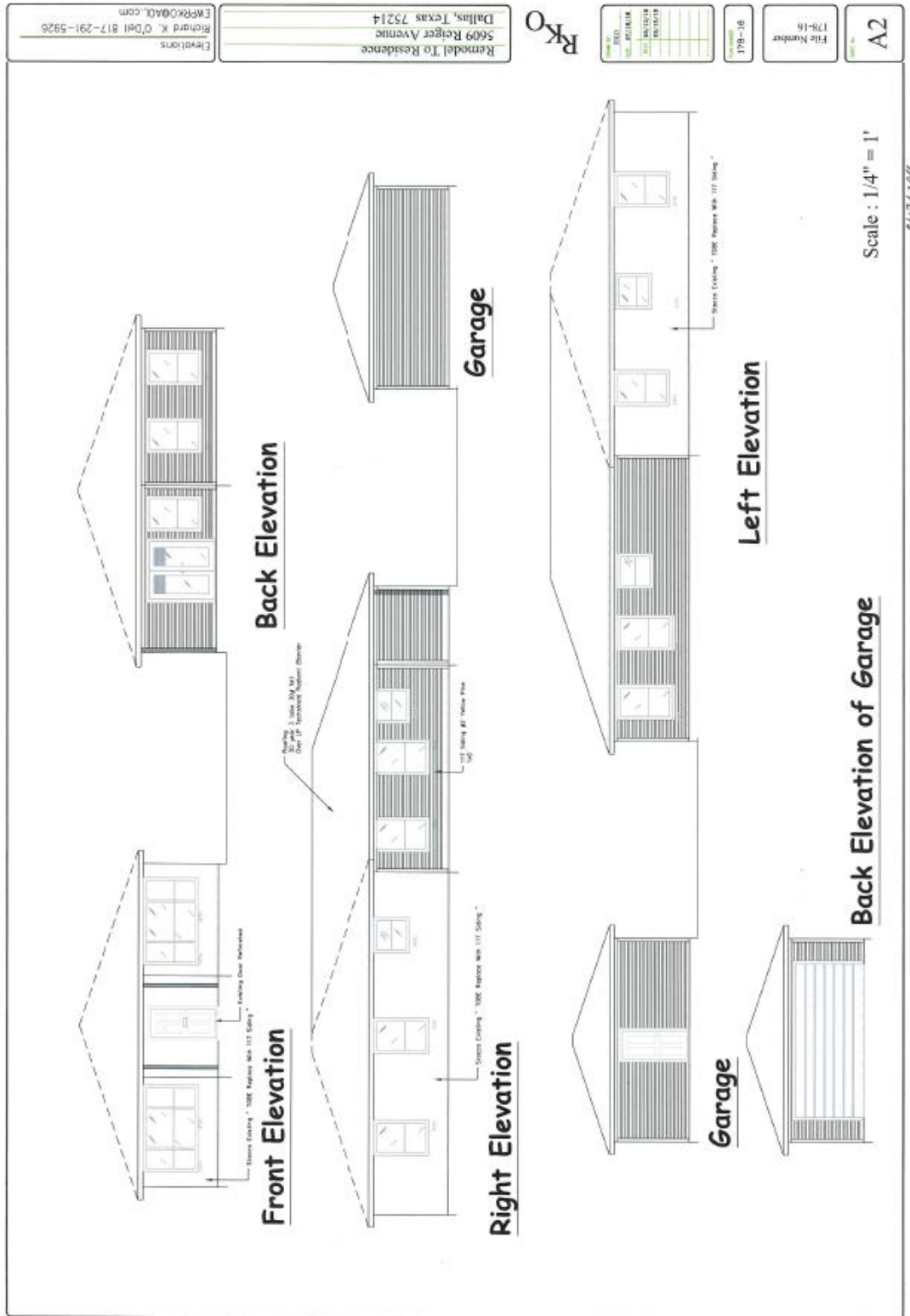
Rear (North) elevation.



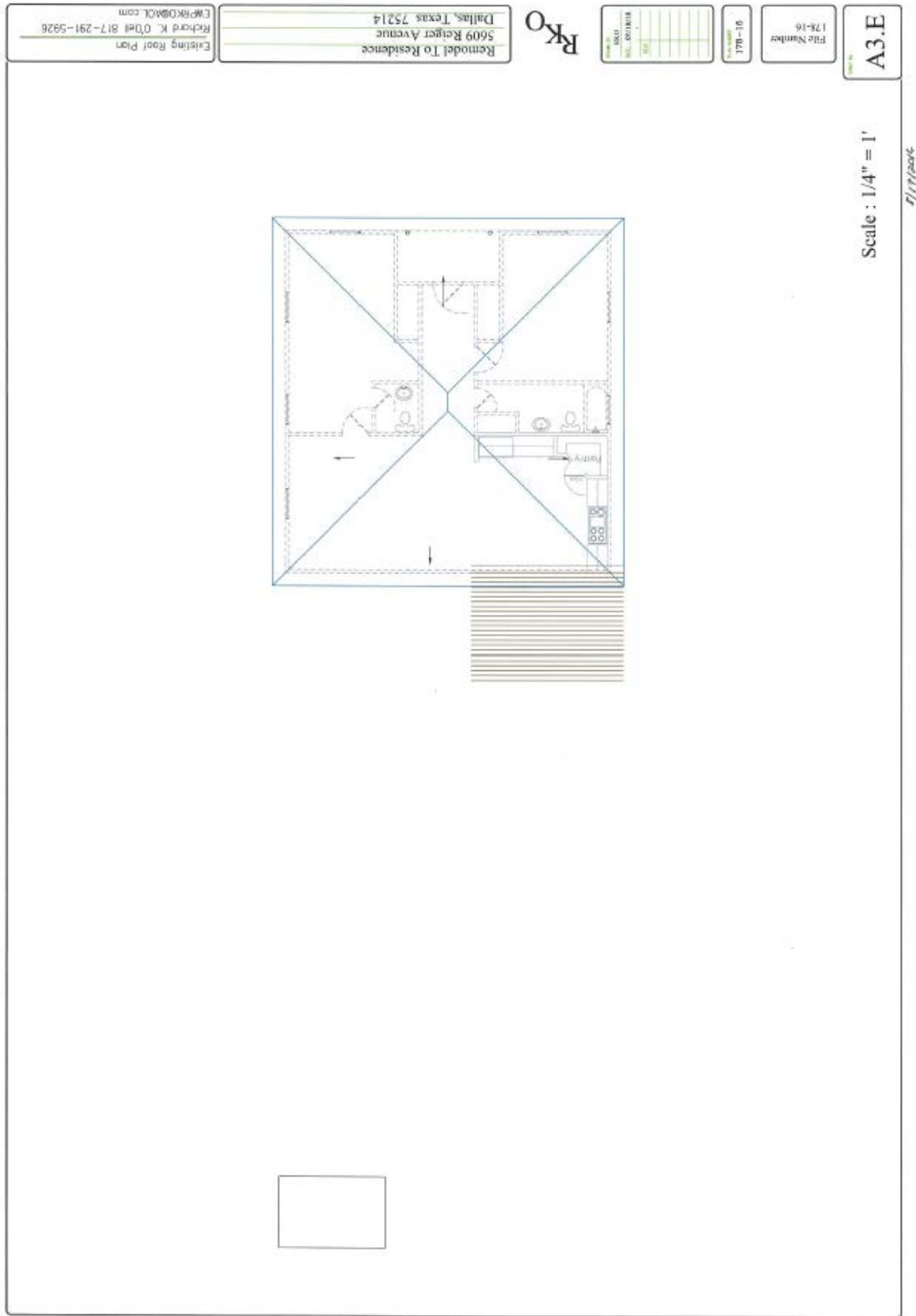
Existing site plan.



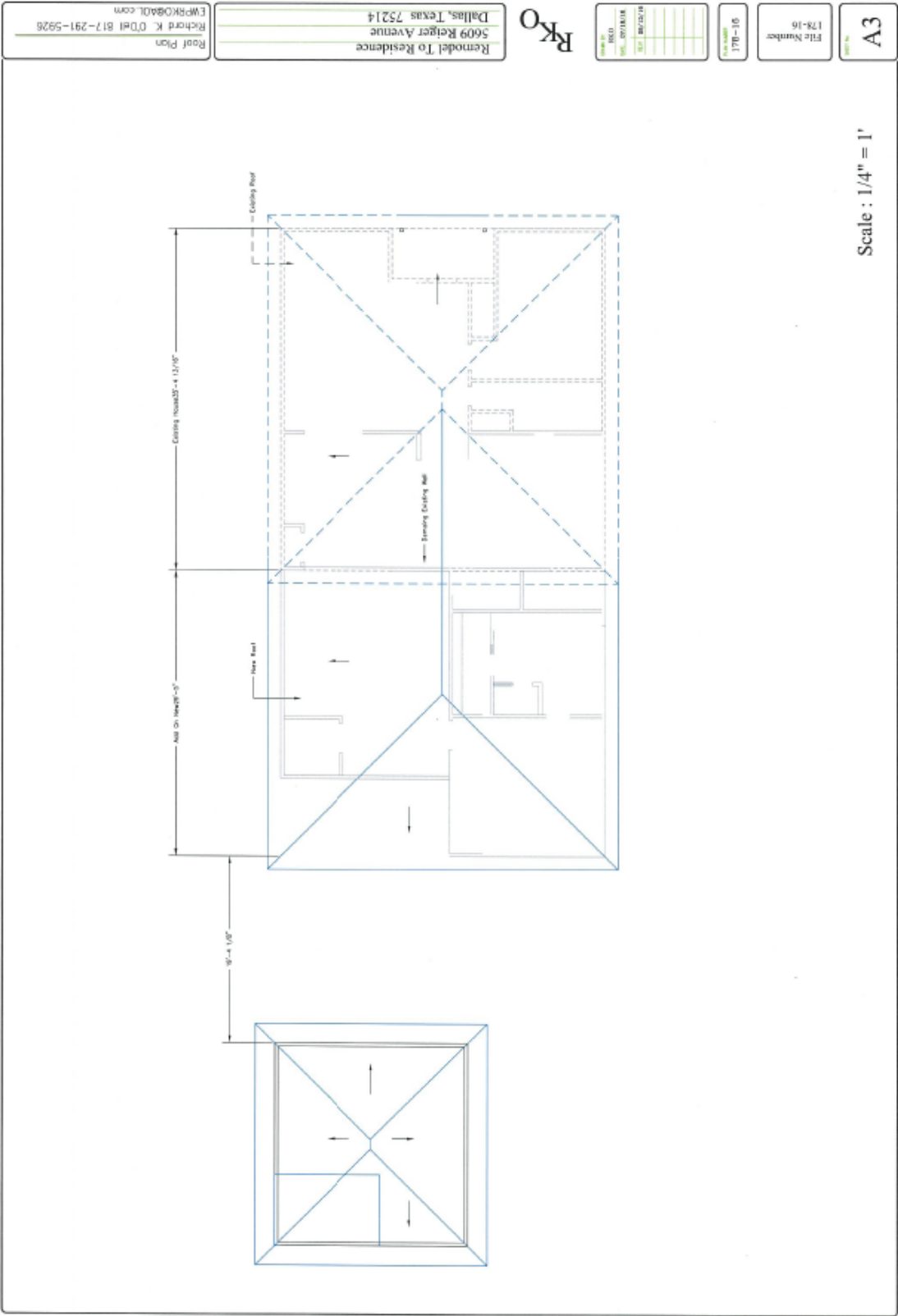
Existing elevations.



Proposed elevations.



Existing roof plan.

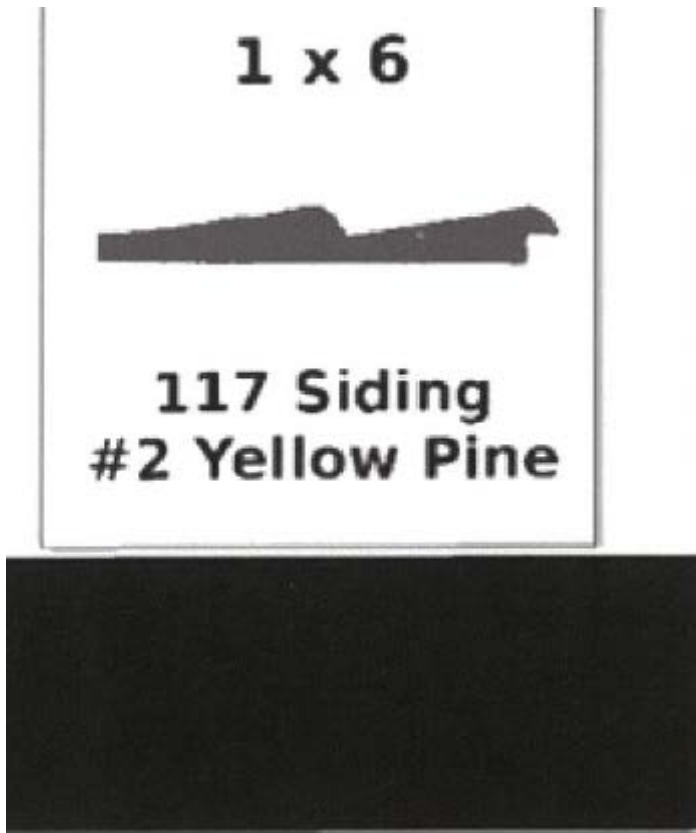


Proposed roof plan.



8/17/2014

Request #1 – Proposed door specification for rear of addition.



08/17/2016

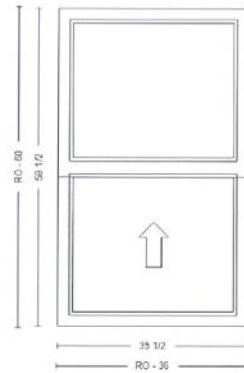
Requests #1, #2, and #6 – Proposed wood siding specifications for addition, original main structure, and detached garage.

	Address: 1000 HARRISON AVE STE 104 ARLINGTON, TX 76011		11682 FOREST CENTRAL DR DALLAS, TX 75243	
	Primary Phone: 2142289019		Store Number: 6503	
	Secondary Phone: 2142289019 1		Customer Agreement #: H6503-27205	
			Associate: SCOTT	

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
100-1	35.5 x 59.5 Single Hung	living room	Was: \$210.80 Now: \$179.16	1	\$210.80 \$179.16



Save \$31.64 (15%) until 8/10/2016
 * S/O JELDOWEN INC SUMMIT 407644
 Promotion until 8/10/2016



08/17/2016



08/17/2016

Request #3 – Proposed 30x50 window specifications.



Request #4 – Proposed front door specification.



Not Sold at Irving Store

[Check Other Stores](#)

**GAF Timberline Natural Shadow Charcoal
Lifetime Shingles (33.3 sq. ft. per Bundle)**

\$26.25 / bundle

★★★★★ (37)

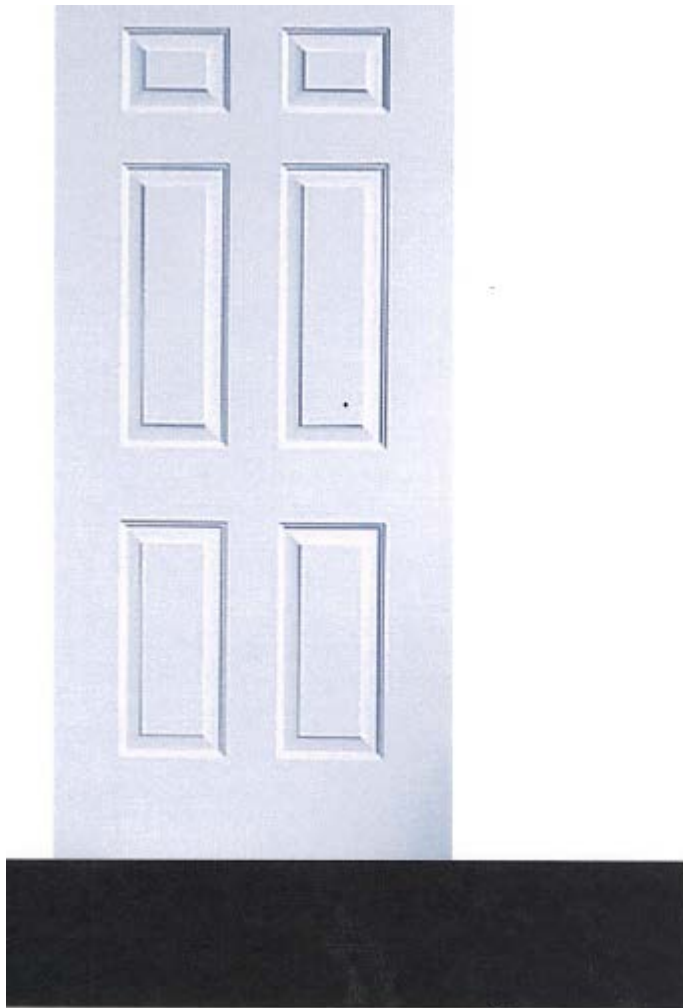
08/17/2014

Request #5 – Proposed roof shingles specification.



05/17/2014

Request #6 – Garage door specification.



08/17/2016

Request #6 – Personal entry door specification for proposed garage.



08/17/2016

Request #6 – Outdoor light specification for proposed garage.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Requests #1 – #8

As a non-contributing structure, no specific criteria apply to this structure, so Staff is using the general standard for approval in the Dallas Development Code for all requests.

City Code Section 51A-4.501(g)(6)(C)(ii) –

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 8/11/2016

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Chris LaMont

Address: 5609 Reiger

Date of CA/CD Request: 8/4/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

- ✓ 1. Approve drawing as shown with additional wood windows in master bath & bedroom. (3 total) Mary/Laura
- ✓ 2. Approve garage as shown request the staff approve the style of the light fixtures. Also staff to approve "person" door. ~~can~~ exterior. Laura/Mary

Task force members present

<input type="checkbox"/> Rene Schmidt (Chair)	<input type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input type="checkbox"/> Mary Mesh	<input type="checkbox"/> Terri Raith	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input type="checkbox"/> Morgan Harrison	<input type="checkbox"/> 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 11:00 with a staff briefing.

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

✓ 3. Approve Laura/Mary

✓ ~~4. Approve Mary/Laura~~

✓ ~~4.~~ Approve ^{with} ~~the~~ suggestion that windows
be 5 ~~x~~ 8 x 5 on each side
of front.

Two 24" single hung wood windows.
48" tempered glass picture window
on ~~each~~ side (between 24" single
hung windows.).
Laura/Terri

✓ ~~4.~~ ~~5.~~ Front Door - Laura/Mary

✓ ~~4.~~ ~~6.~~ Approve change of color of shingles to
charcoal gray. Laura/Mary

✓ ~~4.~~ ~~7.~~ Approve walkways as shown. Laura/Mary

✓ ~~4.~~ ~~8.~~ Approve installation of ~~gate~~
Terri/Mary



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-733 (EH)
LOCATION: 4901 Victor Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 97

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Travis Ripley

REPRESENTATIVE: None.

OWNER: RIPLEY TRAVIS E & AMY W

REQUEST:

Install herringbone pattern brickwork between driveway ribbons.

BACKGROUND / HISTORY:

6/2/15 – Applicant proposed to replace the ribbon driveway with one that is slightly wider to align with porte-cochere. The Landmark Commission approved with condition that the driveway does not exceed the maximum allowable width of 10’.

The structure is listed as contributing per the Munger Place historic district.

ANALYSIS:

Staff is recommending approval as per the design criteria, concrete and brick driveways are allowed in the Munger Place Historic District. The applicant proposes to use salvaged brick to match that seen on the main structure.

STAFF RECOMMENDATION:

Install herringbone pattern brickwork between driveway ribbons. – Approve - Approve the site plan and specifications dated 8-4-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(b)(2)(I) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install herringbone pattern brickwork between driveway ribbons. – Approve.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Shawn Rogers/Annalisa Rogers
Mailing Address: 4403 Junius St.
City, State and Zip Code: Dallas, TX 75246
Daytime Phone: 575-317-9883 Fax: N/A
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 4403 Junius St
Historic District: Peaks Suburban 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.

We would like to donate the detached child's play house in our back yard to the Dallas Heritage Village. The play house was built ~10 years after the main house for the owners daughter. It currently sits unused and slowly deteriorating. The Dallas Heritage Village has enthusiastically approved the relocation of this structure to their grounds so that it can be maintained, preserved, and enjoyed by the community.

Signature of Applicant: Shawn Rogers Date: 6/21/2016

Signature of Owner: _____ Date: 6/21/2016
(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.

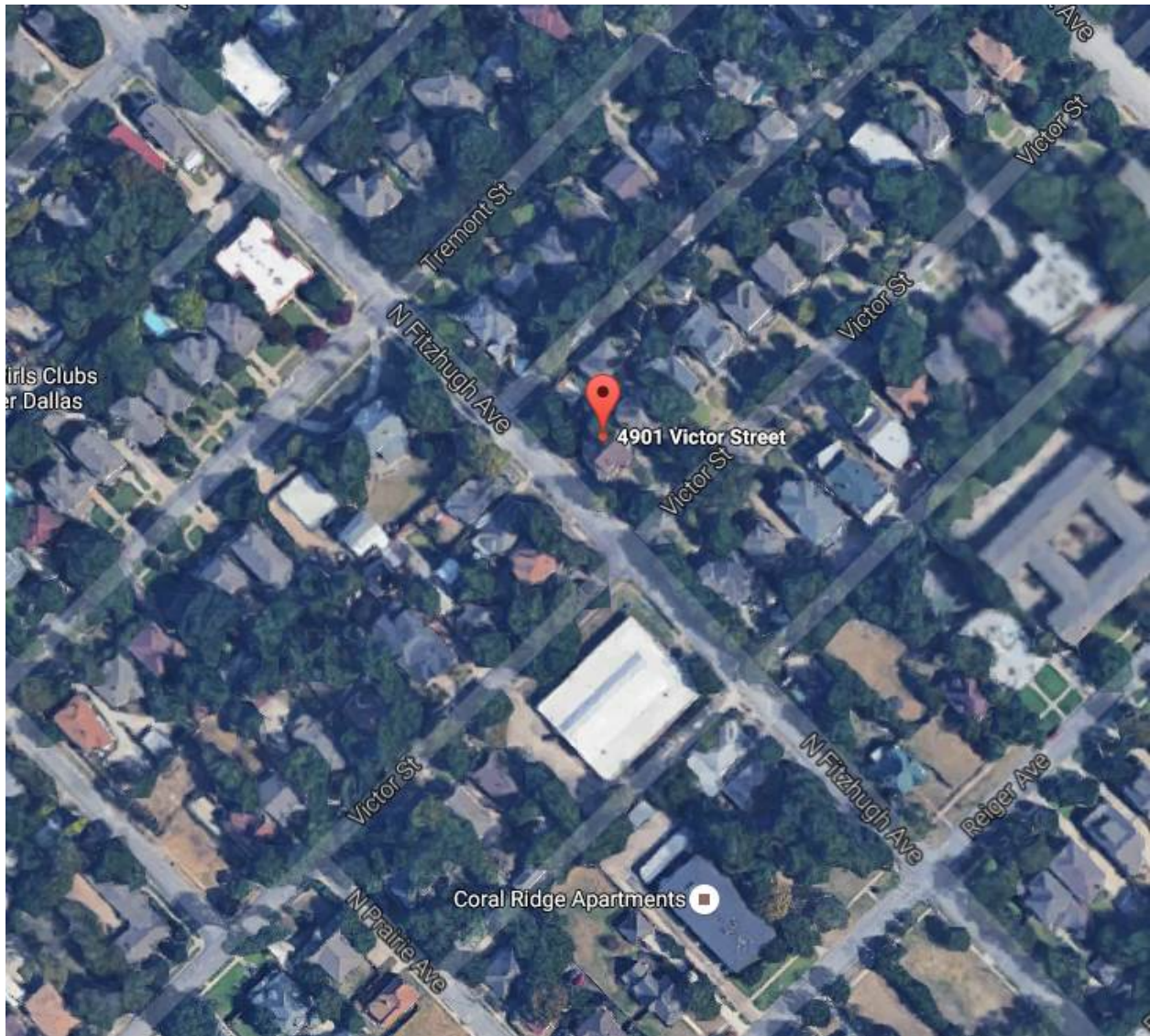
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



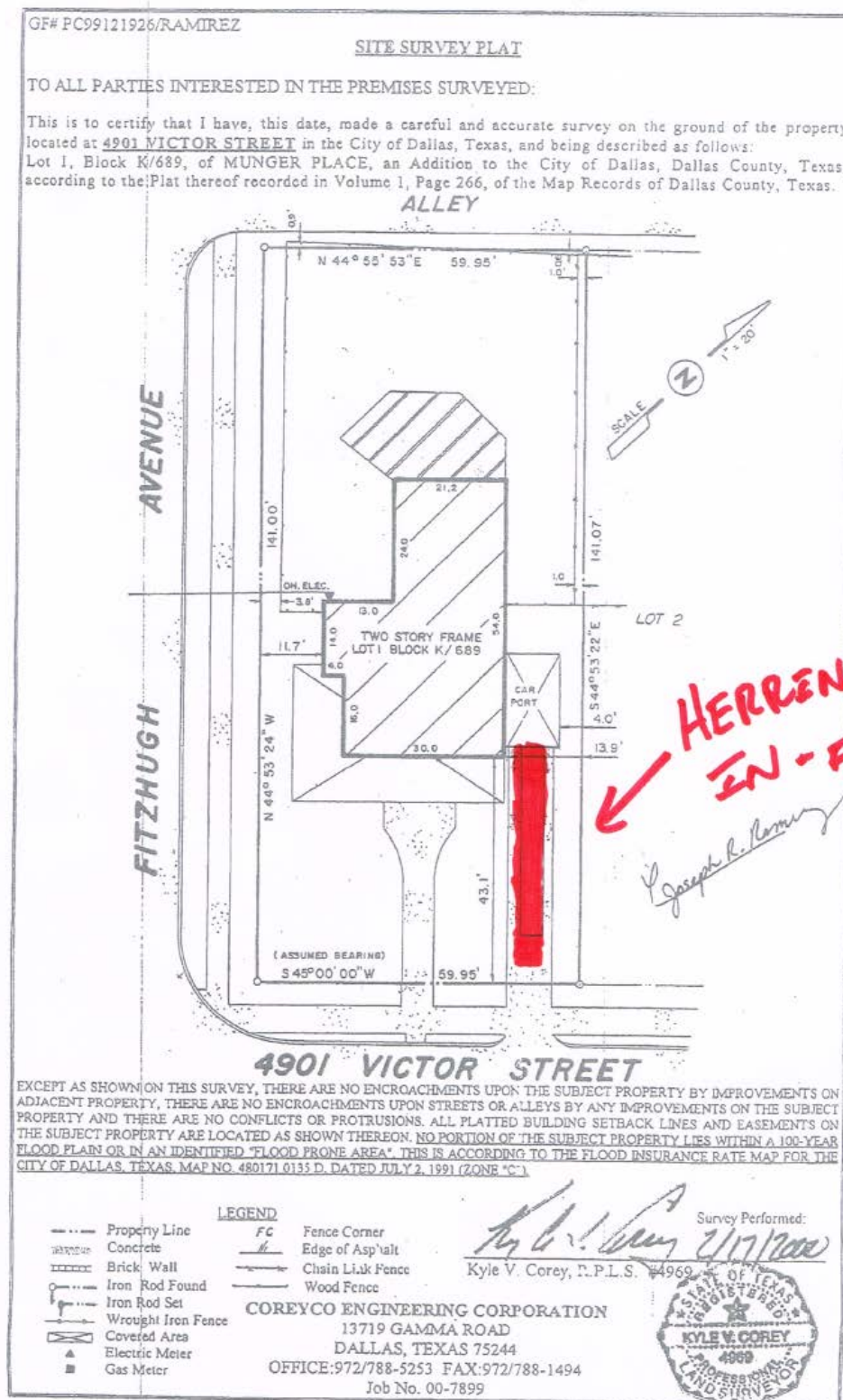
Aerial of 4901 Victor Street and surrounding area.



Front façade of 4901 Victor Street.



Existing ribbon driveway.



Site plan showing proposed location for Herringbone brickwork.



Herringbone pattern example proposed.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 08/09/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Travis Ripley

Address: 4901 Victor Street

Date of CA/CD Request: 08/03/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

approve submitted Hemingbone pattern

Task force members present

☒ Joanna Hampton (Chair)

☐ Beth Bradley (Munger Alt.)

☒ John Gormley

☒ Wesley Powell (Vice-Chair)

☒ Virginia Bonifield (Swiss Alt.)

☐ Elizabeth Mast

☒ Cheryl Scott

☒ Greg Johnston

☐ VACANT

Ex Officio staff members Present : Eric Hill

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

Maker: *John*

2nd: *Cheryl*

Task Force members in favor: *all*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *Wesley Powell*

DATE *8/9/16*

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-734(EH)
LOCATION: 4946 Victor Street
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 97

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Bob Anderson

REPRESENTATIVE: None.

OWNER: FLATHEAD PARTNERS LLC

REQUEST:

Install three sets of paired casement windows on rear 2nd story elevation of main structure. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:

4/10/2015 – The Landmark Commission approved plans for the new construction of the 2,504 square foot house with three pairs of ganged double hung windows on the rear second story of the main structure. CA145-252(JKA).

The structure is listed as not contributing per the Munger Place historic district.

ANALYSIS:

Staff is recommending approval of the completed work without a CA as the installation of casement windows on the rear of a non-contributing structure will not have an adverse effect on the architectural and historic integrity of the district.

STAFF RECOMMENDATION:

Install three sets of paired casement windows on rear 2nd story elevation of main structure. Work completed without Certificate of Appropriateness. – Approve - Approve plans and specifications dated 8-16-16 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Install three sets of paired casement windows on rear 2nd story elevation of main structure. Work completed without Certificate of Appropriateness. – Approve - Approve as installed noting that windows are on rear elevation and not visible from street.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: BOB ANDERSON
Mailing Address: 400 E. ROYAL, STE 214
City, State and Zip Code: IRVING TX 75039
Daytime Phone: 972-373-9999 Fax: 972-373-9001
Relationship of Applicant to Owner: ARCHITECT

PROPERTY ADDRESS: 4946 VICTOR, DALLAS
Historic District: 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.

THE (3) SETS OF TWIN DOUBLE HUNG WINDOWS ON THE REAR UPSTAIRS ELEVATION (MASTER BEDROOM) WERE NOT USED. INSTEAD, (3) SETS OF CASEMENT WINDOWS WERE INSTALLED.

Signature of Applicant: [Signature] Date: 7-21-16

Signature of Owner: [Signature] Date: 7/21/16
(IF NOT APPLICANT)

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

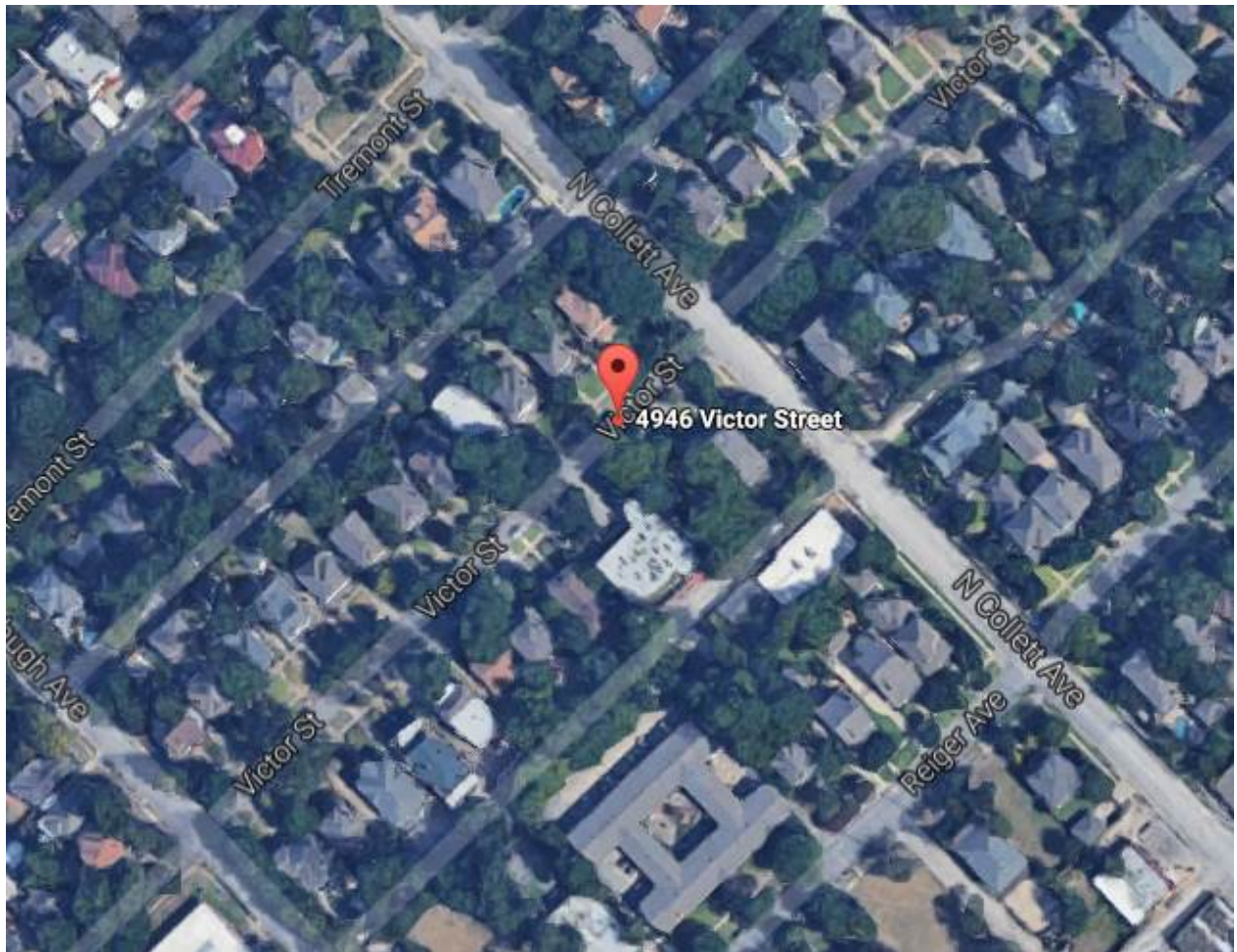
Certificate of Appropriateness

City of Dallas

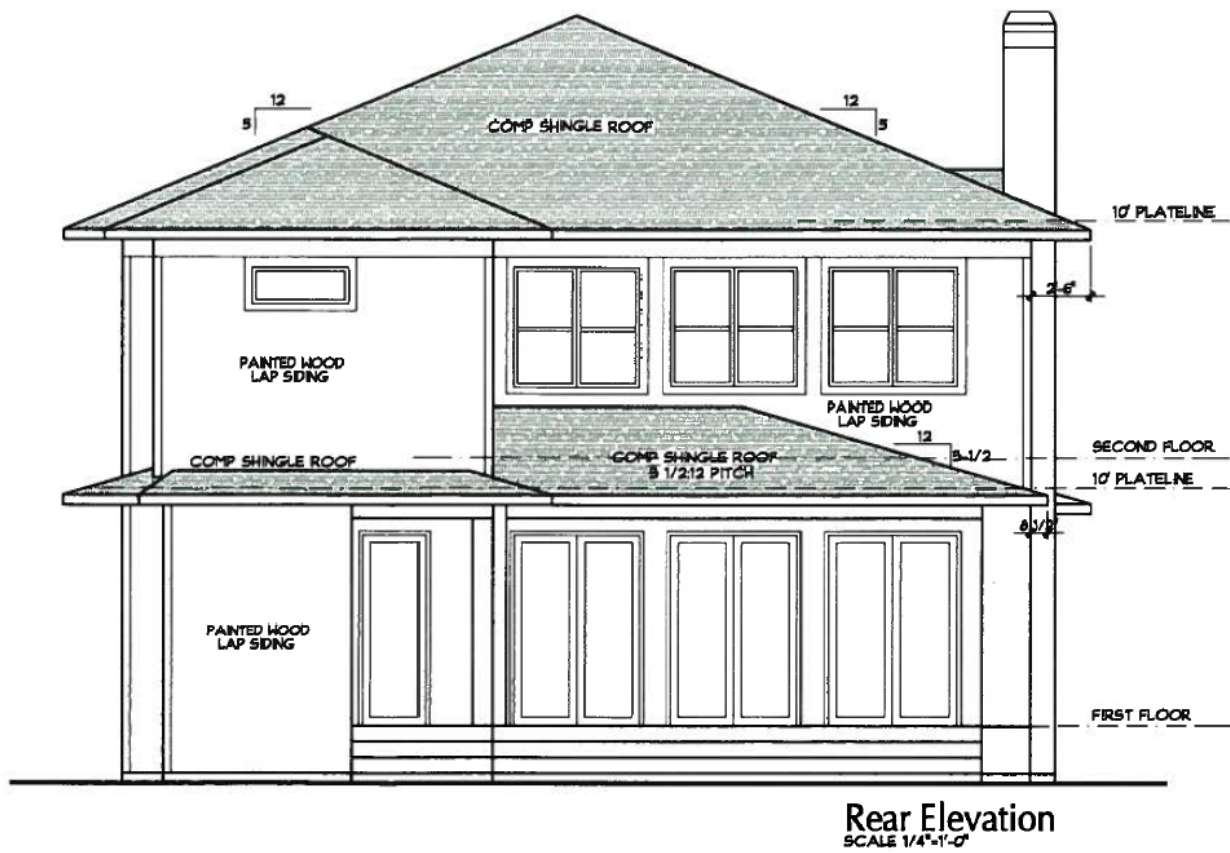
Historic Preservation
Rev. 111408



Front façade of main structure.



Aerial of 4946 Victor and surrounding area.



Previously approved rear elevation. CA145-252(JKA).



Rear windows installed.



Rear windows installed, viewed from interior.

CITY CODE SECTION CITED FOR STAFF RECOMMENDATION

SEC.51A-4.501(g)(6)(C)(ii)

- (ii) For noncontributing structures, the proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 08/09/16
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Bob Anderson
Address: 4946 Victor Street
Date of CA/CD Request: 08/03/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

*approved as installed, noting windows
on rear elevation not visible from
street*

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members Present : Eric Hill ☐

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

Maker: *Greg Johnston*
2nd: *Virginia Bonifield*
Task Force members in favor: *all*
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force

DATE

8/9/16

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-736(EH)
LOCATION: 5025 Junius Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 97

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Kelly Barnes

REPRESENTATIVE: None.

OWNER: BARNES JOHN KELLY & MARGARET CAMILLE

REQUEST:

- 1) Replace front door of main structure and paint. Brand: Sherwin Williams. Color: SW 6230 "Rainstorm". Trim: SW 7005 "Pure White".
- 2) Install iron driveway gate.

BACKGROUND / HISTORY:

8/8/16- Staff approved the installation of a board-on-board cedar fence along the NW, SW and SE perimeters of the rear yard.

The structure is listed as contributing per the Munger Place historic district.

ANALYSIS:

- 1) Staff is recommending approval of the replacement of the front door on the main structure and the painting in "Rainstorm". Trim: SW 7005 "Pure White". The applicant sent in photo documentation regarding the damage of the bottom half of the door. The proposed replacement door is of the same style and dimensions and will be painted the same color as the existing.
- 2) Staff is recommending approval of the installation of a driveway gate. The gate proposed has a slight arched top rail with vertical posts and slats. The Swiss/Munger Task Force recommended approval with the condition that the top rail is parallel to grade. At the Task Force hearing, staff notified the members that the Munger Place ordinance states that, a top edge of a fence must be parallel to grade, except in the case of a picket, chain-link, or wrought iron.

STAFF RECOMMENDATION:

- 1) Replace front door of main structure and paint. Brand: Sherwin Williams. Color: SW 6230 "Rainstorm". Trim: SW 7005 "Pure White". – Approve - Approve the

drawings and specifications dated 8-4-16 as the proposed work is consistent with preservation criteria section 51P-97.111(c)(1)(I), 51P-97.111(c)(1)(S)(vii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Install iron driveway gate. - Approve the elevation and specifications dated 8-4-16 as the proposed work is consistent with preservation criteria section Section 51P-97.111(c)(2)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Replace front door of main structure and paint. Brand: Sherwin Williams. Color: SW 6230 "Rainstorm". – Approve with conditions – Approve with condition that the replacement door matches the existing in dimensions, detail and finish of the original.
- 2) Install iron driveway gate. – Approve with conditions- Approve with condition that the gate top rail is parallel to grade.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: JOHN KELLY BARNES
Mailing Address: 5025 JUNIUS
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 214-862-1413 Fax: _____
Relationship of Applicant to Owner: SELF

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

PROPERTY ADDRESS: 5025 JUNIUS
Historic District: MUNGER PLACE

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Replace front door and sidelites with custom door that matches the current door. Door will be painted with Sherwin Williams Rainstorm (existing paint color) with sidelites & trim in SW Extra White.

Signature of Applicant: [Signature] Date: 8/1/14
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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OTHER:

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Please review the enclosed Review and Action Form

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

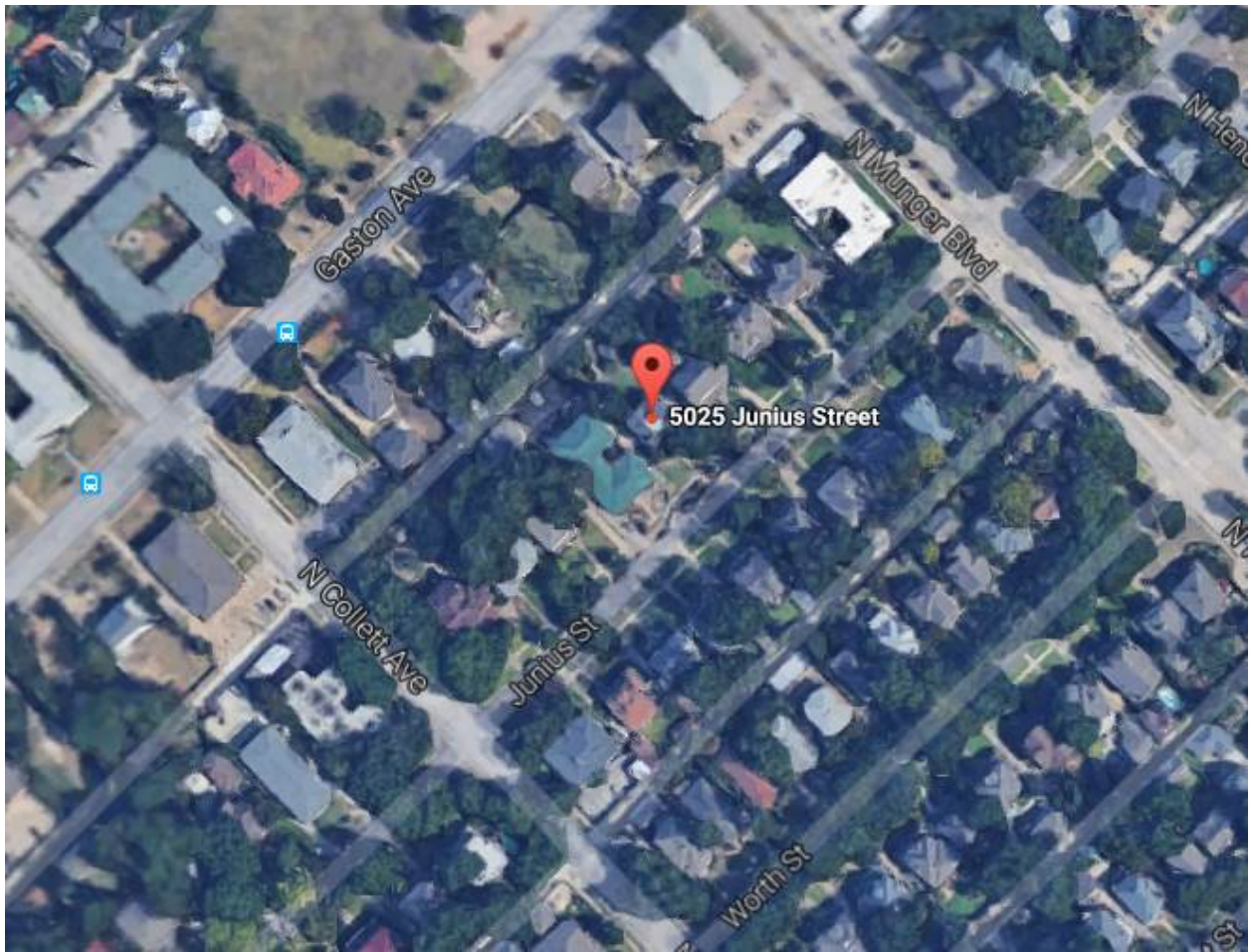
City of Dallas

Historic Preservation

Rev. 111408



Front façade of main structure.




Aerial of 5025 Junius Street and surrounding area.

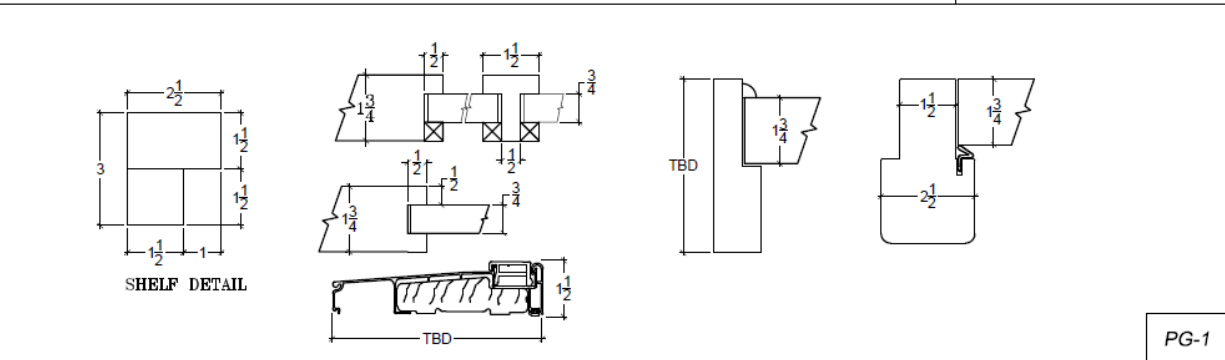
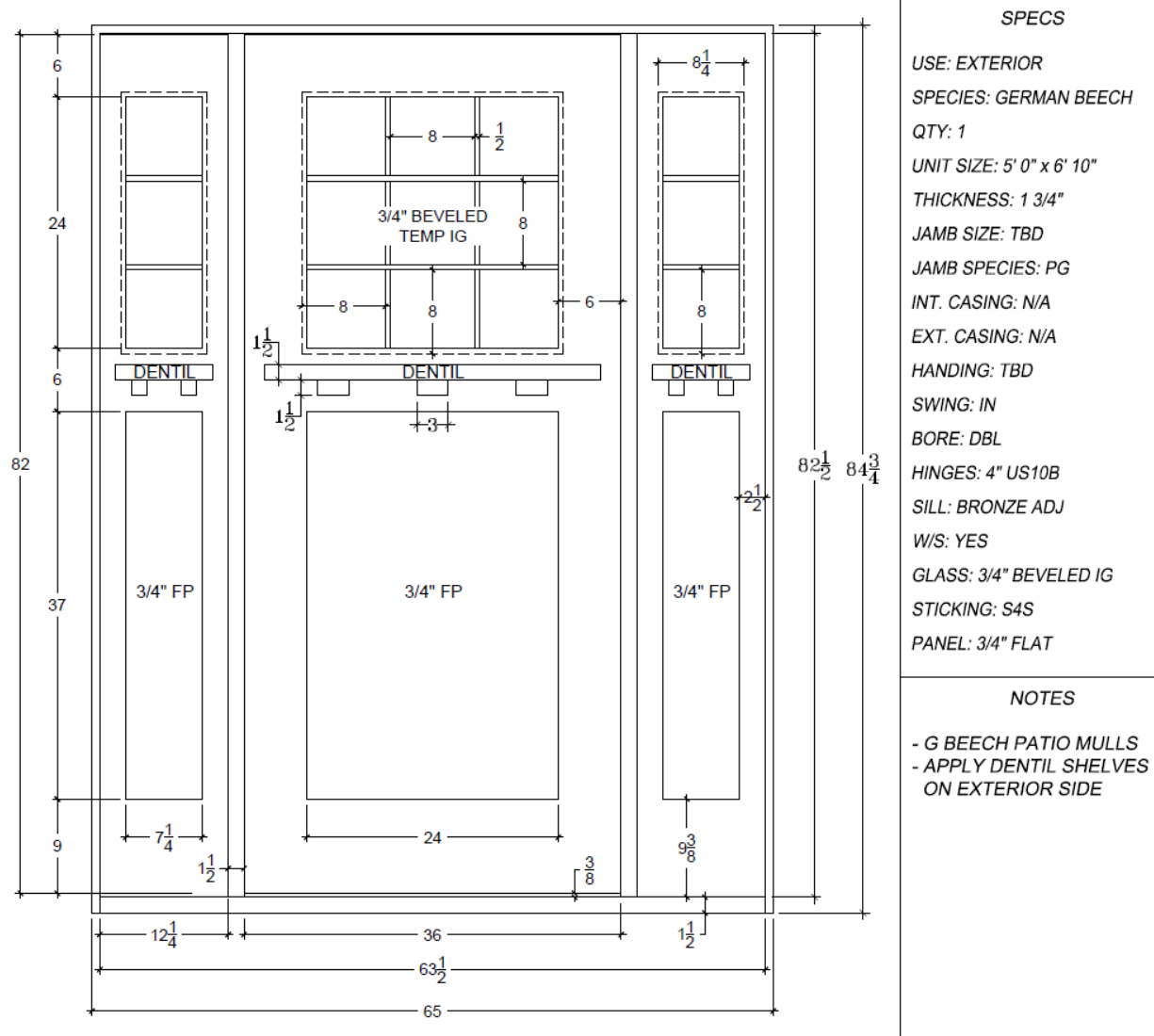


Existing front door on main structure.

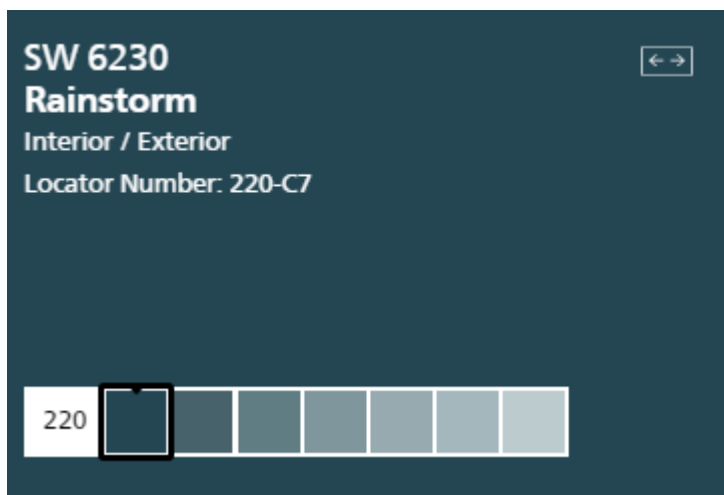


Existing front door damage from interior.

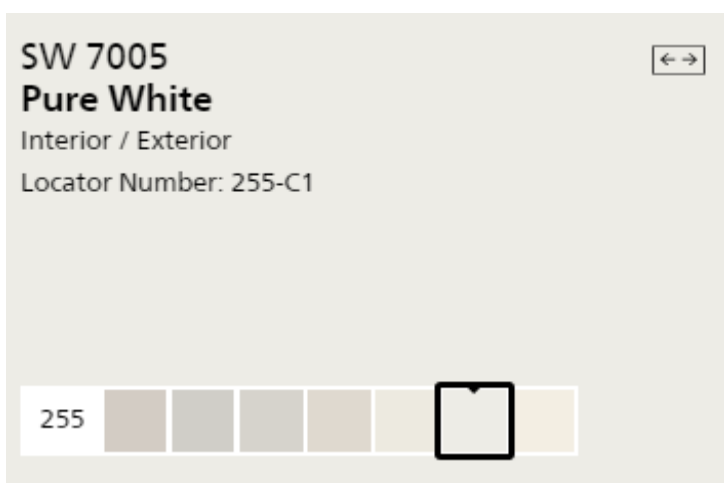
CUSTOMER: KELLY BARNES ADDRESS: DFW AREA DRAWING #: 28 REVISION #: 0 DATE CREATED: 07-27-16	CUSTOMER SIGNATURE: _____	DATE: _____	
	DISCLAIMER: SOME DETAILS MAY VARY DUE TO HAND MADE PROCESS OF PRODUCTION OF PRODUCT		



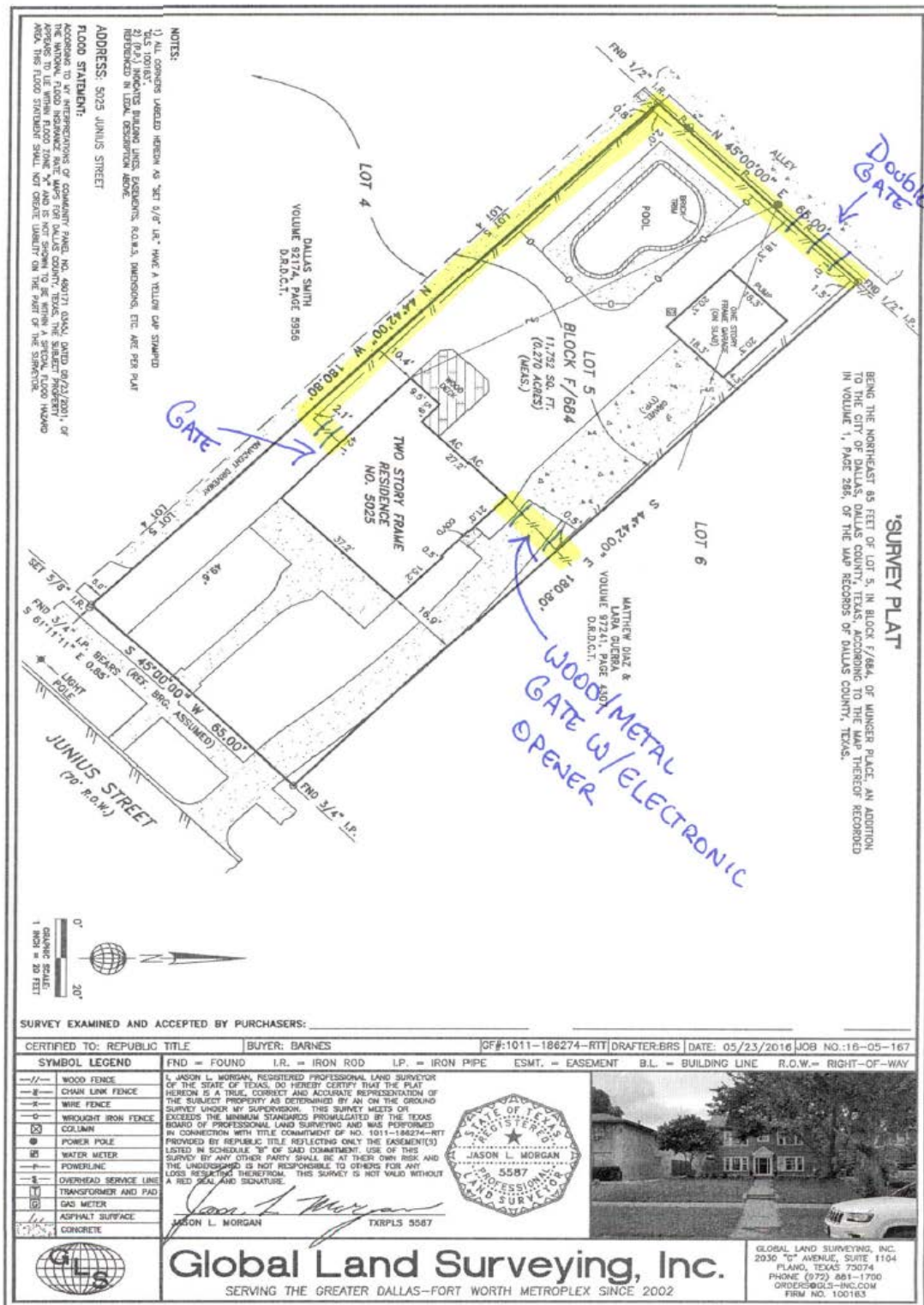
Proposed door design and dimensions.



Proposed main color of door.



Proposed trim color of door.



Site plan showing location of approved fence and gates and proposed driveway gate.



Existing gate at driveway.



Proposed driveway gate design. 8' at center.



Administratively approved 8' wood fence design at property.

PRESERVATION CRITERIA AND CITY CODE CITED FOR STAFF
RECOMMENDATION-

Door:

(C) Dominant and trim colors.

(i) All structures must have a dominant color and no more than three trim colors, including any accent colors. Proper location of dominant, trim, and accent colors is shown on Exhibit F.

(ii) The colors of a structure must be complementary of each other and the overall character of this district.

(iii) All colors must comply with the Acceptable Color Range Standards contained in Exhibit G.

(iv) Complimenting color schemes are encouraged throughout the blockface.

(G) 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 and the district, as shown on Exhibit L.

(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 and the district.

(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 the district. Windows must contain at least two window panes. Windows must have at least a one over one sash design. Front doors must contain at least one light. Sidelights must be compatible with the door.

(iv) The frames of windows must be trimmed in a manner typical of the style and period of the building and the district.

Driveway gate:

(2) Fences.

(A) 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.

(B) Height. The maximum permitted height for a fence is nine feet.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 08/09/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: John Kelly Barnes

Address: 5025 Junius Street

Date of CA/CD Request: 08/03/2016

RECOMMENDATION:

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

Recommendation / comments / basis:

1. approve gate without arch element as submitted; gate should have straight across element
2. approve as submitted to match existing detail, dimensions and finish

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members Present : Eric Hill ☐

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

Maker: *Joanna Hampton*
2nd: *Virginia Bonifield*
Task Force members in favor: *all*
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force

DATE

Wesley Powell
8/9/16

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-730 (EH)
LOCATION: 5108 Victor Street
STRUCTURE: Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 97

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Travis Ripley

REPRESENTATIVE: None.

OWNER: BETHANCOURT CHRISTOPHER M

REQUEST:

Construct accessory structure in rear yard.

BACKGROUND / HISTORY:

1/8/2016 – Applicant proposed to construct a two car garage which was approved by the Landmark Commission, however, the structure was over 1,200 square feet which was not allowed per the design criteria for Munger Place.

The structure is listed as contributing per the Munger Place historic district.

ANALYSIS:

Staff is recommending approval as the updated design is nearly identical to the previously approved besides the slight change in roof pitch and shrinking of one wall back one foot to meet the allowable size restriction.

STAFF RECOMMENDATION:

Construct accessory structure in rear yard. – Approve - Approve plans and specifications dated 8-4-2016 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(b), and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Construct accessory structure in rear yard. – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156 - 730 (EH)
Office Use Only

Name of Applicant: TRAVIS REUBEN
Mailing Address: 4901 VICTOR ST
City, State and Zip Code: DALLAS, TX
Daytime Phone: 512.413.9998 Fax: _____
Relationship of Applicant to Owner: GENERAL CONTRACTOR

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ____ No ____

Historic Planner's
Initials:

PROPERTY ADDRESS: 5108 VICTOR ST
Historic District: MUNGER PLACE

PROPOSED WORK:

Please describe your proposed work simply and accurately. **DO NOT** write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

UPDATED PLANS FROM EXISTING CA TO
CONFORM W/ 1200 SF MAXIMUM. MOVED PERIMETER WALL
IN ONE FOOT TO COMPLY. ALL ELSE IS UNCHANGED

Signature of Applicant: [Signature] Date: 7/12/16

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.

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 214/670-4209 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

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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.

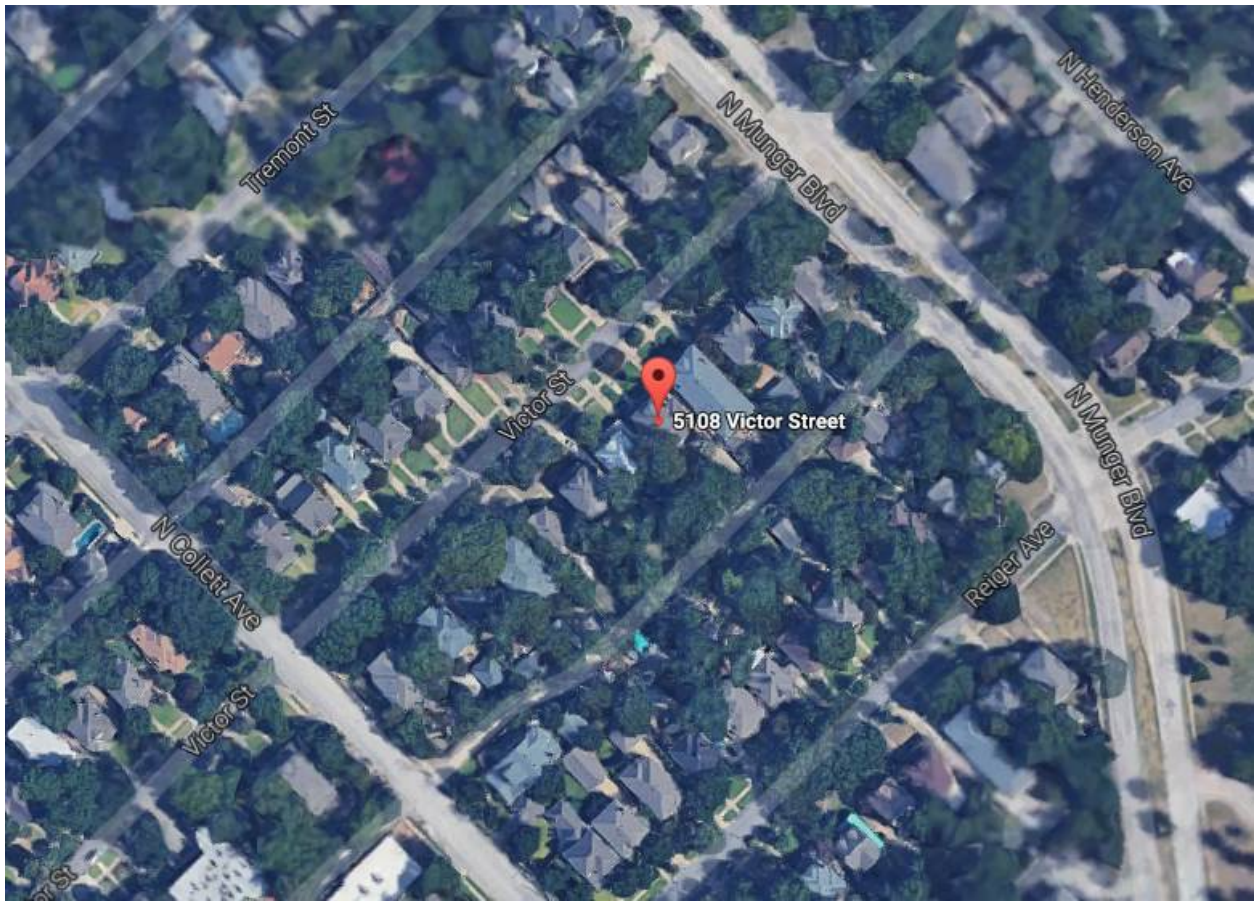
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

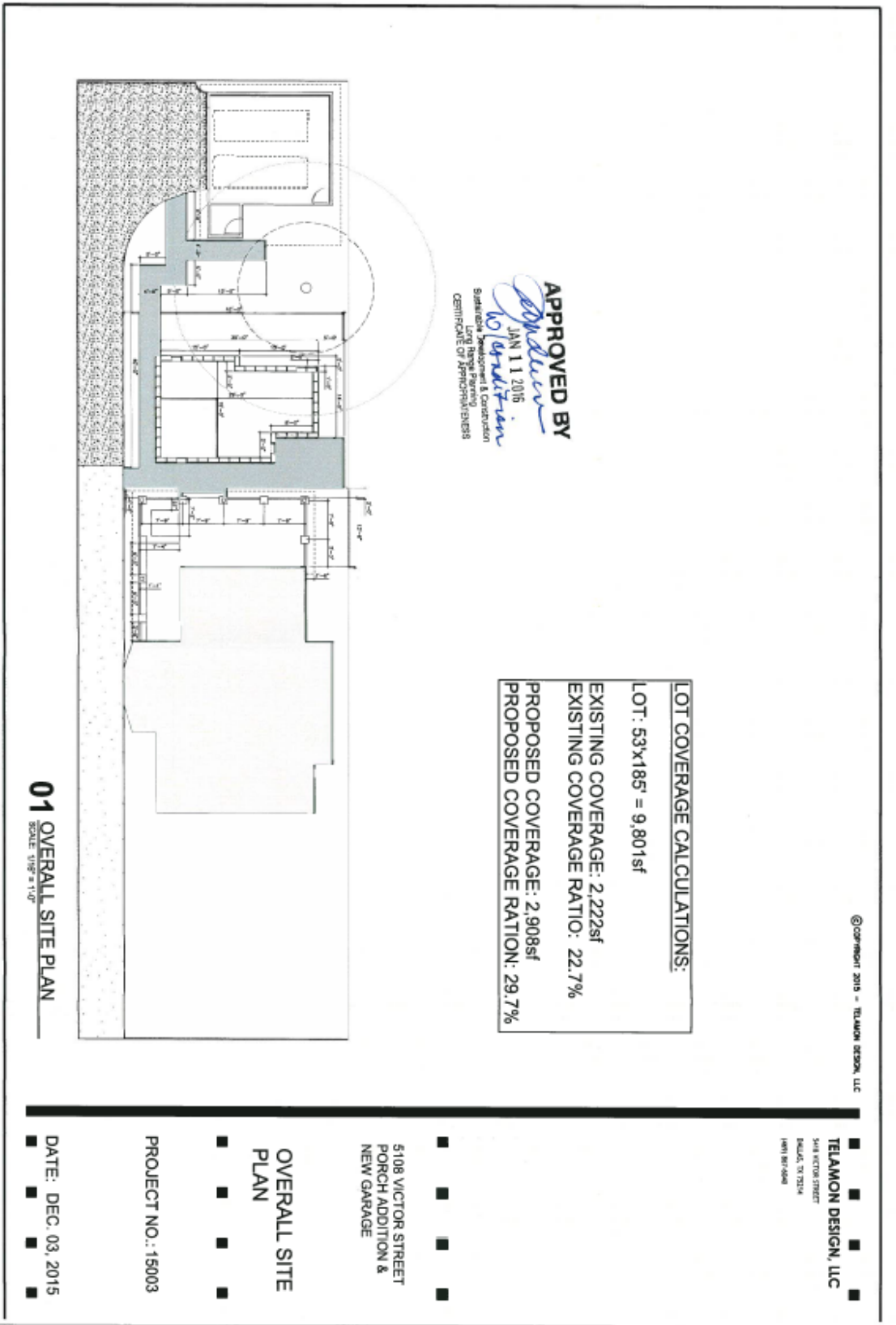
Historic Preservation
Rev. 111408



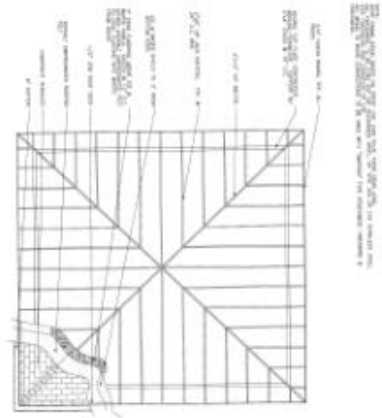
Aerial of 5108 Victor Street and surrounding area.



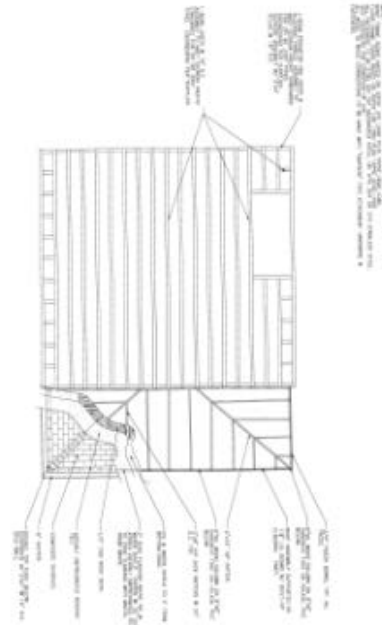
Front façade of 5108 Victor Street.



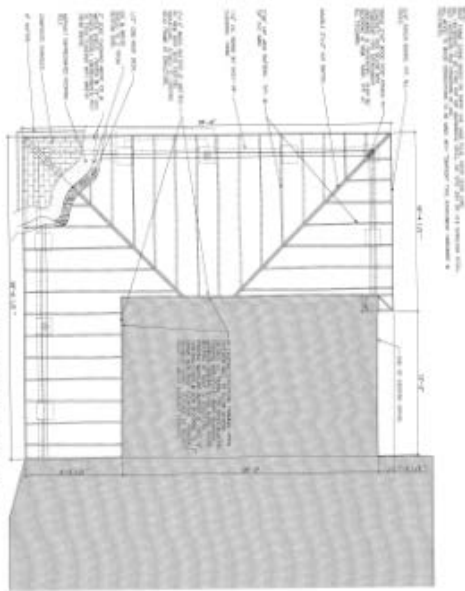
Previously approved site plan.



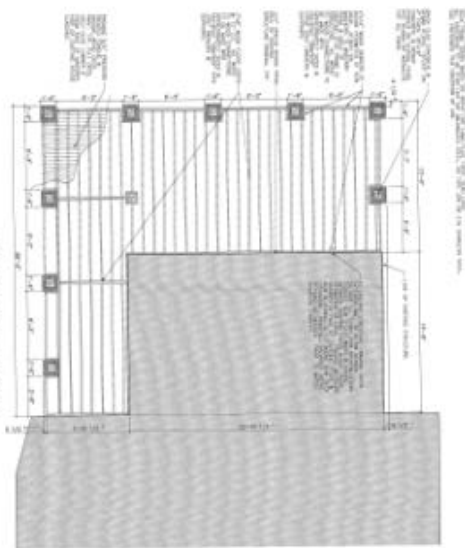
04 INTERIOR ROOF FRAMING PLAN



03 EXTERNAL LIGHT RIDGE FRAMING PLAN

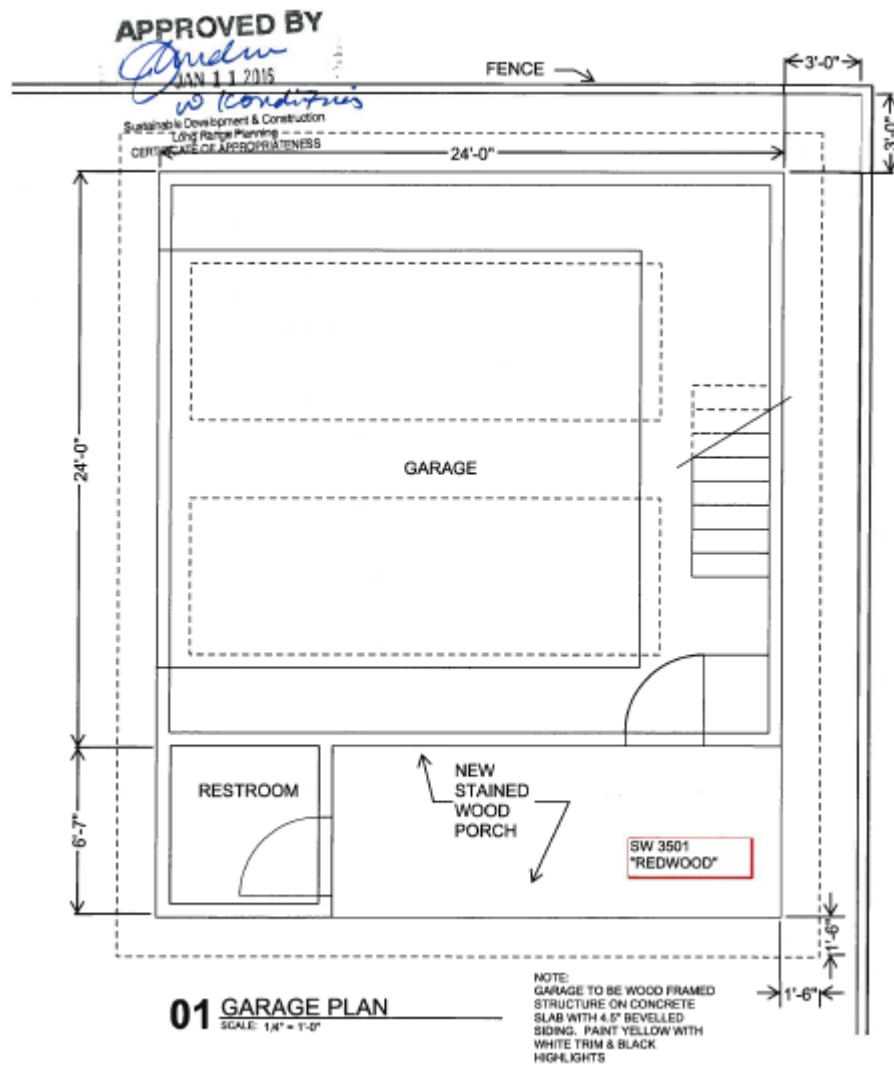


02 ROOF SECTION FRAMING PLAN

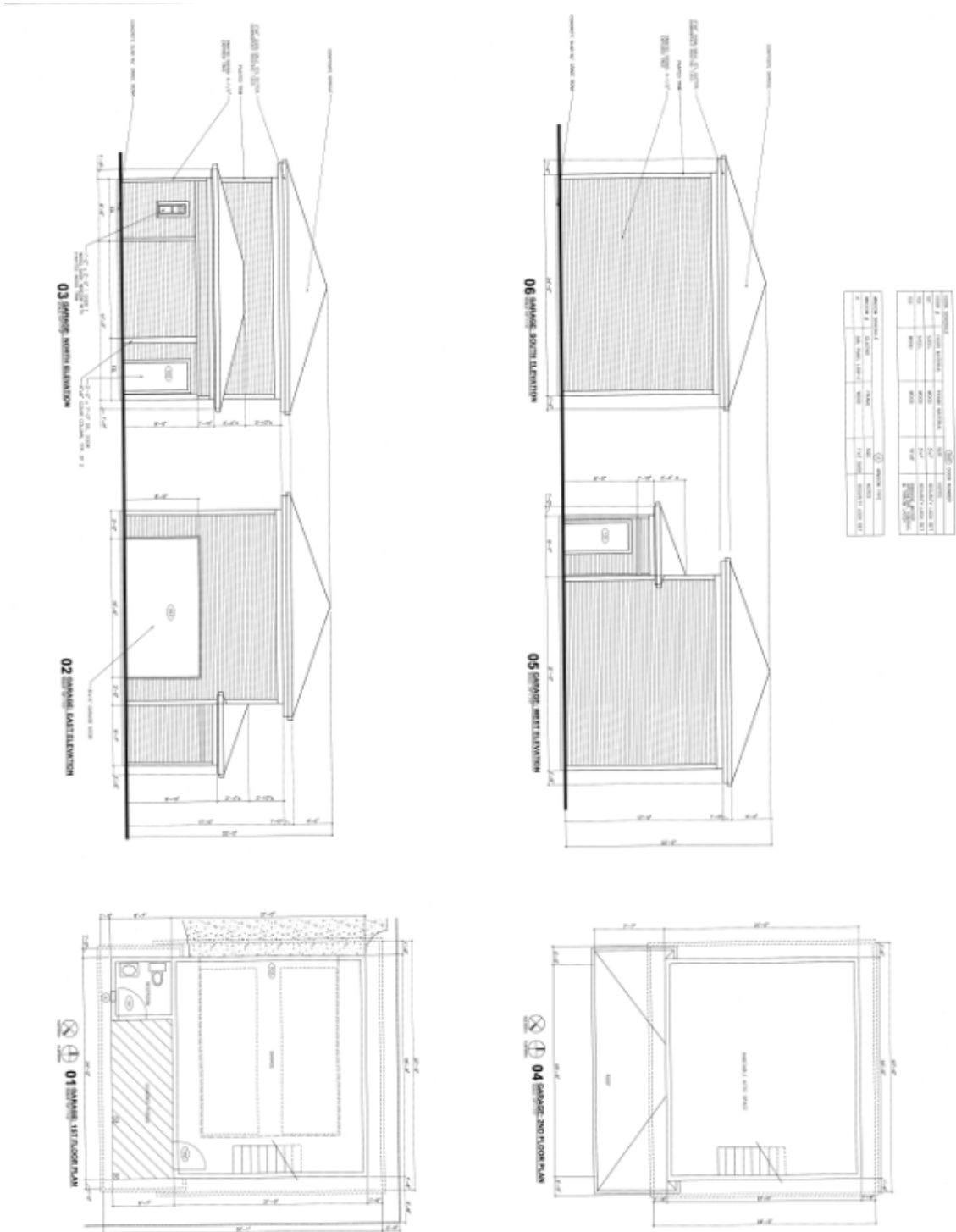


01 ROOF FRAMING PLAN

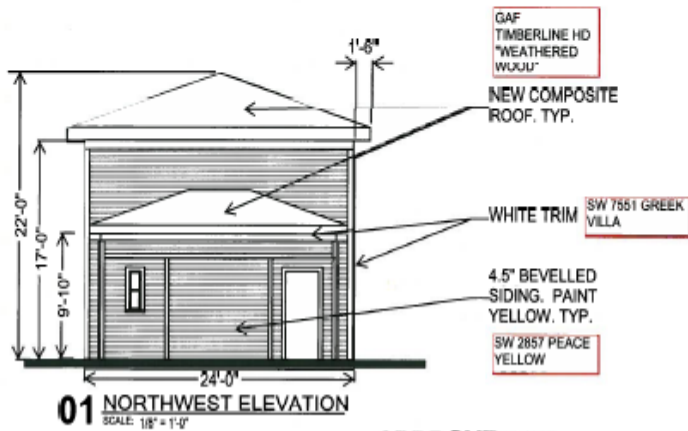
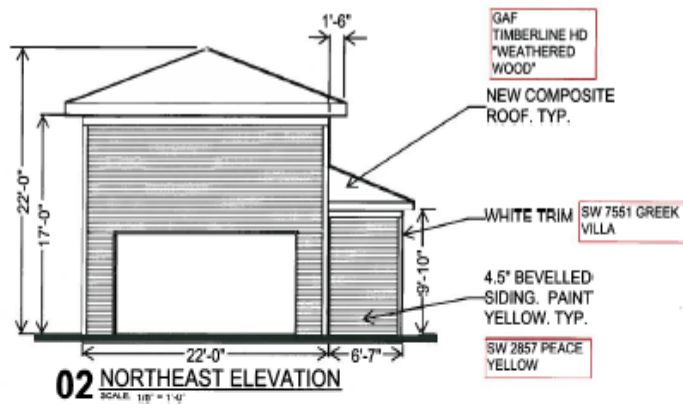
Updated roof plan



Previously approved garage plan.

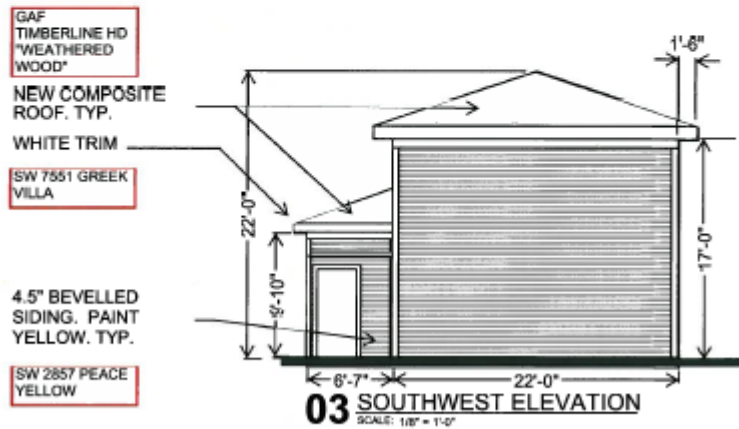
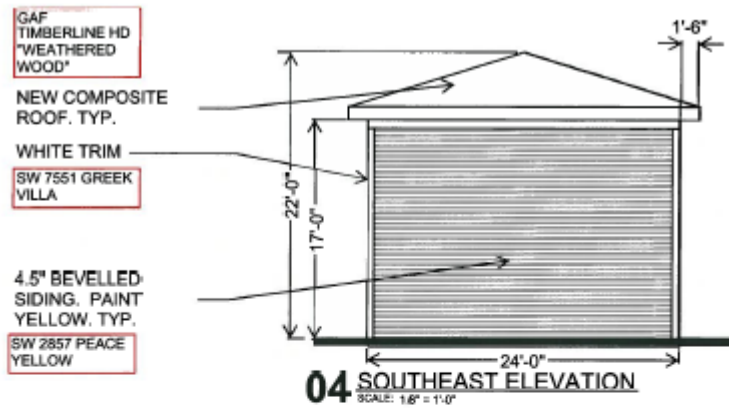


Updated elevations.



APPROVED BY
Andrew
JAN 11 2016
W. Anderson
Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

Previously approved elevations.



APPROVED BY
[Signature]
JAN 11 2016
[Signature]
Sustainable Development & Construction

Previously approved elevations.



Roofing Home (/) | Residential Products (/Roofing/Residential/Products) | Shingles (/Roofing/Residential/Products/Shingles) | Residential Timberline (/Roofing/Residential/Products/Shingles/Timberline) | High Definition (/Roofing/Residential/Products/Shingles/Timberline/High_Definition)

English
(http://www.gaf.com)
/Roofing
/Residential
/Products
/Shingles
/Timberline
/High_Definition?postal=752
Spanish
(http://www.gaf.com)
/Roofing
/Residential
/Products
/Shingles
/Timberline
/High_Definition?postal=752



(http://abc.go.com/shows/extreme-makeover-home-edition/episode-detail/lighthouse-schoolsweat-family/606315)

Shingle Features (/Roofing/Residential/Products/Shingles/Timberline/High_Definition/Features) | Shingle Colors (/Roofing/Residential/Products/Shingles/Timberline/High_Definition) | Photo Gallery (/Roofing/Residential/Products/Shingles/Timberline/High_Definition/Photos) | Instructions, Warranties & Codes (/Roofing/Residential/Products/Shingles/Timberline/High_Definition/Documents) | Product Reviews (/Roofing/Residential/Products/Shingles/Timberline/High_Definition/Reviews)

Timberline HD® Shingles

Help improve your home's resale value with Timberline HD® Shingles from GAF. Timberline® High Definition® Shingles with Advanced Protection® Shingle Technology are the #1-selling shingles in North America. Timberline HD® Shingles will not only protect your most valuable asset but also beautify your home for years to come.

/Timberline_HD_Formerly_Timberline_Prestique_30
/Timberline_HD_ShakeWood.jpg) Timberline HD - ShakeWood
/Timberline



/Residential_Roofing/Shingles
/Timberline_HD_Formerly_Timberline_Prestique_30
/Timberline_HD_Weathered_Wood.jpg) Timberline HD - Weathered Wood

sevent full-size shingles

Best Sellers



Alamo



Arlington Antique



Belhaven



Cahaba River



Citadel ♦



Crimson ♦



Laredo



Manhattan ♦



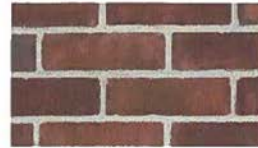
Mt Rushmore



Old Guignard



Old Jackson



Old Overton



Pebble ♦



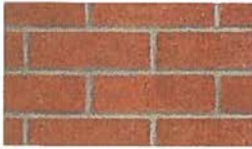
Regiment ♦



Shadow Stone



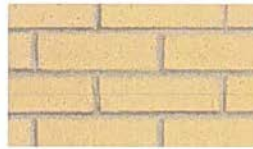
Smithsonian



Sunset ♦



Varsity ♦



Wheat ♦



Mt Laurel



KEY	
● Modular	△ Made to Order
● Princess	□ Standard Production
● Queen	★ New Product
● King	◆ Commercial Color
● Closure	
● Engineer	
● Utility	

PLEASE NOTE: This literature is intended to generally show the color range of the featured product. Using print and photography, it is impossible to show all colors, percentages of colors, texture and the harmless imperfections that may be contained in thousands of brick. Brick from different production runs may vary slightly in color range and texture.

1.800.526.7255 | www.boralbricks.com



Clay Paving Brick



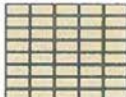
Solid clay paving brick are hard-fired in computer-controlled kilns at high temperatures to fuse the clay particles for maximum strength. This hard-firing creates rich, natural colors that are impervious to ultraviolet radiation, which often causes artificially colored concrete pavers to fade. Additionally, the clay paver surface is stain-resistant.

When clay pavers are installed in a flexible paving system, their individual strength is further enhanced by a phenomenon known as interlock. In a successful flexible paving installation, loads are distributed evenly through the interaction of pavers, jointing sand, and paving bed. Interlock can be achieved using simple tools, inexpensive bedding materials, readily available equipment, and normal high standards of workmanship. Professional labor and mortar are not required.

Paving Bond Patterns



Running Bond



Stacked Bond



Herringbone



Basketweave



ACME BRICK

Manufacturers include:

Acme Brick



Inca Red



Inca Red Flashed



Brownwood Mill



Inca Red Rumbled



Inca Red Flashed, Rumbled

Pine Hall



Old Mill



Cocoa, English Edge

Pacific Clay

(Please check with your local sales location for color selection and availability.)

Enter ZIP code ZIP
Pick color Color



Getting greener all the time



Build a virtual house in Design Online



Plants that cover most of the U.S.

By ZIP code ZIP
Or by state State



Terms & Conditions of Sale | Safety Data Sheets | Privacy Policy | Terms of Use | Health Advisory | ©2015 Acme Brick Company. All rights reserved.



[Hardscapes](#) > [Handcrafted Stone](#) > [Precast Coping](#)

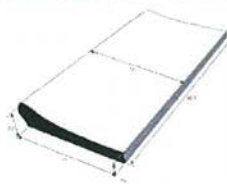
Precast Coping

Precast Coping is a great way to surround your pool in beauty. Available in a variety of textures, patterns, and colors, Precast Coping offers the look of natural stone as an easy-to-install, affordable alternative. You'll also find that Precast Coping is also extremely durable and easy to maintain.

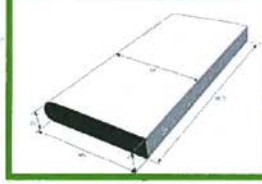
Handcrafted Stone

- Concrete Pavers
- Clay Coping
- Precast Coping
- Porcelain Pavers

AQ Profile



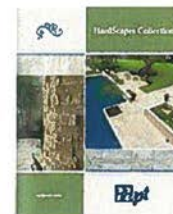
SBN Profile



DBN Profile



[View our Catalog](#)



2011



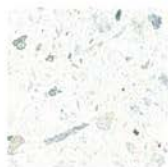
2012



2055



2077



TTW



White



066



SW 2857 Peace Yellow

Interior / Exterior



Color Details

Color Family: Historic Colors
RGB Value: R-238 | G-207 | B-158
Hexadecimal Value: #EECF9E
LRV: 65



SW 6988 Bohemian Black

Interior / Exterior

Locator Number: 252-C6



Color Details

Color Family: Neutrals
RGB Value: R-59 | G-55 | B-60
Hexadecimal Value: #3B373C
LRV: 4



SW 7551 Greek Villa

Interior / Exterior

Locator Number: 254-C1



Color Details

Color Family: Whites & Pastels
RGB Value: R-240 | G-236 | B-226
Hexadecimal Value: #F0ECE2
LRV: 84

Proposed body, trim and accent colors.

(f)

 YOUR PRODUCT DESIGN
Get a **FREE** Quote with Video Chat (/online-window-replacement-quote/)

Products ▾ Architect Series® Single-Hung Window
Replacement by Pella (/pella-promise/default.aspx) Plan Your Project (/plan-your-project/)

Why Pella (/about-pella/) Where to Buy (/where-to-buy/default.aspx)

NEAREST PELLA SHOWROOM

 **\$500 Off** Pella Window and Door
SHOWROOM OF PLANO
1713 Preston Road
Plano, TX 75093
214-352-9293

GOT ANY QUESTIONS?
GET IN TOUCH WITH A PELLA EXPERT
Qualifying Pella Projects! [Offer Details](#) [Get a Free Quote](#)

\$500 OFF QUALIFYING PELLA PROJECTS **0% APR** FOR 24 MONTHS*
ENDS JANUARY 14.
Request your free in-home consultation by 1/14. [Offer details](#)

If you need assistance with your Pella product, you've come to the right place. We've got the answers.
800-374-4758

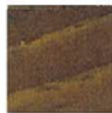
Interior View



Exterior View



OPTIONS



Interior Finish Color
Early American Stain



Exterior Finish Color
Black



Hardware Style
Spoon-Style Lock



Hardware Finish
Satin Nickel



Exterior Trim Style
3 1/2" Flat Casing



Glass Options
Advanced Low-E Insulating Glass

To edit this design to go to <http://www.pella.com>

Proposed windows.

STEEL ALL PANEL EXTERIOR DOOR

Exterior-doors Contours-energy-saver-and-gladiator Steel All Panel Exterior Door Price Range: \$



MODEL



[Design Options](#)

[Build & Installation](#)

[Tech Documents](#)

Popular panel designs to match your home style. Energy efficient, primed and ready for painting. Options include pet panel.

FEATURES

- **Color Options:** primed ready to paint
- **Panel Options:** smooth surface with beaded, ovolo, tiered, or craftsman sticking
- **Fire Rated:** 20 and 90 minute options
- **Maintenance Level:** minimal
- **Sizes:** Typical sizes include 3'0" X 6'8", 3'0" X 8'0." For detailed available sizing please contact your Dealer.
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Warranty:** limited 10-years
- **Pet Panel:** Factory-installed pet panel available with select styles

BROCHURES

[Coastal Selections](#)

[Coastal Selections](#)

[Steel Exterior Door Features Sell Sheet](#)

Proposed door.

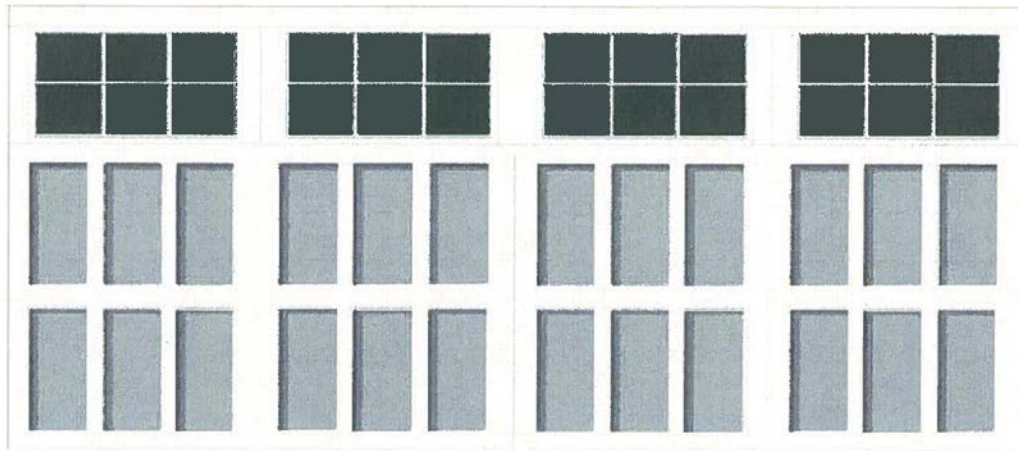
SIZING

Standard Sizing Chart - Steel Exterior Steel Door and sidelight Specifications

More Technical Documents

[BACK TO TOP](#)





Applied Products:



Glass
Garage Door
Windows
Paint
Two Tone

Obscured
Carriage House Collection
Carriage House Collection
White Paint
Gray/White
Model 307 16' x 7'
12 Square Double 7'
White Paint
Gray/White

Proposed garage door.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

(11) Construction. New construction and renovation of existing buildings must be compatible with the style and period of the district and the blockface.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 08/09/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Travis Ripley

Address: 5108 Victor Street

Date of CA/CD Request: 08/03/2016

RECOMMENDATION:

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

Recommendation / comments / basis:

approve as submitted

Task force members present

☐ Joanna Hampton (Chair)

☐ Beth Bradley (Munger Alt.)

☒ John Gormley

☒ Wesley Powell (Vice-Chair)

☒ Virginia Bonifield (Swiss Alt.)

☐ Elizabeth Mast

☒ Cheryl Scott

☒ Greg Johnston

☐ VACANT

Ex Officio staff members Present : Eric Hill ☐

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

Maker: *Greg Johnston*

2nd: *John Gormley*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *Wesley Powell*

DATE *8/9/16*

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-731(EH)
LOCATION: 5209 Worth Street
STRUCTURE: Main and Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 97

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Rob Little, Bella Vista Company

REPRESENTATIVE: None.

OWNER: ROBSON CHARLES T

REQUEST:

- 1) Install door on rear of main structure and paint. Brand: Sherwin Williams. Color: SW7005 "Pure White".
- 2) Construct new one-story garage in rear of main structure and paint. Brand: Sherwin Williams. Color: Body SW 7561 "Lemon Meringue" Trim SW 7005 "Pure White".

BACKGROUND / HISTORY:

The structure is listed as contributing per the Munger Place historic district.

ANALYSIS:

- 1) Staff is recommending approval of the installation of a door at the rear of the main structure as noted in the packet. The original design presented to the Swiss/Munger Task Force was of a fan light door which was not considered appropriate to the design of the house. After the meeting a more appropriate door style was submitted.
- 2) Staff is recommending approval of the new construction accessory structure with the condition that the siding matches the dimensions and color of the main structure. The structure just meets the allowable 35% lot coverage allowance for the district at 35%.

STAFF RECOMMENDATION:

- 1) Install door on rear of main structure and paint. Brand: Sherwin Williams. Color: SW7005 "Pure White". – Approve - Approve the proposed work with the finding that it is consistent with the preservation criteria section 51P-97.111(c)(1)(I),

51P-97.111(c)(1)(S)(vii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Construct new one-story garage in rear of main structure and paint. Brand: Sherwin Williams. Color: Body SW 7561 "Lemon Meringue" Trim SW 7005 "Pure White". – Approve with conditions - Approve plans and specifications dated 8-4-16 with the condition that the siding matches the dimensions and color of that on the main structure. The proposed work is consistent with the preservation criteria section 51P-97.111 (c)(1)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install door on rear of main structure and paint. Brand: Sherwin Williams. Color: SW7005 "Pure White". – Approve with conditions - Approve door with condition that the door resembles a more prairie style door (not like the fan design submitted).
- 2) Construct new one-story garage in rear of main structure and paint. Brand: Sherwin Williams. Color: Body SW 7561 "Lemon Meringue" Trim SW 7005 "Pure White". – Approve with conditions - Approve with conditions that the Hardi-board is installed with smooth surface facing out and that the color, lights, and roofing material matches that of the main structure.

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

CA 156 - 731 [EH]
Office Use Only

Name of Applicant: Bella Vista Company / Rob Little
Mailing Address: 6316 Gaston Ave #602
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 214 823 0033 Fax: _____
Relationship of Applicant to Owner: Designer/Builder

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes _____ No _____

Planner's Initials

PROPERTY ADDRESS: 5209 Worth
Historic District: Munger Place

PROPOSED WORK:

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

Construct a new 1-story garage with workshop
in the rear of the site.
Remove and replace 1 rear door at Main Residence

Signature of Applicant: [Signature] Date: 8-4-16
Signature of Owner: Chris Roke Date: 8/4/16
(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

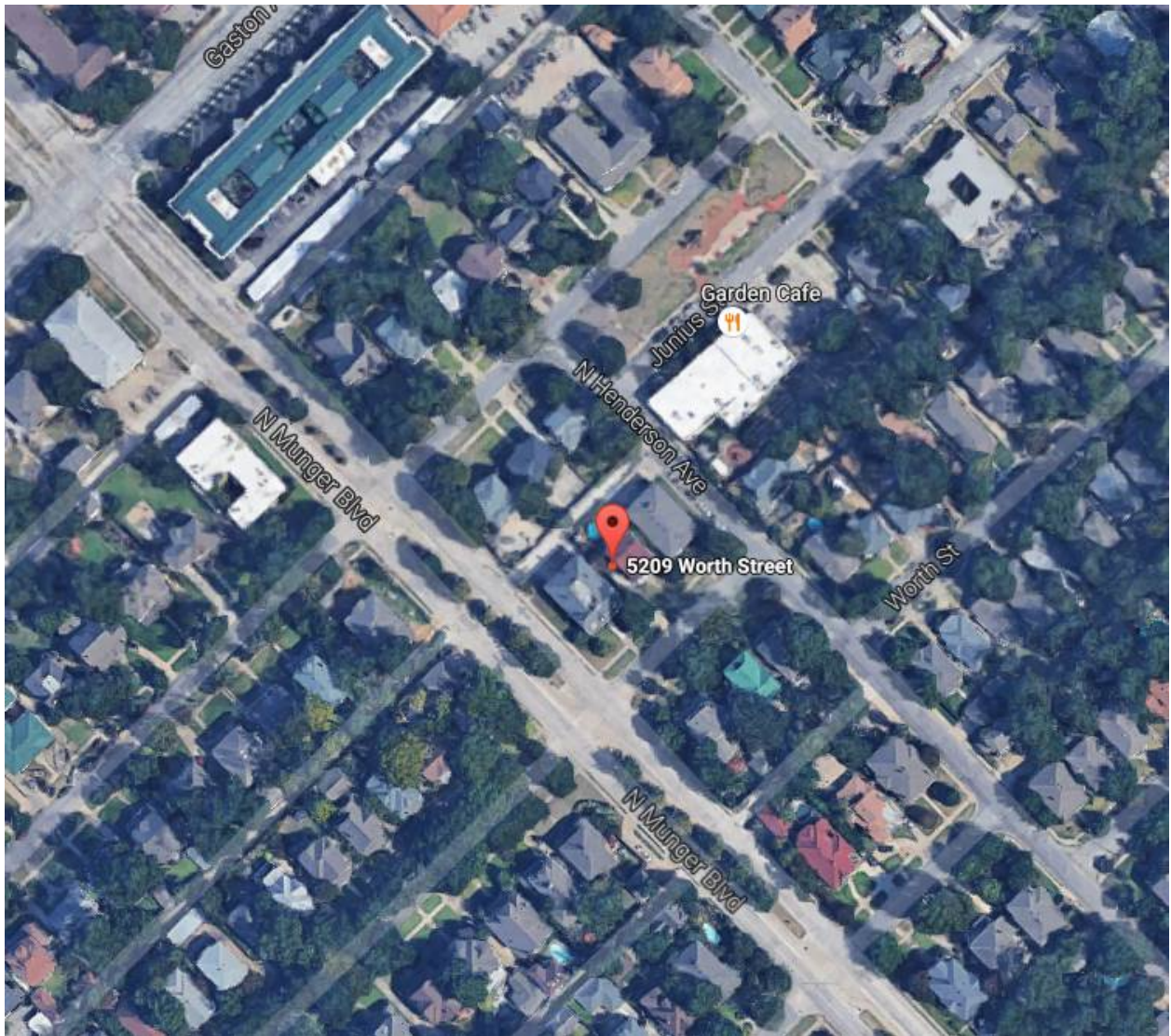
Certificate of Appropriateness

City of Dallas

Historic Preservation



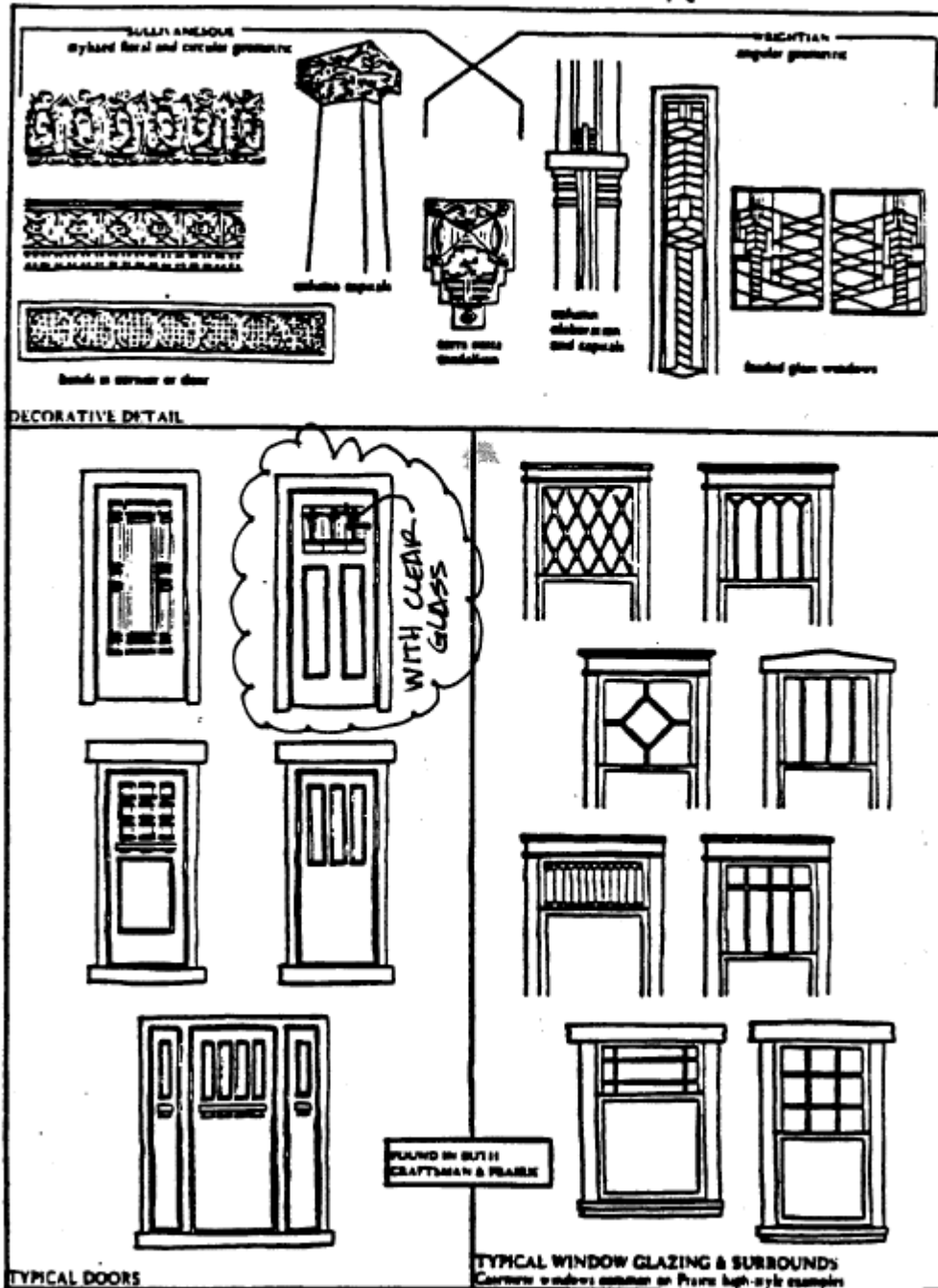
Front façade of main structure.



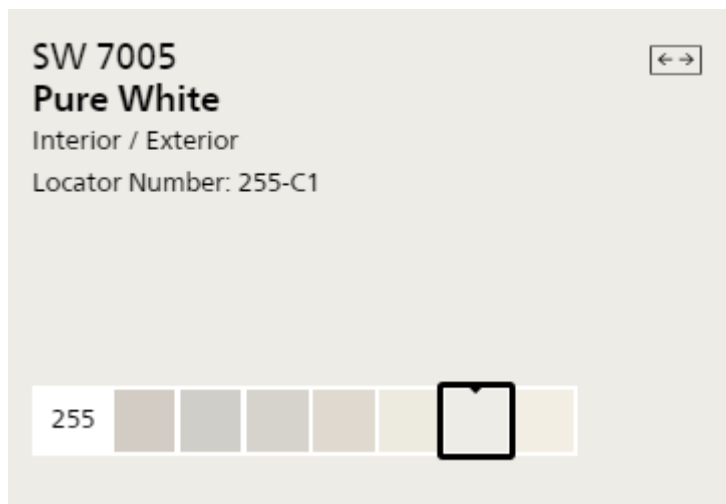
Aerial of 5209 Worth Street and surrounding area.

EXHIBIT K

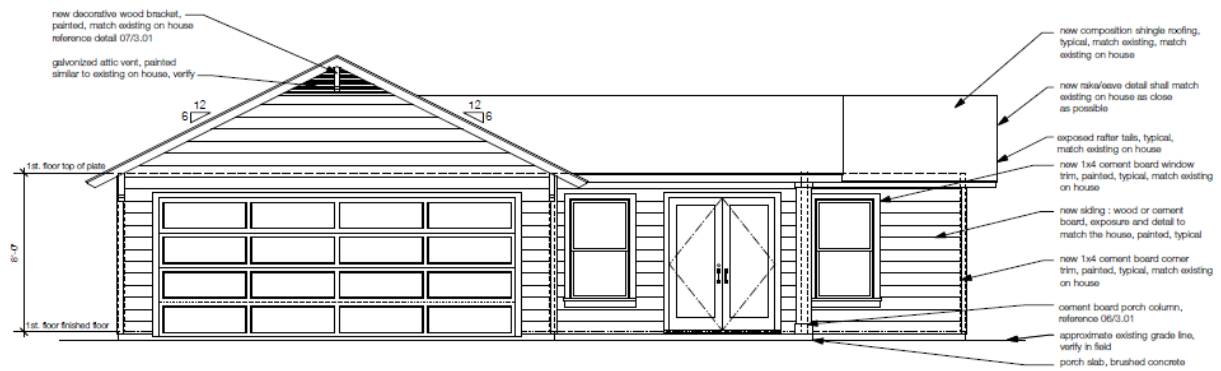
5209 WORTH
REAR DOOR ON
RESIDENCE



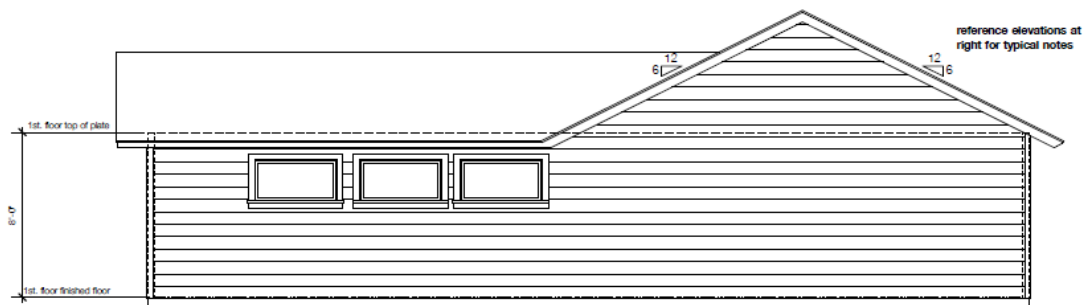
Proposed door on rear of main structure.



Proposed door color.

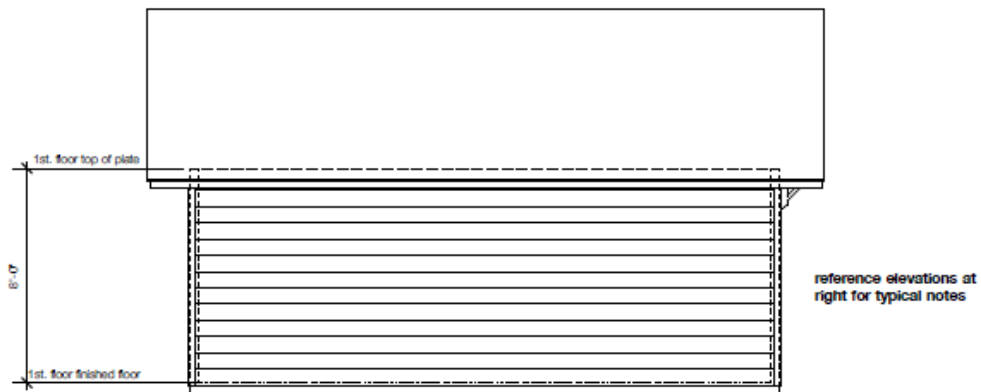


01 **EXTERIOR ELEVATION - NORTH (FRONT)**
3.01 Scale: 1/4" = 1'-0"

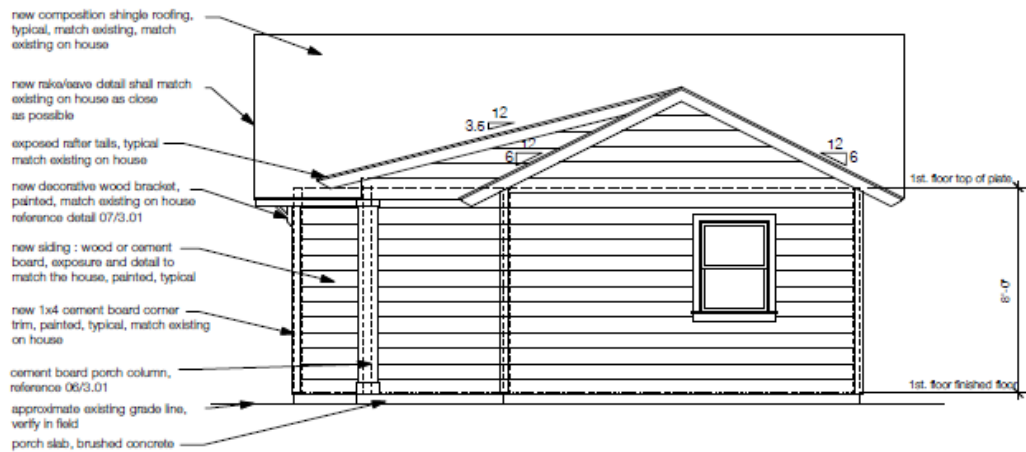


04 **EXTERIOR ELEVATION - SOUTH (REAR)**
3.01 Scale: 1/4" = 1'-0"

Front and rear elevations.



02 EXTERIOR ELEVATION - WEST (LEFT)
3.01 Scale: 1/4" = 1'-0"



03 EXTERIOR ELEVATION - EAST (RIGHT)
3.01 Scale: 1/4" = 1'-0"

Side elevations.

NEW ROOFING SHOULD MATCH MAIN
HOUSE. AND IS APPROX. THIS ↓



\\Residential_Roofing/Shingles/Royal_Sovereign/Royal_Sovereign_Ash_Brown.jpg
Royal Sovereign - Ash Brown

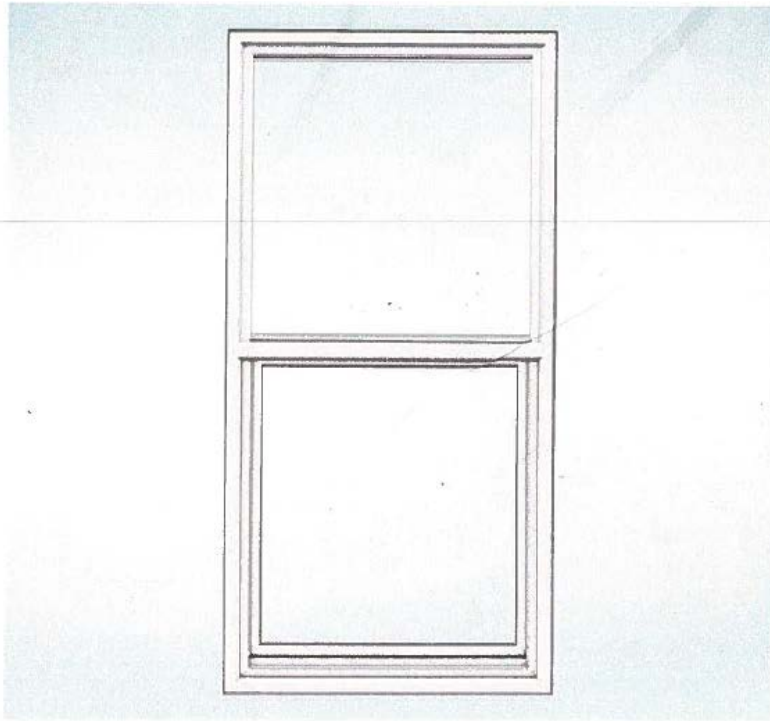
\\Residential_Roofing/Shingles/Royal_Sovereign/Royal_Sovereign_Autumn_Brown.jpg
Royal Sovereign - Autumn Brown



Proposed roofing.



PREMIUM VINYL SINGLE-HUNG WINDOW



Price Range: \$\$

RECEIVED BY

AUG 04 2016

Current Planning

Proposed windows.

Traditional Steel Collection *Door Designs*

Select your door panel style and color

RECEIVED BY

AUG 04 2016

1 Choose a panel style:

Current Planning

	Model 170/173: non-insulated	Model 171/174: non-insulated	Model 175/176: non-insulated	Model 391 insulated steel backed	Model 399 insulated steel backed
	Model 180/183: insulated vinyl-backed	Model 181/184: insulated vinyl-backed	Model 185/186: insulated vinyl-backed		
	Standard (S)	Long (L)	V5 (V)	Standard (S)	Long (L)
7' tall					
8' tall					
	Standard (S)	Long (L)	V5 (V)	Standard (S)	Long (L)

4-2 WIDE UNIT
18'-0" total
IN WHITE

Proposed auto door.

PROPOSED LIGHT
AT NEW GARAGE
PORCH:
OPTION 2



Adams - 1 Light - 16" Outdoor Hanging W/ Frosted Glass

Item Number 60/4913

Dimensions 15.75" Tall x 6.13" Wide

Vendor Nuvo

Sockets A19 Medium Bulb, 100 watts

Price \$37.99

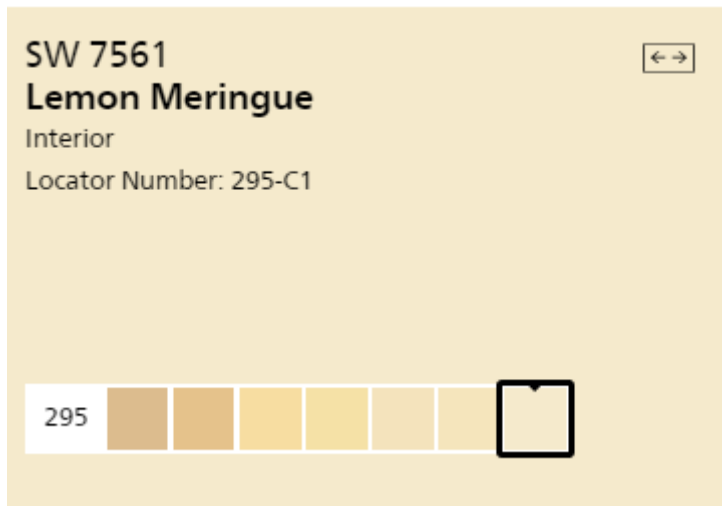
Description

RECEIVED BY

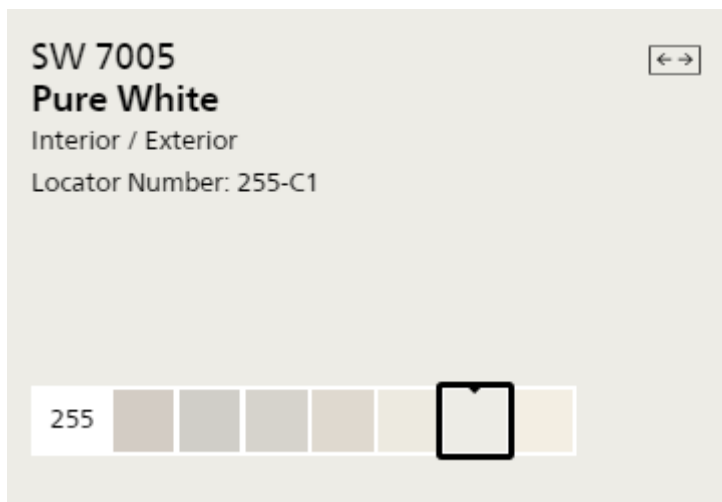
AUG 04 2016

Current Planning

Proposed lighting.



Proposed body color.



Proposed trim/door color.

PRESERVATION CRITERIA AND CITY CODE CITED FOR STAFF
RECOMMENDATION

(C) Dominant and trim colors.

(i) All structures must have a dominant color and no more than three trim colors, including any accent colors. Proper location of dominant, trim, and accent colors is shown on Exhibit F.

(ii) The colors of a structure must be complementary of each other and the overall character of this district.

(1) Accessory buildings. Accessory buildings:

(A) are only permitted in the rear yard;

(B) must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building;

(C) must be at least eight feet from the main building; and

(D) may not exceed 1200 square feet, unless documentation shows that an original building exceeding this size was previously on the building site.

(11) Construction. New construction and renovation of existing buildings must be compatible with the style and period of the district and the blockface.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 08/09/16
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Rob Little/Bella Vista Company
Address: 5209 Worth Street
Date of CA/CD Request: 08/04/2016

RECOMMENDATION:

____ Approve ☒ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

- 1) rear door, approve with conditions, glass in top portion to have flat top (no arch), match color of house trim (white) (exhibit A)
- 2) garage, approve with conditions, hardy board installed with smooth service facing out, paint color of body and trim to match existing main structure, garage door as submitted, window

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members Present : Eric Hill ____

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

Maker: *Joanna Hampton*

2nd: *Cheryl Scott*

Task Force members in favor: *all*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

8/9/16

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-739(EH)
LOCATION: 4403 Junius Street
STRUCTURE: Accessory & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Annalisa Rogers

REPRESENTATIVE: None.

OWNER: ROGERS ANNALISA MARIE & SHAWN MICHAEL

REQUEST:

Relocate accessory structure to Dallas Heritage Village.

BACKGROUND / HISTORY:

The applicant has no need for the historic child's playhouse and does not want to demolish it as they want others in the community to be able to see the structure. The accessory structure was not called out in the design criteria and there are no distinctions in the Peak's Suburban ordinance on the moving of accessory structures.

The structure is listed as contributing per the Peak's Suburban historic district.

ANALYSIS:

Staff is recommending approval of the removal of the accessory structure in the back yard as the small structure is not visible from the street and the homeowners would like to move it rather than demolishing it.

STAFF RECOMMENDATION:

Relocate accessory structure to Dallas Heritage Village. – Approve - Approve work with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it will not have an adverse effect on the architectural features of the structure, the historic overlay district, or to the future preservation, maintenance, or use of the historic overlay district.

TASK FORCE RECOMMENDATION:

Relocate accessory structure to Dallas Heritage Village. – Approve- No regulation in the ordinance for moving an accessory building, especially a dollhouse. This allows the public to enjoy the structure.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Shawn Rogers/Annalisa Rogers
Mailing Address: 4403 Junius St.
City, State and Zip Code: Dallas, TX 75246
Daytime Phone: 575-317-9883 Fax: N/A
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 4403 Junius St
Historic District: Peaks Suburban 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.

We would like to donate the detached child's play house in our back yard to the Dallas Heritage Village. The play house was built ~10 years after the main house for the owners daughter. It currently sits unused and slowly deteriorating. The Dallas Heritage Village has enthusiastically approved the relocation of this structure to their grounds so that it can be maintained, preserved, and enjoyed by the community.

Signature of Applicant: Shawn Rogers Date: 6/21/2016

Signature of Owner: _____ Date: 6/21/2016
(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.

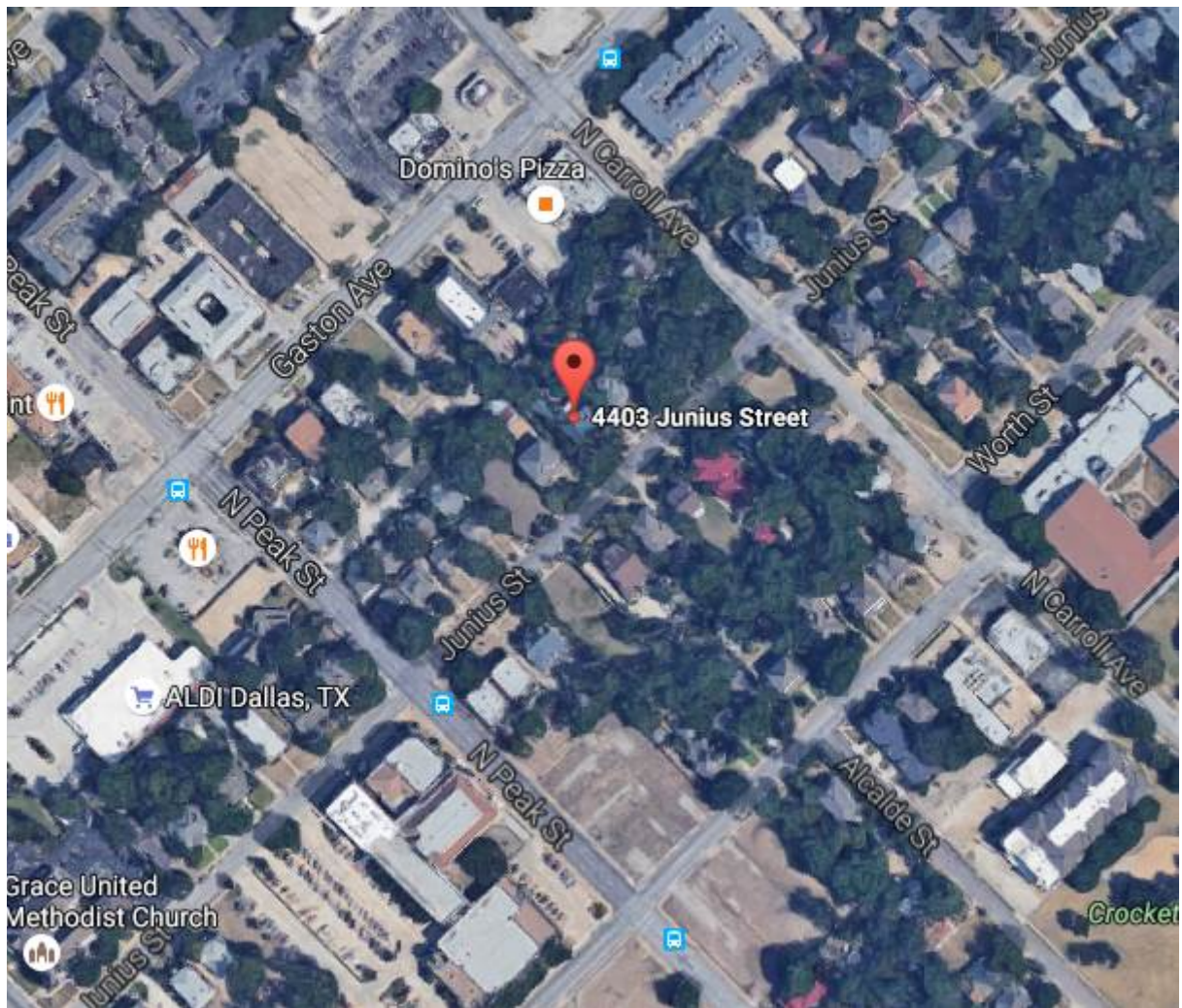
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Aerial of 4403 Junius Street and surrounding area.



Front façade of 4403 Junius Street



Front and side/rear facades of accessory structure proposed to be moved.



Side/front facades of rear accessory structure.



Interior features of accessory structure.





Interior features of accessory structure.

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

DATE: 08/11/2016

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Shawn & Annalisa Rogers

Address: 4403 Junius Street

Date of CA/CD Request: 06/21/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

IN THE ORDINANCE
- NO REGULATION FOR MOVING ACCESSORY BUILDINGS, ESPECIALLY A DOLL HOUSE
THE PUBLIC TO ENJOY THE STRUCTURE.

Task force members present

<input type="checkbox"/> Norman Alston (Chair)	<input type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Edison/LaVista Res)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Patricia Simon (Peak's Alt.)
<input type="checkbox"/> Jennifer Hidden	<input checked="" type="checkbox"/> William Hersch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Eric Hill

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

Maker: *HERSCH*

2nd: *SIMON*

Task Force members in favor: *UNANIMOUS*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *MICHAEL KARNOWSKI* DATE *8/11/2016*

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-738(EH)
LOCATION: 4834 Worth Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Peak's Suburban
MAPSCO: 46-B
CENSUS TRACT: 0015.02

APPLICANT: Stacey Warnix, Restoric Properties LLC

REPRESENTATIVE: None.

OWNER: RESTORIC PROPERTIES LLC

REQUEST:

Install 5 ganged windows on 2nd story of rear of main structure.

BACKGROUND / HISTORY:

12/16/15- The applicant proposed to install and renovate many items including: install deck, restore chimney, install 6' fence, and landscaping. The applicant also proposed to replace the windows on the 2nd story of the rear of the main structure.

10/28/15- The applicant was approved to repair the foundation, repair rotten siding and windows, paint and other routine maintenance of the structure.

The structure is listed as contributing per the Peak's Suburban historic district.

ANALYSIS:

The applicant noted that their architectural drawings were incorrect as submitted when approved at the December 2015 Landmark Commission. The home had 6 ganged windows on the rear of the house, but the drawings noted that 7 were installed. The enclosure appears to be non-historic and the construction and supports for the windows was not sound as they were beginning to buckle without supports. The applicant could only fit 5 ganged windows (of the approved size) in the location as supports were needed between the windows. The applicant is looking for approval on the completed work. The applicant also noted that the approved drawings showed the rear porch roof as a gabled, the applicant wants to update the approved plans to note it is a shed roof.

STAFF RECOMMENDATION:

Install 5 ganged windows on 2nd story of rear of main structure. – Approve - Approve the plans and specifications dated 8-4-16. The completed 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:

Install 5 ganged windows on 2nd story of rear of main structure. – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: RESTORIC Properties LLC
Mailing Address: 10189 San Lorenzo Dr.
City, State and Zip Code: Dallas, TX 75228
Daytime Phone: 214-620-7172 Fax: _____
Relationship of Applicant to Owner: (Same) Attn: Stacey Warrick

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

PROPERTY ADDRESS: 4834 Worth St.
Historic District: Peak's Suburban Addition

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

We are submitting this Addendum to CA file #156-110(JKA) to provide revised building elevations that (i) correct architectural errors in the originally submitted elevations and (ii) reflect provisions for unplanned structural work on the upper rear porch of the house, which for reasons indicated in the attached supplemental material, we believe should not constitute a significant architectural modification to the structure.

Signature of Applicant: Stacey Warrick Date: 8/3/2016
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.

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 214/670-4209 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
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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

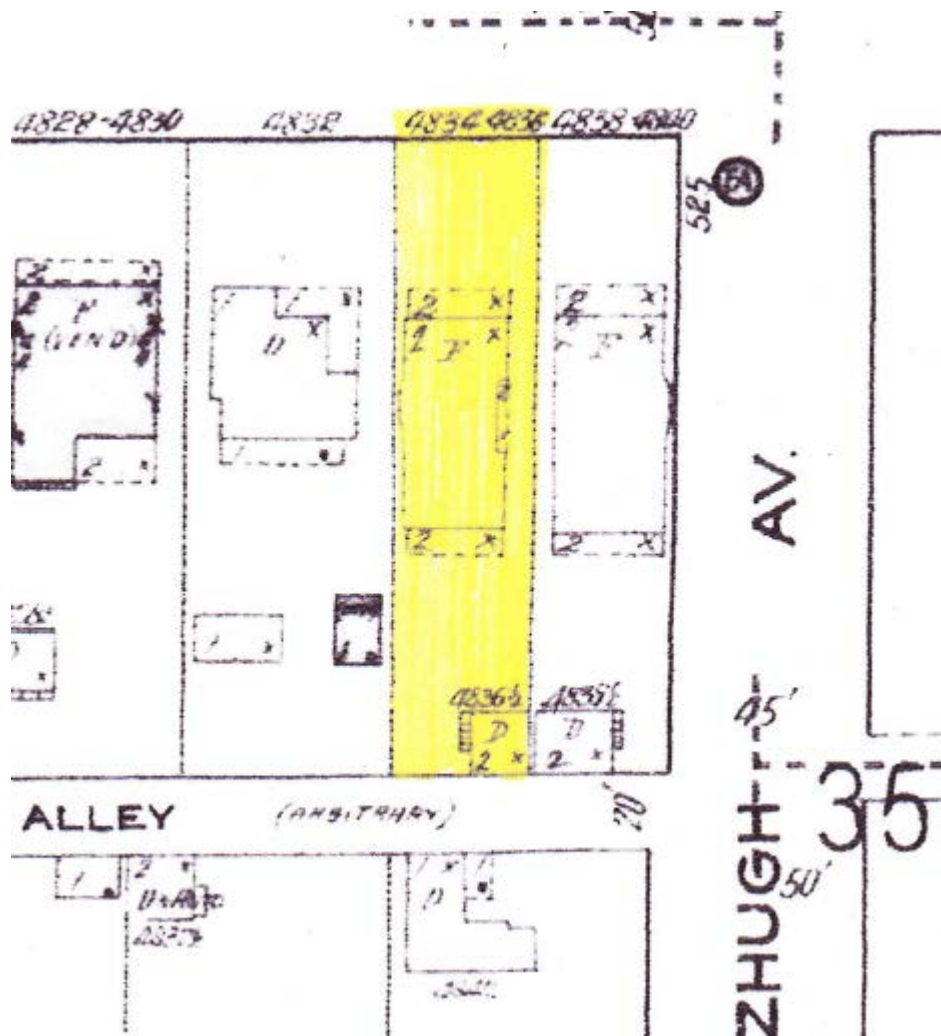
Certificate of Appropriateness

City of Dallas

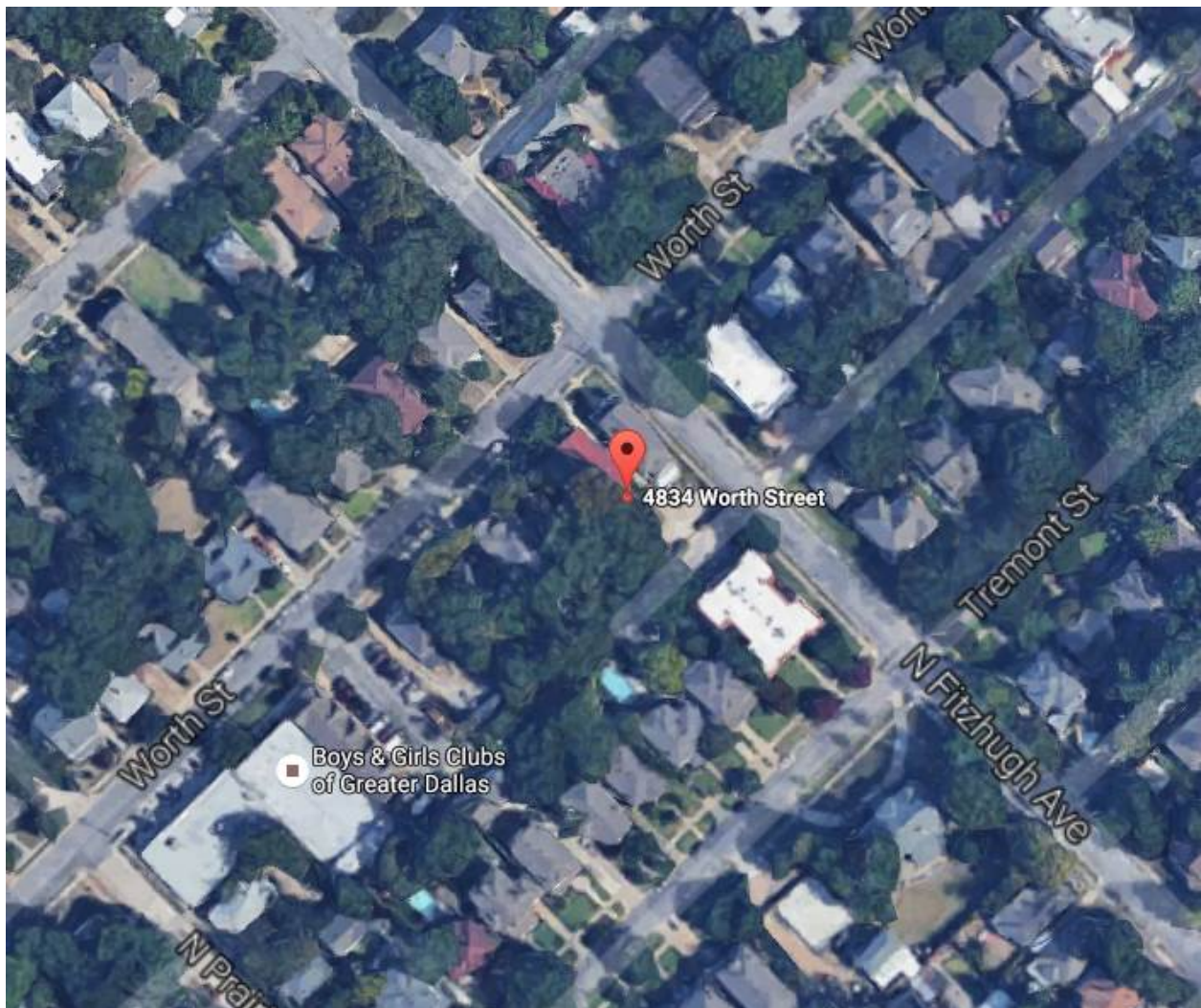
Historic Preservation
Rev. 111408



Front façade of main structure.



Sanborn map (1922, revised 1950)



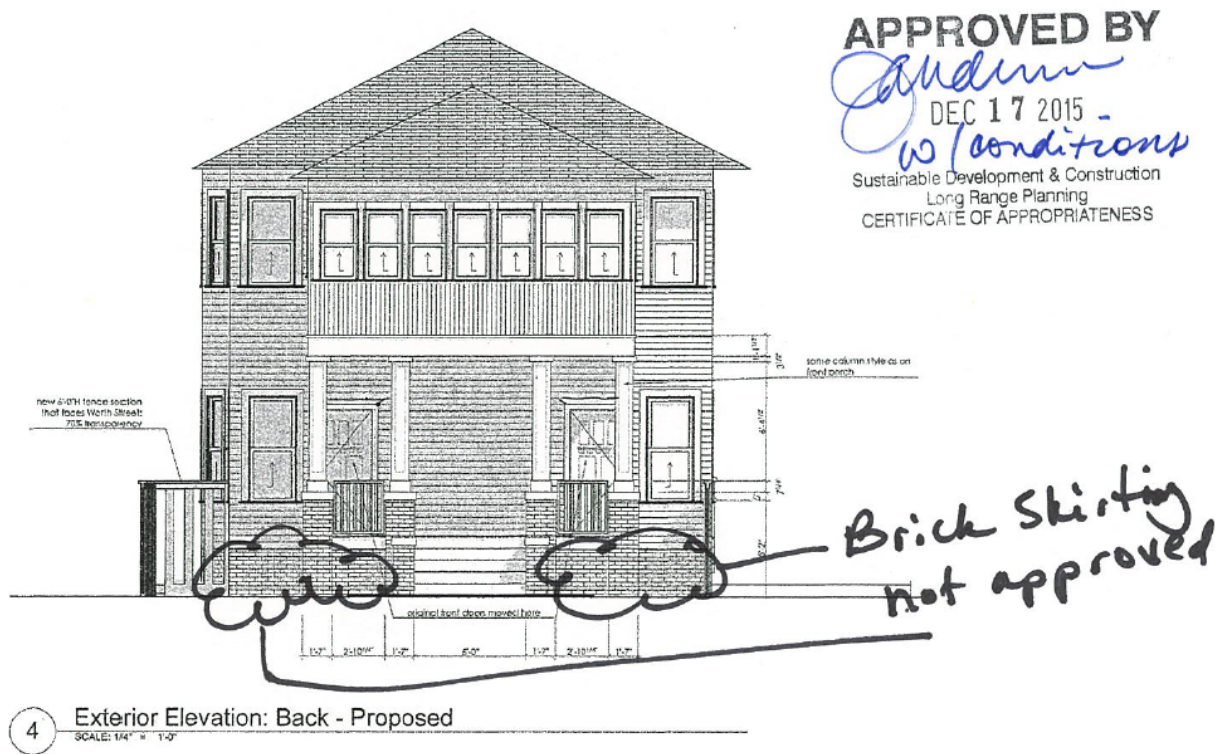
Aerial of 4834 Worth Street and surrounding area.

From Sheet 4.01 [NOTE: BRICK SKIRTING WAS NOT APPROVED]



4 Exterior Elevation: Back - Proposed
SCALE: 1/4" = 1'-0"

Proposed rear elevation. Note: brick skirting not approved.



Approved rear elevation (CA156-110 (JKA)) (Note: 7 windows)



Current rear façade.



Current rear façade.



Rear façade of main structure before CA156-110 (JKA). (Note: 6 windows)

PRESERVATION CRITERIA AND CITY CODE CITED FOR STAFF
RECOMMENDATION

- 3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.**

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

DATE: 08/11/2016

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Stacey Warnix/Restoric Properties LLC

Address: 4834 Worth Street

Date of CA/CD Request: 08/03/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

APPROVED AS SUBMITTED- NOT A PROTECTED FACADE

Task force members present

<input type="checkbox"/> Norman Alston (Chair)	<input type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Edison/LaVista Res)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Patricia Simon (Peak's Alt.)
<input checked="" type="checkbox"/> Jennifer Hidden	<input checked="" type="checkbox"/> William Hersch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Eric Hill

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

Maker: HERSCH

2nd: FINCH

Task Force members in favor: UNANIMOUS

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

MICHAEL KARNOWSKI

DATE

8/11/2016

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-732(EH)
LOCATION: 6308 Bryan Parkway
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Swiss Avenue
MAPSCO: 36-Y
CENSUS TRACT: 0011.02

APPLICANT: Bryan Hernandez

REPRESENTATIVE: None.

OWNER: DALLAS RESIDENTIAL VENTURES LLC

REQUEST:

Stain wood perimeter fence. Brand: Minwax. Color: 2718 "Ebony".

BACKGROUND / HISTORY:

7/29/2016 – Staff administratively approved the construction of an 8' wood board-on-board fence with the condition that the applicant applies for a separate CA for staining the fence. (CA156-697(EH)).

7/27/2016 – Staff approved the replacement of the existing concrete driveway, approach, front patio area and the retaining walls all in the front yard of the property with the condition that the replaced elements match the same dimensions as the original.

The structure is listed as not contributing per the Swiss Avenue historic district.

ANALYSIS:

Staff is recommendation approval of the staining of the fence as staff does not believe that the color of the proposed staining is compatible with the historic overlay district and would not have an adverse effect on the integrity of the district. The Swiss Avenue/Munger Place Task Force approved with the condition that the stain is a lighter color yet, approved the same color on a contributing structure in the district that same meeting.

STAFF RECOMMENDATION:

Stain wood perimeter fence. Brand: Minwax. Color: 2718 "Ebony". – Approve - Approve specifications dated 8-4-16 as the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Stain wood perimeter fence. Brand: Minwax. Color: 2718 "Ebony". – Approve with conditions - Approve with condition that stain color is representative of a weathered wood (generally a light) color.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA _____ []
Office Use Only

Name of Applicant: Bryan Hernandez
Mailing Address: 10860 Sunrise Ave #114
City, State and Zip Code: Dallas, TX 75218
Daytime Phone: 469-605-1766 Fax: _____
Relationship of Applicant to Owner: General Contractor

PROPERTY ADDRESS: 6308 Bryan Pkwy
Historic District: Swiss

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Replace fence with 8' Board on board pickets with single trim on top to match neighbors

Stain with Minwax Ebony

Signature of Applicant: _____ Date: 7/18/16

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.

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 214/670-4209 to make sure your application is complete.

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

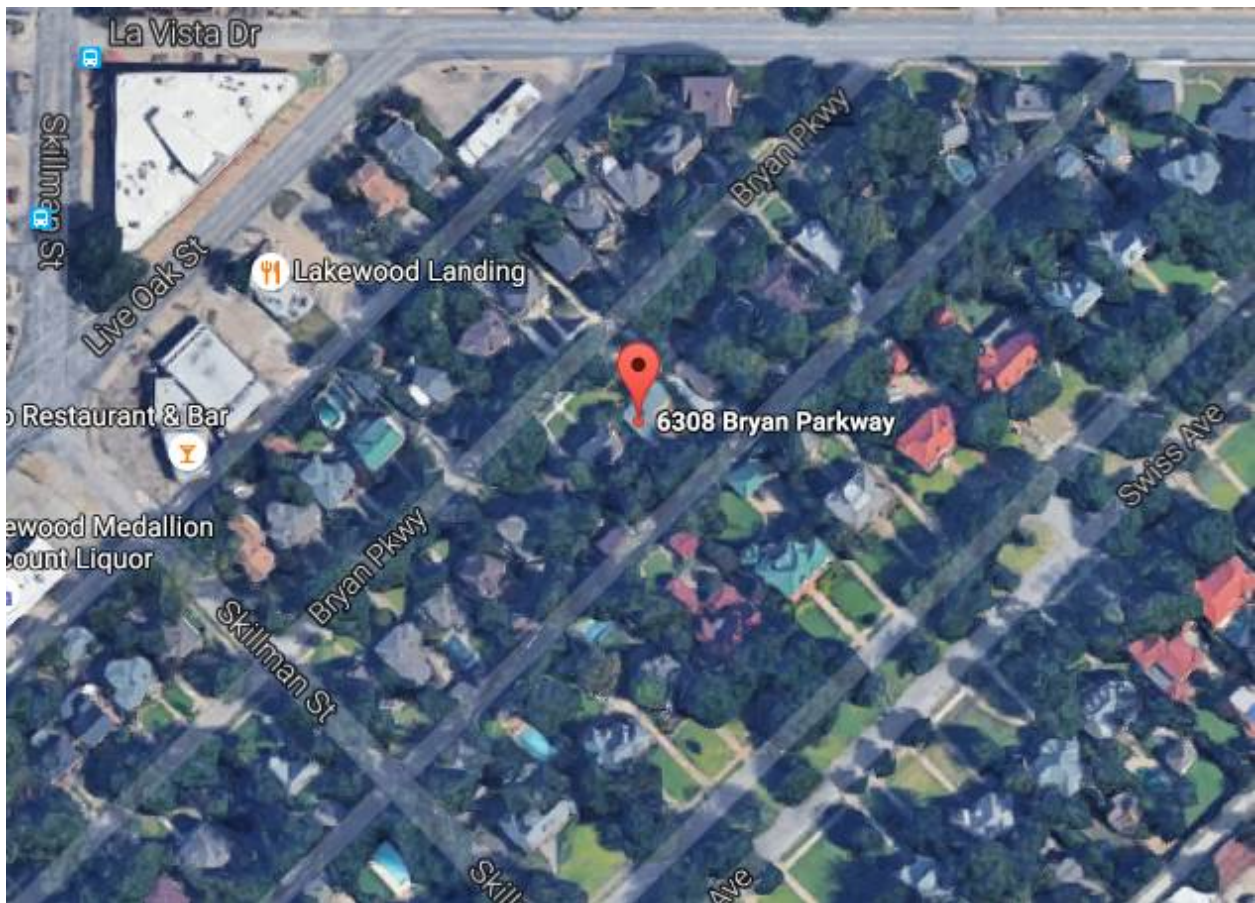
Certificate of Appropriateness

City of Dallas

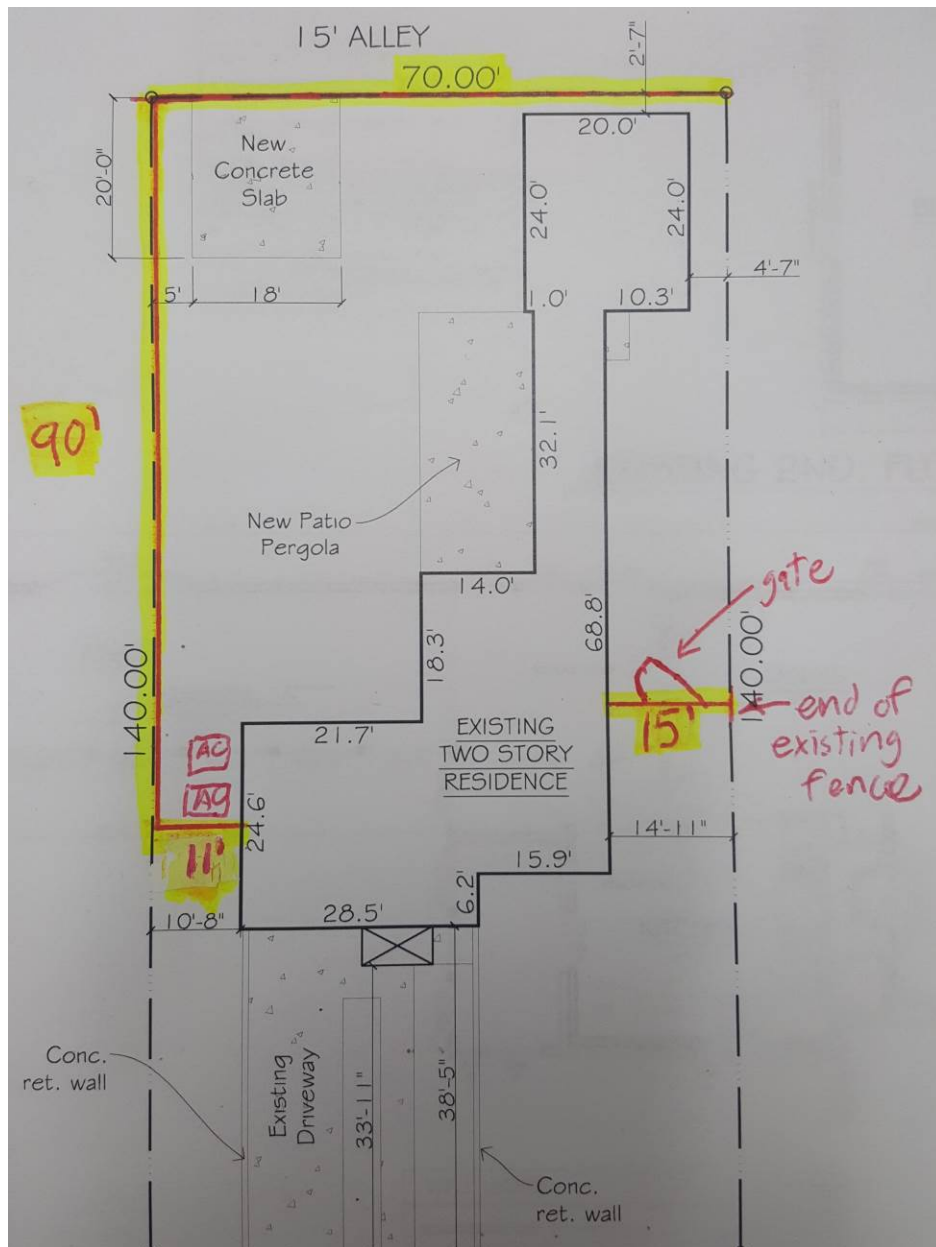
Historic Preservation
Rev. 111408



Front façade of main structure. Photo dated 2015.



Aerial of 6308 Bryan Parkway and surrounding area.



Site plan of previously approved fence location.



Image of constructed fence on side of main structure.



Image of fence design from previously approved application.

CITY CODE SECTION CITED FOR STAFF RECOMMENDATION

SEC.51A-4.501(g)(6)(C)(ii)

- (ii) For noncontributing structures, the proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 08/09/16
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Bryan Hernandez
Address: 6308 Bryan Parkway
Date of CA/CD Request: 08/03/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approve with condition that paint color is representative of a weathered wood, generally a light color.

Task force members present

<input type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members Present : Eric Hill ☐

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

Maker: *Joanna Hampton*
2nd: *Virginia Bonifield*
Task Force members in favor: *all*
Task Force members opposed: *none*
Basis for opposition:

CHAIR, Task Force

DATE

Wesley Powell
8/9/16

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-735(EH)
LOCATION: 5643 Swiss Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Swiss Avenue
MAPSCO: 36-X
CENSUS TRACT: 0014.00

APPLICANT: Halee Belz

REPRESENTATIVE: None.

OWNER: MERELLI TIGHE A & NANCY L

REQUEST:

Stain rear wood fence. Brand: Baker's Gray Away. Color: "Ebony".

BACKGROUND / HISTORY:

7/14/2016 – Staff administratively approved the replacement of a 8' board-on-board wood fence with the condition that the applicant returns for a CA for the staining in the future.

The structure is listed as contributing per the Swiss Avenue historic district.

STAFF RECOMMENDATION:

Stain rear wood fence. Brand: Baker's Gray Away. Color: "Ebony". – Approve- Approve specifications dated 8-4-16 as the proposed work is consistent with preservation criteria Section 51P-63.116(1)(H)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Stain rear wood fence. Brand: Baker's Gray Away. Color: "Ebony". - Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

haleebelz@theedjarrettcompany.com

Name of Applicant: Halee Belz - The Ed Jarrett Company

Mailing Address: 5646 Milton Suite 604

City, State and Zip Code: Dallas, TX 75206

Daytime Phone: 214-691-0622 Fax: 214-739-5437

Relationship of Applicant to Owner: General Contractor

PROPERTY ADDRESS: 5643 Swiss Ave.

Historic District: Swiss Avenue Historic District

CA _____ - _____ []
Office Use Only

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. **DO NOT** write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Stain wood fence - Manufacturer: Baker's Gray Away / Color: Ebony

Wood fence does not face front facade of home.

Find attached - Wood fence CA, website of wood stain manufacturer, photos of property

Signature of Applicant: Halee Belz Date: 08/01/2016

Signature of Owner: Nancy Z. Smith Date: 8/2/16
(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.

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 214/670-4209 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:

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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

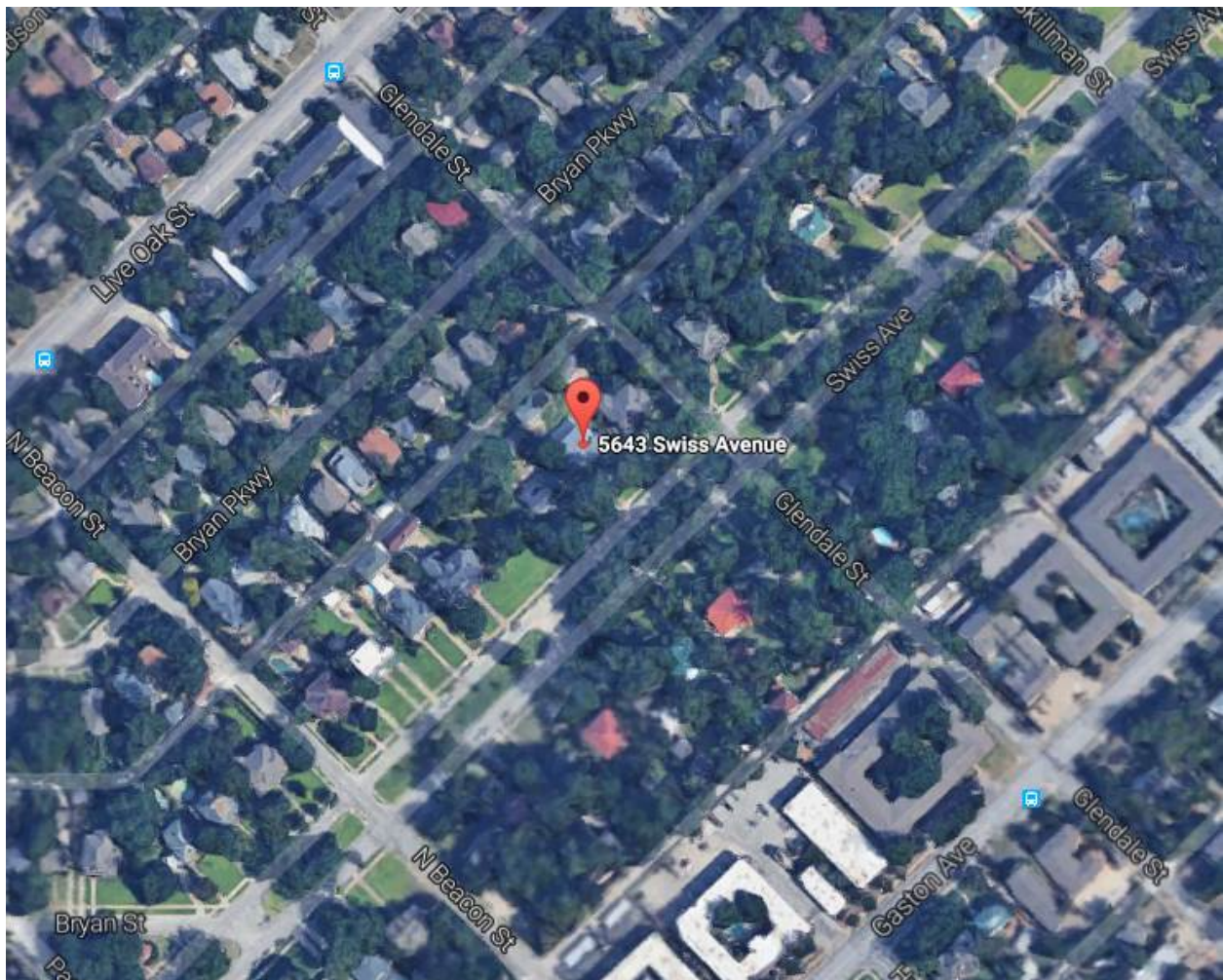
Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Front façade of 5643 Swiss Avenue.



Aerial of 5643 Swiss Avenue and surrounding area.



Fence detail.



Fence detail.

Professional Deck & Fence Stain

Perfect for Fences, Decks and Siding.

MADE IN  U.S.A.

Baker's
GRAY-AWAY
WOOD SEAL

Join us on  FaceBook

Home Products Photo Gallery

FAQ's Tech Info Order Online



Baker's Gray-Away Wood Seal
PROFESSIONAL HEAVY DUTY PENETRATING OIL FINISH

Baker's Gray-Away Wood Seal protects natural wood color, repels water, extends wood life, provides a mold, mildew and fungus resistant film and the pigmented stain formula prevents graying and weathering. This product can be used on cedar roofs (shakes and shingles), fences, decks, log homes, cabins, siding, spas, gazebos, arbors, cedar, redwood, pine and any other exterior wood.

Baker's Gray-Away is available in a wide variety of rich natural colors:

Super Clear	Super Cedar Gold	Honey Brown	Super Cedar Dark	Walnut	Super Cedar	Special Blend	Redwood
Cedar Tone	Natural Cedar	Sierra	Red Barn	Oak	Chocolate	Dark Oak	Coffee
Taupe	Driftwood	Slate Gray	Gray Stone	Dark Gray	Espresso	Ebony	

Proposed fence stain. "Ebony"

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

(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.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 08/09/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Halee Belz

Address: 5643 Swiss Avenue

Date of CA/CD Request: 08/03/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

approve as submitted

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input type="checkbox"/> Elizabeth Mast
<input type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members Present : Eric Hill ☐

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

Maker: *Joanna Hampton*
2nd: *Greg Johnston*
Task Force members in favor: *all*
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force

DATE

Wesley Powell
8/9/16

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-723(JKA)
LOCATION: 220 N. Clinton Avenue
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: David Chen and Rebecca Wong

OWNER: DAVID TAWEI CHEN & REBECCA WONG

REQUEST: Paint main structure (body) using Sherwin Williams SW7066 "Gray Matters."

BACKGROUND / HISTORY:

6/1/2015 – Landmark Commission approved various exterior renovations on the exterior of the main structure, including paint colors, but denied without prejudice the construction of a new front porch (CA145-377(MD)).

7/6/2015 – Landmark Commission approved the demolition of an existing accessory structure and the construction of a new accessory structure (CA145-443(MD)).

8/3/2015 – Landmark Commission approved the construction of a new front porch (CA145-529(MD)).

2/1/2016 – Landmark Commission approved new front and back door design and construction of a rear covered patio, but denied without prejudice the replacing of all the wood siding on the structure (CA156-214(MD)).

3/7/2016 – Landmark Commission approved with conditions replacing the exterior wood siding and installation of wood trim around the front door and windows (CA156-261(MD)).

04/04/16 – Landmark Commission approved the construction of a rear addition (CA156-350(MD)).

The structure is considered 'compatible' or 'non-contributing' to the Winnetka Heights historic overlay district.

ANALYSIS: The Winnetka Heights ordinance states that up to three colors – a dominant body color, and up to two accent colors – may be used on structures. The applicant is seeking approval for a different body color than what was approved in June 2015, but the trim and accent colors will stay the same as previously approved. Staff believes that the body color proposed is appropriate and is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

Paint main structure (body) using Sherwin Williams SW7066 "Gray Matters" – Approve
– Approve specifications dated 08-15-16 with the finding that the proposed work is compatible with the historic overlay district and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Paint main structure (body) using Sherwin Williams SW7066 "Gray Matters" – None –
No quorum, comments only. Support.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 156 - 723 [JKA]

Office Use Only

Name of Applicant: David Chen & Rebecca Wong
Mailing Address: 2735 W 10th ST
City, State and Zip Code: Dallas, TX 75211
Daytime Phone: 214-728-4521 Fax: _____
Relationship of Applicant to Owner: owner

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ____ No ____

Planner's Initials

PROPERTY ADDRESS: 220 N Clinton Ave
Historic District: Winnetka Heights

PROPOSED WORK:

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

Proposal to paint the exterior of the home with the following paint scheme.
Exterior – Sherwin Williams Gray Matters (SW7066)
~~Front Door – Sherwin Williams Daisy (SW6910)~~
Trim – Sherwin Williams Extra White (SW7006) (Previously approved)

Signature of Applicant: [Signature] Date: 7/4/16

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

RECEIVED BY

AUG 04 2016

APPLICATION DEADLINE:

Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH at 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.

Current Planning

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



Main structure

Property: 220 N Clinton
Owner: David Chen

July 4, 2016



Main structure front and side/rear facade

Property: 220 N Clinton
Owner: David Chen

July 4, 2016



Main structure front and side facade

Property: 220 N Clinton
Owner: David Chen

July 4, 2016

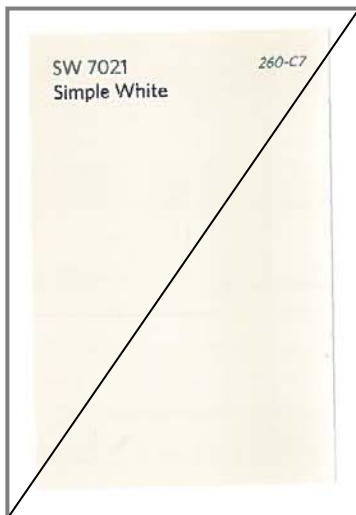


Accessory structure



New proposal
BODY

Previously approved:



BODY



TRIM

ACCENT

Proposed paint colors. The “Simple White” will be replaced with “Gray Matters,”, while the previously approved “Extra White” for the trim and “Daisy” for the accent will stay the same.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: David Chen & Rebecca Wong

PROPERTY ADDRESS: 220 N Clinton

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support new color of Gray Matters

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 08/10/2016

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.



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-724(JKA)
LOCATION: 315 N. Clinton Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 0046.00
CENSUS TRACT: 54-B

APPLICANT: Dorothy Cupka

OWNER: TROY GENE NICHOLS

REQUEST: Paint main structure using Brand: Behr. Body: PPU11-03 "Botanical Green;" Trim: PPU10-13 "Snowy Pine."

BACKGROUND / HISTORY:

08-03-16 – A Routine Maintenance CA was issued to replace up to 20% of damaged wood skirting with matching wood skirting (CA156-704(JKA)).

ANALYSIS: The Winnetka Heights ordinance states that up to three colors – a dominant body color, and up to two accent colors – may be used on structures. The "Botanical Green" appears brighter in the scanned image than it does on the actual paint chip. Staff will provide the paint chip at the briefing for review. Staff believes that two colors proposed are appropriate and is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Paint main structure using Brand: Behr. Body: PPU11-03 "Botanical Green;" Trim: PPU10-13 "Snowy Pine" – Approve – Approve paint specifications dated 08-15-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Paint main structure using Brand: Behr. Body: PPU11-03 "Botanical Green;" Trim: PPU10-13 "Snowy Pine" – None – No quorum, comments only. Support.

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

CA 156 - 724 [JKA]
Office Use Only

Name of Applicant: Dorothy Cupka
Mailing Address: 315 N Clinton Ave
City, State and Zip Code: Dallas, TX 75204
Daytime Phone: 766-516-2427 Fax: _____
Relationship of Applicant to Owner: Girlfriend

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

PROPERTY ADDRESS: 315 N Clinton Ave
Historic District: Winnetka Heights

PROPOSED WORK:

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

~~We have Siding on all 4 sides of the house that~~
~~needs replaced~~
~~- replace damaged siding all 4 sides~~
~~- paint new & existing siding (Behr Botanical Green PPU11-03)~~
~~- paint existing trim (Behr Snowy Pine PPU10-13)~~

Signature of Applicant: [Signature]

Date: 7/26/16 **RECEIVED BY**

Signature of Owner: [Signature]
(IF NOT APPLICANT)

Date: 7/26/16 AUG 04 2016

APPLICATION DEADLINE:

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



Main structure



Main structure



PPU10-13

Snowy Pine
PPU10-13^u



8-15-16

Proposed paint specifications

CA156-724(JKA)

C14-5

PRESERVATION CRITERIA CITED IN STAFF RECOMMENDATION:

Section 51P-87.111(a)(8)

(8) Color.

(A) Brick surfaces. Brick surfaces not previously painted must not be painted unless the applicant establishes that:

(i) the painting is absolutely necessary to restore or preserve the brick; or

(ii) the color and texture of replacement brick cannot be matched with that of the existing brick 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 two 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 of a color that matches or complements the color scheme of the structure.

(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 structure.

TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Dorothy Cupka

PROPERTY ADDRESS: 315 N Clinton

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support colors as described in CA

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 8-10-16

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.



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-721(JKA)
LOCATION: 341 S. Edgefield Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No.87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Austin Barker

OWNER: AMANDA BARKER

REQUEST: Replace roll step in lead walk.

BACKGROUND / HISTORY:

11/2/2015 – Landmark Commission approved new front door styles and paint colors while denying without prejudice dentil moulding on front gable, new porch columns, cheekwalls, and fence in interior side yard (CA156-021(MD)).

12/7/2015 – Landmark Commission approved a new wood porch railing, fence, and landscaping in front yard (CA156-106(MD)).

4/4/2016 – Landmark Commission approved relocation of a window on the rear façade to the side façade (CA156-341(MD)).

7/13/2016 – A Routine Maintenance CA was written to replace the concrete walk in front yard with the condition that replacement of the roll step was not approved (CA156-670(MD)).

ANALYSIS: The applicant replaced the roll step in the lead walk despite the conditions on the Routine Maintenance CA which stated that “Replacement of waterfalls steps is NOT approved as part of this CA application.” The applicant stated that they believed that a roll step referred to the steps leading up to the porch and not the steps in the lead walk. Staff is satisfied that the replacement roll steps appear similar to the previous steps, which were sinking. Therefore, staff is recommending approval of the work and determined that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

Replace roll step in lead walk – Approve – Approve the completed work with the finding that it is consistent with preservation criteria Section 51P-87.111(b)(9)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Replace roll step in lead walk – None – No quorum, comments only. Support as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 156 - 721 [JKA]
Office Use Only

Name of Applicant: Austin Desguin and Amanda Barker

Mailing Address : 341 South Edgefield Ave

City, State and Zip Code: Dallas, TX 75208

Daytime Phone: 832.453.1872

Fax: _____

Relationship of Applicant to Owner : We are the owners

PROPERTY ADDRESS: 341 S. Edgefield Ave Dallas, TX 75208

Historic District: Winnetka Heights

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ____ No ____

Historic Planner's
Initials:

PROPOSED WORK:

Please describe your proposed work simply and accurately. **DO NOT** write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

We had replaced the step in the walkway leading to the front door because it had collapsed and was

crumbling. We thought the waterfall steps were describing the steps leading to the porch. The original walkway steps were in very poor shape and a safety hazard. We replaced the walkway with the same design,

(including what we now know as the "waterfall") and the same material

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Signature of Applicant: Austin Desguin and Amanda Barker Date: 7/28/2016

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

AUG 04 2016

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.

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 214/670-4209 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



Main structure



Previous roll step that was removed without a Certificate of Appropriateness.



Replacement roll step.

Preservation Criteria Cited in Staff Recommendation

(9) **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 concrete, gravel, or brick that matches or is compatible in texture, color, and style with the main building.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Austin Desguin & Amanda Barker
PROPERTY ADDRESS: 341 S Edgefield
DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support as submitted.

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:
2nd.

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *8-10-16*

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.

**LANDMARK COMMISSION****September 6, 2016**

FILE NUMBER: CA156-719(JKA)
LOCATION: 110 N Montclair Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0046.00

APPLICANT: Douglas Carney

OWNER: Michael Flores

REQUEST: Install 8" board-on-board wood fence and gate.

BACKGROUND / HISTORY:

07/18/2006 – a Routine Maintenance CA was issued for new roofing (CA056-454(JA)).
04/01/2004 – a Routine Maintenance CA was issued for painting (CA034-135(JA)).

ANALYSIS: The fence and gate will be 8' board-on-board cedar and will not be stained. The fence return on the north side façade encroaches into the front 50% of the side facade so that three bay windows will be enclosed by the fence. The fence begins with the first wall projection. Staff believes that the proposed location of the fence return on the north side is appropriate. The proposed gate will be electric. Staff is recommending approval of the fence and gate and determined that the proposed work meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Install 8" board-on-board wood fence and gate – Approve – Approve site plan and specifications dated 08-16-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Install 8" board-on-board wood fence and gate – None – No quorum, comments only. Support fence location as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 156-719 [JKA]
Office Use Only

Name of Applicant: Douglas Carney and Michael Flores

Mailing Address: 110 North Montclair

City, State and Zip Code: Dallas, Texas 75208

Daytime Phone: 214-729-0939

Fax: _____

Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 110 North Montclair Dallas Texas 75208

Historic District: Winnetka Heights

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ____ No ____

Historic Planner's
Initials:

PROPOSED WORK:

Please describe your proposed work simply and accurately. **DO NOT** write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

8' Cedar Fence. Board on Board. Standard 2.375" diameter steel post placed 6' apart and buried 3' in ground.
with concrete. Vertical boards are standard 5/8" x 6" x 8'. Nails are stainless steel. Two entry gates (east and west

entry). Rails will be 2" x 4" with the bottom rail being 2" x 6". Top rail (cap) will be 2" x 6" as well.

Note. This is a non-stained natural cedar fence.

RECEIVED BY

Signature of Applicant: Douglas Carney

Date: 7/27/2016

Signature of Owner: _____

(IF NOT APPLICANT)

Date: _____

AUG 04 2016

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.

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 214/670-4209 to make sure your application is complete.

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

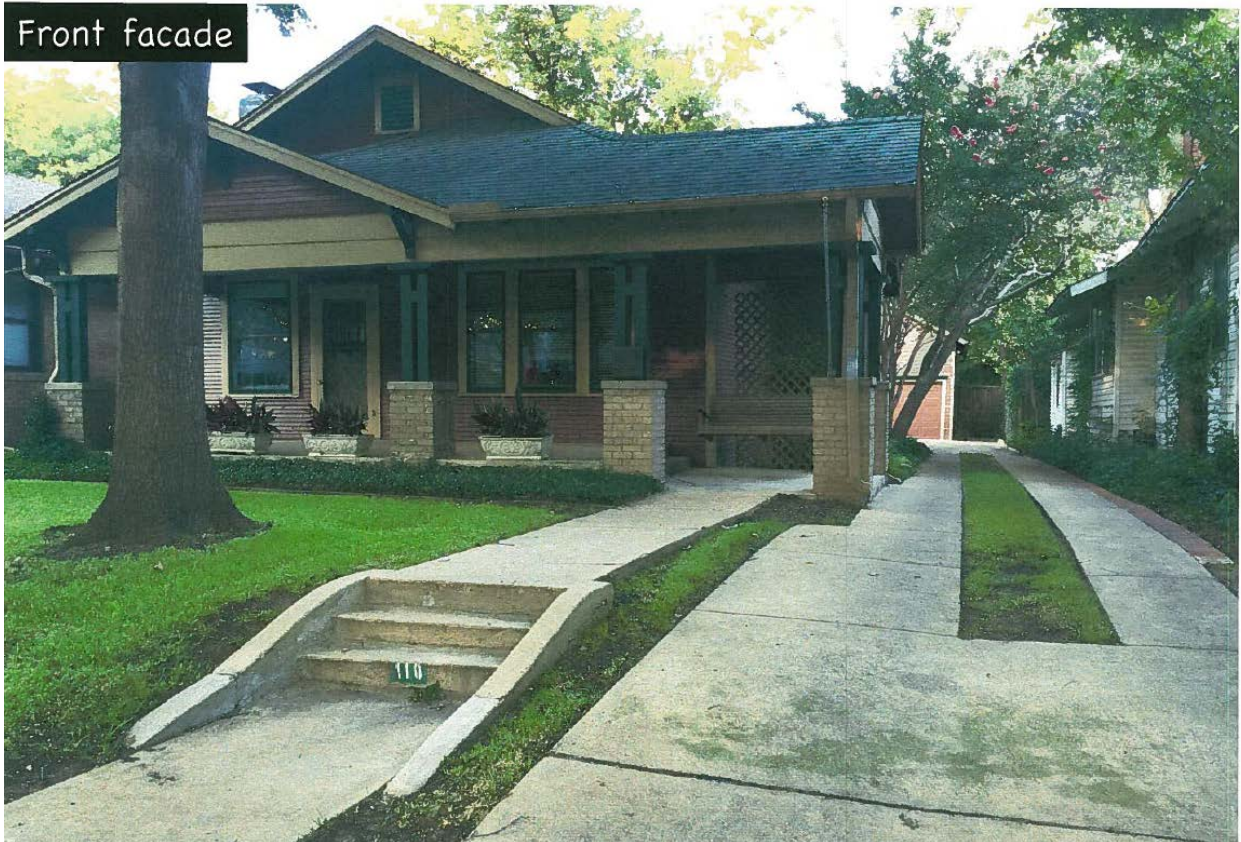
Historic Preservation

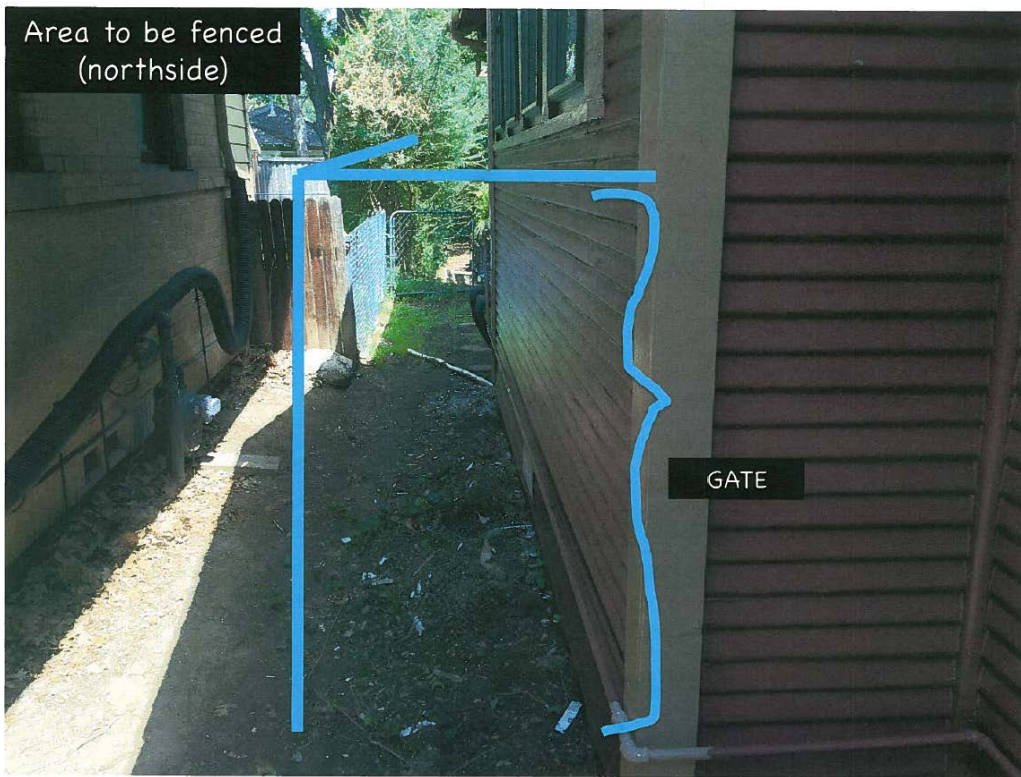
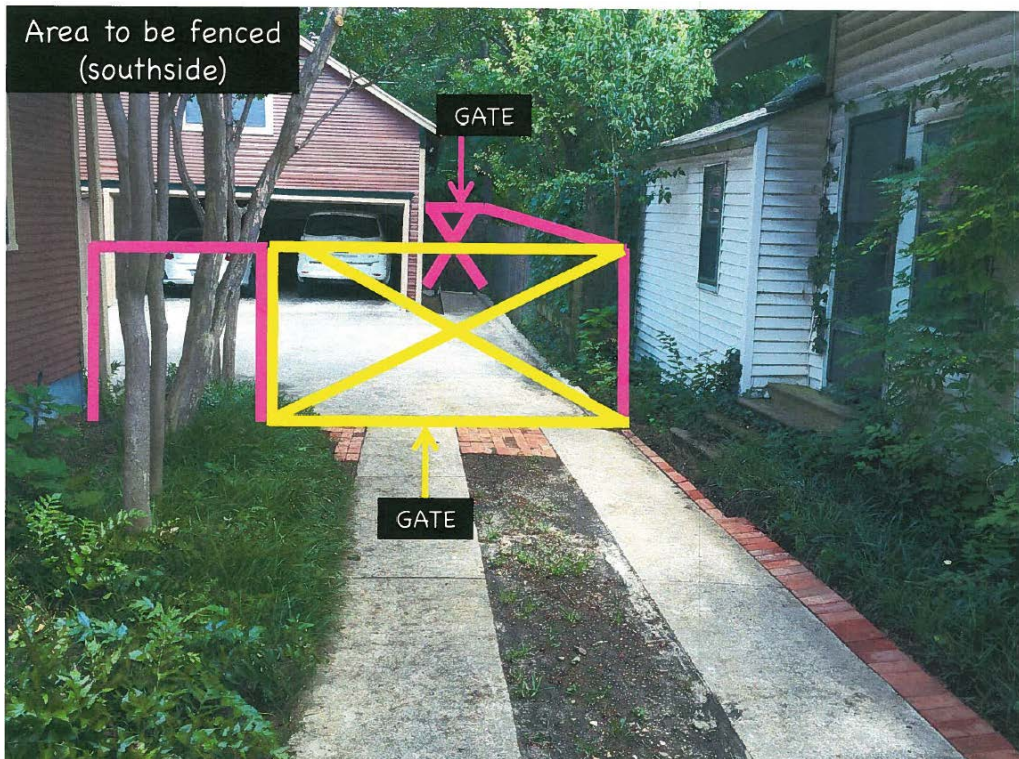
Rev. 111408

Front facade



Front facade

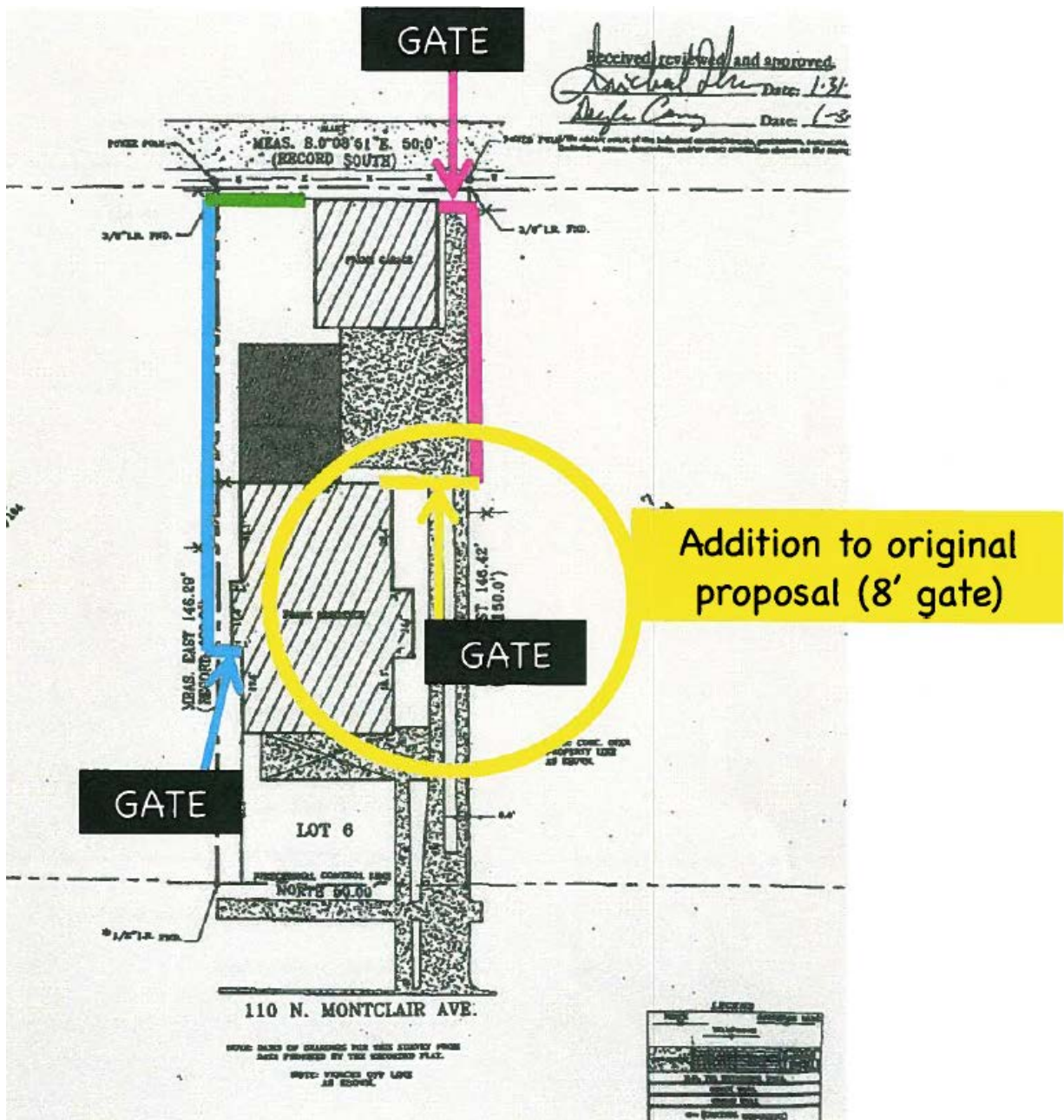




Photographs and graphic illustration of fence proposals provided by applicant.



Photographs and graphic illustration of fence proposals provided by applicant.



Site plan with proposed fence and gate highlighted. All fences and gate will be matching 8' board-on-board cedar with no stain.

Proposed Fence Type



Proposed fence design.

Preservation Criteria Cited in Staff Recommendations

51P-87.111(b)(2):

(2) Fences.

(A) 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 substantially 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.

(B) Height. Maximum permitted height for a fence is nine feet.

(C) Location.

(i) The following are the only types of fences permitted in the front yard: white wood picket fences and dark green, dark brown, or black wrought iron fences. A fence in the front yard may not exceed two feet in height unless a taller fence is needed to satisfy screening requirements for parking in front of nonresidential uses.

(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 the main building, except that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen all or any portion of a significant architectural feature of a main building on the same or an adjacent lot.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Douglas Carney and Michael Flores

PROPERTY ADDRESS: 110 N Montclair

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support fence location as submitted

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *8-10-16*

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.



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-717(JKA)
LOCATION: 201 N. Montclair Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Kevin Maher

OWNER: MAHER KEVIN E & HEIDI

REQUEST: Construct addition in rear of the main structure.

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 new rear addition and denied without prejudice the removal of waterfall steps (CA145-436(MD)).

8/3/2015 – Landmark Commission approved the demolition of an accessory structure (CD145-027(MD)).

10/5/2015 – Landmark Commission denied without prejudice the removal of side steps and retaining wall (CA145-655(MD)).

11/06/2015 – Landmark Commission approved design changes to the previously approved addition (CA156-023(MD)).

ANALYSIS: The addition was originally approved by Landmark Commission in July 2015 and a design change was approved in October 2015. The applicant would like to remove two windows on the addition's north elevation from the previously approved plans. While the north elevation faces the public right-of-way, it is not readily visible from street level due to the height of the fence. The proposed addition meets the requirements in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION: Construct addition in rear of the main structure – Approve – Approve plans dated 8-17-16 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Construct addition in rear of the main structure – None – No quorum, comments only. Support amendment to plan as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156-717 (JKA)
Office Use Only

Name of Applicant: Kevin and Heidi Maher
Mailing Address: 201 N. Montclair
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 214-288-0701 Fax: 214-965-5982
Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 201 N. Montclair
Historic District: Winnetka Heights

PROPOSED WORK:

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

We would like to make a minor amendment to our previously approved addition plans. The only change to the exterior of the previously approved plans is the removal of 2 windows on the south side wall of the new structure. Amended architectural drawings are attached. Changes are noted in bubbles on attached sheet. Original rendering approved C.A. attached behind for reference.

Signature of Applicant: [Signature] Date: 8/4/16
Signature of Owner: [Signature] Date:
(If NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Front (east) and partial south elevations.



Partial rear elevation.

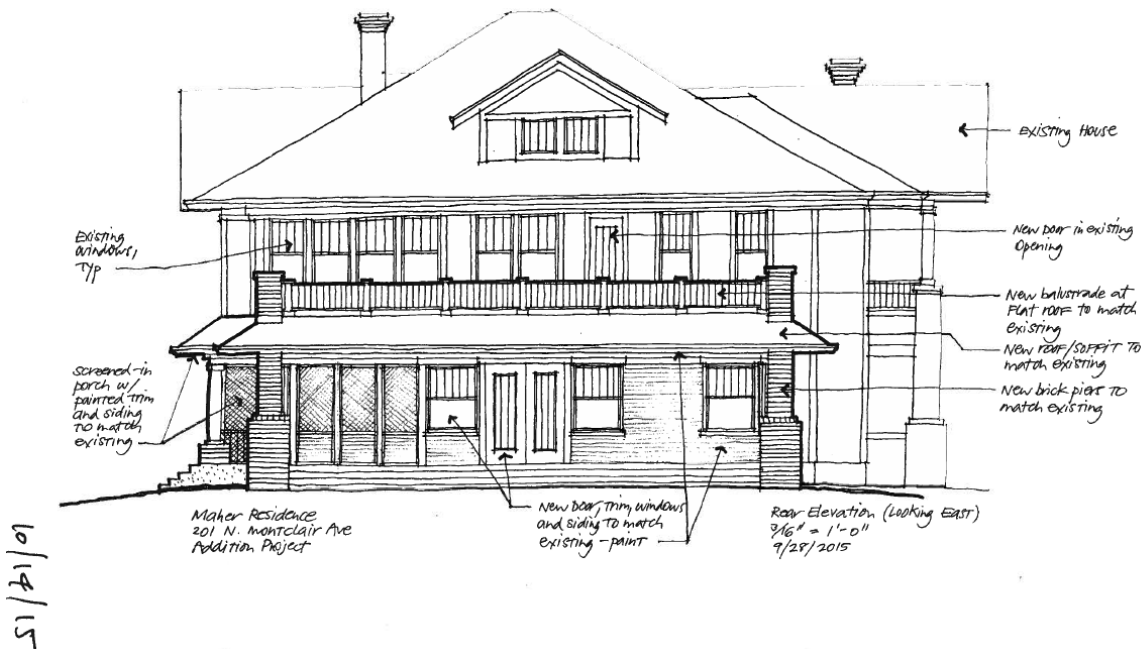


View of area for proposed addition from the public right of way.

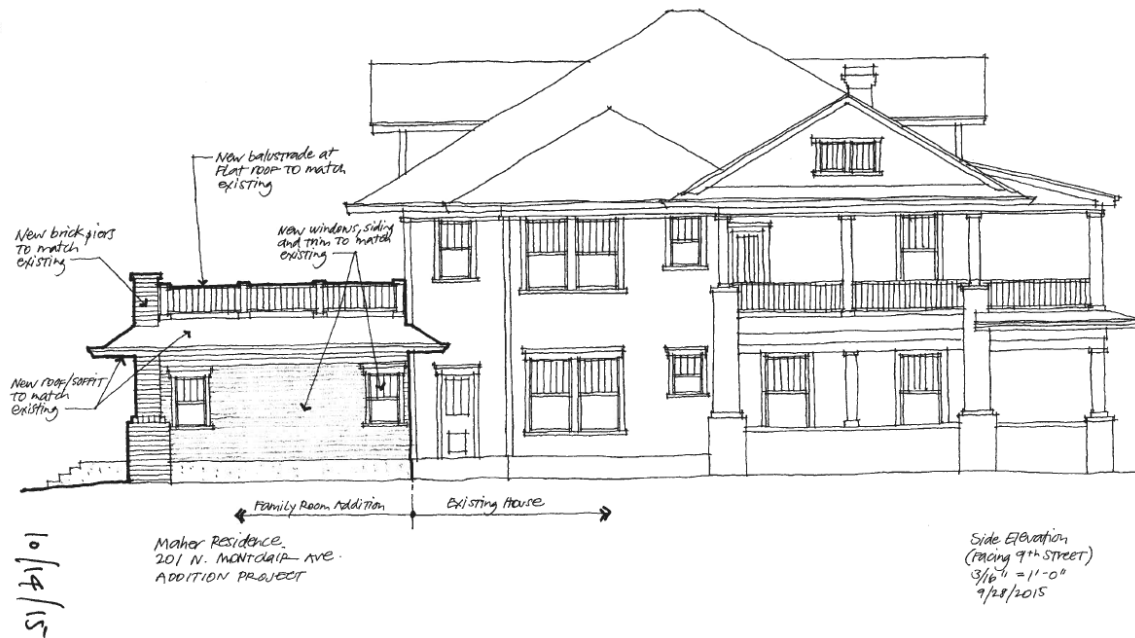
New Living Space \$578 sf.

→ New Screened In. Patch - #328





Previously approved rear addition.



Previously approved rear addition.

Attachment #2 – Materials - All exterior materials will match existing

1. 117 novelty siding, paint to match existing
2. paint will match existing (*see attached pic*) – paint is custom mix to match previous owner's, so we don't have the exact formula, but can provide paint chips if necessary.
3. Windows will be jeldwin and will match existing window design throughout the house.
4. Doors will match all existing exterior doors.

Previously approved addition specifications submitted by applicant.



Proposed addition. The windows on the north side have been removed from the plan.

Preservation Criteria Cited in Staff Recommendations

(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.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Kevin and Heidi Maher

PROPERTY ADDRESS: 201 N Montclair

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support amendment to plan as submitted

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *8-10-16*

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.



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-741(JKA)
LOCATION: 214 S Montclair Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Solid Rock Homebuyers

REPRESENTATIVE: Ryan Schirato

OWNER: May Osborne

REQUEST: Remove wrought iron railing and install four 8"x8" wood box columns on front porch of main structure.

BACKGROUND / HISTORY:

08-04-16 – Landmark Commission Denied without Prejudice the request to install columns on the front of the main structure (CA156-667(JKA)).

ANALYSIS: The Landmark Commission Denied without Prejudice smaller columns that were proposed for the structure in the August 2016 hearing and requested that the applicant construct columns that were 8"x8" straight wood columns that are load-bearing. The columns proposed in this application complies with the commission's requests, and also meets the requirement that the width of the column shaft at its widest point are at least one-eighth of the height of the column for a one-story column. The wrought iron columns and railing are not original to the structure and are proposed for removal. The columns will be supported by 6"x6" lumber. Staff has determined that the proposed work meets the preservation criteria and City Code and is recommending approval of the work.

STAFF RECOMMENDATION: Remove wrought iron railing and install four 8"x8" wood box columns on front porch of main structure – Approve – Approve specifications dated 08-17-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(3), 51P-87.111(a)(9), and 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Remove wrought iron railing and install four 8"x8" wood box columns on front porch of main structure – None – No quorum, comments only. Support removal of railings and installation of wood columns.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 156 - 741 (JKA)
Office Use Only

Name of Applicant: Solid Rock Home Buyers

Mailing Address: 3937 Bierstadt Cir.

City, State and Zip Code: Plano, TX. 75023

Daytime Phone: (469)751-7625

Fax: _____

Relationship of Applicant to Owner: _____

PROPERTY ADDRESS: 214 S. Montclair Ave. Dallas, TX
75208

Historic District: Winnika Heights

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes _____ No _____

Historic Planner's
Initials: _____

PROPOSED WORK:

Please describe your proposed work simply and accurately. **DO NOT** write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Front wrought iron to be removed, and new 8" x 8" square pink columns with box cap and base will be installed. Several porches in the area have exact or similar style. Stair railing on right side and access way remain intact and painted with same color as columns (already approved by the Council).

Signature of Applicant: _____

Date: _____

Signature of Owner: _____

(IF NOT APPLICANT)

Date: _____

RECEIVED BY

AUG 04 2016

APPLICATION DEADLINE:

Application material must be completed and submitted by the **FIRST CURSON 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.

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 214/670-4209 to make sure your application is complete.

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Front façade of main structure

214 S Montclair Ave Project

Proposed: Install 4 new square 8" x 8" front porch columns

Characteristics:

Width: 8 in.

Depth: 8 in.

Height: 7 ft.

Paint Color: Sherwin Williams SW7571 "Casa Blanca" (*per approved paint scheme on previous CA*)

Description of the work:

Front wrought iron to be removed (see pictures below), and new square 8" x 8" pine wood columns with box cap and base will be installed. Several properties in the area have exact or similar style. Stair railing on right side door access will remain intact and painted with the same color as the columns (*already approved by Historic Preservation Council*). Please see attached pictures for more details.



Columns detail on next page

8-17-16

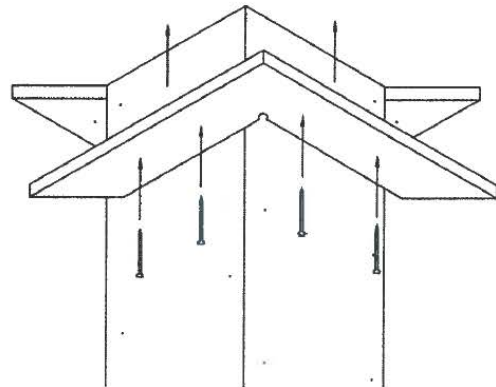
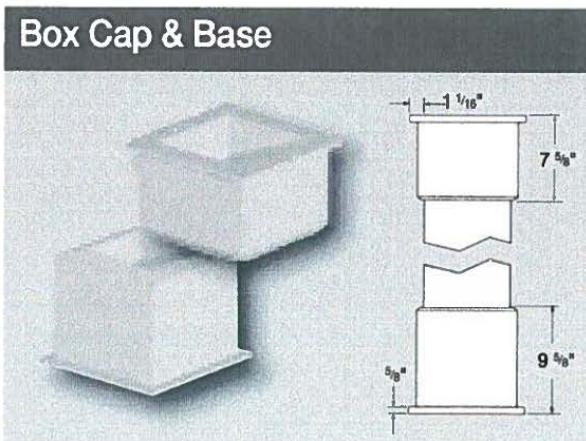
Column detail submitted by applicant.

Column and Box Cap & Base Details:

Inner Wood Type: 6 in. x 6 in. x 7 ft. #2 Pressure-Treated Timber (solid pine wood column)

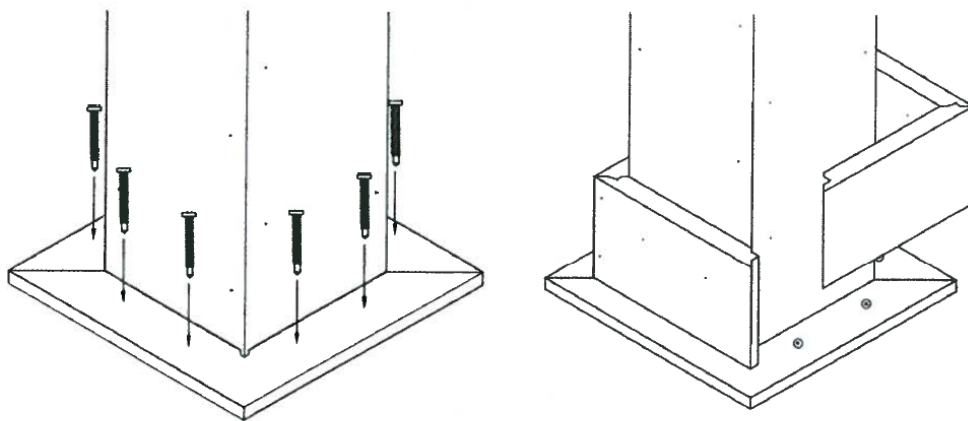
Casing Wood Type: 1 in. thick Contact Pressure-Treated Pine Board (smooth finish)

Box Cap & Base: 5/8 in. Pressure-Treated Pine Board (smooth finish)



8-17-16

Column detail submitted by applicant.



8-17-16

Column detail submitted by applicant.

PRESERVATION CRITERIA CITED IN STAFF RECOMMENDATIONS

51P-87.111(a)(3)

(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 the main building and compatible with the other buildings on the blockface.

51P-87.111(a)(9)

(9) Columns.

(A) Function. Columns are only permitted as vertical supports near the front entrance of the main building or as vertical supports for porches.

(B) Materials. Columns must be constructed of brick, stucco, wood, cut stone, or other materials that look typical of the style and period of the 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 the main building.

(D) Width dimensions. The width of a column shaft at its widest point must be at least:

and

(i) one-eighth of the height of the column for a one-story column;

(ii) one-tenth of the height of the column for a two-story column.

51P-87.111(a)(11)(A)

(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 the main building.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Solid Rock Homebuyers

PROPERTY ADDRESS: 214 S Montclair

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Support removal of Railings and installation
of wood columns.*

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ *Mark Doty* *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *8-10-16*

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.



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-728(JKA)
LOCATION: 125 N Rosemont
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0046.00

APPLICANT: Andrew Barter

OWNER: ANDREW & JEANNE BARTER

REQUEST: Paint main structure, Brand: Sherwin Williams. Body & Trim: SW7006 "Extra White;" Accent: SW7048 "Urban Bronze."

BACKGROUND / HISTORY:

05-15-15 – A Routine Maintenance CA was issued for foundation repair (CA145-399(MD)).

ANALYSIS: The Winnetka Heights ordinance states that up to three colors – a dominant body color, and up to two accent colors – may be used on structures. The body and trim colors proposed will both be the same color (Extra White) which matches the existing colors, while the accent color will be Urban Bronze and is a new color proposed for the house. Staff believes that the colors proposed are appropriate and is recommending approval of the proposed work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Paint main structure, Brand: Sherwin Williams. Body & Trim: SW7006 "Extra White;" Accent: SW7048 "Urban Bronze" – Approve – Approve specifications dated 8-15-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Paint main structure, Brand: Sherwin Williams. Body & Trim: SW7006 "Extra White;" Accent: SW7048 "Urban Bronze" – None – No quorum, comments only. Support.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156 - 728 (JKA)
Office Use Only

Name of Applicant: Andrew & Jeanne Barker
Mailing Address: 125 N Rosemont Ave
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 972 824 1215 Fax: —
Relationship of Applicant to Owner: Owner

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes — No —
Planner's Initials

PROPERTY ADDRESS: 125 N Rosemont Ave Dallas TX 75208
Historic District: Winnifka Heights

PROPOSED WORK:

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

part exterior of house ex. st.ing colors
extra white sw 7006 base
aged white sw 7000 trim
Nessacrew Brg/Bryce Brgn Sw 7000 / Sw 7048

Signature of Applicant: Andrew & Jeanne Barker

Date: 5/31/16

Signature of Owner: Andrew & Jeanne Barker
(IF NOT APPLICANT)

Date: 5/31/16

RECEIVED BY

APPLICATION DEADLINE:

Current Planning

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Main structure

SW 7006
Extra White

257-C1

SW 7048
Urbane Bronze

245-C7

BODY
+
TRIM

ACCENT

815-16

Proposed paint colors

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(8)

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Andrew & Jeanne Barter
PROPERTY ADDRESS: 125 N Rosemont
DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support Body - Extra White
Accent - Urbane Bronze
as colors for house

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 08/10/2016

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.



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-718(JKA)
LOCATION: 222 N Rosemont Avenue
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Jeff Blackwell

OWNER: Joel Barnes

REQUEST: Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Grey;" Trim: SW0050 "Classic Light Bluff;" Accent: SW2863 "Powder Blue."

BACKGROUND / HISTORY:

8/1/16 – Landmark Commission approved the installation of a wood and a chain link fence – CA156-666(JKA).

07/14/16 – A Routine Maintenance CA was issued for foundation repair – CA156-677(JKA)

3/7/16 – Landmark Commission approved the construction of the front porch, the removal of a window and door on the north side, and the installation of gable vents – CA156-260(MD).

The structure is listed as "compatible" or "non-contributing" to the Winnetka Heights Historic District.

ANALYSIS: The Winnetka Heights ordinance states that up to three colors – a dominant body color, and up to two accent colors – may be used on structures. Staff believes that the colors proposed are appropriate and is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Grey;" Trim: SW0050 "Classic Light Bluff;" Accent: SW2863 "Powder Blue" – Approve – Approve specifications dated 08-17-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Paint main structure. Brand: Sherwin Williams. Body: SW0055 "Light French Grey;" Trim: SW0050 "Classic Light Bluff;" Accent: SW2863 "Powder Blue" – None – No quorum, comments only. Support.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156 - 718 - JKA
Office Use Only

Name of Applicant: Jeff Blackwell
Mailing Address: 11005 Carissa Dr
City, State and Zip Code: Dallas, TX 75218
Daytime Phone: 469-951-9500 Fax: _____
Relationship of Applicant to Owner: Contractor

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

PROPERTY ADDRESS: 222 N. Rosemont
Historic District: Winnetka Heights

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Repaint windows, window trim, corner trim and Casera
with Sherwin-Williams SW 0050 Classic Light Buff
Repaint exterior doors with Sherwin-Williams SW 2863 Powder Blue
All siding and soffits to remain existing Sherwin Williams
Light French Gray (SW 0065)

Signature of Applicant: Jeff Blackwell Date: 6/30/2016

Signature of Owner: Wm J. Damm Date: 6/30/2016
(IF NOT APPLICANT)

RECEIVED BY

AUG 04 2016

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF CURRENT MONTH** **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.

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 214/670-4209 to make sure your application is complete.

OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Front façade of the main structure.



Front and partial side façade of main structure.

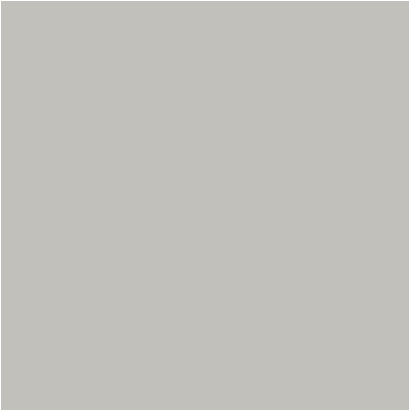


South side of main structure.

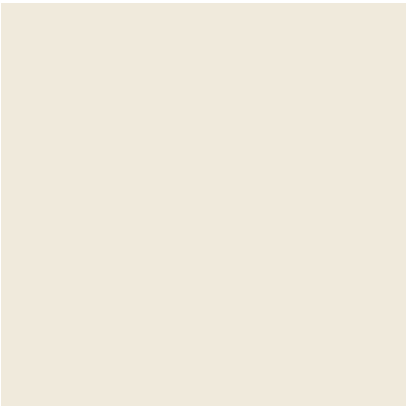


North side of main structure.

PAINT COLORS PROPOSED



BODY: SW0055 "LIGHT FRENCH GRAY"



TRIM: SW0050 "LIGHT BUFF"



ACCENT: SW2863 "POWDER BLUE"

8-17-16

TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Jeff Blackwell

PROPERTY ADDRESS: 222 N Rosemont

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support colors as described in CA

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *8-10-16*

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.



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-722(JKA)
LOCATION: 410 S. Windomere Avenue
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Todd Lott

REPRESENTATIVE: Alicia Quintans

OWNER: NOSTALGIC HABITAT LLC

REQUEST:

- 1) Install 4' wrought iron fence.
- 2) Install landscaping.
- 3) Install brush concrete parking lot.
- 4) Install brush concrete driveway.

BACKGROUND / HISTORY: This structure is not listed or mentioned in the Winnetka Heights National Register nomination form, therefore Staff is considering this structure as non-contributing.

09/09/2015 – A Routine Maintenance CA was issued for pressure washing the brick, restoring trim, cast stone repair, and window repair.

09/06/2016 – Landmark Commission approved window and door replacement, new shingle and paint colors, lighting, wheelchair ramp, parking, and fencing.

ANALYSIS: The applicant is modifying the previous plan approved by Landmark Commission. Portions of the existing wood and metal fences will be reused. The remainder will be manufactured to match existing. The applicant would like to install additional parking spaces to mitigate the impact that patrons have on the surrounding neighborhood on available parking. Staff believes all the proposed work is compatible with the historic overlay district and will not have an adverse effect on either the structure or the historic overlay district overall, approval is being recommended on all requests with the finding that they meet City Code.

STAFF RECOMMENDATION:

- 1) Install 4' wrought iron fence – Approve – Approve plans dated 8-16-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Install landscaping – Approve – Approve plans dated 8-16-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Install brush concrete parking lot – Approve – Approve plans dated 8-16-16 with the finding that the proposed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Install brush concrete driveway – Approve – Approve plans dated 8-16-16 with the finding that the proposed work is compatible 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 4' wrought iron fence – None – No quorum, comments only. Support.
- 2) Install landscaping – None – No quorum, comments only. Support.
- 3) Install brush concrete parking lot – None – No quorum, comments only. Support.
- 4) Install brush concrete driveway – None – No quorum, comments only. Support.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 156-722 (JKA)
Office Use Only

Name of Applicant: Todd Russell Lott
Mailing Address: 6722 Lakewood Blvd
City, State and Zip Code: Dallas, Tx 75214
Daytime Phone: 469.834.0077 Fax: _____
Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 410 S. Windomere
Historic District: Winnetka Heights

PROPOSED WORK:

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

I am submitting a new site plan with removal of previous owner 8' wood fence along Windomere front

This would allow six additional off street parking spots which follows more of the original church parking
in photos below.

We would go back to original 24' entry drive off of Windomere which would require removal or moving 4' iron fence
along left side of drive.

We would keep lawn in front and add hedge as screen and add oak tree.

Signature of Applicant: Todd R. Lott

Date: 7.28.16

Signature of Owner: _____

(IF NOT APPLICANT)

Date: _____

RECEIVED BY

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

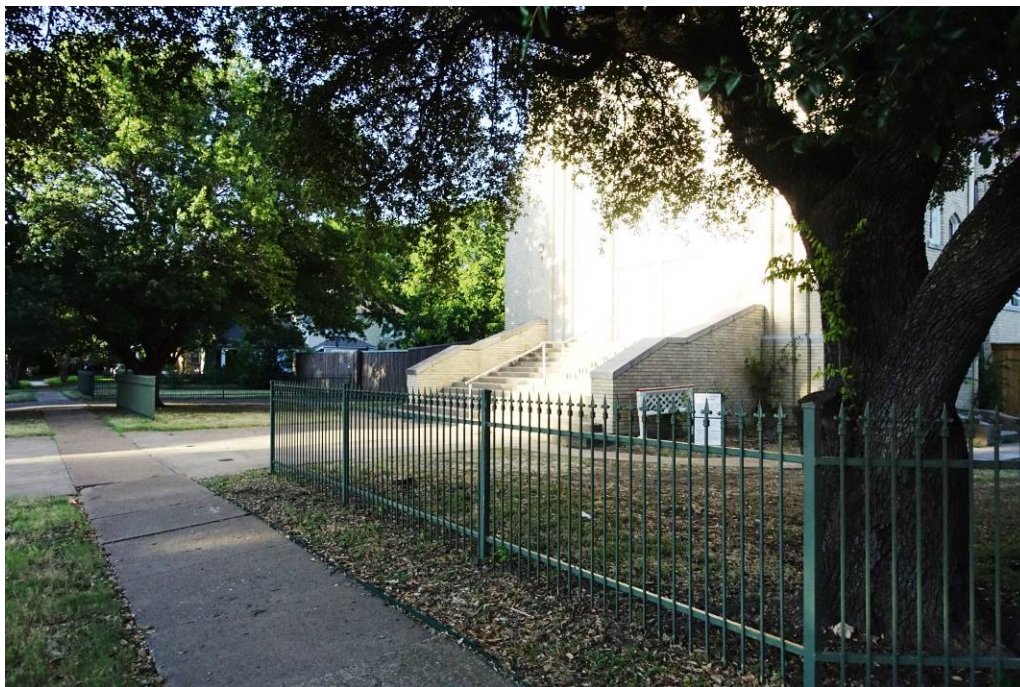
Historic Preservation
Rev. 111408



Front (west) façade.



Cornerside façade, facing Twelfth Street



Corner at Windomere Ave and Twelfth Street



Front of main structure along Windomere Avenue



Area of proposed parking and landscaping along Windomere Avenue



Area of proposed parking and landscaping along Windomere Avenue

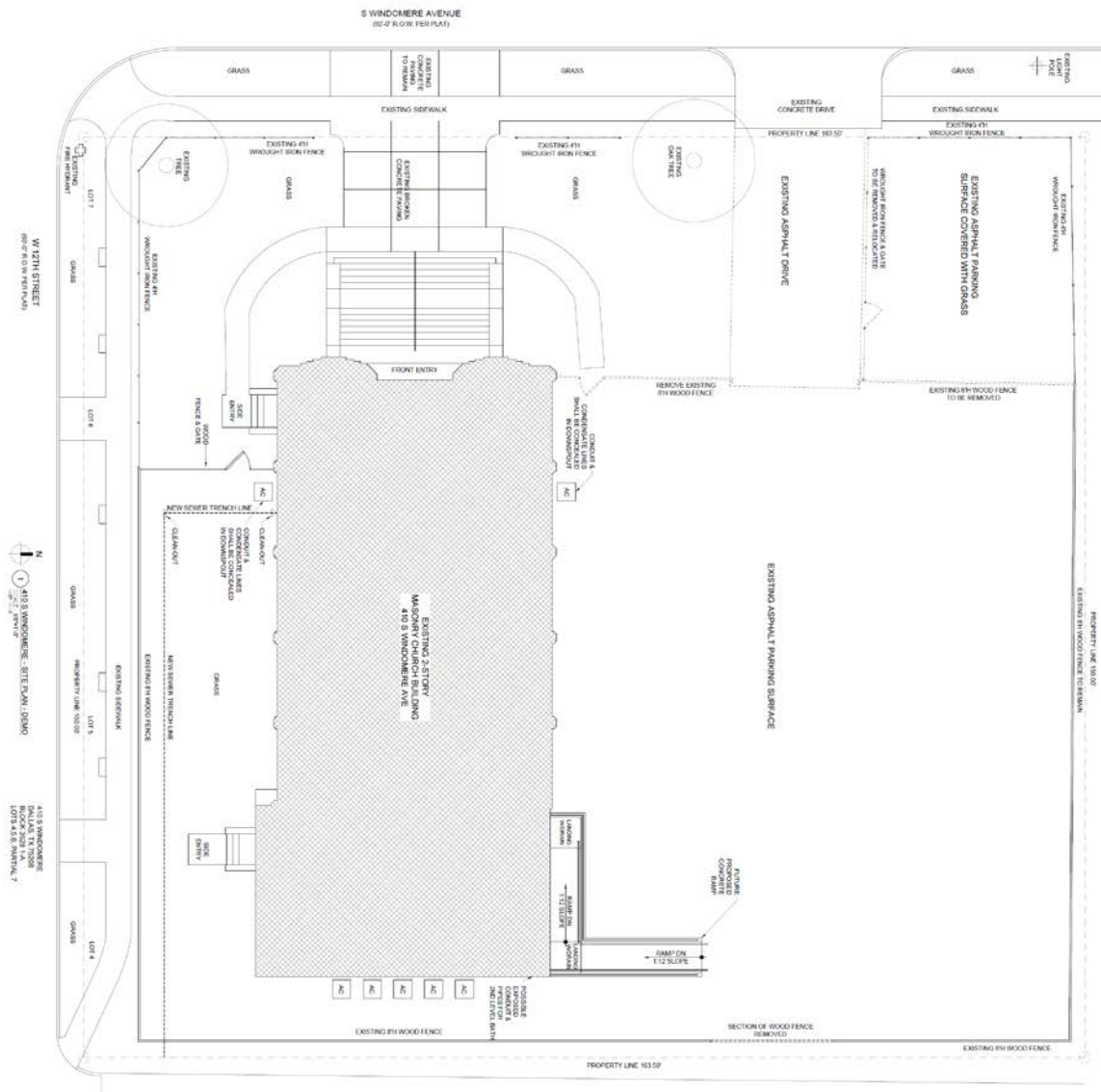
Parking lot asphalt to be removed/recycled and replaced with TrueGrid permeable paving.



TrueGrid



<http://www.truegridpaver.com/technical-info/>



Site plan showing proposed fence and hardscaping demolition

Preservation Criteria Cited in Staff Recommendation

Standards for noncontributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(ii)

The landmark commission must approve the application if it determines that:

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Todd Russell Lott

PROPERTY ADDRESS: 410 S Windomere

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

*"Support fence, landscape, parking lot, + driveway
as submitted."*

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ ~~Mark Doty~~ *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *08/10/2016*

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.



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-740(JKA)
LOCATION: 222 N Winnetka Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Jeff Blackwell

OWNER: JERRY & REBECCA REYNOLDS

REQUEST: Install 36" tall railing on front steps of main structure.

BACKGROUND / HISTORY: The structure is contributing to the Winnetka Heights Historic District.

ANALYSIS: Due to a handicap the owner would like to install a handrail on the front step. The proposed rail is a plain pipe rail, which Staff believes is more appropriate and unobtrusive than a decorative or stylized rail. Therefore, Staff is recommending approval of the proposed work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Install 36" tall railing on front steps of main structure – Approve – Approve plans dated 08-16-16 with the condition that the railing is painted using Sherwin Williams SW0050 “Light Buff” to match the previously approved trim color on the main structure. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Install 36" tall railing on front steps of main structure – None – No quorum, comments only. Support addition of railing on right side of steps.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156 - 740 (JKA)
Office Use Only

Name of Applicant: Jeff Blackwell
Mailing Address: 11005 Carissa Dr.
City, State and Zip Code: Dallas, TX. 75218
Daytime Phone: 469-951-9500 Fax: _____
Relationship of Applicant to Owner: Contractor

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ____ No ____

Historic Planner's
Initials:

PROPERTY ADDRESS: 222 N. Winnetka
Historic District: Winnetka Heights

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Add 36" tall 1 1/4" steel tube railing at right side
of steps. Railing to be connected to bottom step,
porch floor, and column. Paint white to match
existing columns

Signature of Applicant: [Signature] Date: 8/4/2016
Signature of Owner: [Signature] Date: 8-4-2016
(IF NOT APPLICANT)

RECEIVED BY

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.

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 214/670-4209 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

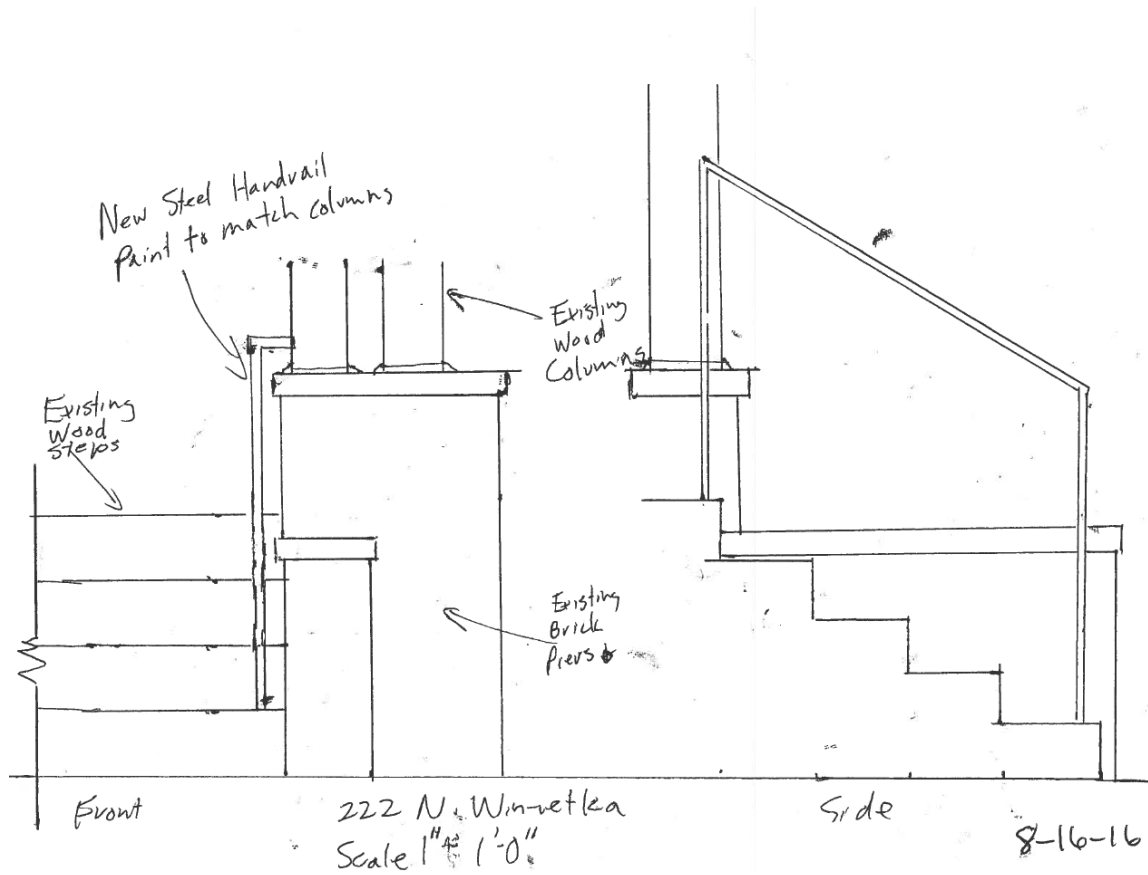
Rev. 111408



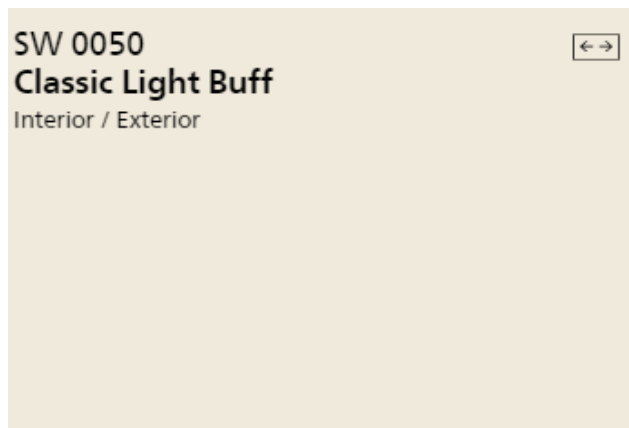
Main structure



Area where railing is proposed.



Hand rail specifications



Trim color references in Staff condition for approval.

Preservation Criteria Cited in Staff Recommendation

(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 the main building.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Jeff Blackwell

PROPERTY ADDRESS: 222 N Winnetka

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Support addition of railing on right side
of steps*

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *8-10-16*

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.



LANDMARK COMMISSION

SEPTEMBER 6, 2016

FILE NUMBER: CR156-009(MD)
LOCATION: Along N. Market Street
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: August 4, 2016
DISTRICT: West End
MAPSCO: 45-J
CENSUS TRACT: 0021.01

APPLICANT: Dallas Innovation Alliance

REPRESENTATIVE: Jennifer Sanders

OWNER: City of Dallas

REQUEST:

Courtesy Review - Replace three existing kiosks and install three additional digital kiosks along N. Market Street.

BACKGROUND / HISTORY: None.

ANALYSIS: Staff is overall supportive of the placement of new, smaller information kiosks with the condition that the current kiosk vendor is amendable to the replacement/installation and that any other applicable City of Dallas rules and procedures are followed and approved.

STAFF RECOMMENDATION:

Courtesy Review - Replace three existing kiosks and install three additional digital kiosks along N. Market Street. Approve conceptually with the condition that final placement, plans, elevations, and specification details are submitted for final Landmark Commission review.

TASK FORCE RECOMMENDATION:

Courtesy Review - Replace three existing kiosks and install three additional digital kiosks along N. Market Street. Comments given verbally to Applicant. Durability, quantity, material, content (information).

Courtesy Review Form (CR)

CR156-009 (MD)

City of Dallas Landmark Commission

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

Name of Applicant: Jennifer Sanders
Mailing Address: 311 W. Market St, #200, Dallas, TX 75202
City, State and Zip Code: _____
Daytime Phone: 214 909 0400 Fax: N/A
Relationship of Applicant to Owner: _____
Property Address: See attached for address list 1701 N. Market
Zip Code: 75202

PROPOSED WORK:

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

- Replace existing circular kiosks with
multifunctional digital kiosks. We are working
with the city to go through all related
approvals re: permits + permissions (sheets, P&I, etc)

Signature of Applicant: Jennifer Sanders

Date: 8/4/16

Signature of Owner: _____
(IF NOT APPLICANT)

Date: _____

RECEIVED BY

AUG 04 2016

APPLICATION DEADLINE:

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



City of Dallas Landmark Commission
Proposed Kiosk Replacement in the West End:

August 2, 2016

- As a part of the Dallas Innovation Alliance's smart city "Living Lab" location in the West End, the organization will be coordinating the addition of a number of technology and efficiency elements to the area defined as Market Street between Munger and Elm.
- Proposal to replace circular, static kiosks with digital, multifunctional kiosks designed to provide services to citizens including:
 - Wayfinding and transit mapping information
 - Special events
 - Information on local businesses and specials
 - Parking
 - Emergency alerts and services
 - USB charging ports
 - Telephone calls (functionality of phone booth)
 - Assists in providing public wi-fi to the area
 - Other services TBD built into kiosk software

- Proposed kiosk locations to replace:

Inv. Num	Primary Street	Location Description
0000374	Market St	1799 N Market St N/O Corbin Ln W/S
0000375	Market St	299 N Market St S/O Pacific Ave W/S
0000391	Market St	1701 Market St N/O Ross Ave W/S

- We will also be proposing to add three additional kiosks in the West End living lab area:
 - NW Corner of Market and Elm
 - NE Corner of Market and Ross
 - SW Corner of Market and Ross
- Kiosk design and specifications can be found in the attached document

Many thanks for your consideration,

Jennifer Sanders

Executive Director, Dallas Innovation Alliance
311 N. Market Street, #200, Dallas, TX 75202
Jennifer.sanders@dallasinnovationalliance.com 214.909.0400



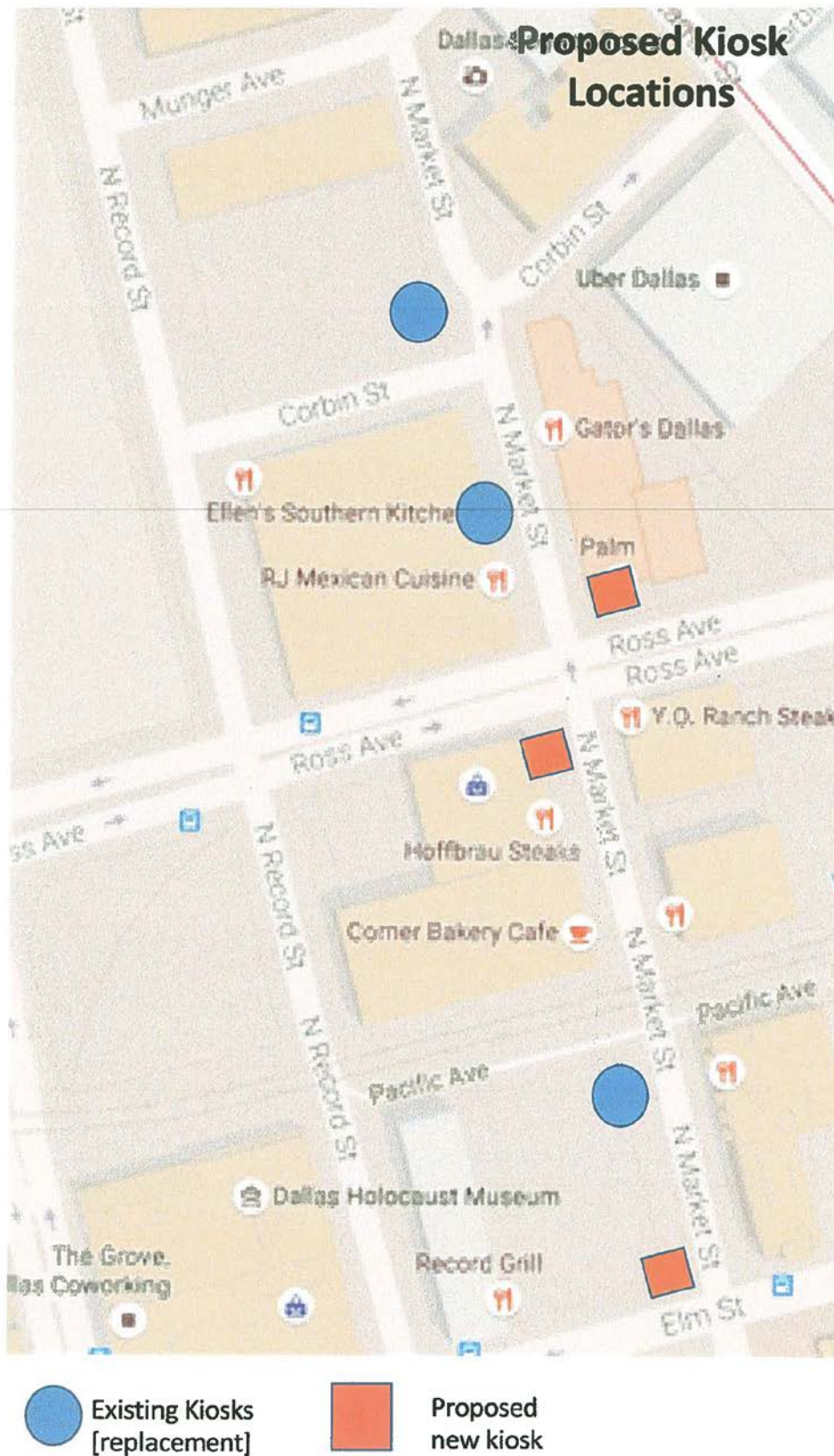
Kiosk located at Corbin and N. Market, looking south.



Kiosk located between Corbin and Ross, looking south.

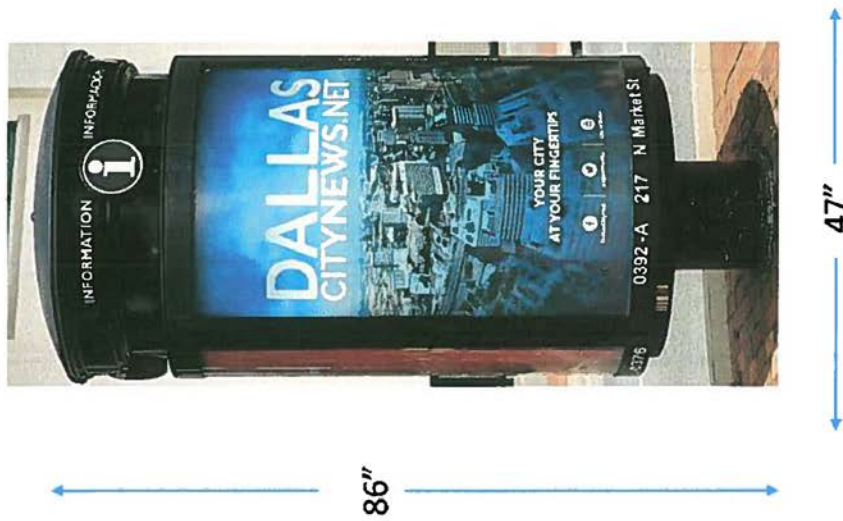


Kiosk located at N. Market and Pacific, looking north.

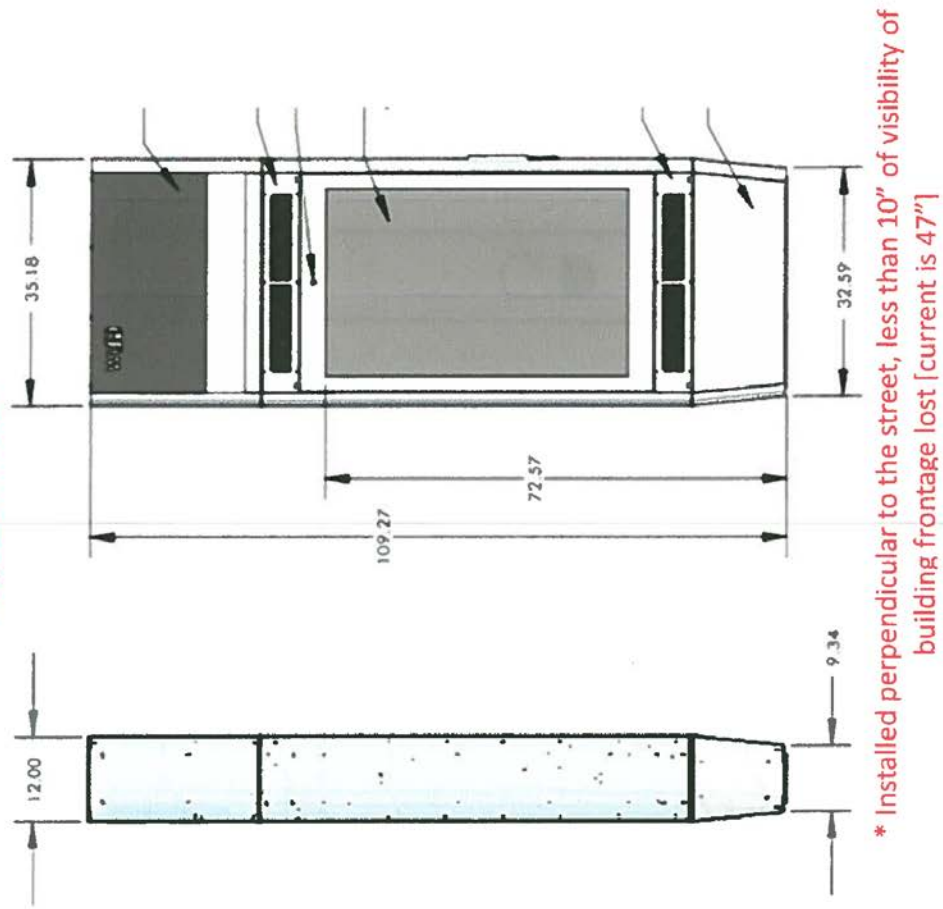


Relative Dimensions

Current Kiosks



Proposed Kiosks



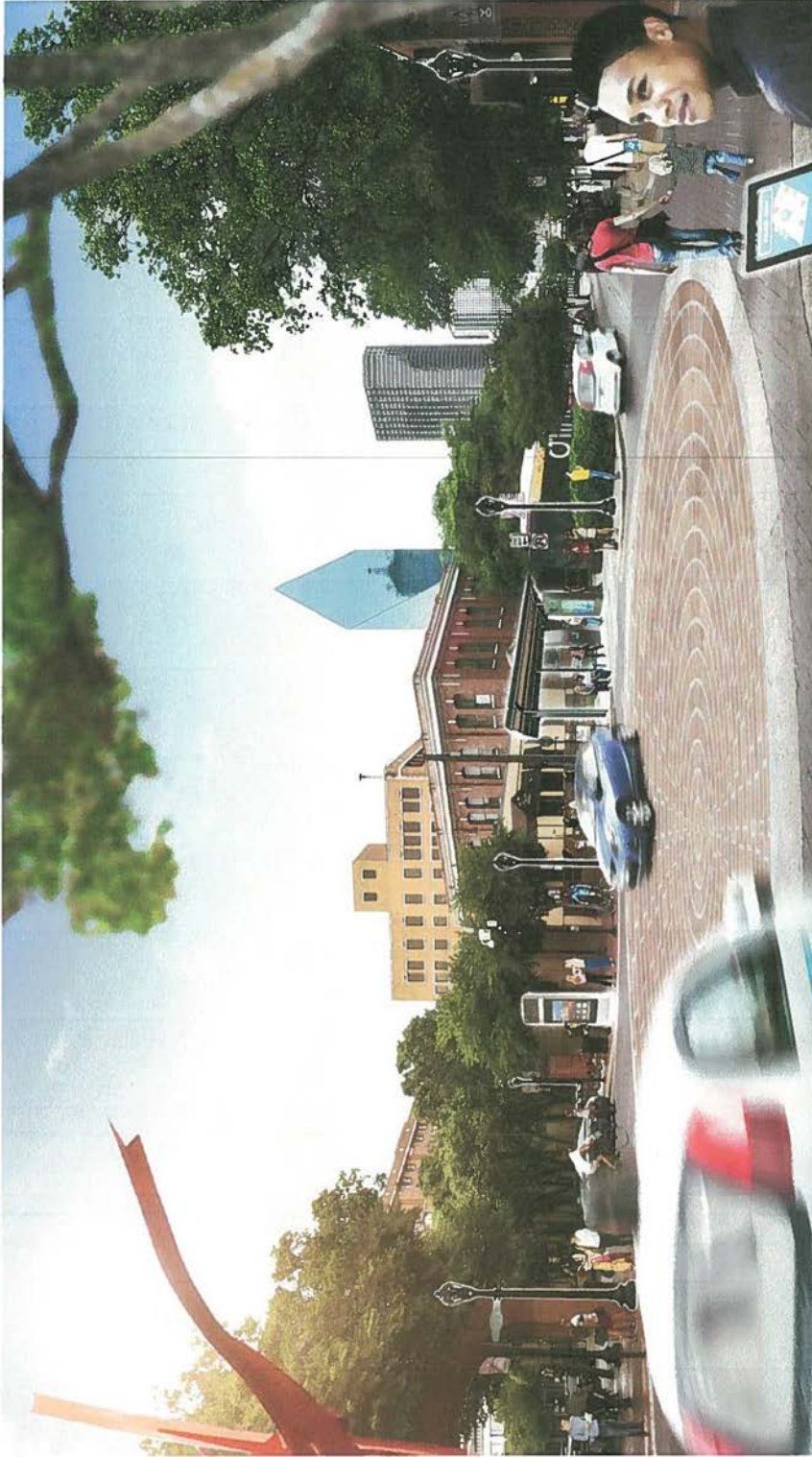
Existing kiosk design on the bottom and the proposed on the top.

Rendering



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CIVIQ PROPRIETARY



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

DATE: 8/10/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla SBN

Applicant Name: Dallas Innovation Alliance
Address: 1701 N Market (West End)
Date of CR Request: 8/4/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Comments give verbally to Applicant
① Durability, Quantity, material, content (Information)

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker:
2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

Joseph Piwetz
Recused

CHAIR, Task Force

DATE

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CR156-010(JKA)
LOCATION: 116 S. Rosemont Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Robert Casstevens

OWNER: ROBERT AUSTIN CASSTEVENSON

REQUEST: Courtesy Review - Construct addition in rear of the main structure.

BACKGROUND / HISTORY:

05/02/2016 – Landmark Commission approved new paint colors for the main structure (CA156-424(MD)).

01/21/2007 – Landmark Commission approved new front door with sidelights (CA067-241(JA)).

The structure is listed as contributing per the Winnetka Heights historic district.

ANALYSIS: The applicant would like to install an addition, porch, and wheelchair ramp in the rear of the main structure. The 1927 house is a mixture of Victorian and Prairie Style. The features that the applicant is proposing for the addition contain a mixture of these architectural styles. The proposed gable on the proposed addition mimics the Victorian style high-pitched gable on the front of the home, while the awning underneath the windows resembles a Second Empire mansard style roof. The false widow's walk and turret also suggest a Victorian style. The windows are typical of Prairie style.

Staff believes that the proposed design of the addition is conjectural and complicates the architectural history and integrity of the main structure. Staff would be supportive of an addition with the same configuration and footprint, including the wrap around porch and ramp, if simpler Prairie Style features were proposed. Due to the conjectural nature of the proposed addition's design and lack of demarcation between the historic house and proposed new addition, Staff is not recommending support of the proposed addition.

STAFF RECOMMENDATION:

Courtesy Review: Construct addition in rear of the main structure - Staff is not supportive of the proposed design for the rear addition and recommends that the applicant revise the drawings to include simpler Prairie Style architectural features. Specifically, Staff does not believe that the Victorian features such as the high-pitched gable, mansard awning, widow's walk, and turret are appropriate, and recommends that the design include a clearer demarcation between the historic structure and proposed addition. Staff is supportive of the footprint of the addition including the porch and wheelchair ramp.

TASK FORCE RECOMMENDATION:

Courtesy Review: Construct addition in rear of the main structure – None – No quorum, comments only. Support construction of rear addition.

Courtesy Review Form (CR)

CR156-010JKA

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 Casstevens
Mailing Address: 116 S Rosemont Ave.
City, State and Zip Code: Dallas, Texas 75208
Daytime Phone: 214.454.5265 Fax: _____
Relationship of Applicant to Owner: Home Owner
Property Address: 116 S. Rosemont Ave. Dallas, Texas
Zip Code: 75208

PROPOSED WORK:

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

This project proposes to reintroduce a side porch, reutilize that side door location with a new door, add a back porch, and provide a second floor addition to the back of the house. The existing house is 1,180 sf 1st floor & 1,110 sf 2nd floor, totaling 2,288 sf. The existing front porch is 252 sf. The proposed porch addition is 368 sf. The proposed 2nd floor addition is 260 sf of house and 83 sf of porch. Total areas after addition are 2,550 sf of house and 703 sf of porch.

Signature of Applicant: Robert Casstevens

Date: 8/27/16

Signature of Owner: _____
(IF NOT APPLICANT)

Date: AUG 04 2016

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 of main structure.



Front façade of main structure



Rear façade of main structure



Rear and side façade of the main structure



Rear façade of the main structure



South side façade of main structure



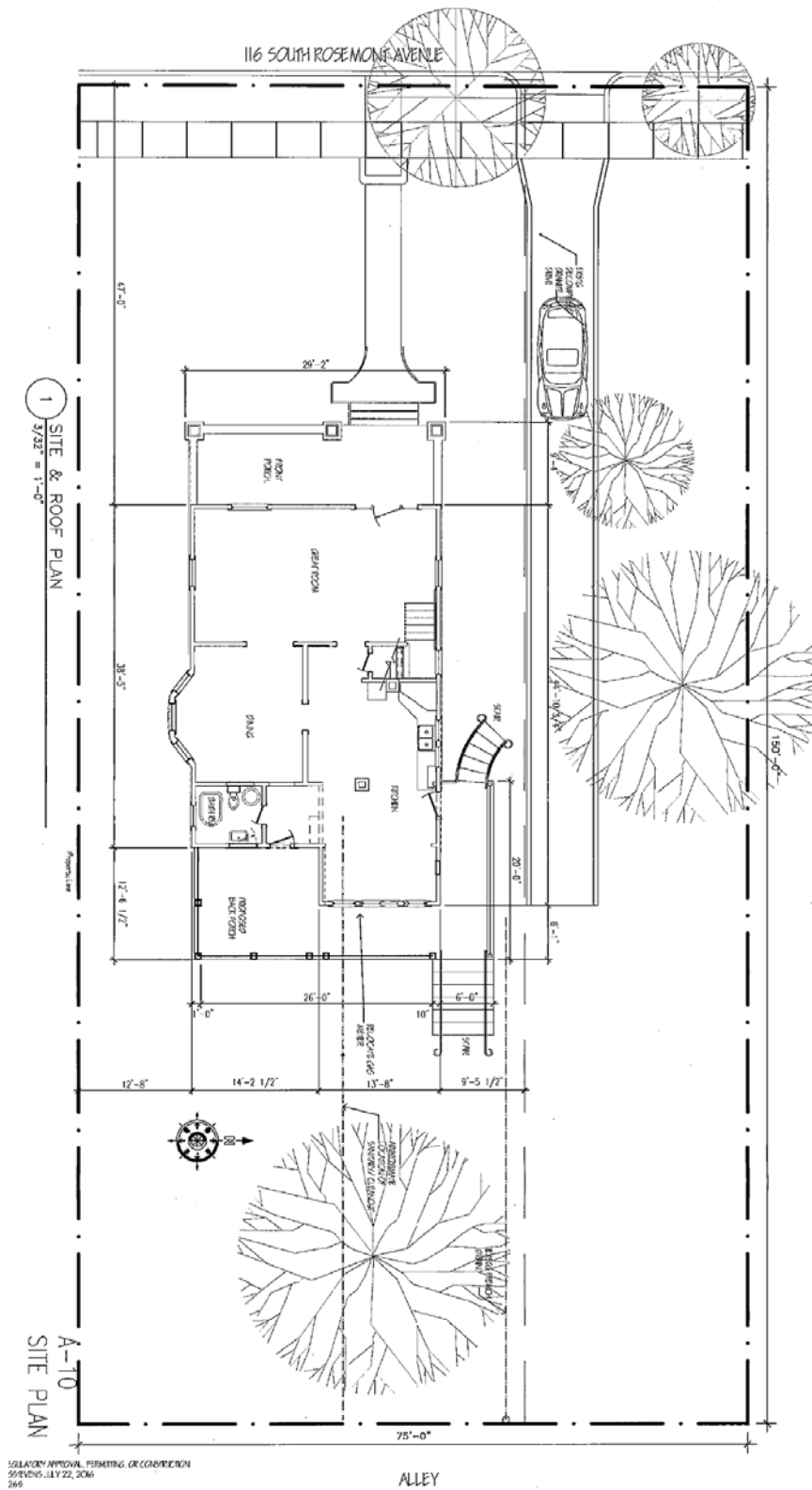
North side façade of main structure.



Context of the south (top) and north (bottom) side facades to neighboring properties.



The Google Streetview screenshot from Jan. 2016 gives a more complete view of the architectural features of the house without the trees.



A-00	COVER	●			
A-01	INDEX	●			
A-10	SITE PLAN (11"X17")	●			
D-21	FIRST FLOOR DEMO	●			
D-22	SECOND FLOOR DEMO	●			
D-23	ROOF PLAN DEMO	●			
D-31	EXTERIOR ELEVATIONS DEMO	●			
D-32	EXTERIOR ELEVATIONS DEMO	●			
D-33	EXTERIOR ELEVATIONS DEMO	●			
A-21	FIRST FLOOR	●			
A-22	SECOND FLOOR	●			
A-23	ROOF PLAN	●			
A-31	EXTERIOR ELEVATIONS	●			
A-32	EXTERIOR ELEVATIONS	●			
A-33	EXTERIOR ELEVATIONS	●			
A-55	INTERIOR DETAILS				
A-56	INTERIOR DETAILS				
A-61	FIRST FLOOR RCP				
A-62	SECOND FLOOR RCP				
A-81	DOOR & WINDOW SCHEDULES				

(ALL SHEETS ARE 8-1/2"X11" UNO)

PROJECT NARRATIVE

THE HOUSE IS LOCATED AT 116 SOUTH ROSEMONT AVENUE, DALLAS TEXAS 75208 IN THE WINNETKA HEIGHTS HISTORIC DISTRICT. IT IS A 1927 FOUR-SQUARE HOUSE THAT IS A PIER AND BEAM WOOD FRAMED STRUCTURE W/ WOOD NOVELTY (117) SIDING/ CLAP BOARDS (● SKIRT) ON OUTSIDE AND 1X10 LAP BOARDS INSIDE OF OLD GROWTH LONGLEAF PINE. THE ORIGINAL ROOF WAS WOOD SHINGLES AND STILL CONTAINS THE ORIGINAL 1X4 LATH. WINDOWS AND DOORS ARE ALSO WOOD.

WHEN PURCHASED, THE HOUSE WAS CLAD W/ VINYL SIDING OF A STYLE PRODUCED IN THE 1980S, WHICH HAS NOW BEEN REMOVED.

TWO BACK PORCHES WERE ENCLOSED PRIOR TO THE VINYL SIDING INSTALL, ONE ON THE FIRST FLOOR AND ONE ON THE SECOND.

A SIDE PORCH WAS REMOVED PRIOR TO THE VINYL SIDING INSTALL AND THE DOOR FRAME ABANDONED IN THE WALL.

THIS PROJECT PROPOSES TO REBUILD THE SIDE PORCH, REUTILIZE THE ORIGINAL SIDE DOOR LOCATION WITH A NEW DOOR AND FRAME, ADD A BACK PORCH, AND PROVIDE A SECOND FLOOR ADDITION TO THE BACK OF THE HOUSE.

THE EXISTING HOUSE IS 1,180 GSF ON THE FIRST FLOOR AND 1,105 GSF ON THE SECOND FOR A TOTAL OF 2,285 GSF. THE EXISTING FRONT PORCH IS 252 GSF. THE PROPOSED SIDE AND BACK PORCHES ARE 368 SF. THE PROPOSED SECOND FLOOR ADDITION IS 260 SF. A PROPOSED SECOND FLOOR TERRACE IS 83 SF. THE TOTAL AREAS AFTER THE ADDITION IS 2550 SF OF HOUSE AND 703 SF OF PORCH.

LANDMARK COMMISSION REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
ROBERT CASSTEVENS JULY 22, 2016
214.454.5265

116 SOUTH ROSEMONT AVENUE
WINNETKA HEIGHTS
DALLAS, TEXAS 75208

A-00
COVER

EXTERIOR ELEVATIONS GENERAL NOTES	EXTERIOR ELEVATIONS GENERAL NOTES	FLR PLAN GENERAL NOTES	STRUCTURAL GENERAL NOTES
<p>1. INSPECT CONDITION OF ROOF, SLOPE, TRIM, FLASH, SOFFIT, WHIMS, DOORS, PORCH, & COLUMNS. WHERE POSSIBLE, UTILIZE 2-PART LIQUID EPOXY SEALANT & 2-PART EPOXY FILLER TO REPAIR & REBUILD ROTTEN WOOD WHERE NECESSARY. REPAIR NOTED/DAMAGED NO.</p> <p>2. IF NO MUST BE REPLACED OR IS MISSING, WHEN FEASIBLE, PROVIDE WHAT IS LONGEST, OLD GROUND, OR EXISTING SAWED PINE. ALL OTHER NO. TO BE KNOT FREE PINE. REFER TO NOTE #11 FOR SIGHT NO.</p> <p>3. WHEN TRIMMING, IF THE STUD IS MISSING, CAREFULLY REMOVE THE NAIL. - THIS INCLUDES CASING & CORNER BOARD NAILS. USE SMOOTH FACE FINISH HAMMERS ONLY. RECESS NAIL HEADS. DO NOT LEAVE HAMMER MARKS OR WAR THE NO.</p> <p>4. NEW CASING & CORNER BOARDS TO HAVE 1" ROUNDED CORNERS. NEW BOARDS ARE TO HAVE BACK LAMINATIONS WITH HEFT TO AVOID TO BESET WARPAGE. BOARDS ARE TO BE KNOT-FREE AND PRE-FRAMED FRONT & BACK PRIOR TO INSTALL. UNTIL GALVANIZED OR ZINC EXTERIOR GRADE FINISH #16 NAILS FOR CASING & CORNER BOARDS.</p> <p>5. PROVIDE WINDOW & DOOR TRIM CAP BOARDS, FLASH CAP BOARDS (INCLUDING ORIGINALS) AND/OR SONGS, PROVIDE 1/2" VERTICAL BEAD FOR DRIP ON 3 SIPS & EXISTING FLASHING 1/2" BEYOND FACE & EDGES OF EACH CAP.</p> <p>6. WINDOWS: PROVIDE UNCHANGING LOCKING MECHANISM & SCREENS THROUGHOUT ENTIRE HOUSE. PAINT WINDOW FRAMES & SASHES BEFORE SASHES ARE INSTALLED. ENSURE BOTH TOP & BOTTOM SASHES CLOSE FREELY.</p> <p>7. NOT USED.</p> <p>8. PROVIDE 3" CROWN MOULDING AROUND ALL PORCH SLOTTES. CAP FLASH TOP OF FRONT COLUMNS WITH 2" PER FOOT SLOPE. UNL CAP FLASH HISTORIC NO DUTTER ANY FRONT PORCH ENTRY TO UNDERSIDE OF NO SHINGLES.</p>	<p>9. REMOVE FRONT PORCH FLOOR & EXTERIOR RAFTERS TO MATCH 2-3" SOFFIT DEPTH ON HOUSE. PROVIDE NEW FLOOR, SOFFIT, & TRIM.</p> <p>10. PROVIDE 1/2" NO DRIP @ TOP OF ALL FLOOR TRIM.</p> <p>11. REPLACE ALL LAP SONGS BELOW WATERLINE. USE OFFRESS OR COLO. USE HARDWOOD WHITE SONGS IS 9" OR LESS ANY RACE. PROVIDE SIGHT TRIMMING BELOW PORCHES TO ENSURE CONSISTENT SIGHT FLOOR AT INSIDE & OUTSIDE CORNERS. DO NOT INTER LAP BOARDS AT CORNERS.</p> <p>12. PROVIDE ALLOWANCE TO CLEAN FRENCH DRAIN GUTTER TO ALLOW DRAINAGE. AGAIN BLACK PLASTIC WATER BARRELS MAY BE OVERLAPPED WITH NEW PLASTIC WHERE DAMAGED PRIOR TO TRIM INSTALL. ENSURE MINIMUM 3" GUTTER LAP ABOVE BEST OF LAP BOARDS. ENSURE EXTERIOR DRAINAGE SPACE IS VENTILATED-PROOF.</p> <p>13. INSULATE FILL NEW BACK PORCH SOFFIT.</p> <p>14. FINISH ALL FLASHING AS STAINLESS STEEL W/ SEAUMT TO BE FINISHED & PAINTED.</p> <p>15. PROVIDE GUTTERS & DOWNSPOUTS. THE DOWNSPOUTS TO BE FINISHED & PAINTED.</p>	<p>1. TRIM TO BE LONGEST HISTORIC SAWING PINE WHERE POSSIBLE. ALL OTHER NO. TO BE PAINT-GRADE PINE.</p> <p>2. PARTITIONS ARE 2X4 STUDS (BAY WINDOWS ARE 2X6 STUDS), 1"1" NOVELTY SONGS (ON EXTERIOR), & 1X10" INTERIOR LAP BOARDS (LEFT EXPOSED IN SOME AREAS).</p> <p>3. CAREFULLY REMOVE & SAWING INTERIOR LAP BOARDS WHERE REQUIRED FOR WINDOWS, PLUMBING, AND INSULATION (INCLUDING CLOSING OF FIRST FLOOR). THE SECOND FLOOR LAP BOARDS ARE TO REMAIN IN PLACE BUT TIGHTENED UP.</p> <p>4. PROVIDE DEAD BAND ON CEILING OF GREAT ROOM TO MATCH FRONT PORCH SOFFIT WIDTH/PATTERN. PROVIDE 3/4" MIN THICKNESS.</p> <p>5. AFTER NECESSARY WORK IS COMPLETED FOR CIP INSPECTION, WHERE TO BE LEFT EXPOSED, REINSTALL INTERIOR LAP BOARDS WITH JOINTS FACING STUDS. ALLOW 1/8" TO 1/4" HORIZONTAL EXPANSION GAPS BETWEEN BOARDS. INSTALL WITH 2-1/4" RING-SHAWED GALVANIZED NAILS, 3 PER BOARD-STUD, ALONG & SPACE NAILS PER 60" BY (LIVING ROOM). ENSURE NAIL HEADS ARE RECESSED 1/8" MINIMUM.</p> <p>6. PRIOR TO TRIM INSTALLATION, WHERE LEFT EXPOSED, LAPBOARDS TO BE LIGHTLY SAVED FOR SPLINTERS. REMOVE STAINS/HIGHLY CLEAN, FILL LARGE GAPS, CRACKS, AND NAIL HOLES W/ 2-PART NO EPOXY FILLER. LAPBOARD JOINT TREATMENT: PROVIDE CLOSED-CELL BACKER RODS OF VARIOUS WIDTHS PRIOR TO INSPECTION BY OWNER. AFTER INSPECTION, CAULK JOINTS W/ BROWN ELASTOMERIC SEAUMT PROVIDED BY OWNER. CAULK EMPTY NAIL HOLES AND FINE CRACKS AND CHICKS WITH SAME SEAUMT. DO NOT CAULK NEW NAILS. ROOM TO BE ENTIRELY AIR-TIGHT PRIOR TO TRIM INSTALLATION. FINAL FINISH TO BE DETERMINED BUT PRICE AS FILL BEIGE PAINT, NO TRIM FINISH, KICKBOARDS, BEADBOARD COLUMNS, MOLDINGS, BOARDS, CROWNINGS TO BE PAINTED SEAL-GLOSS BEIGE.</p> <p>7. ONLY ABOUT 1/10TH OF ORIGINAL KICK BOARDS REMAIN. SAWING/REUSE & PROVIDE KICK BOARDS TO MATCH ORIGINAL HISTORIC HEIGHT & DEPTH & PROVIDE CAP MOLDING TO IDENTICALLY MATCH HISTORIC CAP MOLD PROFILE. REFER TO 2 & 3/4-5A.</p> <p>8. DIMENSIONS SHOWN ARE TO THE FACE OF FINISH.</p> <p>9. WHERE NEW PARTITIONS ARE A CONTINUATION OF EXISTING PARTITIONS, THE FACE OF THE NEW SHALL ALIGN WITH THE FACE OF EXISTING.</p> <p>10. ALL LAMINATES & SINGS SHALL BE MOUNTED A MINIMUM OF 1-3" MIN FROM THE CEILINGLINE OF THE FLOOR TO THE FINISHED FACE OF THE ADJACENT PARTITION.</p> <p>11. DUE TO FREEZING/DRYING CONDITIONS, NO PLUMBING IS TO BE INSTALLED IN EXTERIOR WALL CHIMNEYS. WHEN FEASIBLE, INSTALL PIPING TO PENETRATE FLOORS ONLY/ HIDDEN WITHIN CASTERNO. SUCH THAT NO PLUMBING IS WITHIN ANY WALL. ONLY FLOOR CHIMNEYS. REPLACE THE CORRODED NATURAL GAS BLACK PIPE IN CRAWLSPACE BETWEEN WATER AND STREET. INSPECT REMAINING GAS LINES FOR CORROSION AND REPLACE WHERE NECESSARY. ALL WATER SERVICE LINES TO BE PER TUBING. REMOVE ALL COPPER LINES. SLEEVE PER WITH PVC PIPING WHERE EXPOSED TO POSSIBLE VERMIN ATTACK WITHIN CRAWLSPACE.</p>	<p>1. PROVIDE ALLOWANCE FOR STRUCTURAL/LEVELING WORK TO SUPPORT BORED RAFTERS IN ATTIC AND SECOND FLOOR JOISTS AT SHED ROOF AREA.</p> <p>2. MOUNT FIRST FLOOR WALL TO ALIGN WITH SECOND FLOOR EAST/WEST CENTER WALL. REF TO PLANS.</p> <p>3. LEAD HOUSE WITH STEEL BEAMS AND HEAVY PERS & REMOVE REMAINING PERS.</p> <p>4. LIFT BAY WINDOW STRUCTURAL SUPPORT WITH TRIM OF THE HOUSE.</p>

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
 ROBERT CASSTEVEN5 JULY 22, 2016
 214.454.9269

116 SOUTH ROSEMONT AVENUE
 WINNETKA HEIGHTS
 DALLAS, TEXAS 75208

A-01
 INDEX &
 NOTES



Proposed rear (top) and front (bottom) elevations

- KEY NOTES - ELEV**
- ① PROPOSED PORCH STEPS.
 - ② PROPOSED CRAFTSMAN STYLE DOOR & FRAME.
 - ③ PROPOSED PORCH/ TERRACE W/ GUARDRAIL.
 - ④ PROPOSED METAL ROOF/ AWING (STANDING SEAM).
 - ⑤ REPLACE, PATCH, & REPAIR 117 NOVELTY SIDING AS NECESSARY.
 - ⑥ DECORATIVE WOOD WINDOW SYSTEM FROM SALVAGE YARD
 - ⑦ PROPOSED WOOD WINDOW SALVAGED FROM DEMO
 - ⑧ VERTICAL RECLAIMED WOOD LAP SIDING, STAINED W/ EXTERIOR SEALER.
 - ⑨ Y-GROOVE CEDAR SIDING. COLOR TO MATCH EXIST SKIRT.



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
ROBERT CASSEVENIS JULY 22, 2016
24-454-5265

116 SOUTH ROSEMONT AVENUE
WINNETKA HEIGHTS
DALLAS, TEXAS 75208

A-32
EXTERIOR
ELEVATIONS

- KEY NOTES - ELEV**
- ① PROPOSED PORCH STEPS.
 - ② PROPOSED CRAFTSMAN STYLE DOOR & FRAME.
 - ③ PROPOSED PORCH/ TERRACE W/ GUARDRAIL.
 - ④ PROPOSED METAL ROOF/ AWING (STANDING SEAM).
 - ⑤ REPLACE, PATCH, & REPAIR 117 NOVELTY SIDING AS NECESSARY.
 - ⑥ DECORATIVE WOOD WINDOW SYSTEM FROM SALVAGE YARD
 - ⑦ PROPOSED WOOD WINDOW SALVAGED FROM DEMO
 - ⑧ VERTICAL RECLAIMED WOOD LAP SIDING, STAINED W/ EXTERIOR SEALER.
 - ⑨ Y-GROOVE CEDAR SIDING. COLOR TO MATCH EXIST SKIRT.

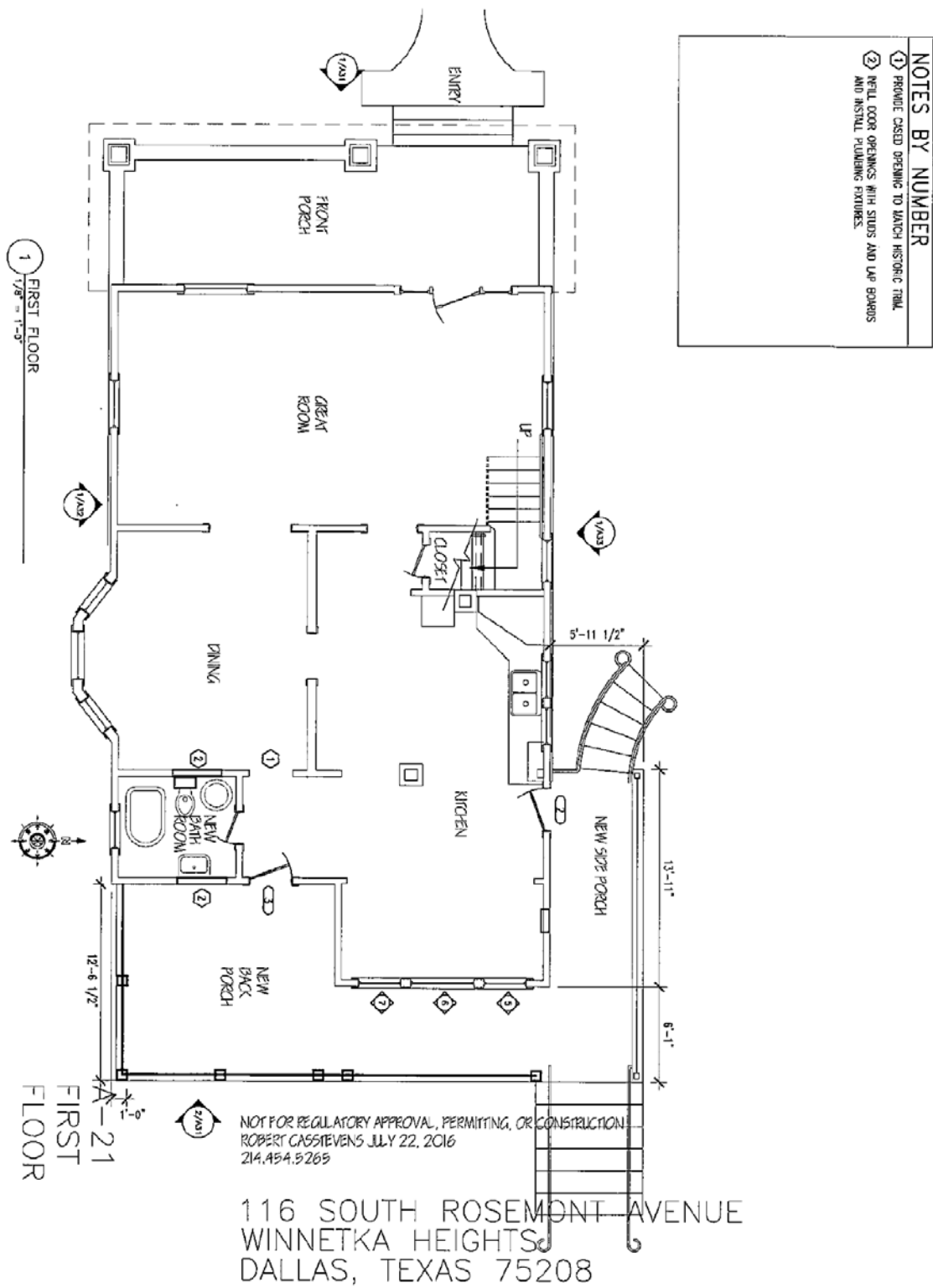


NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
ROBERT CASSEVENIS JULY 22, 2016
24-454-5265

116 SOUTH ROSEMONT AVENUE
WINNETKA HEIGHTS
DALLAS, TEXAS 75208

A-33
EXTERIOR
ELEVATIONS

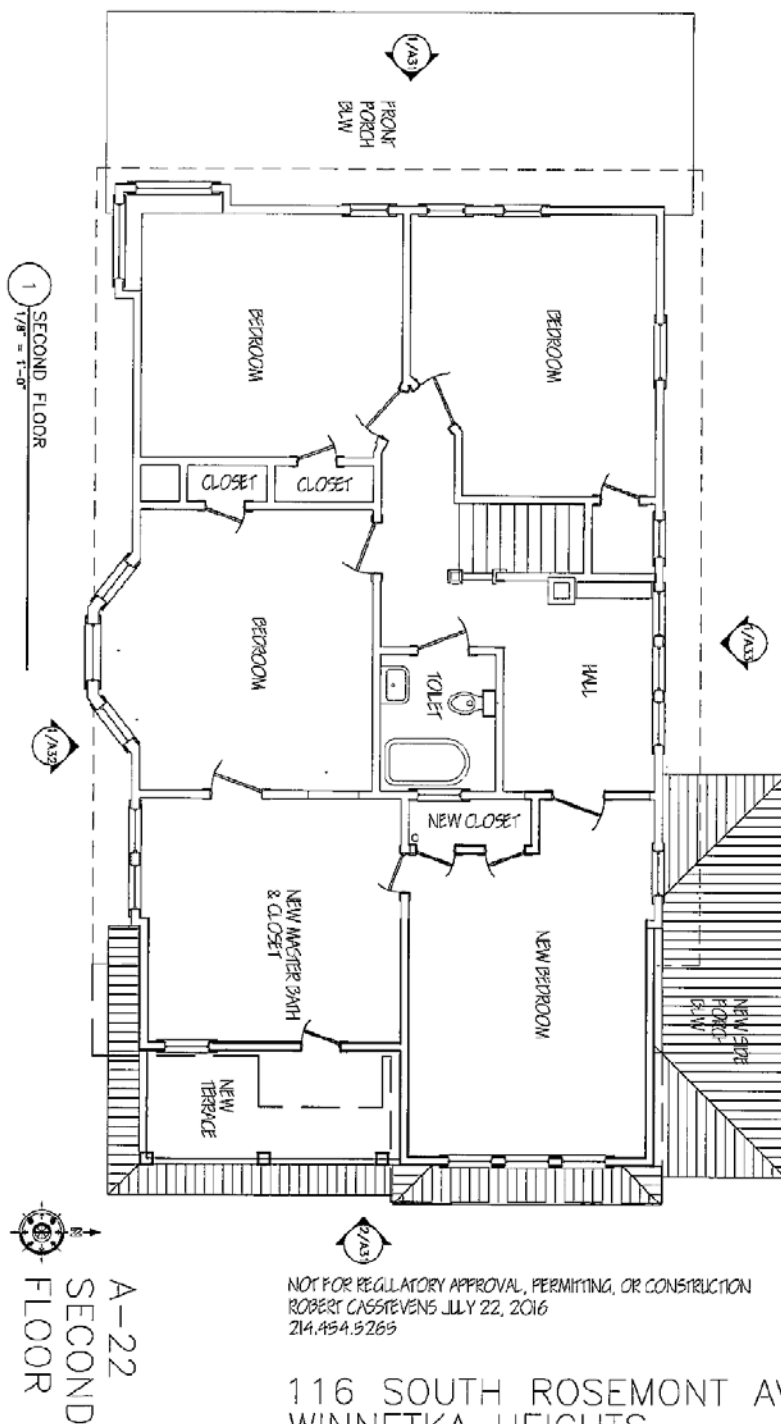
Proposed side elevations



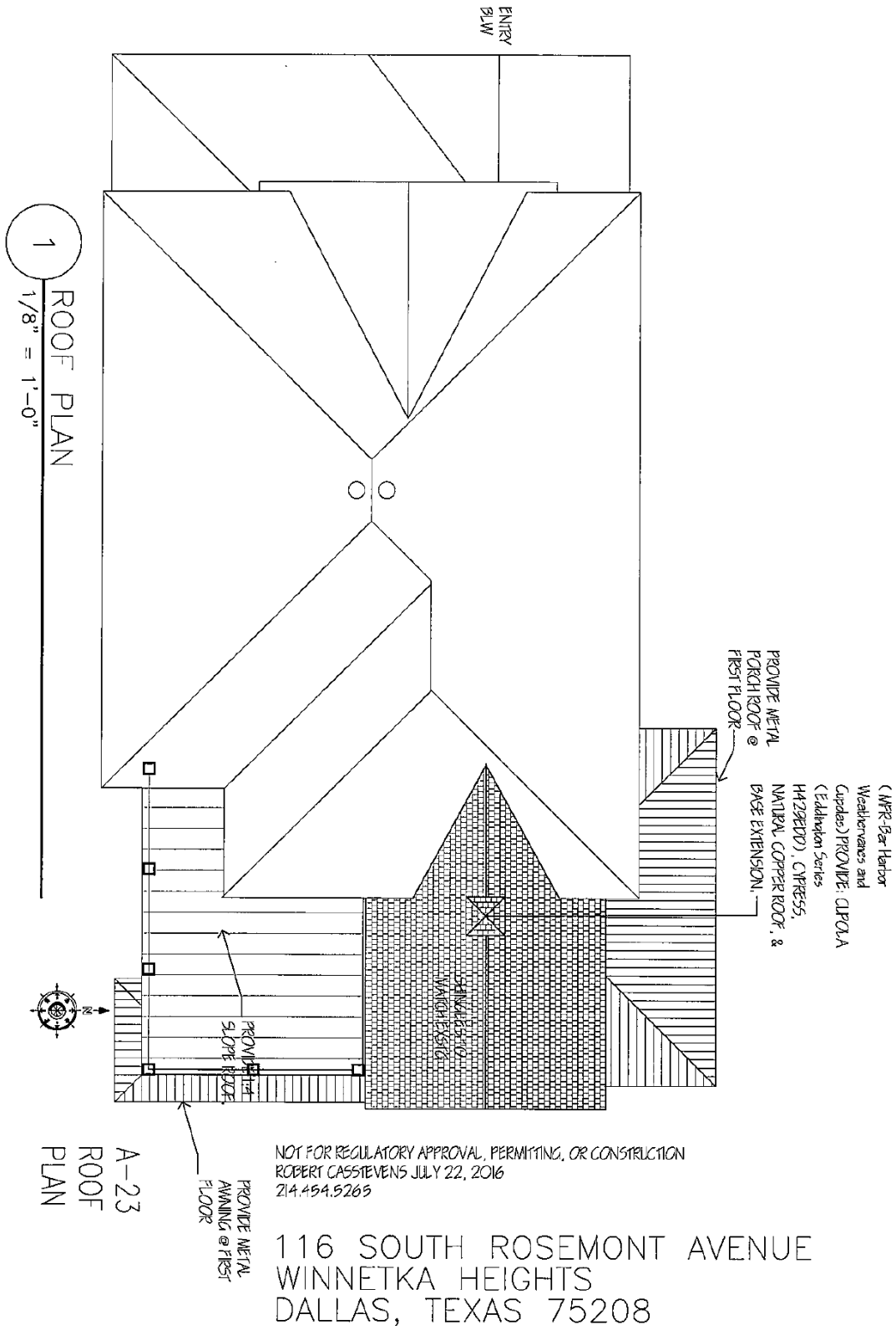
Proposed floor plan – 1st floor

NOTES BY NUMBER

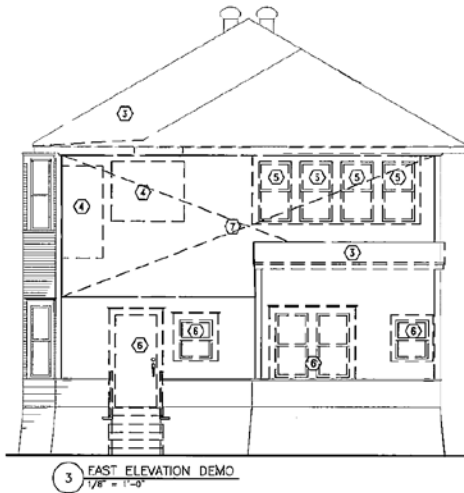
- ① PROVIDE CASSED OPENING TO MATCH HISTORIC TRAIL
- ② REEL DOOR OPENINGS WITH STUDS AND LAP BOARDS AND INSUL. PLUMBING FIXTURES.



Proposed floor plan – 2nd floor



Proposed roof plan



3 REAR ELEVATION DEMO
1/8" = 1'-0"

- KEY NOTES - ELEV DEMO**
- ① APPROXIMATE LOCATION OF ORIGINAL PORCH. ORIGINAL JOISTS CONTINUED FROM UNDER HOUSE TO UNDER PORCH & WERE CUT WHEN PORCH WAS REMOVED. BEAM WAS ADDED AT THIS LOCATION TO SUPPORT EXTERIOR WALL WHEN VINYL SIDING WAS REMOVED.
 - ② WHEN VINYL SIDING WAS REMOVED, ORIGINAL 2'-8" EXTERIOR DOOR FRAME IN ROUGH OPENING WERE REVEALED. EXPAND ROUGH OPENING AND PREP FOR NEW 3'-0" DOOR.
 - ③ REMOVE ROOF & PREP FOR NEW WORK. REF: TO D-23.
 - ④ OPENINGS DISCOVERED WHEN VINYL SIDING WAS REMOVED. CURRENTLY COVERED WITH PLYWOOD.
 - ⑤ WINDOWS SALVAGED FOR REUSE.
 - ⑥ DOOR/ WINDOWS TO BE REMOVED.
 - ⑦ EXTERIOR WALL PORTION TO BE REMOVED.



1 WEST ELEVATION DEMO
1/8" = 1'-0"

NOT FOR REGULATOR APPROVAL, PERMITTING, OR CONSTRUCTION
ROBERT CASSEVENIS JULY 22, 2016
24145416265

116 SOUTH ROSEMONT AVENUE
WINNETKA HEIGHTS
DALLAS, TEXAS 75208

D-31
EXTERIOR
ELEVATIONS
DEMO

Proposed demo plan for rear and front facades

KEY NOTES - ELEV DEMO

- ① APPROXIMATE LOCATION OF ORIGINAL PORCH. ORIGINAL JOISTS CONTINUED FROM UNDER HOUSE TO UNDER PORCH & WERE CUT WHEN PORCH WAS REMOVED. BEAM WAS ADDED AT THIS LOCATION TO SUPPORT EXTERIOR WALL WHEN VINYL SIDING WAS REMOVED.
- ② WHEN VINYL SIDING WAS REMOVED, ORIGINAL 2'-8" EXTERIOR DOOR FRAME IN ROUGH OPNG WERE REVEALED. EXPAND ROUGH OPENING AND PREP FOR NEW 3'-0" DOOR.
- ③ REMOVE ROOF & PREP FOR NEW WORK. RE: TO D-23.
- ④ OPENINGS DISCOVERED WHEN VINYL SIDING WAS REMOVED. CURRENTLY COVERED WITH PLYWOOD.
- ⑤ WINDOWS SALVAGED FOR REUSE.
- ⑥ DOOR/ WINDOWS TO BE REMOVED.
- ⑦ EXTERIOR WALL PORTION TO BE REMOVED.



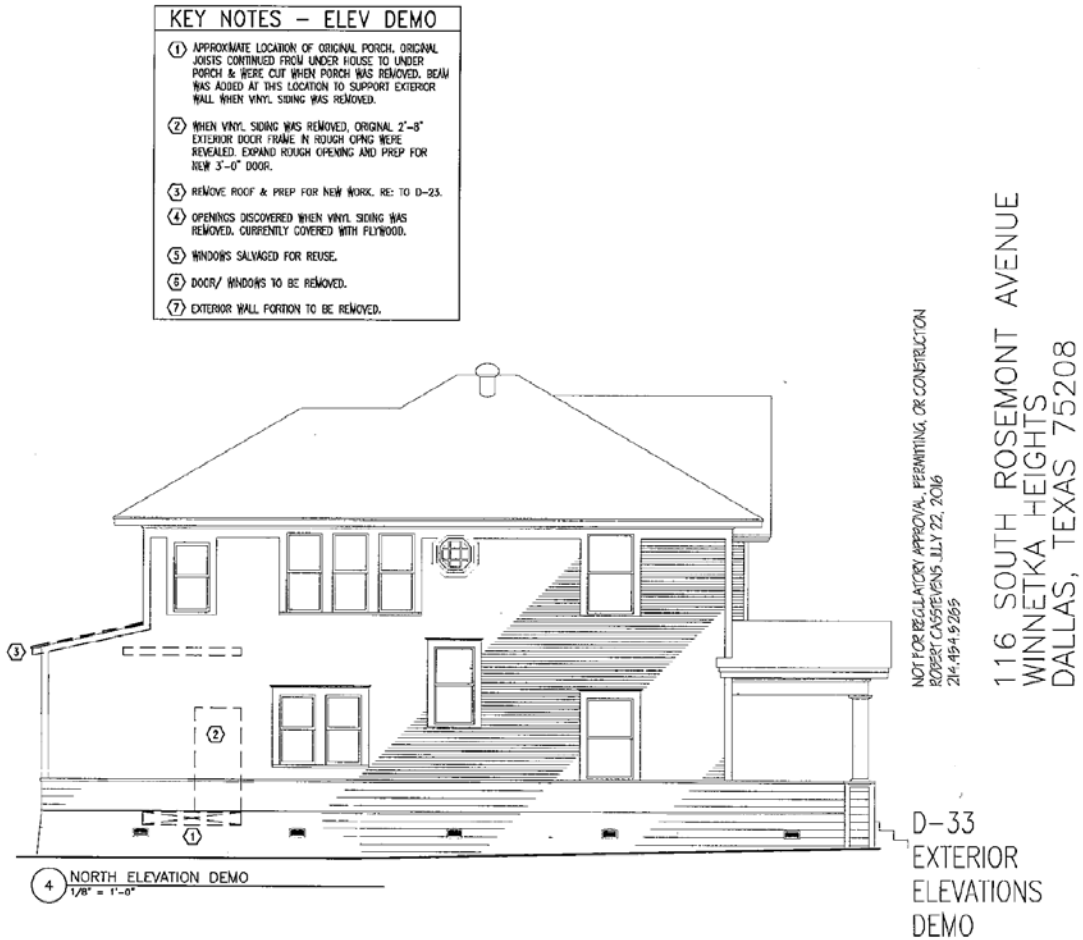
2 SOUTH ELEVATION DEMO
1/4" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
ROBERT CASSEVEENS, JULY 22, 2016
214.454.1526

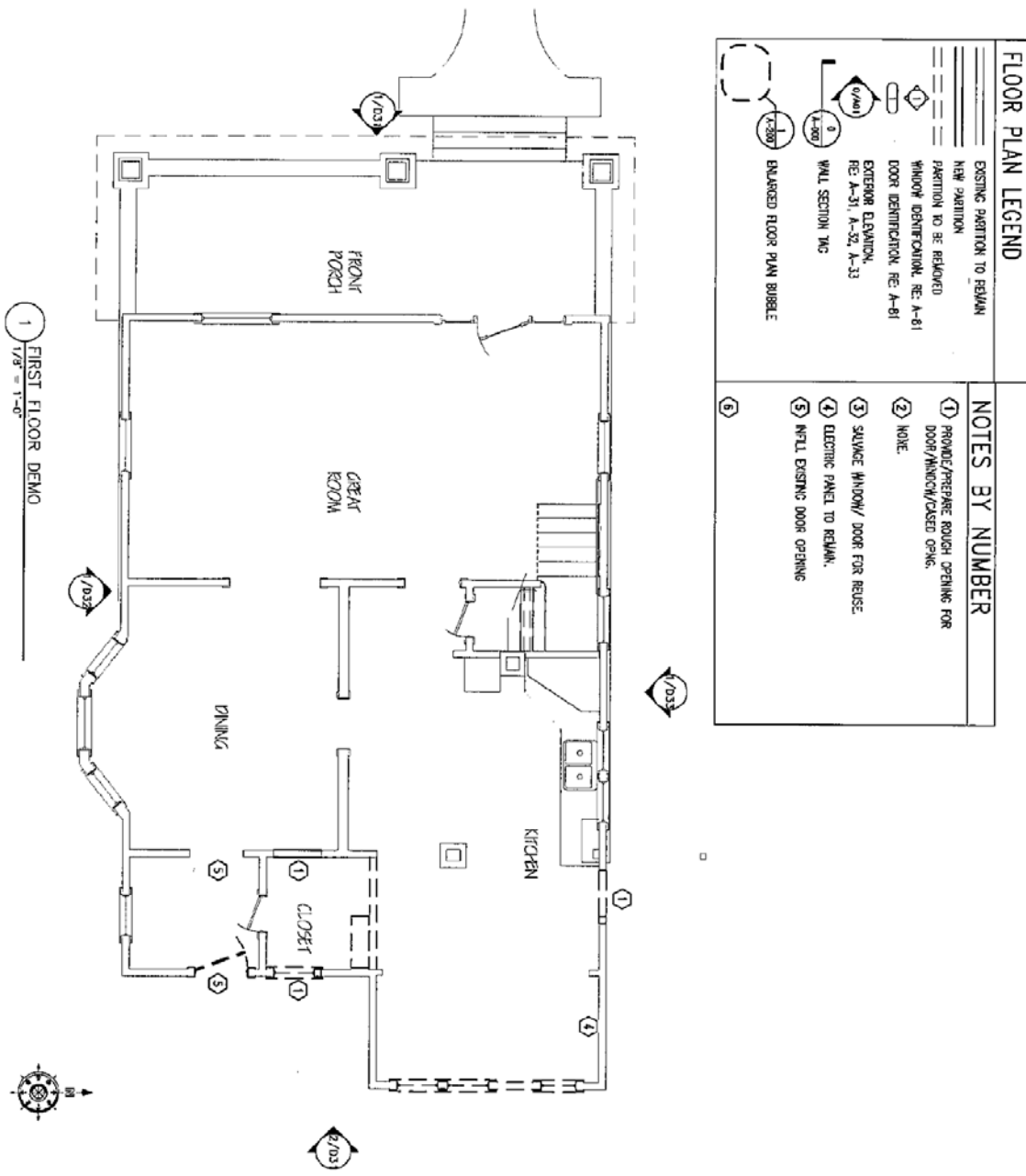
116 SOUTH ROSEMONT AVENUE
WINNETKA HEIGHTS
DALLAS, TEXAS 75208

D-32
EXTERIOR
ELEVATIONS
DEMO

Proposed demo plans for south side facade

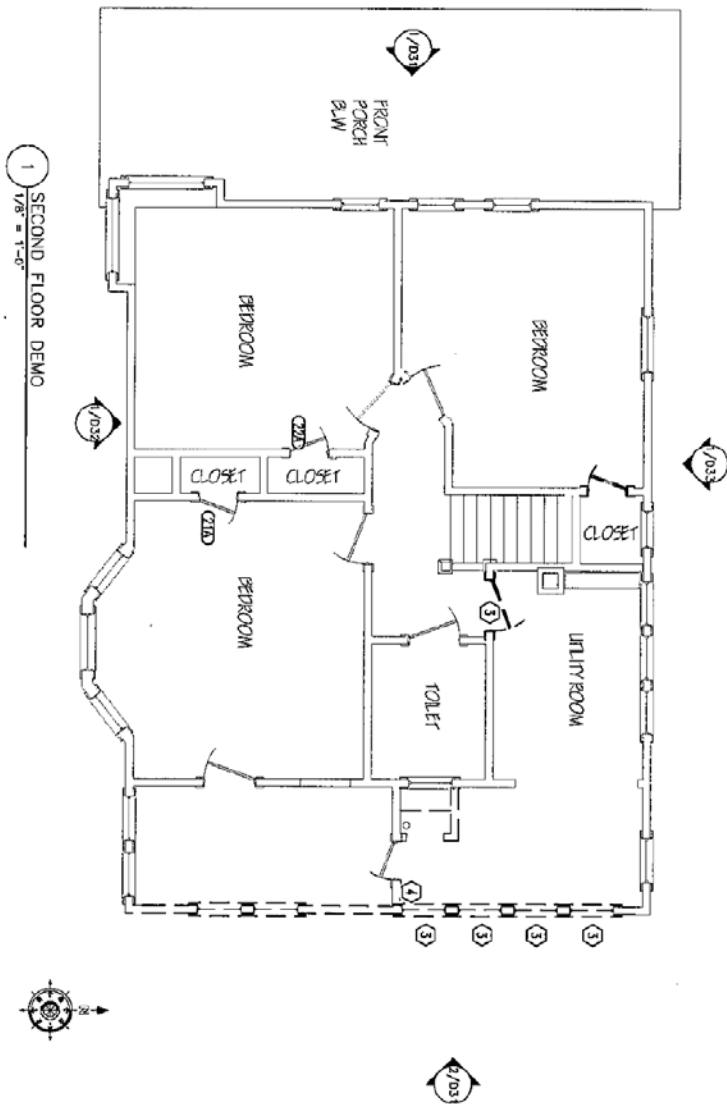


Proposed demo plans for north side façade



Proposed demo plans for 1st floor

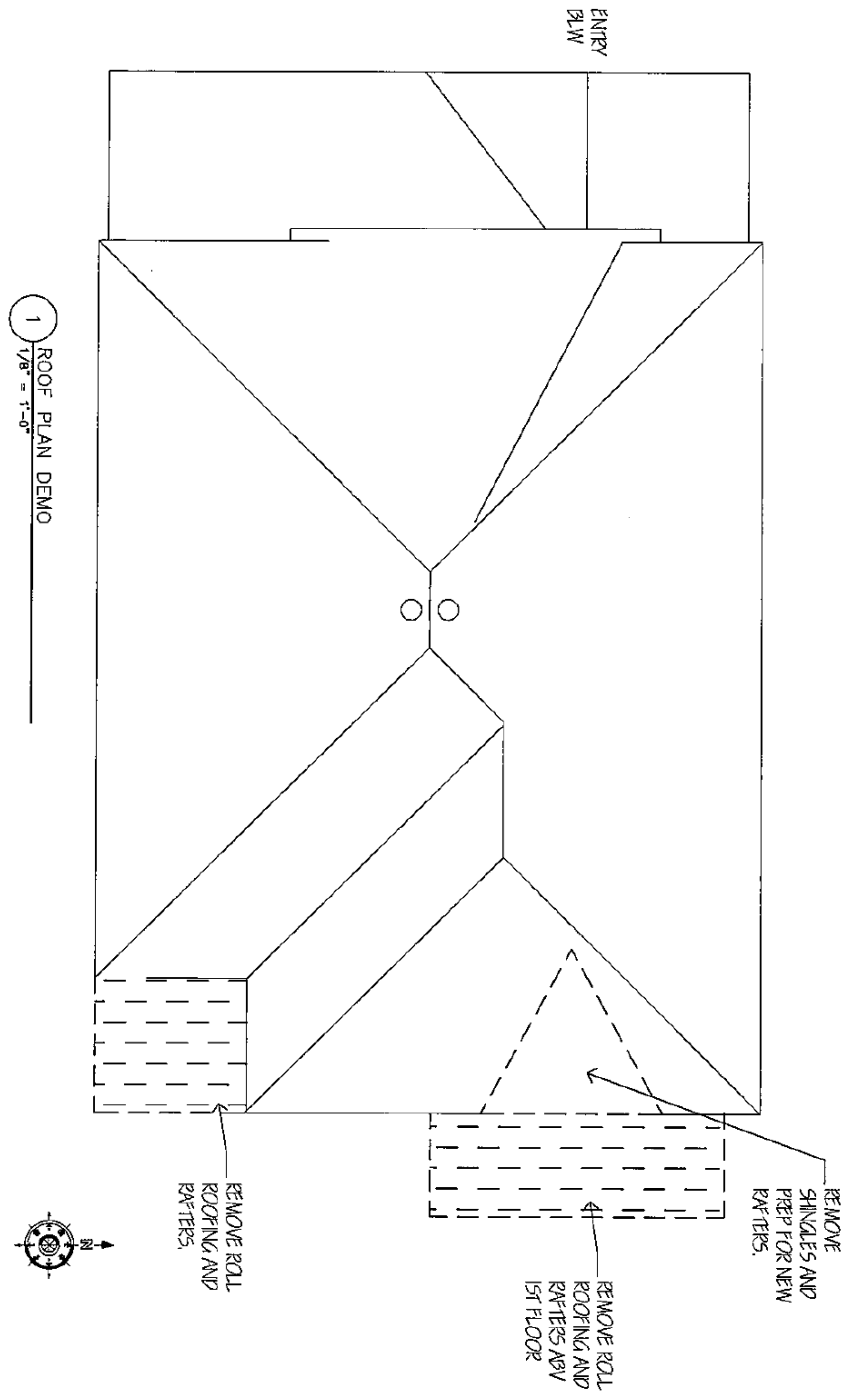
FLOOR PLAN LEGEND	
	EXISTING PARTITION TO REMAIN
	NEW PARTITION
	PARTITION TO BE REMOVED
	WINDOW IDENTIFICATION, RE: A-81
	DOOR IDENTIFICATION, RE: A-81
	EXTERIOR ELEVATION, RE: A-31, A-32, A-33
	WALL SECTION TAG
	ENLARGED FLOOR PLAN BUBBLE
NOTES BY NUMBER	
①	PROVIDE/PREPARE ROUGH OPENING FOR DOOR/WINDOW/CASED OPENG.
②	NONE.
③	SALVAGE WINDOW/ DOOR FOR REUSE.
④	ELECTRIC PANEL TO REMAIN.
⑤	RETAIL EXISTING DOOR OPENING
⑥	



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
ROBERT CASSTEVEN'S JULY 22, 2016
214.454.5265

116 SOUTH ROSEMONT AVENUE
WINNETKA HEIGHTS
DALLAS, TEXAS 75208

Proposed demo plans for second floor



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
 ROBERT CASSTEVEN'S JULY 22, 2016
 214.454.5269

116 SOUTH ROSEMONT AVENUE
 WINNETKA HEIGHTS
 DALLAS, TEXAS 75208

D-23
 ROOF
 PLAN DEMO

Proposed demo plans for roof



Proposed windows for rear addition.

TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Robert Casstevens

PROPERTY ADDRESS: 116 S Rosemont

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support construction of rear addition

Task force members present

☒ Christine Escobedo

☐ Jeff Cummings (Chair)

☐ Barbara Roy (Alternate)

☐ Heidi Maher

☐ Rachel Hoehn

☐ VACANT

☒ Alfred Pena

☒ Harry Nicholls

☐ VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

8-10-16

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.



LANDMARK COMMISSION

SEPTEMBER 6, 2016

FILE NUMBER: CA156-710(MD)
LOCATION: 534 W. 10th Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD-830

PLANNER: Mark Doty
DATE FILED: August 4, 2016
DISTRICT: Christ Episcopal Church
MAPSCO: 54-G
CENSUS TRACT: 0047.00

APPLICANT: Christ Episcopal Church

REPRESENTATIVE: Peter Portz

OWNER: CORPORATION OF EPISCOPAL

REQUEST:

Install illuminated signage on rear facade. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

A sign permit was issued in error on 4/6/2016. A copy of that permit is located on DX-8 and DX-9.

Christ Episcopal Church became a City of Dallas landmark in 2005.

ANALYSIS:

The preservation criteria is clear that plastic, back-lit attached signage is not allowed on the structure, therefore Staff is recommending denial.

STAFF RECOMMENDATION:

Install illuminated signage on rear facade. Work completed without a Certificate of Appropriateness. – Deny - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that states signs may not be located on the building and additional plastic back-lit signs are not permitted. Preservation criteria Sections 10.2 and 10.3.

TASK FORCE RECOMMENDATION:

Install illuminated signage on rear facade. Work completed without a Certificate of Appropriateness. – Approve.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 156-710 (MD)
Office Use Only

Name of Applicant: Kevin Portz for Christ Episcopal Church

Mailing Address: 534 West Tenth Street

City, State and Zip Code: Dallas, TX 75208

Daytime Phone: 972-467-1519

Fax:

Relationship of Applicant to Owner: Senior Warden

PROPERTY ADDRESS: 534 West Tenth Street, Dallas, TX 75208

Historic District: Historical Overlay District No. 123 / Ordinance No. 25956

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ___ No ___

Historic Planner's
Initials:

PROPOSED WORK:

Please describe your proposed work simply and accurately. **DO NOT** write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

We have affixed a 4' x 10' illuminated sign to the south facade of our Church. This facade is part of the the 1953 Hidell and Decker addition to the original 1921 structure. We did not submit a CA prior to having the sign affixed as we interpreted section 4.1a of Ordinance No. 25956 dated 4/25/2005 to mean this facade was not protected by the ordinance. Our vendor secured a sign permit from the city prior to affixing the sign to the facade in question.

RECEIVED BY

Signature of Applicant: /s/Kevin Portz, Sr. Warden

Date: 07/13/2016

Signature of Owner:

(IF NOT APPLICANT)

Date:

AUG 04 2016

APPLICATION DEADLINE:

Current Planning

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

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 214/670-4209 to make sure your application is complete.

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



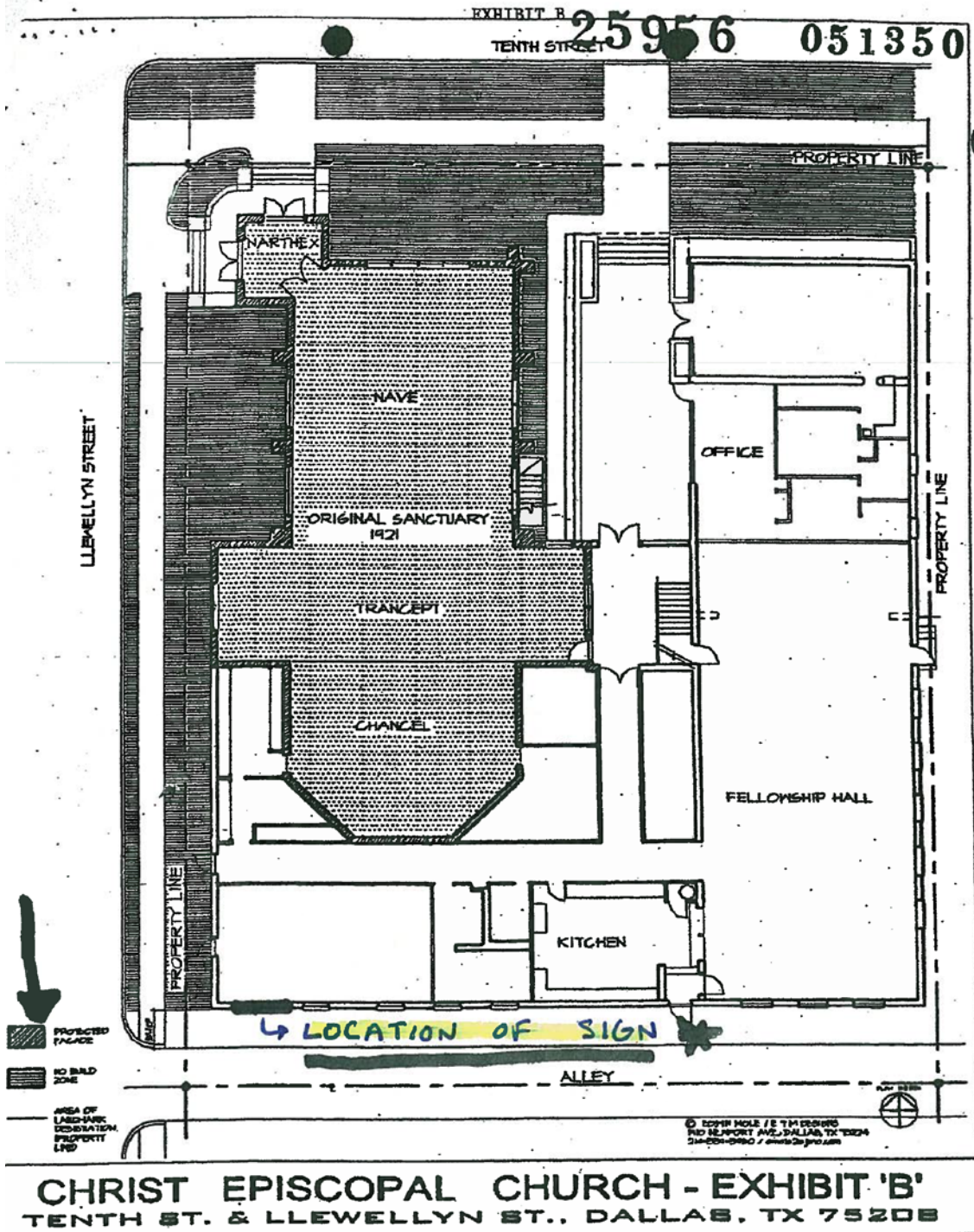
North and west façades of Christ Episcopal Church.



Partial west and south façade indicating signage installed.



South façade from Sunset Avenue indicating signage installed.





Phone# 972-254-4641
108 N. MacArthur Blvd.
Irving, Texas 75061

Invoice/Contract

Date	Invoice #
11/4/2015	1293

Bill To	Location		
Christ Episcopal Church att. Kevin Portz 534 W. 10th Street Dallas, TX 75208	534 W. 10th Street Dallas, TX 75208		
	Terms	Due Date	Rep
	50% contract bal 50% at install	4/22/2016	Alex

Description	Qty	Rate	Amount
Invoice Includes: Service#1 Design, Fabricate & Install 10' x 4' Illuminated Cabinet Sign - Single Sided - Wall Sign .040 Aluminum, LED Lighting system & Acrylic face with graphics. Service#2 Artwork as per customer approval Procurements of sign permits from the city of Dallas, TX***** Payment Terms: 50% deposit on contract and remaining balance DUE ON INSTALLATION DAY*** *all shop renderings are to be approved prior to fabrication. *Production Time: 2-4 weeks after final approval from the city of Dallas, TX. ****Primary power to sign to be provided by customer's licensed electrician, unless otherwise specified in writing. Each sign must have: 1. Primary electrical of 120V 2. Junction box installed within 3 feet of sign	1	2,650.00	2,650.00
		0.00	0.00T

<p>Customer will be responsible for acquiring any permits, licences or other approvals by local laws to conform to any requirements for the erection and/or maintenance of said described in this invoice, unless otherwise stated above. The right to make changes in design & materials, when unforeseen circumstances occur, is reserved. Completion date might change due to delay of delivery of materials, illness, acts of nature, etc. All orders must be accompanied by a 50% deposit & balance paid in full in our office prior to crew dispatch for installation/service, unless stated above. For any reason payment is delayed or not made, customer hereby gives permission to remove sign(s) from his location & must pay for said removal & reinstallation. Vallesigns Corp. is not responsible for any vandalism, acts of sabotage or acts of nature. No refunds or credits shall be given once this invoice is signed. All deposits are valid for 30 days from invoice. All Litigation subject to Dallas County, TX</p> <p>If owner or representative for this project refuses to pay any contract or change order work, Vallesigns reserves the right to sue for unpaid work as well as any legal costs incurred, payment over 30 days will incur 24% annual interest and payment made using a credit card will incur 5% service charge.</p> <p>I, _____, hereby agree to the above terms and conditions and give permission to 'GO AHEAD' with the project, once artwork is signed no changes will be made, no verbal changes will be binding on vallesigns. Signature: _____ Date: ____/____/2016</p>	Subtotal
	Sales Tax (8.25%)
	Total
	Payments/Credits
	Balance Due

Specification of sign.



Episcopal Church Permit

Contractor's Authorization

City of Dallas Type: Electrical Sign

10 AM - Craig

Development Services Department | Building Inspection Division | www.dallascityhall.com

District Office: SW

Validation #: 1604061077

Address: 534 W 10TH ST 75208
534 W 10TH ST
75208

Issue Date: 04/06/2016
Land Use Description: (6911) CHURCH, SYNAGOGUE, TEMPLE, MOSQUE
Work Description: ATTACHED

Authorized Date: 04/06/2016
Owner Or Tenant: CHRIST EPISCOPAL CHURCH
000534 W 10TH ST DALLAS TX 75208
Applicant: BRETT WESTON JAMES
Contractor: VALLESIGNS AND AWNINGS CORP
Business Address: 108 N MACARTHUR BLVD,
Telephone: 972/254-4641 Fax:

Lot: 18 Block: 44/3164 Zoning: PD-830 PDD: 830 SUP:
Historic Dist: H/123 Consrv Dist: Davis Street Occ Load:
Color:
Sign Copy: CHRIST CHURCH IGLESIA CRISTO
Materials:

For inspections call 214/670-5313, 24 hours. You will need your validation number 1604061077 and one of the inspection types from the list below.

550 Pier Inspection

720 Sign Location (Detached Only)

730 Electrical Sign Can Wiring

740 Final

Note: 7 AM cut-off for same day inspections!! Reinspection fees will be charged if the work is not ready or property is ready or property is inaccessible. For partial inspection of permitted area or additional assistance, call 214/671-1531 from 8 AM to 4:30 PM Monday through Friday.

Copy of permit issued in error.



City of Dallas

Permit

1604061077

Issue Date: 04/06/2016

Development Services Department | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Address: 534 W 10TH ST 75208
534 W 10TH ST
75208

Land Use Description: (6911) CHURCH, SYNAGOGUE, TEMPLE, MOSQUE

Work Description: ERECT ATTACHED SIGN

Owner Or Tenant: CHRIST EPISCOPAL CHURCH
000534 W 10TH ST DALLAS TX 75208
Applicant: BRETT WESTON JAMES
Contractor: VALLESIGNS AND AWNINGS CORP
Business Address: 108 N MACARTHUR BLVD, IRVING, TX 75061
Telephone: 972/254-4641 Fax:

Lot: 18 Block: 44/3164 Zoning:PD-830 PDD: 830 SUP:
Historic Dist: H/123 Consv Dist: Davis StreeSq. Ft.:40
SPSD:
Color:
Sign Copy: CHRIST CHURCH IGLESIA CRISTO
Materials:

Remarks: LED ILLUMINATED WALL SIGN

This permit is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

THIS PERMIT SHALL BE POSTED AT WORK SITE AND IS SUBJECT TO CANCELLATION UPON NOTICE.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 10 – Signs

10.1 – Signs may not be located on the building.

10. 3 – Additional plastic back-lit signs are not permitted.

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

DATE: 8/10/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla SBN

Applicant Name: Christ Episcopal Church
Address: 532 W 10th Street (Christ Episcopal Church)
Date of CA/CD Request: 8/4/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: Jay Firsching
2nd: Carolina Pace

Task Force members in favor: 5

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force

DATE

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

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

**LANDMARK COMMISSION****SEPTEMBER 6, 2016**

FILE NUMBER: CA156-711(MD)
LOCATION: 401 N. Carroll Avenue
STRUCTURE: Main & Contributing, Accessory & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: R-7.5(A)

PLANNER: Mark Doty
DATE FILED: August 4, 2016
DISTRICT: Crockett School
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Crockett School Multifamily, LLC

REPRESENTATIVE: Kathy Delavergne

OWNER: DAVID CROCKETT BUILDING LLC

REQUEST:

- 1) Add doors, stairs, and canopies to south side of Gym building.
- 2) Remove door on west facade of Gym building and fill with brick to match.
- 3) Remove door and stairs on east facade of Gym building and fill with brick to match.
- 4) Install door, stairs, and canopy on east facade of Gym building.
- 5) Install 6'-0" metal picket fence and sliding gates around parking lot.
- 6) Install condenser units on rooftops of both structures.
- 7) Construct metal carports.
- 8) Construct concrete pad and wood screen for dumpster on west facade of Gym building.

BACKGROUND / HISTORY: Davy Crockett School became a City of Dallas landmark in 1993.

ANALYSIS: Staff is supportive of the redevelopment of this site with the exception of Request #5. The preservation criteria strictly prohibits fencing in the 'no-build' zone (see Exhibit B on page D2-9) therefore Staff is recommending denial without prejudice of that request. All other requests, including the proposed carports, are being recommended for approval.

STAFF RECOMMENDATION:

- 1) Add doors, stairs, and canopies to south side of Gym building. – Approve - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

- 2) Remove door on west facade of Gym building and fill with brick to match. – Approve - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Remove door and stairs on east facade of Gym building and fill with brick to match. – Approve - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Install door, stairs, and canopy on east facade of Gym building. – Approve - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 5) Install 6'-0" metal picket fence and sliding gates around parking lot. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that states no fences are permitted in the no-build zone, except as required for school security. Preservation criteria Section 2.7.
- 6) Install condenser units on rooftops of both structures. – Approve - Approve drawings dated 8/17/16 with the finding the proposed work for the contributing structure meets the criteria for roofs in the Preservation criteria Sections 3.19, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) and for the non-contributing structures in Section 51A-4.501(g)(6)(C)(ii).
- 7) Construct metal carports. – Approve - Approve drawings and image dated 8/17/16 with the finding that although the proposed work does not comply with Section 4.1 that states the form, materials, general exterior appearance, color, and details of any new accessory buildings must be compatible with the existing historic structure, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- 8) Construct concrete pad and wood screen for dumpster on west facade of Gym building. – Approve - Approve drawings dated 8/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Add doors, stairs, and canopies to south side of Gym building. – Deny without prejudice - Deny without prejudice due to insufficient information.
- 2) Remove door on west facade of Gym building and fill with brick to match. – Deny without prejudice - Deny without prejudice due to insufficient information.
- 3) Remove door and stairs on east facade of Gym building and fill with brick to match. – Deny without prejudice - Deny without prejudice due to insufficient information.
- 4) Install door, stairs, and canopy on east facade of Gym building. – Deny without prejudice - Deny without prejudice due to insufficient information.
- 5) Install 6'-0" metal picket fence and sliding gates around parking lot. – Deny without prejudice - Deny without prejudice due to non-conformance with ordinance.
- 6) Install condenser units on rooftops of both structures. – Deny without prejudice - Deny without prejudice due to lack of information.

- 7) Construct metal carports. – Deny without prejudice - Deny without prejudice due to lack of information and non-conformance of carports.
- 8) Construct concrete pad and wood screen for dumpster on west facade of Gym building. – Deny without prejudice - Deny without prejudice due to lack of information.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156-711 (MD)
Office Use Only

Name of Applicant: Crockett School Multifamily, LLC
Mailing Address: 8214 Westchester Drive, Suite 600
City, State and Zip Code: Dallas, Texas 75225
Daytime Phone: 214-736-7002 Fax: _____
Relationship of Applicant to Owner: Representative of Owner

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ___ No ___

Planner's Initials

PROPERTY ADDRESS: 401 N. Carroll Avenue, Dallas, Texas 75246
Historic District: Alcalde Street-Crockett School Historic District

PROPOSED WORK:

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

See attached

RECEIVED BY

AUG 04 2016

Signature of Applicant: Crockett School Multifamily, LLC
Kathy Dahlke, manager Date: 8-1-16 **Current Planning**
Signature of Owner: [Signature] Date: 8-2-16
(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

PROPOSED WORK:

- Install six foot high black powder coated metal picket fence with basic finials to secure the parking area as indicated on the attached site plan and per the supplemental material. Such fence shall include sliding gates for vehicular access and secured pedestrian access gates as indicated on the site plan.
- Remove existing chain link fence as indicated on attached site plan.
- Install landscaping as indicated on attached site plan.
- Install carports in light stone color in areas indicated on attached site plan and per the supplemental material.
- Modify existing non-contributing building to accommodate entry into apartment units as indicated on the attached site plan and per the supplemental material.
- Install standard split system condenser units that are no taller than 30 inches on the roof of both buildings as indicated on the attached site plan.
- Construct concrete pad and wood screen for dumpster.



Front elevation facing N. Carroll.



Rear elevation and parking lot along Alcade Street.

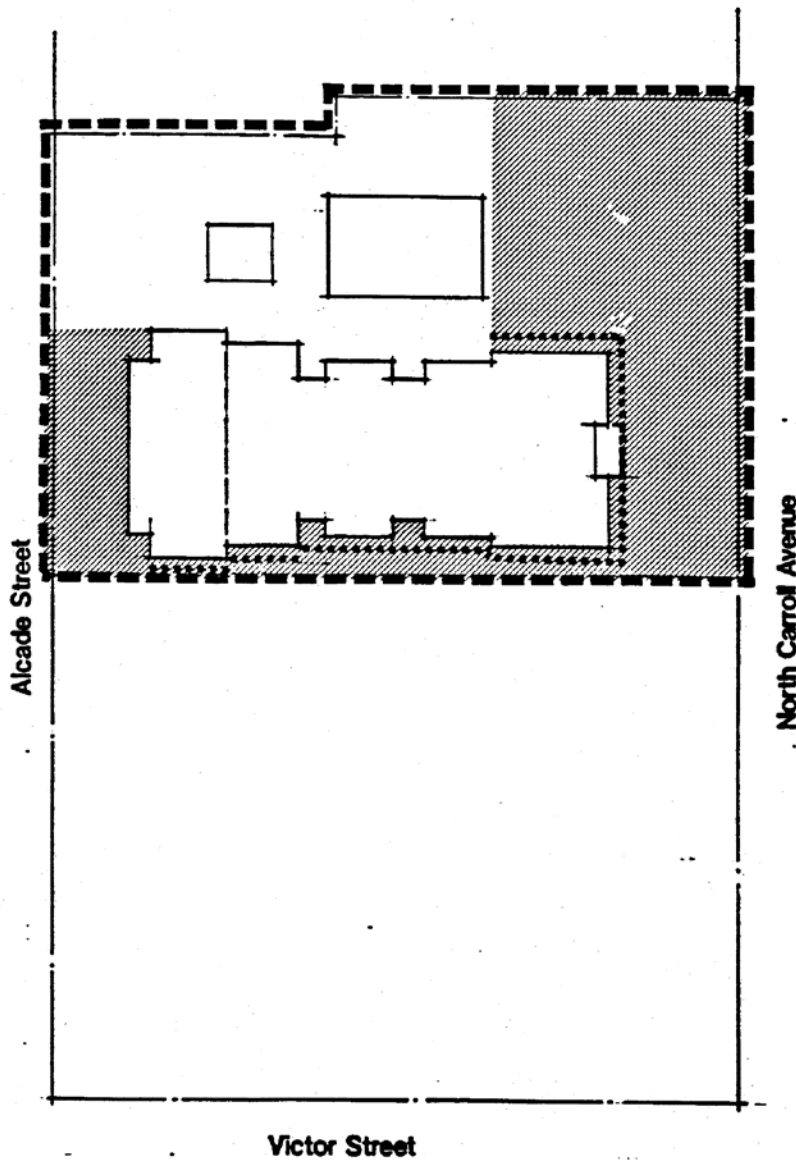


Rear elevation of Gym building and parking lot along Alcade Street.



21870.

938970



David Crockett Elementary School
Exhibit B

- Area of Designation
- No Build Zone
- Protected Facades



Parking lot and location of proposed fence and gate along N. Carroll (Request #5)

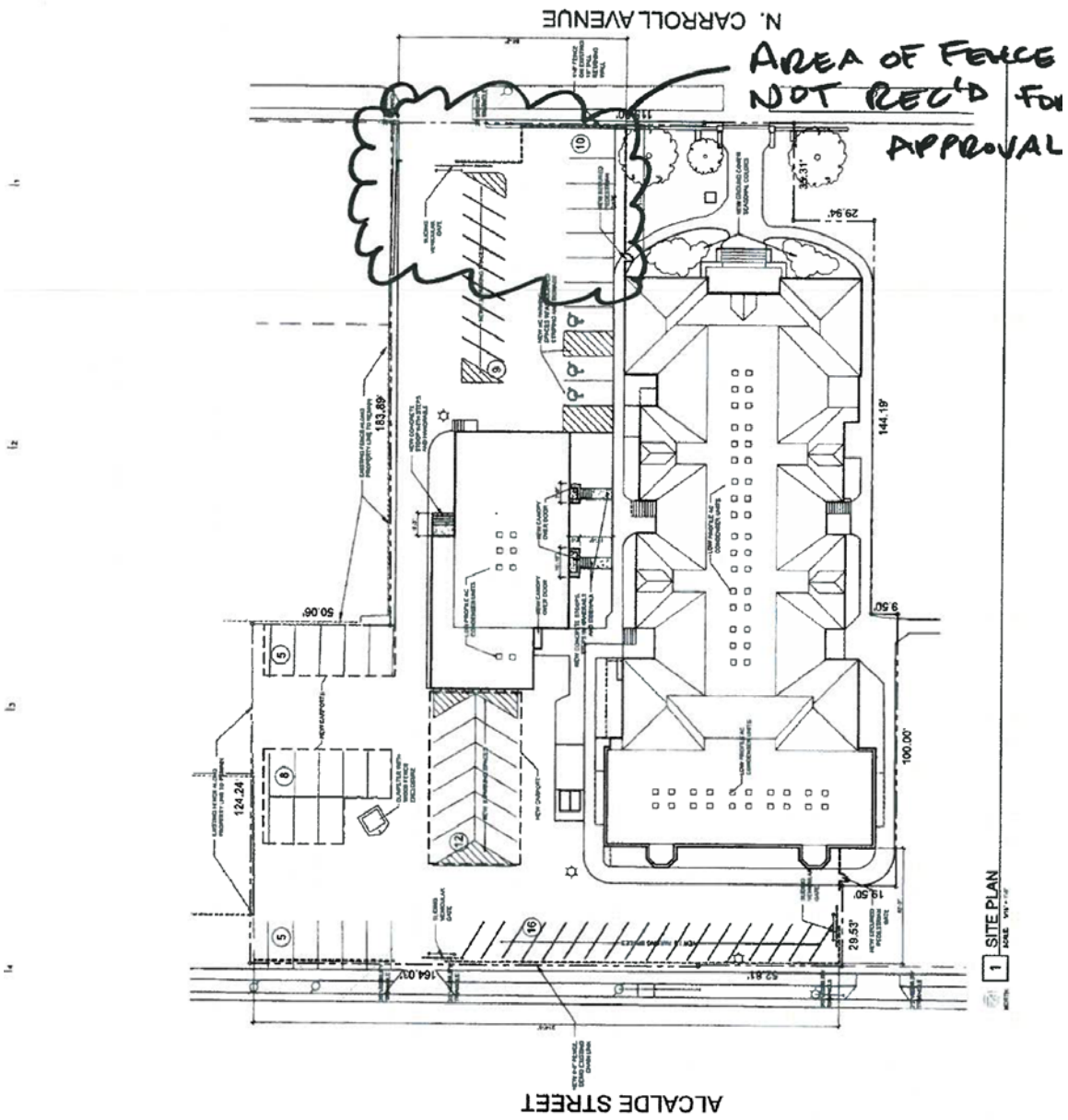




Requests #7 and #8 - Location of proposed carports and dumpster/enclosure.



- Remove existing chain link fence and install 6' metal fence.
- Install vehicular access gate.
- Construct carports.
- Construct concrete pad and wood screen for dumpster.
- Remove existing door on non-contributing building and fill to match existing brick.

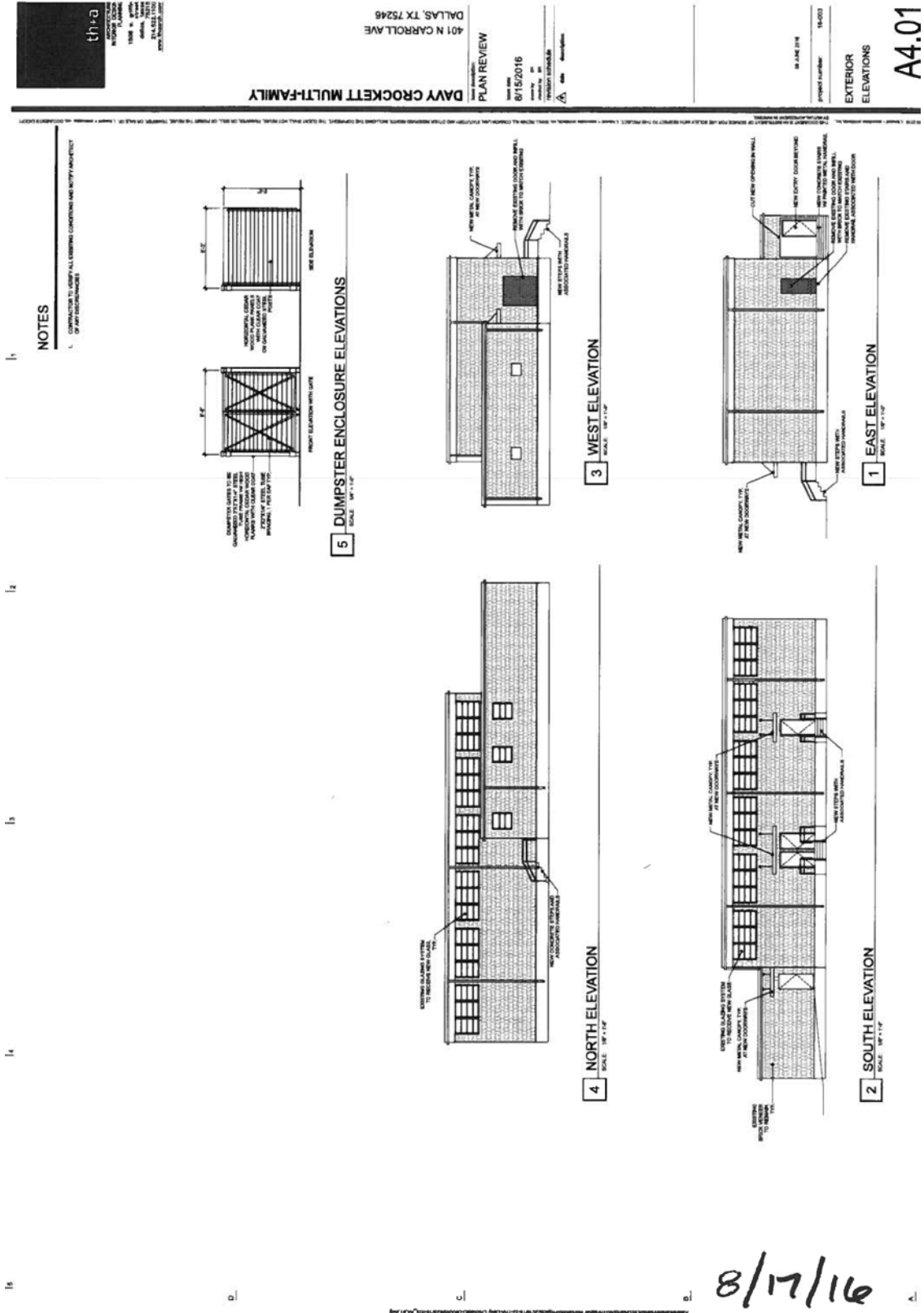


8/17/16

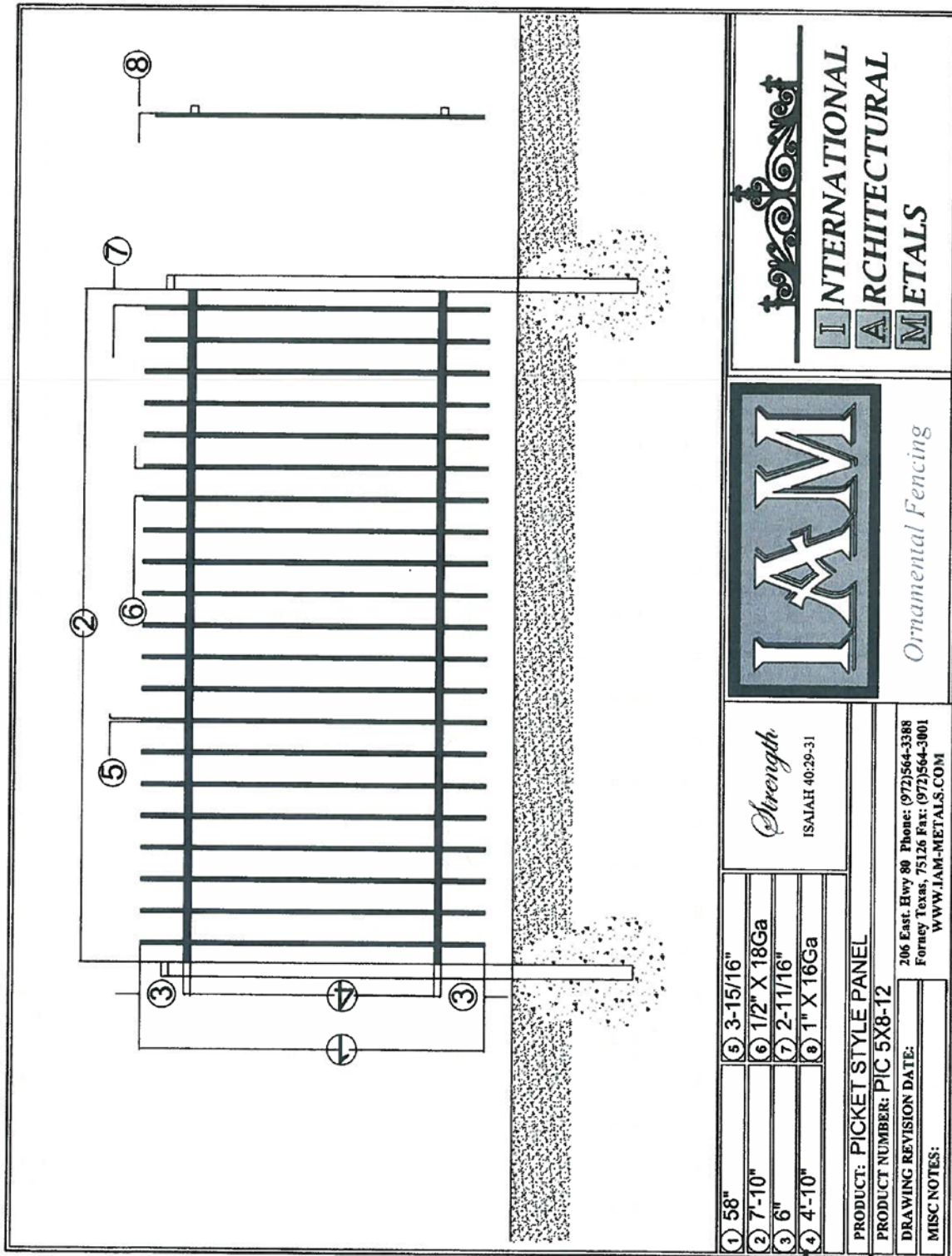
Proposed site plan. The proposed fence clouded is not recommended for approval since it lies within the 'no build' zone.



Requests #1, 2, 3, and 4 – Proposed exterior changes to Gym building.

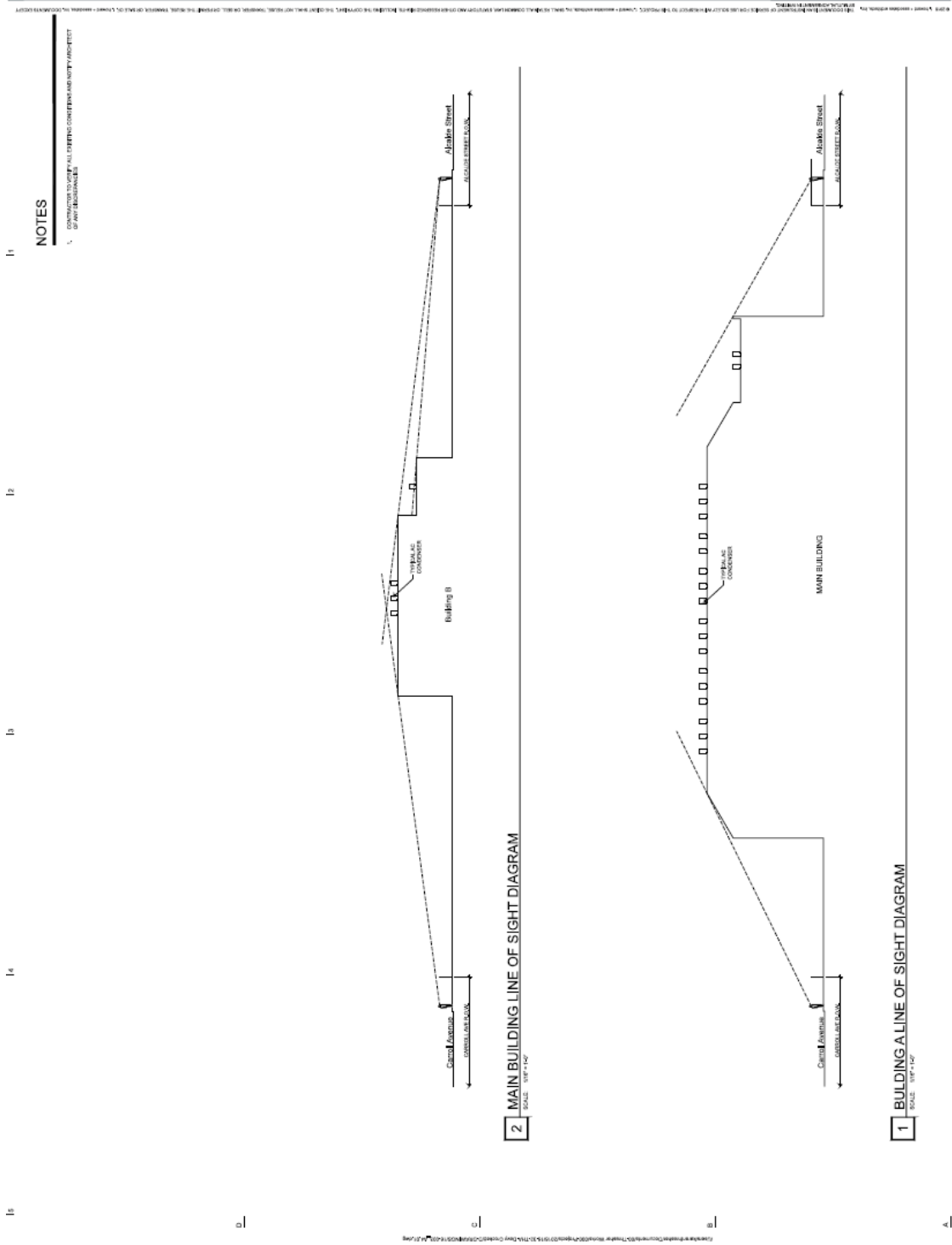


Requests #1, 2, 3, 4 and 8 – Proposed exterior changes to Gym building and new dumpster enclosure.



8/17/16

Request #5 – Proposed fence specification.



Davy Crockett Multi-Family

401 N CARROLL AVE
DALLAS, TX 75246

PLAN REVIEW

DATE: 8/15/2016

PROJECT: 16-001

DATE: 8/15/2016

DATE: 8/15/2016

DATE: 8/15/2016

DATE: 8/15/2016

LINE OF SITE
DIAGRAMS

A4.02

Example Carports
401 N. Carroll Avenue



LIGHT STONE •



8/17/16

Request #7 – Proposed carport image and color.

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

DATE: 8/10/2016
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Crockett School Multifamily
Address: 401 N Carroll (Crockett School)
Date of CA/CD Request: 8/4/2016

RECOMMENDATION:

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

Recommendation / comments/ basis: Items 1-4 Deny w/o prejudice
due to insufficient information. Item 5: Deny
w/o prejudice due to non-conformance w/ ordinance
Items 6-8: Deny w/o prejudice due to
lack of information and non-conformance
of car ports.

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: Piwetz

2nd: Curtsinger

Task Force members in favor: All

Task Force members opposed: None

Basis for opposition:

CHAIR, Task Force Jay Firsching

DATE 8-10-2016

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

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

**LANDMARK COMMISSION****SEPTEMBER 6, 2016**

FILE NUMBER: CA156-706(MP)
LOCATION: 6000 Junius
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: Aug 4, 2016
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0013.01

APPLICANT: Andre Savino

REPRESENTATIVE: None

OWNER: Andre Savino

REQUEST:

Replace single 24-glass block window with two ganged single pane windows on left (east) side elevation.

BACKGROUND / HISTORY: None

ANALYSIS:

The proposed windows are 36" long each and would encroach into the front 50% of the side elevation. The current window also encroaches into the protected façade, but no Certificate of Appropriateness authorizing this was found. Staff is recommending denial without prejudice because the proposed location is inconsistent with the ordinance.

STAFF RECOMMENDATION:

Replace single 24-glass block window with two ganged single pane windows on left (east) side elevation – 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 4.1(a) which designates the front 50% of side facades as protected and Section 4.1(c) which states that historic solid-to-void ratios of protected facades must be maintained.

TASK FORCE RECOMMENDATION:

Replace single 24-glass block window with two ganged single pane windows on left (east) side elevation – Approve – Approve wood windows as shown. They are in back 50%.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156 - 706 [MP]
Office Use Only

Name of Applicant: Andre Savino absavino@yahoo.com
Mailing Address: 6000 Junius Street
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 972-292-2518 Fax: _____
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 6000 Junius Street
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.

Changing outside bathroom window due to remodeling of bathroom. Change current window (Picture 1) to one or two transom windows similar to Picture 2. Picture 2 shows three transom windows currently on the side of our house. Picture 3 and 4 shows what is to the left and right of the current bathroom window (Picture 1). Window will expand left of current window.

RECEIVED BY

Signature of Applicant:  Date: 7/6/16
AUG 04 2016

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

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Front elevation.



Left side elevation.



Left side elevation.



Left side elevation, showing window to be replaced.



Left side elevation, showing window to be replaced.



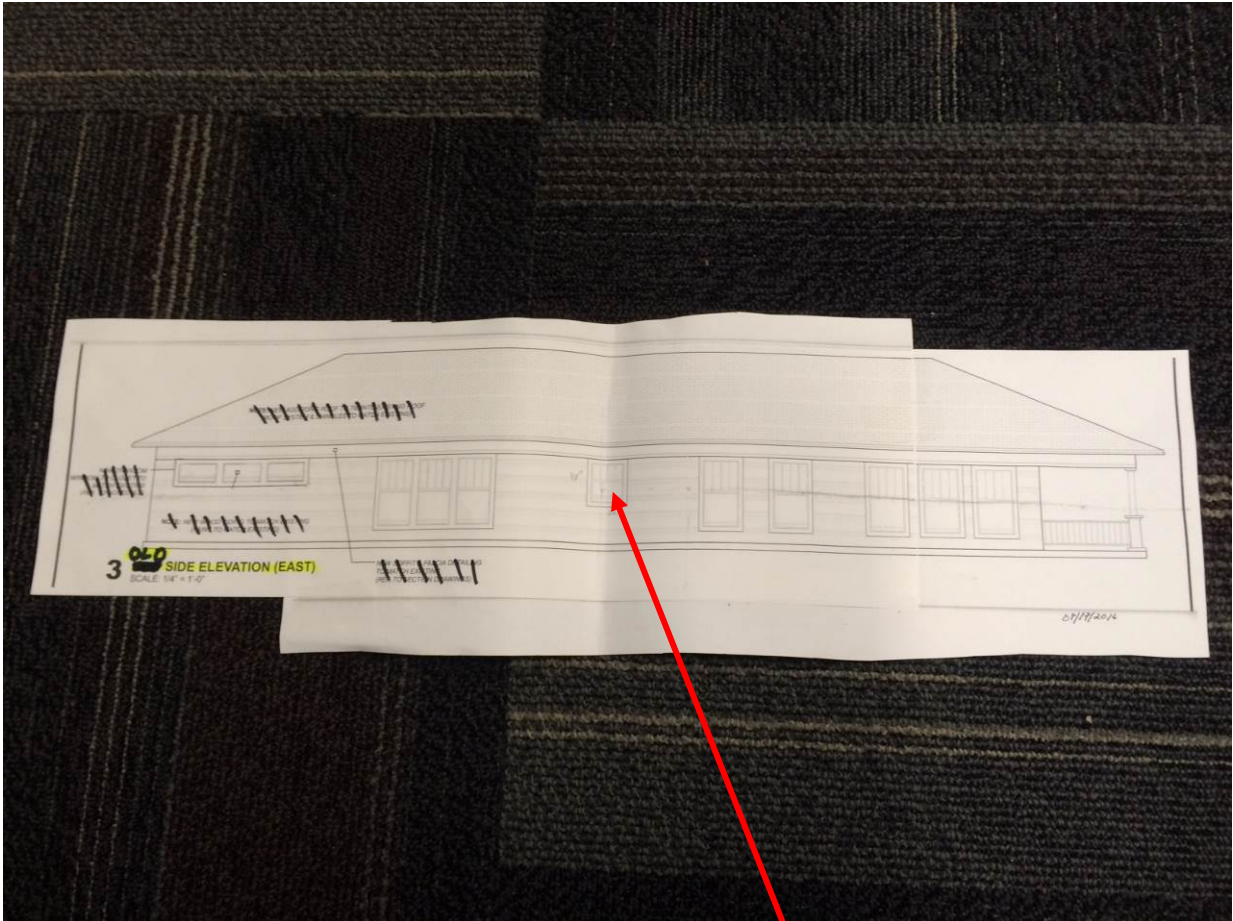
Window to be replaced.



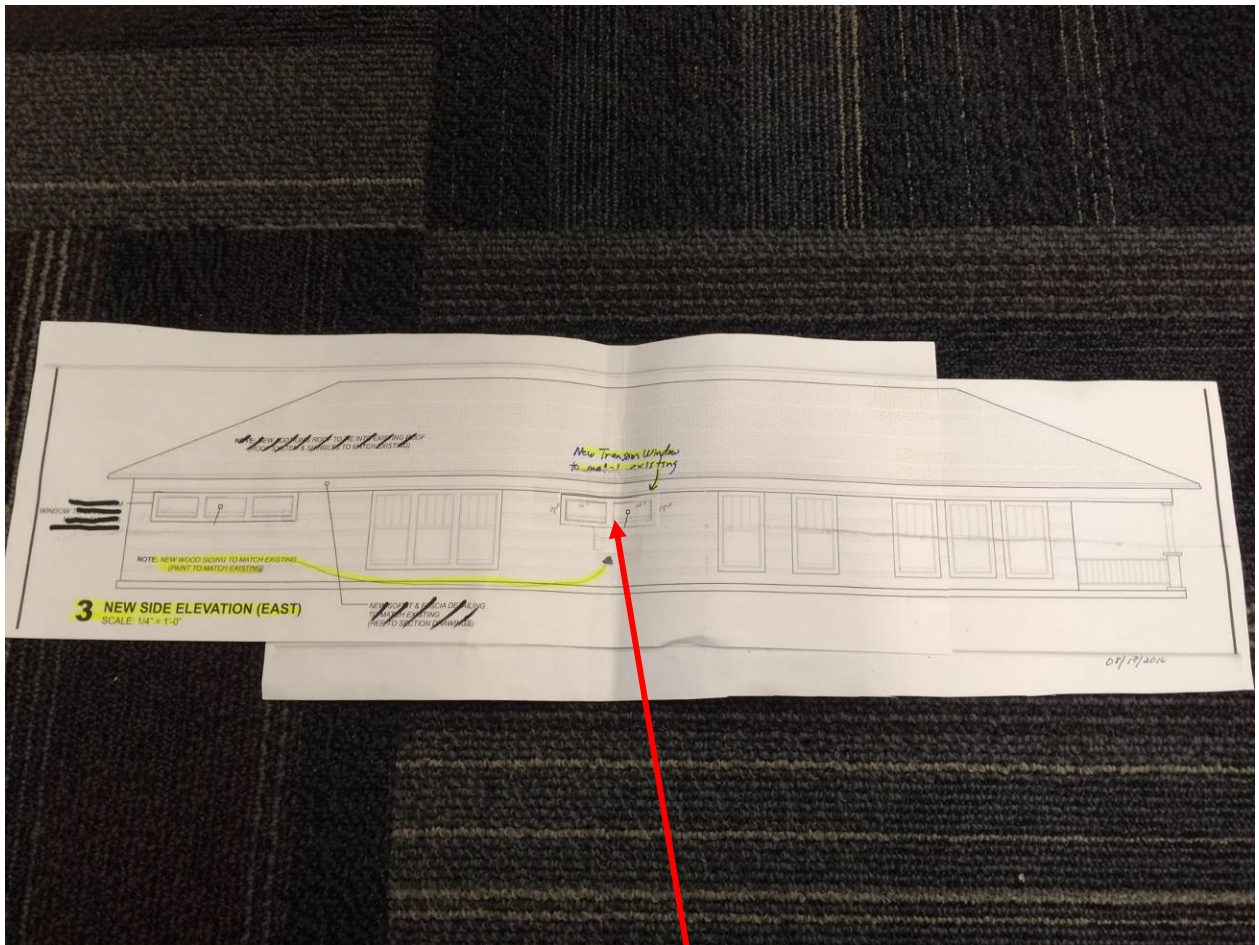
Left side elevation, showing window to be replaced.



Windows at rear of left side elevation. Applicant wants to match this style with proposal for two ganged, single pane windows.



Elevation drawing, showing location of existing window.



Elevation drawing, showing proposed windows.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

4.1 Protected facades

- a. Front facades and the front 50 percent of side facades of contributing structures are protected.
- c. Historic solid-to-void ratios of protected facades must be maintained.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 8/11/2016

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Andre Savino
Address: 6000 Junius

Date of CA/CD Request: 8/4/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approve ^{used windows} as shown. - they are in back SC90
Mary / Kelly

Task force members present

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

Aug 11, 2016

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-737(EH)
LOCATION: 4309 Worth Street
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Eric Hill
DATE FILED: August 4, 2016
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Raymond Tolentino, East Dallas Christian Church

REPRESENTATIVE: None.

OWNER: EAST DALLAS CHRISTIAN CHURCH

REQUEST:

- 1) Install 16 steel bollard posts along wood fenceline and paint. Brand: Rust-o-leum. Color: 7543 "Safety Yellow".
- 2) Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

Stop work order was posted on July 1, 2016 for the striping and painting of features in the parking lot without a Certificate of Appropriateness.

The structure is listed as not contributing per the Peak's Suburban historic district.

ANALYSIS:

- 1) Staff is recommending denial for the proposal to install and paint 16 steel bollards along the fence line shared with 4313 Worth Street as the installation of bollards will have an adverse effect on the historic integrity and character of the historic overlay district. Staff agrees with the Peak's Suburban Addition recommendation to install small parking stops to not be as intrusive to the district.
- 2) Staff believes that the painting of the features in the parking lot a bright yellow is a detriment to the historic district as it does not appear compatible with the overlay district. A less intrusive color such as white could be proposed.

STAFF RECOMMENDATION:

- 1) Install 16 steel bollard posts along wood fenceline and paint. Brand: Rust-o-leum. Color: 7543 "Safety Yellow". – Deny - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since steel bollards were not used in

the district in the period of significance and will detract from the character of the district.

- 2) Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the requirements for City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the applied color does not appear to enhance or maintain the historic integrity and character of the district.

TASK FORCE RECOMMENDATION:

- 1) Install 16 steel bollard posts along wood fenceline and paint. Brand: Rust-o-leum. Color: 7543 "Safety Yellow". – Deny - Not appropriate to the district per City Code. The bollards will have an adverse effect on the historic overlay district. Recommend parking stops.
- 2) Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness. – Deny without prejudice - Not appropriate to the district, yellow paint has an adverse effect on the historic overlay district. Recommend a white paint.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: RAYMOND V. TOLENTINO
Mailing Address: EAST DALLAS CHRISTIAN CHURCH
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 214 824 8181 Fax: 214 824 8583
Relationship of Applicant to Owner: BUSINESS ADMINISTRATOR

PROPERTY ADDRESS: 4309 WORTH ST. DALLAS, TX 75246
Historic District: PEAK SUBURBAN ADDITION

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. **DO NOT** write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

TO PROTECT NEIGHBORS FENCE:

TO INSTALL 16 STEEL PIPES C4" DIAMETER, 32" ABOVE
SURFACE, 36" DEEP SET IN CONCRETE AND PAINTED
YELLOW. PLEASE REFER TO ATTACHED DRAWING AND
SITE PLAN AND AERIAL VIEW.

Signature of Applicant: [Signature] Date: 07/13/2016

Signature of Owner: EAST DALLAS CH CH Date: 07/13/2016
(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.

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 214/670-4209 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.

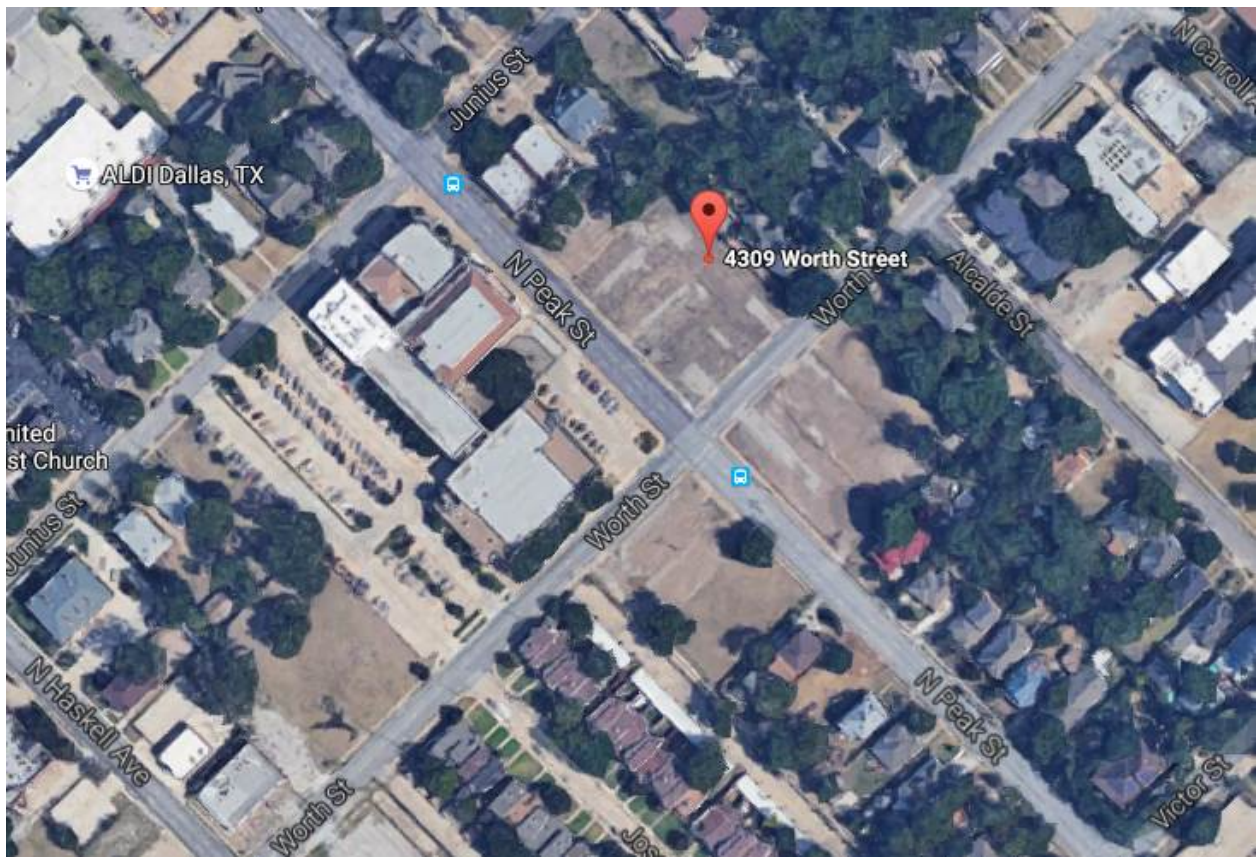
Sustainable Construction and Development

Date

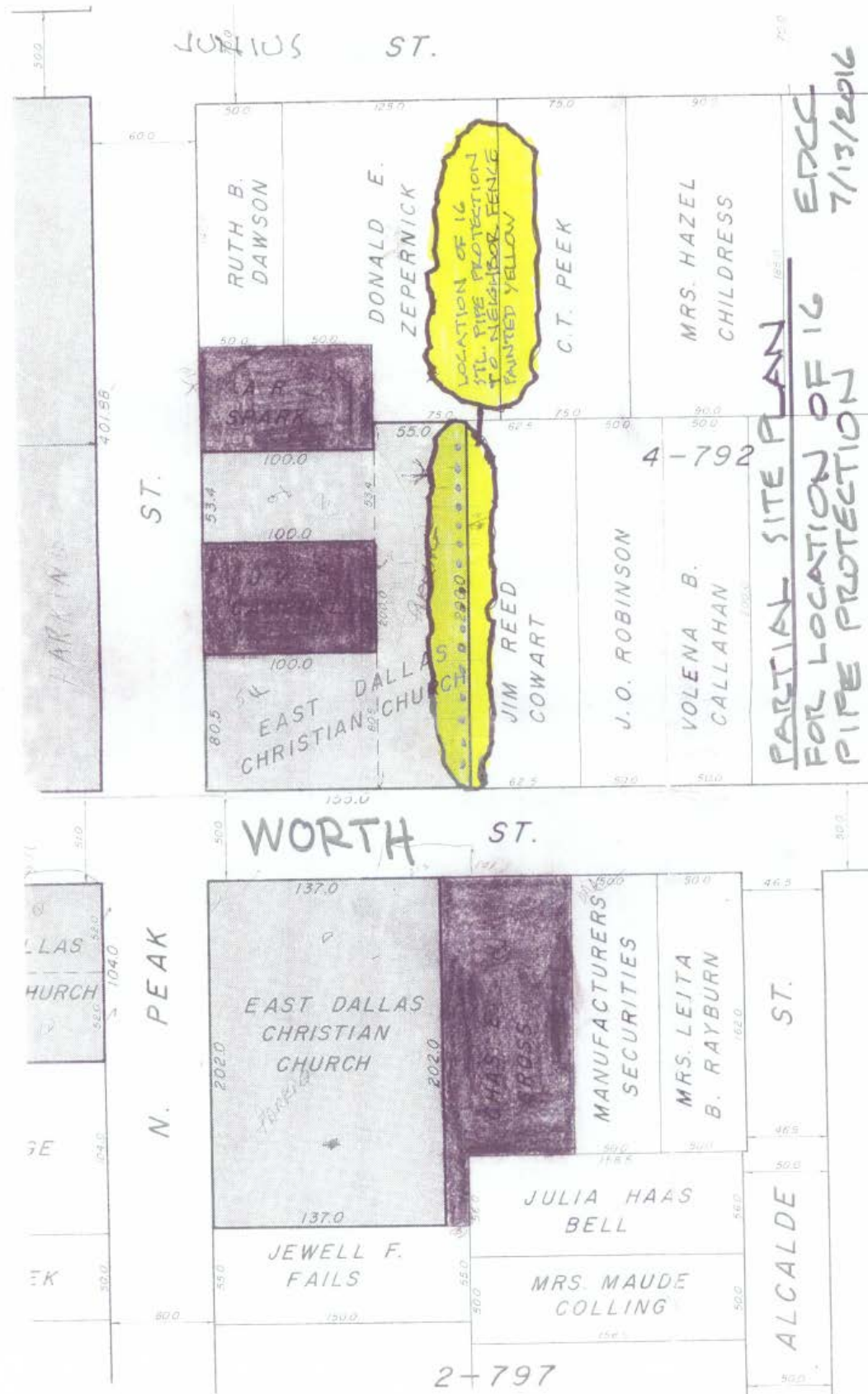
Certificate of Appropriateness

City of Dallas

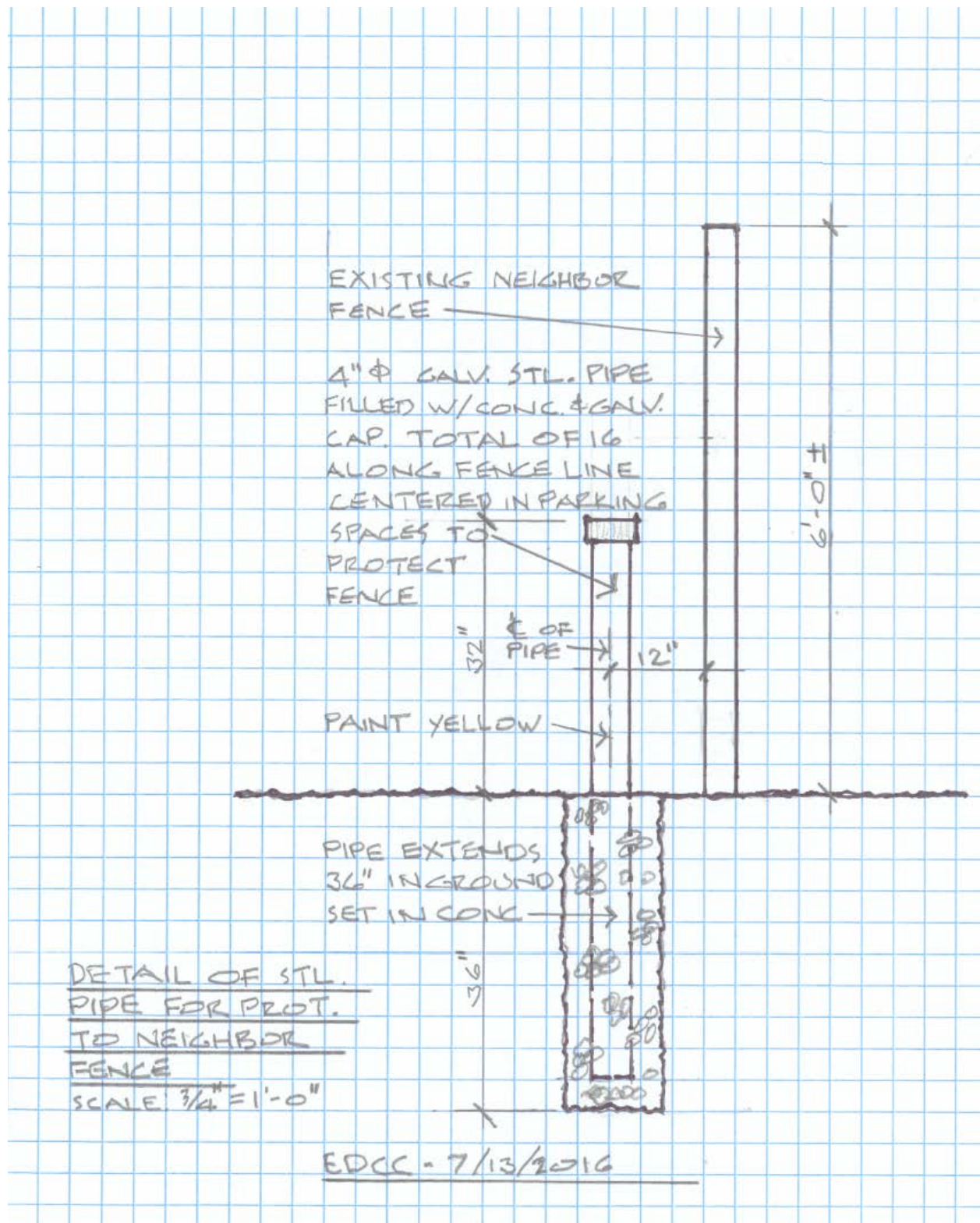
Historic Preservation
Rev. 111408



Aerial of 4309 Worth Street and surrounding area.



Site plan showing the location of the proposed bollards.



Proposed bollard dimensions.



Photo of 4309 lot prior to paint. Dated July 2015 via Google Streetview.



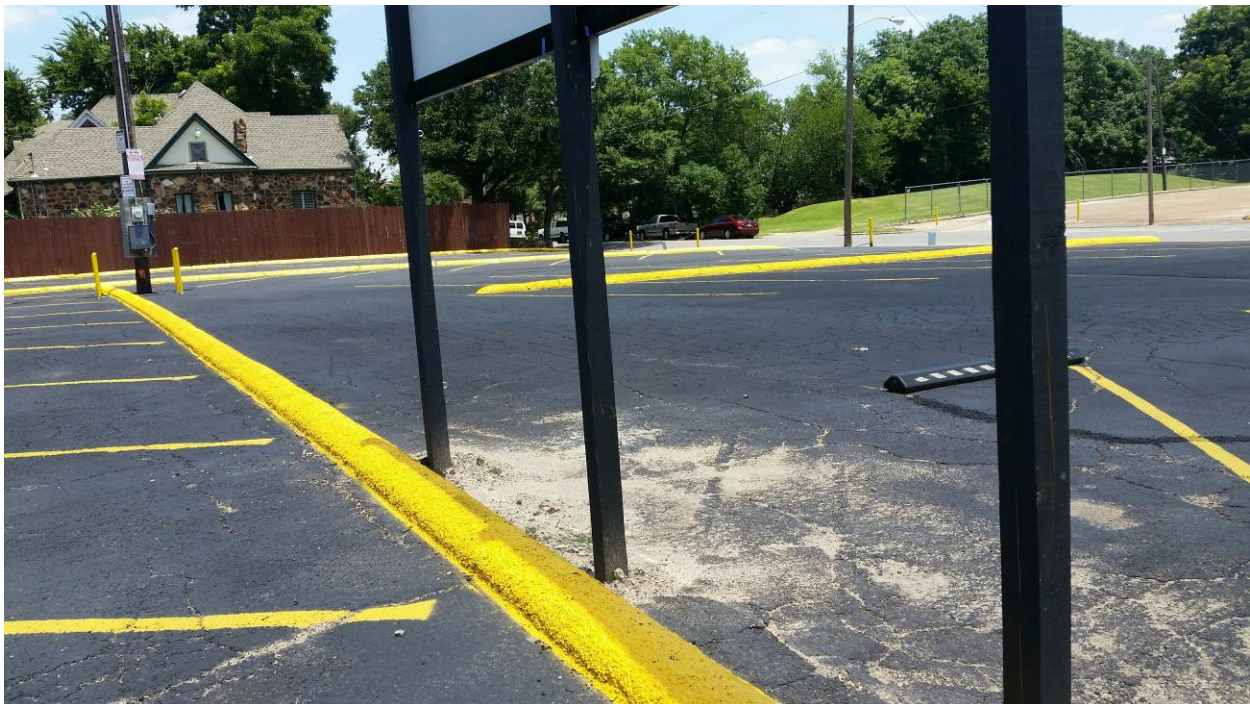
Fenceline of 4309/4313 Worth where proposed bollards will be located.



Detail of parking lot striping.



Posted notice of violation at 4309 Worth.



Detail of parking lot. Notice: parking stop example at site.



Photo taken on Peak Street facing SW to adjacent vacant lot.



Color of striping completed without CA and proposed bollard color.

CITY CODE SECTION CITED FOR STAFF RECOMMENDATION

SEC.51A-4.501(g)(6)(C)(ii)

- (ii) For noncontributing structures, the proposed work is compatible with the historic overlay district.

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

DATE: 08/11/2016

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Raymond Tolentino/East Dallas Christian Church

Address: 4309 Worth Street

Date of CA/CD Request: 07/13/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

DENY
* BOLLARDS, ~~PAINTED YELLOW~~, NOT APPROPRIATE TO DISTRICT. PER
CITY CODE, THE BOLLARDS WILL HAVE ADVERSE EFFECT ON THE HISTORIC
OVERLAY DISTRICT. RECOMMEND PARKING STOPS.
DENY W/OUT PREJUDICE ALL
* CURBS, PARKING SPACES & EXISTING BOLLARDS PAINTED YELLOW,
ARE NOT APPROPRIATE TO DISTRICT, THE YELLOW PAINT HAS AN
ADVERSE EFFECT ON THE HISTORIC OVERLAY DISTRICT. RECOMMEND WHITE.

Task force members present

<input type="checkbox"/> Norman Alston (Chair)	<input type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Edison/LaVista Res)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Patricia Simon (Peak's Alt.)
<input checked="" type="checkbox"/> Jennifer Hidden	<input checked="" type="checkbox"/> William Hersch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Eric Hill

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

Maker: HIDDEN

2nd: ~~SIMON~~ HERSCH

Task Force members in favor: UNANIMOUS

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force MICHAEL KARNOWSKI DATE 8/11/2016

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

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

**LANDMARK COMMISSION****SEPTEMBER 6, 2016**

FILE NUMBER: CA156-712(MD)
LOCATION: 711 Elm Street, Ste. 103
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: August 4, 2016
DISTRICT: West End
MAPSCO: 45-P
CENSUS TRACT: 0031.01

APPLICANT: Sofia Weir

REPRESENTATIVE: None.

OWNER: E711 HOLDINGS LLC

REQUEST:

- 1) Install attached signage to east facade of building. Work completed without a Certificate of Appropriateness.
- 2) Install projecting banner signage to east facade of building. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

6/3/2013 – Landmark Commission approved restoration and rehabilitation of a storefront (CA123-477(MD)).

1/6/2014 – Landmark Commission approved installation of attached signage on the north, south, and west facades for an Urban Smoothie store (CA134-106(MD)).

ANALYSIS: After the Task Force meeting, Staff forwarded the signage information to the sign permitting inspectors. They indicated that the installed signage does meet the requirements in the West End signage criteria. Based on that information, Staff is recommending approval.

STAFF RECOMMENDATION:

- 1) Install attached signage to east facade of building. Work completed without a Certificate of Appropriateness. – Approve - Approve with the finding the completed work is consistent with the criteria for attached signs in the preservation criteria Section 51A-7.1005 (a)(1)(2) and (3) and with the criteria for flat attached signs on Type B facades in the preservation criteria Section 51A-7.1005(d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Install projecting banner signage to east facade of building. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that states projecting attached signs may not be lower than 10 feet above grade. Preservation criteria Section 51A-7.1005(h)(2)(B).

TASK FORCE RECOMMENDATION:

- 1) Install attached signage to east facade of building. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Signs do not comply with the criteria.
- 2) Install projecting banner signage to east facade of building. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Signs do not comply with the criteria.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156 - 712 (MD)
Office Use Only

Name of Applicant: Sofia Weir
Mailing Address: 114 Cliffdale Ave.
City, State and Zip Code: Dallas, TX 75211
Daytime Phone: 214-896-2020 Fax: n/a
Relationship of Applicant to Owner: General Contractor for property's tenant

PROPERTY ADDRESS: 711 Elm St. Dallas, TX 75202
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.

3 signs attached to the facade of the building. All signs will meet all requirements set forth by the "West End Historic Sign District" section of the Dallas Development Code. The signs are for the business occupying the Northern corner of the building, and will be located on the NE and NW facades.

Signature of Applicant: [Signature]

Date: 04/06/2016

Signature of Owner: [Signature]
(IF NOT APPLICANT)

Date: 4/7/2016 AUG 04 2016

RECEIVED BY

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

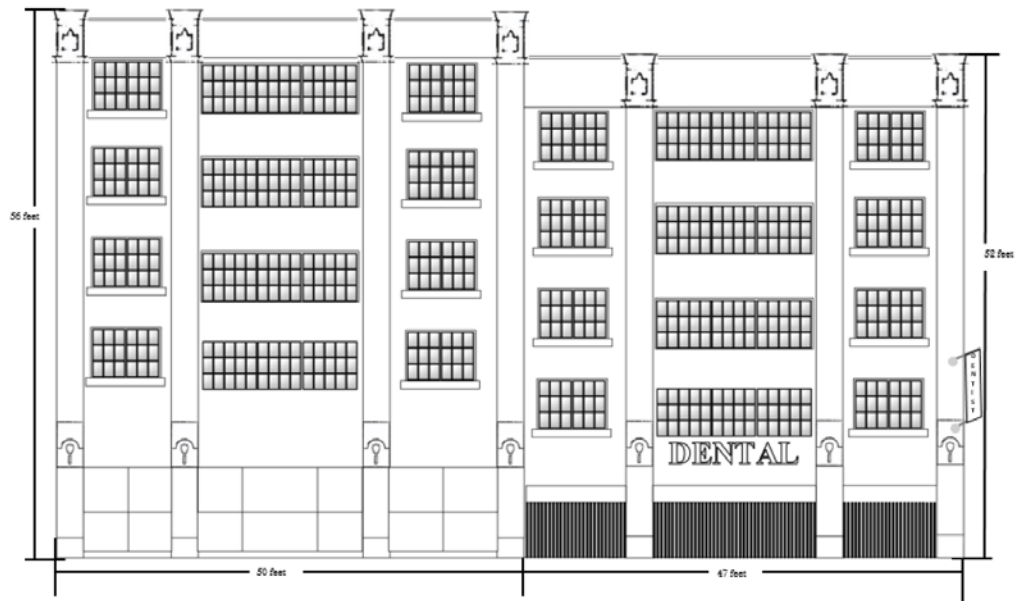
Historic Preservation
Rev. 111408



East façade indicating signage installed.

711 ELM ST. DALLAS, TX 75202 - WEST END HISTORICAL SIGN DISTRICT

Sign 1 - Façade View



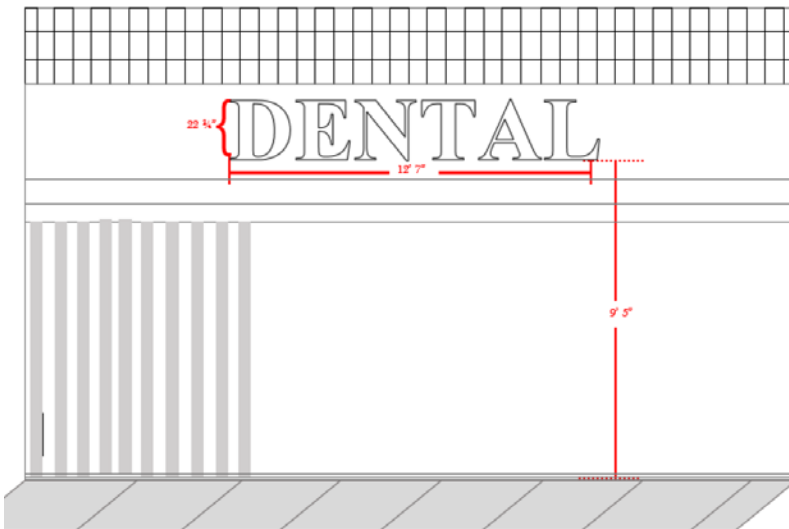
A view of the Northeast façade of 711 Elm. St, lying along N. Austin St.; on the right is Suite #103.

Request #1 – Attached signage (East façade).

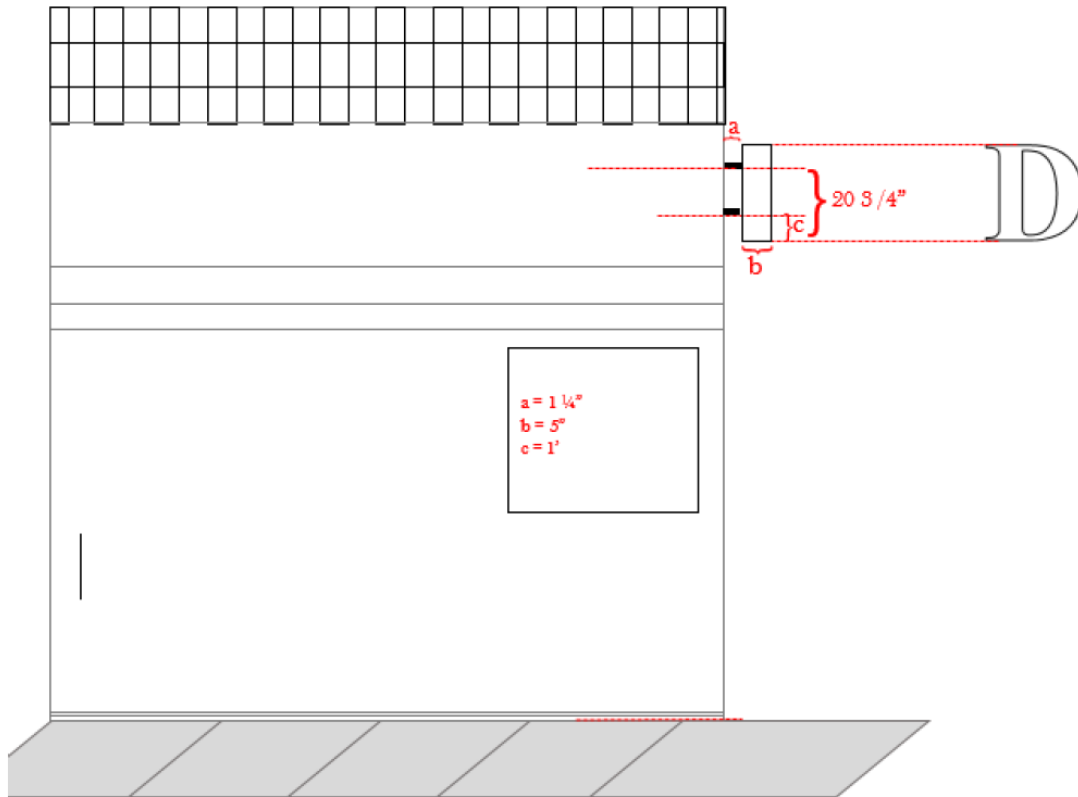
Sign 1 - Frontal View

Description: This sign reads "Dental" and is on the Northeast façade of the building which lies along N. Austin Street. Although this sign appears to be electrical, it has no electrical components inside and is not connected to power. Attached is a photograph showing the faceplate of a letter removed revealing the empty interior of the sign.

Area: 24 square feet.

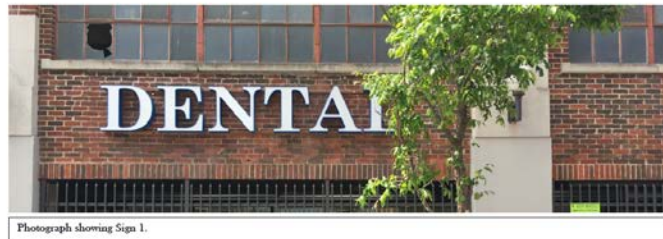


Sign 1 - Side View



Request #1 – Attached signage.

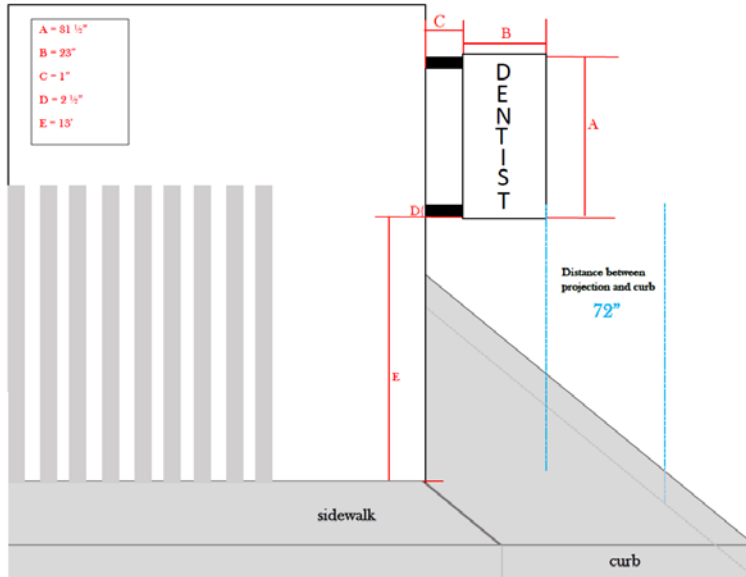
Sign 1 - Photographs



Sign 2 - Elevation Drawing

Description: This sign reads "Dentist" and is on the Northeast façade of the building along N. Austin St. It lies just above a decorative corner, and projects horizontally out from the building over the adjacent sidewalk by just around two feet.

Area: This sign has an area of 13 square feet.

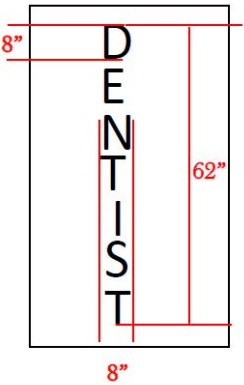


Request #2 – Attached projecting signage.

Sign 2 - Word Dimensions and Photograph



Photograph of Sign 2.



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

DATE: 8/10/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla SBN

Applicant Name: Sofia Weir
Address: 711 Elm Street (West End)
Date of CA/CD Request: 8/4/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Deny without prejudice. Signs do not comply with criteria.

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Joseph Piwetz	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input type="checkbox"/> Charles Neel	<input type="checkbox"/> Anne Stimmel (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: *Justin Curtsinger*

2nd: *Carolina Pace*

Task Force members in favor: *5*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force

Gary C. Coffman

DATE

8/10/2016

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-713(MD)
LOCATION: 401 N. Houston
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: August 4, 2016
DISTRICT: West End
MAPSCO: 45-J
CENSUS TRACT: 0021.00

APPLICANT: Corgan

REPRESENTATIVE: Adam James

OWNER: 401 North Houston LP

REQUEST: Construct seven-story addition.

BACKGROUND / HISTORY:

9/4/2012 – Landmark Commission approved the construction of a shade structure on the rooftop. (CA112-734(MD)).

This building is considered non-contributing to the West End Historic District.

ANALYSIS:

Staff is recommending denial without prejudice due to the fact the West End preservation criteria limit the height of new construction to 100 feet.

STAFF RECOMMENDATION: Construct seven-story addition. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with the preservation criteria that prohibit new structure height over 100 feet. Preservation criteria Section 2.

TASK FORCE RECOMMENDATION: Construct seven-story addition. – Deny without prejudice - Deny without prejudice due to non-conformance with criteria. Piwetz recused.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156-713 (MD)
Office Use Only

Name of Applicant: Corgan
Mailing Address: 401 N. Houston St.
City, State and Zip Code: Dallas, Texas 75202
Daytime Phone: (214) 757-1750 Fax: N/A
Relationship of Applicant to Owner: Architect

PROPERTY ADDRESS: 401 N. Houston Street
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.

A 59,000 GSF three story existing building remodel with a 106,000 GSF new office building addition and 148,000 GSF open structured parking addition. The building addition is immediately adjacent to the existing building and includes three stories of new office area built over a combined adjacent five stories of new structured parking and four stories of new office area.

RECEIVED BY

Signature of Applicant: [Signature] Date: 8-4-16 AUG 04 2016

Signature of Owner: [Signature] Date: 8-4-16
(IF NOT APPLICANT)

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Existing Corgan building.



View of the location of the proposed new addition. East façade of the existing structure is located on the left.



North façade of the existing structure. The new addition would be added and obscure this elevation.



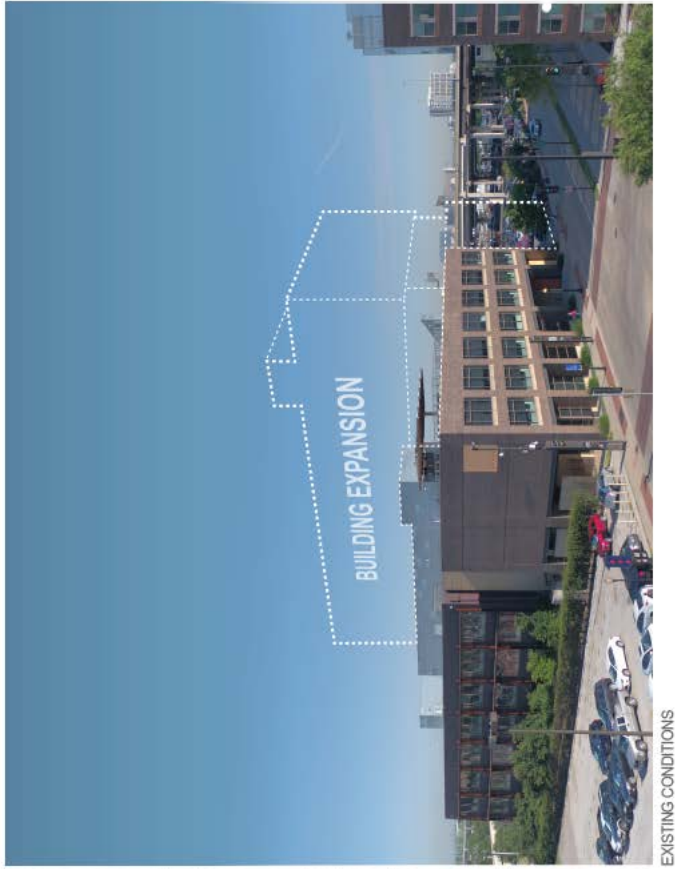
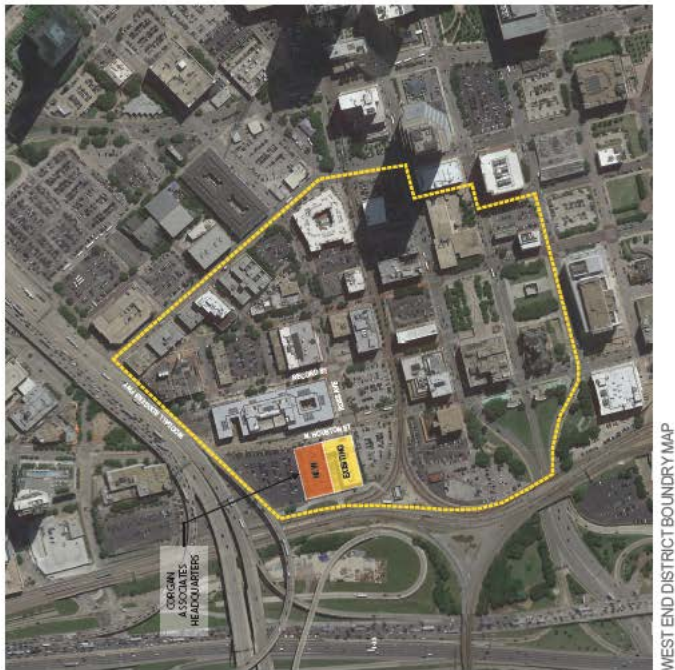
401 NORTH HOUSTON STREET EXPANSION

CITY OF DALLAS LANDMARK SUBMISSION

08|04|16

- A.1 BOUNDARY MAP – EXISTING CONDITOINS
- A.2 SITE PLAN
- A.3 SOUTH ELEVATION
- A.4 SOUTH ELEVATION (EXPANSION ONLY)
- A.5 NORTH ELEVATION
- A.6 EAST ELEVATION
- A.7 WEST ELEVATION
- A.8 MATERIAL & COLOR PALLETTE
- A.9 PERSPECTIVE FROM SOUTHEAST
- A.10 LEVEL 1 FLOOR PLAN
- A.11 LEVEL 2-3 FLOOR PLAN
- A.12 LEVEL 4 FLOOR PLAN
- A.13 LEVEL 5-7 FLOOR PLAN
- A.14 PERSPECTIVE FROM SOUTHWEST





A - 1

401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN



A - 2

401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

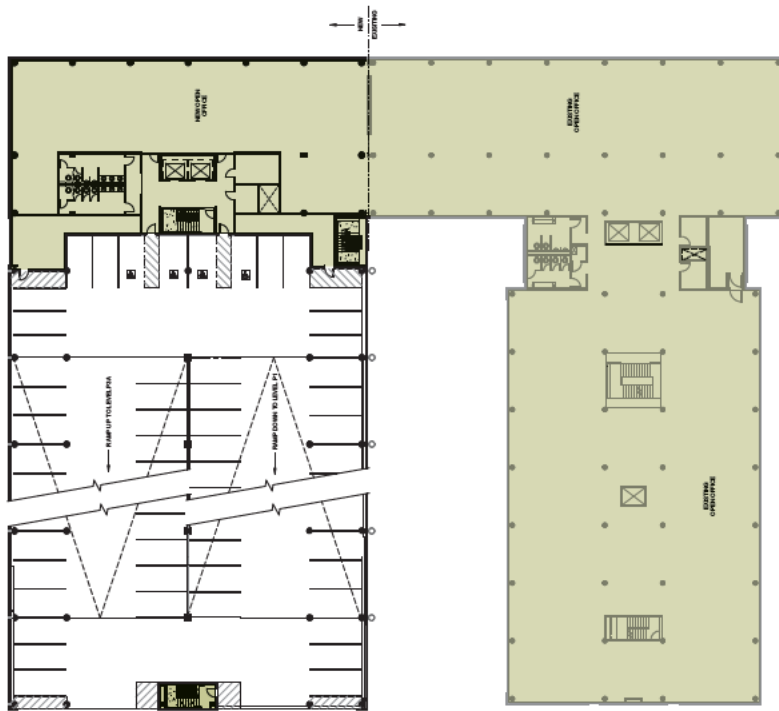




401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN





LEVEL 02 - 03 FLOOR PLAN



A - 11

401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN

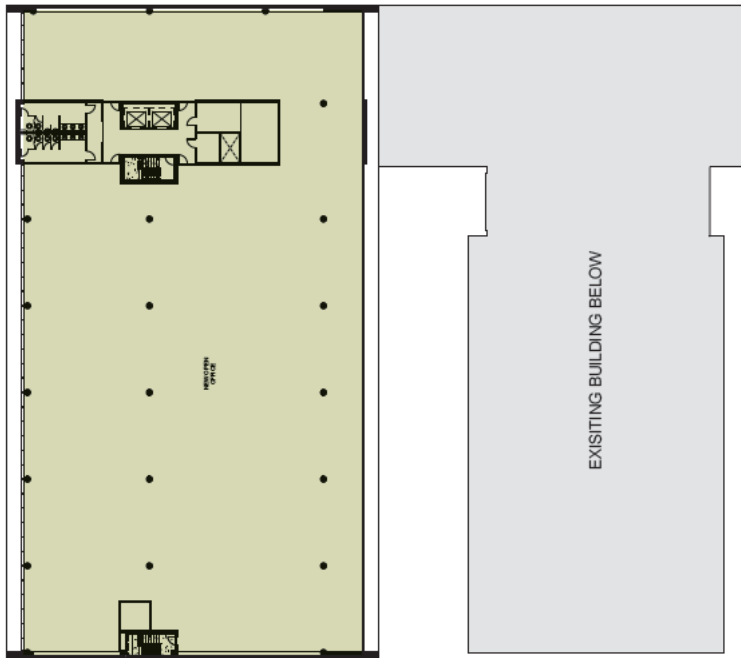




401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN





LEVEL 05 - 07 FLOOR PLAN



A - 13

401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN





SOUTH ELEVATION

A - 3

401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16





401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN



401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN

A - 5



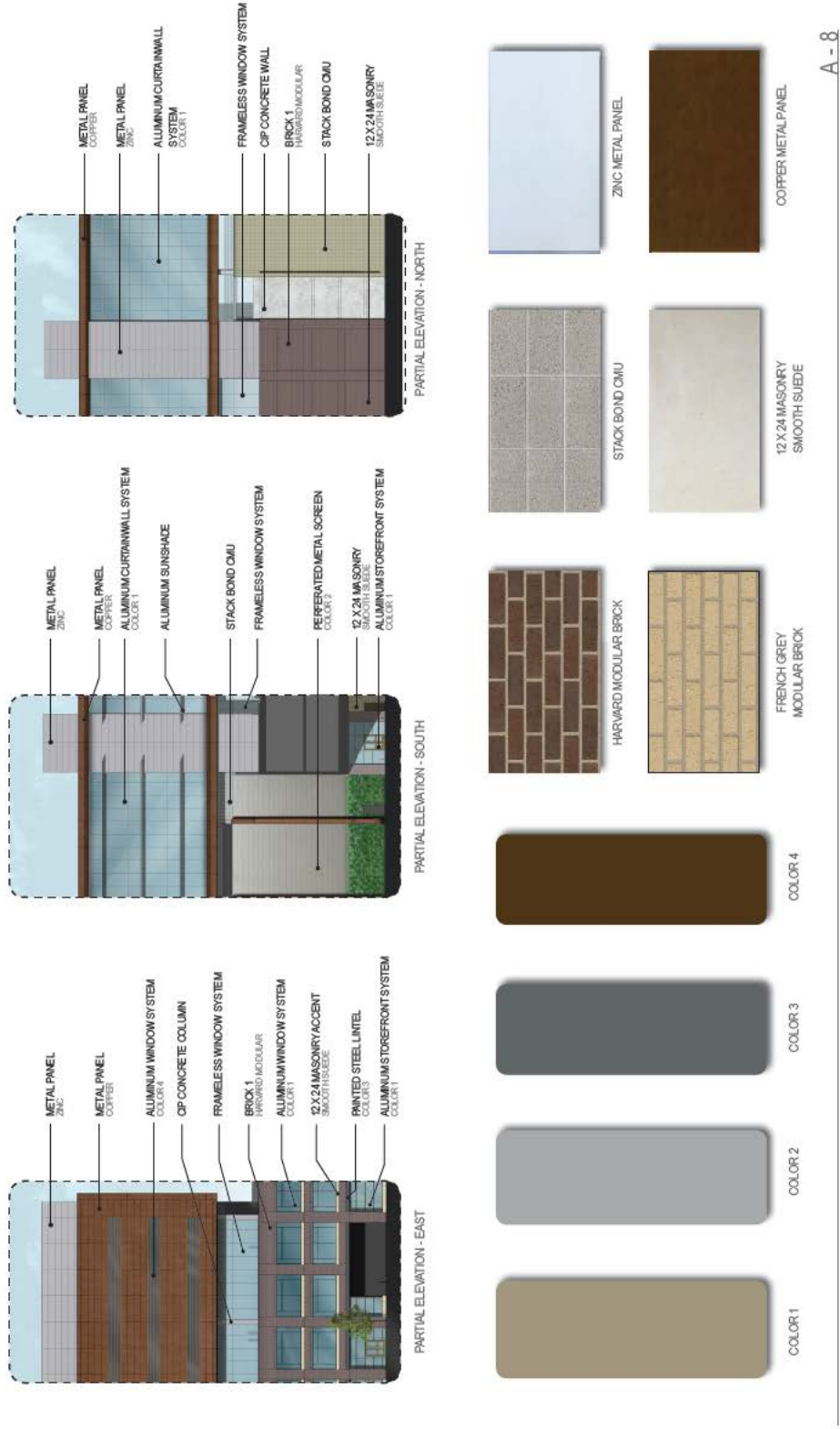
401 NORTH HOUSTON STREET EXPANSION
 CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16





401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN



401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN



PERSPECTIVE FROM SOUTHEAST

A - 9

401 NORTH HOUSTON STREET EXPANSION
CITY OF DALLAS LANDMARK SUBMISSION | 08.04.16

CORGAN



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 2. Height.

A new structure shall not be constructed to exceed 100 feet in height. An existing structure which is equal to or greater than 100 feet in height shall not be renovated to exceed its present height. An existing structure which is less than 100 feet in height shall not be renovated to exceed the allowable height of a new structure. This section does not apply to a partial story except when the vertical distance measure from the floor to the ceiling of that story exceeds the vertical distance measured from the floor to the ceiling of the average story of that building.

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

DATE: 8/10/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Corgan
Address: 401 N Houston (West End)
Date of CA/CD Request: 8/4/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Deny without prejudice due to non conformance
with criteria.*

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: *Jay Firsching*
2nd: *Justin Curtsinger*
Task Force members in favor: *4*
Task Force members opposed: *0*
Basis for opposition:

*Joseph Piwetz - Refuse.
Landlord*

CHAIR, Task Force *Jay C Coffman* DATE *8/10/2016*

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

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



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-720 (JKA)
LOCATION: 319 N. Clinton Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Isaac Martinez

OWNER: ISAAC MARTINEZ

REQUEST: Install two windows on north side of main structure.

BACKGROUND / HISTORY:

5/2/2016 – Landmark Commission approved the replacement of the non-historic front door and the reconstruction of the chimney on the main structure (CA156-428(MD)).

1/5/2016 – Landmark Commission approved several items on the main structure including; a rear addition, removal of non-historic windows and installation of more appropriate windows and a French door, porch railings, and a new wood fence. (CA156-159(MD)).

The structure is listed as contributing per the Winnetka Heights historic district.

ANALYSIS: The applicant received approval to reconstruct a chimney in May 2016 and would like to install two 24"x30" single-pane wood windows to the right and left side of the fireplace. The Winnetka Heights preservation criteria states that single fixed pane glass windows are not allowed unless they are part of an original period design, and that windows in the front and side facades should contain at least two lights. Additionally, staff does not believe that the proposed window size is typical of the style and period of the building since most Craftsman homes have full length windows with two lights. The applicant has not established that the windows proposed were original to the structure; therefore, Staff is recommending Denial without Prejudice of the proposed windows.

STAFF RECOMMENDATION:

Install two windows on north side of main structure – 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 51P-87.111(a)(17)(F)(ii) stating that no single, fixed plate glass is allowed except as part of an original period design, and that the size and proportion of windows located in the side facades of the

main building must be typical of the style and period of the building. It is also not consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) stating that windows must contain at least two lights (window panes). The applicant has not met the burden of proof required to establish that the windows were a part of the original design of the house.

TASK FORCE RECOMMENDATION:

Install two windows on north side of main structure – None – No quorum, comments only. Support adding windows but needs to provide additional details regarding materials and specifications.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156-720 [JKA]
Office Use Only

Name of Applicant: Isaac Martinez
Mailing Address: 211 N Edgefield
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 214-621-8455 Fax: _____
Relationship of Applicant to Owner: Owner

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ____ No ____

Planner's Initials

PROPERTY ADDRESS: 319 N Clinton Ave. Dallas TX 75208

Historic District: Winnetka Heights

PROPOSED WORK:

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

Add 2 side windows to already approved fireplace. Attached

RECEIVED BY

Signature of Applicant: Isaac Martinez Date: 07.07.16 AUG 04 2016

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

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

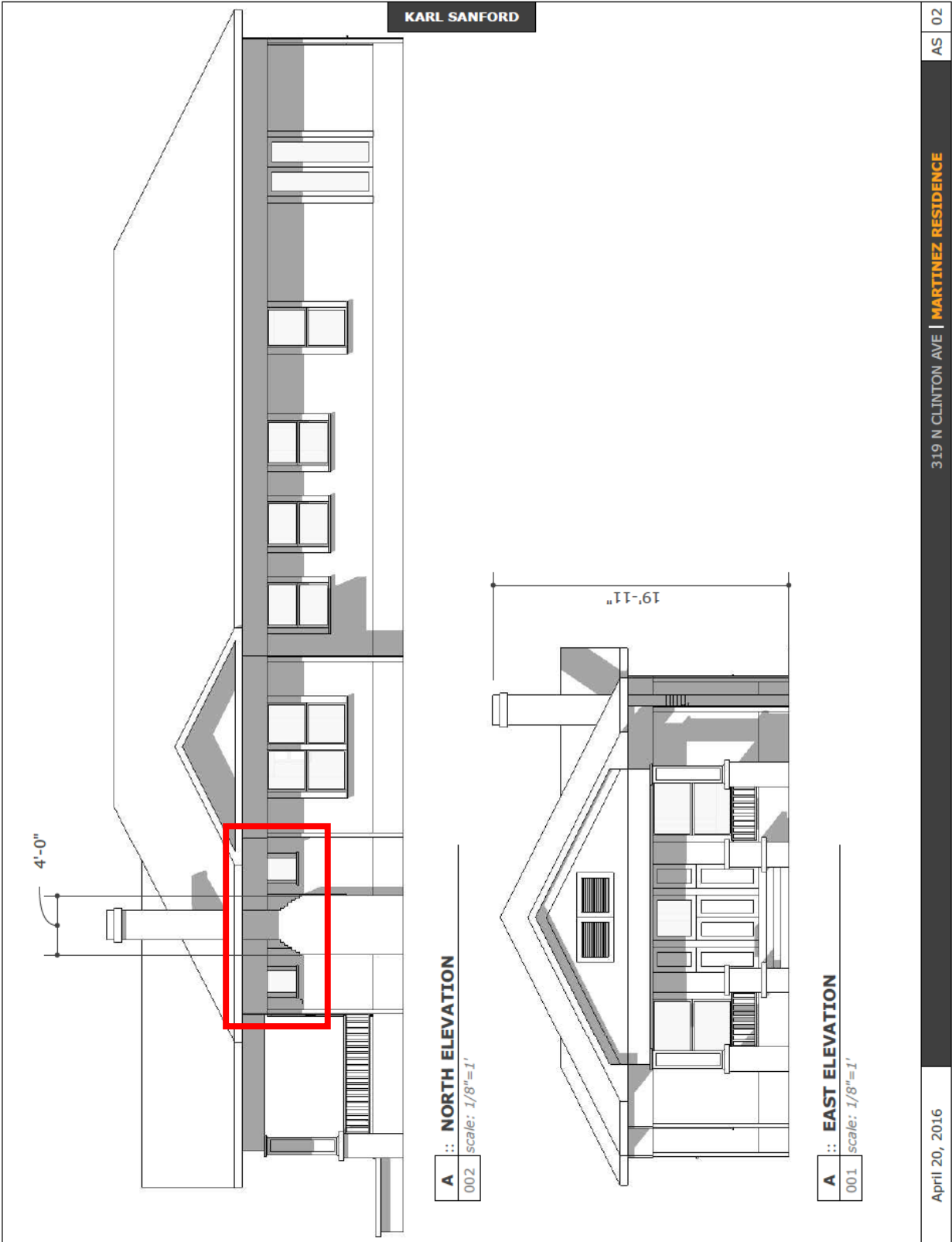
City of Dallas

Historic Preservation

Rev. 111408



Main structure



Plans showing proposed windows on the north side façade.



KARL SANFORD

April 20, 2016

319 N CLINTON AVE | MARTINEZ RESIDENCE

AS 01

Rendering showing the two proposed windows on the north side façade.

Anderson, Jennifer

From: Isaac Martinez <[REDACTED]>
Sent: Thursday, August 04, 2016 7:04 AM
To: Anderson, Jennifer
Subject: 319 N Clinton CA INFO REQUIRED and TIMELINE

Follow Up Flag: Follow up
Flag Status: Flagged

two single pane windows that are 24x30 and they will be custom-made by my own guys. The material will be wood and glass

On Wednesday, August 3, 2016, Anderson, Jennifer <jennifer.anderson@dallascityhall.com> wrote:

Exact dimensions and materials please.

Thanks,

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

Details regarding construction of the two proposed windows.

PRESERVATION CRITERIA CITED IN STAFF RECOMMENDATION:

51P-87.111(a)(17)(F)(ii); Section 51P-87.111(a)(17)(F)(iii)

(F) Style.

(i) All windows and doors in the front facade of the 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 the 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 the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

(iv) The frames of windows must be trimmed in a manner typical of the style and period of the building.

TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: Isaac Martinez

PROPERTY ADDRESS: 319 N Clinton

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support adding windows but needs to provide additional details regarding materials and spec's.

Task force members present

<input type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *8-10-16*

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.



LANDMARK COMMISSION

September 6, 2016

FILE NUMBER: CA156-714(JKA)
LOCATION: 206 S Edgefield Avenue
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Kyle Ballard

OWNER: David Busch

REQUEST: Install slate tiles on front porch and steps of the main structure. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

04/14/2016 – A routine maintenance CA was issued for foundation repair (CA156-459-(MD)).

The structure is considered compatible and therefore non-contributing to the historic district.

ANALYSIS: The steps on the home had tile installed on them previously. The date of the installation and the design of the tile is unknown since there are no records or photographs of the old tile. The porch was brush concrete. The applicant declined to provide exact specifications for the slate tile and stated it was “Home Depot slate, no number.” The slate tile that was installed without a CA is not appropriate for the home or the neighborhood since it is a modern tile that is not typically found in the Winnetka Heights historic district. The owner stated that he would be open to changing the tile color but Staff does not believe that any tile, regardless of color or design, is an appropriate modification for the porch since tile is not typical on Arts and Crafts porches in Winnetka Heights. Therefore, Staff is recommending denial of the tile with the finding that it is not compatible with the historic overlay district.

STAFF RECOMMENDATION: Install slate tiles on front porch and steps of the main structure. Work completed without a Certificate of Appropriateness – Deny – The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since slate tiles are not a typical or historic detail on homes in the district.

TASK FORCE RECOMMENDATION: Install slate tiles on front porch and steps of the main structure. Work completed without a Certificate of Appropriateness – None – No quorum, comments only. Do not support because need more information that tile is typical of the style and period of main building. If tile can be used we recommend a solid color.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156 - 714 [JKA]
Office Use Only

Name of Applicant: Kyle Ballard
Mailing Address: 6465 Ellsworth
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214 405-8419 Fax: 214 692-6610
Relationship of Applicant to Owner: member of CCC that owns property

PROPERTY ADDRESS: 206 S. Edgefield
Historic District: Winnetha 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.

We replaced the slate tiles on the front steps because they were broken and coming loose. At the same time (May 2016) we added the same slate tile to the front porch, as it was a bare concrete slab.

Photos of the steps (replaced existing tile) and porch (new tile added) are attached to HOME DEPOT STORE, NO NUMBER, ITS WHAT THEY HAVE

Signature of Applicant: KL Ballard Date: 8/4/16

Signature of Owner: KL Ballard as member of Date: 8/4/16
(IF NOT APPLICANT) Lobo Rojo, CCC AUG 04 2016

APPLICATION DEADLINE:

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



Main structure with tile installed without a CA



Main structure



Detail of tile installed on main structure porch



Detail of tile installed on main structure porch.

Preservation Criteria Cited in Staff Recommendation

Standards for noncontributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(ii)

The landmark commission must approve the application if it determines that:

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Kyle Ballard
PROPERTY ADDRESS: 206 S Edgefield
DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Do Not support because need more
information that tile is typical of
the style and period of main building.
If tile can be used, recommend
a solid color.

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty Jennifer Anderson

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 8-10-16

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.

**LANDMARK COMMISSION****September 6, 2016**

FILE NUMBER: CA156-725(JKA)
LOCATION: 333 S. Edgefield
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Madeline Nissen

OWNER: BARTON K AUTREY

REQUEST: Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

05/03/2016 – A Routine Maintenance CA was issued for foundation repair and an unstained wood fence (CA156-483(MD)).

01/11/2013 – Landmark Commission approved painting, porch balustrades, and handrails for the main structure (CA123-180(MD)).

ANALYSIS: The applicant replaced the metal skirting around the main structure with Hardiboard skirting during the course of foundation repairs. It is not known how high the metal skirting reached on the sides of the main structure, but Hardiboard was installed to approximately the 3' mark on the sides. Two laps of Hardiboard were placed in the front of the main structure. Staff requested photos of the rear of the property but the applicant did not respond to the requests. While the previous metal skirting was non-historic and not original to the home, Staff is not supportive of the installation of Hardiboard skirting if it is more than two laps high. The preservation criteria states that the only permitted façade materials is brick, wood siding, cut stone, and stucco. Therefore, staff is recommending Denial without Prejudice of the completed work.

STAFF RECOMMENDATION: Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The CA156-725(JKA)

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 51P-87.111(a)(10)(A) stating that the only permitted facade materials are brick, wood siding, cut stone, and stucco and that all facade treatments and materials must be typical of the style and period of the main building.

TASK FORCE RECOMMENDATION: Install Hardiboard skirting on main structure. Work completed without a Certificate of Appropriateness – None – No quorum, comments only. Do not support Hardiboard skirting unless additional information is provided, e.g. additional photos.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156-725 [JKA]
Office Use Only

Name of Applicant: Madeline + Tyler Nissen
Mailing Address: 3335. Edgefield Ave.
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 214-218-0662 ~~Day~~ Mobile: 817-609-3117
Relationship of Applicant to Owner: owner

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

PROPERTY ADDRESS: 3335. Edgefield Ave.
Historic District: Winnetka Heights

PROPOSED WORK:

Please describe your proposed work simply and accurately. **DO NOT** write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Replacement of damaged + insufficient
tin/metal skirting material with durable
rot-cracking- and termite-resistant
hardie board material. New skirting material
will be painted to match the home's dominant color.

Signature of Applicant: [Signature] Date: July 20, 2017

Signature of Owner: _____ Date: AUG 04 2016
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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 214/670-4209 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



Main structure with Hardiboard Skirting installed. Photo taken by staff.



Main structure with Hardiboard skirting installed. Photo by staff.



Main structure with new skirting installed
Photo submitted by applicant.



Front of main structure after new skirting installed.

Photo submitted by applicant.



Previous metal skirting.

Photo submitted by applicant.

Preservation Criteria Cited in Staff Recommendation

(10) **Facade materials.**

(A) **In general.** The only permitted facade materials are brick, wood siding, cut stone, and stucco. All facade treatments and materials must be typical of the style and period of the main building.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Madeline & Tyler Nissen
PROPERTY ADDRESS: 333 S Edgefield
DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Do not support hardboard skirting
unless additional information is provided,
e.g. add. photos*

Task force members present

<input type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:
2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *8-10-16*

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.

**LANDMARK COMMISSION****September 6, 2016**

FILE NUMBER: CA156-726(JKA)
LOCATION: 209 S. Rosemont Avenue
STRUCTURE: Accessory, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2014
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Robert Aron

OWNER: ARON JOHNSON

REQUEST: Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: Construction on the accessory structure began in April/May 2012. The Landmark Commission Denied the accessory structure without Prejudice in May 2014 (CA134-321(MD)).

ANALYSIS: The applicant began construction on the accessory structure in Spring 2012 with a Certificate of Appropriateness and without a Building Permit. It is nearly complete. Todd Duerksen stated that the building has four major issues under Dallas Development Code. They include encroachment into the rear yard setback, encroachment into the side yard setback, exceeding the maximum allowed square footage for an accessory structure by 235 sq. ft., and exceeding the maximum height allowed by an accessory structure since the accessory is taller than the main structure. All four issues would require the applicant to obtain a variance from the Board of Adjustments (BDA) for each issue; however, the applicant did not complete the process to apply for the variances and did not return calls from Zoning staff. A BDA hearing was not scheduled due to lack of communication from the applicant.

The accessory structure encroaches into the side and rear yard setbacks by two feet on each side. The applicant stated that this was done to prevent damaging the roots of a pecan tree in the rear yard that has a 13.5' caliper. If the applicant were to receive a variance from BDA for the setbacks and approved by the Landmark Commission, the applicant would be required to remodel the building to include a 1 hr fire-rated wall on each side.

Based on correspondence from Building Inspection included in this staff report that outlines Development Code issues with the structure, and the fact that the accessory structure does not meet the requirements for accessory structures in the Winnetka Heights preservation criteria, Staff is recommending denial without prejudice

with the finding that the accessory structure is not compatible with the historic overlay district.

STAFF RECOMMENDATION:

Construct accessory structure in rear of the main structure. Work partially 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)(ii) because it has an adverse effect on the historic overlay district. The proposed work exceeds the side and rear yard setbacks, height restriction, and square footage permitted by Dallas Development Code which is not typical of a new accessory structure within the historic overlay district. An accessory structure that violates yard, lot, and space regulations in the Dallas Development Code would have an adverse effect on the historic district.

TASK FORCE RECOMMENDATION:

Construct accessory structure in rear of the main structure. Work partially completed without a Certificate of Appropriateness – None - No quorum, comments only. Support accessory structure; however, case is pending with Board of Adjustment for variance.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156 - 726 (JKA)
Office Use Only

Name of Applicant: Robert C. Draper
Mailing Address: 1113 Greenway Dr.
City, State and Zip Code: Richardson, TX 75080
Daytime Phone: (214) 228-2278 Fax: draper, robert@gmail.com
Relationship of Applicant to Owner: General Contractor
owner: Aron and Kaye Johnson
PROPERTY ADDRESS: 209 S. Rosemont Ave. Dallas, TX 75208
Historic District: Winnetka Heights

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

(Previously Denied with Conditions.)

→ Complete Siding, Doors, and Stairs of 22'2" X 26'2"
Two-Story Framed building consisting of a 2 car
garage and an upstairs office/storage area
with full bathroom. (This is a continuation of paper-
work already on file with Chief Planner Mark Doty.)

Signature of Applicant: Robert C. Draper

Date: 8/3/2014

Signature of Owner: _____

(IF NOT APPLICANT)

Date: _____

RECEIVED BY

APPLICATION DEADLINE:

AUG 04 2016

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.

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 214/670-4209 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



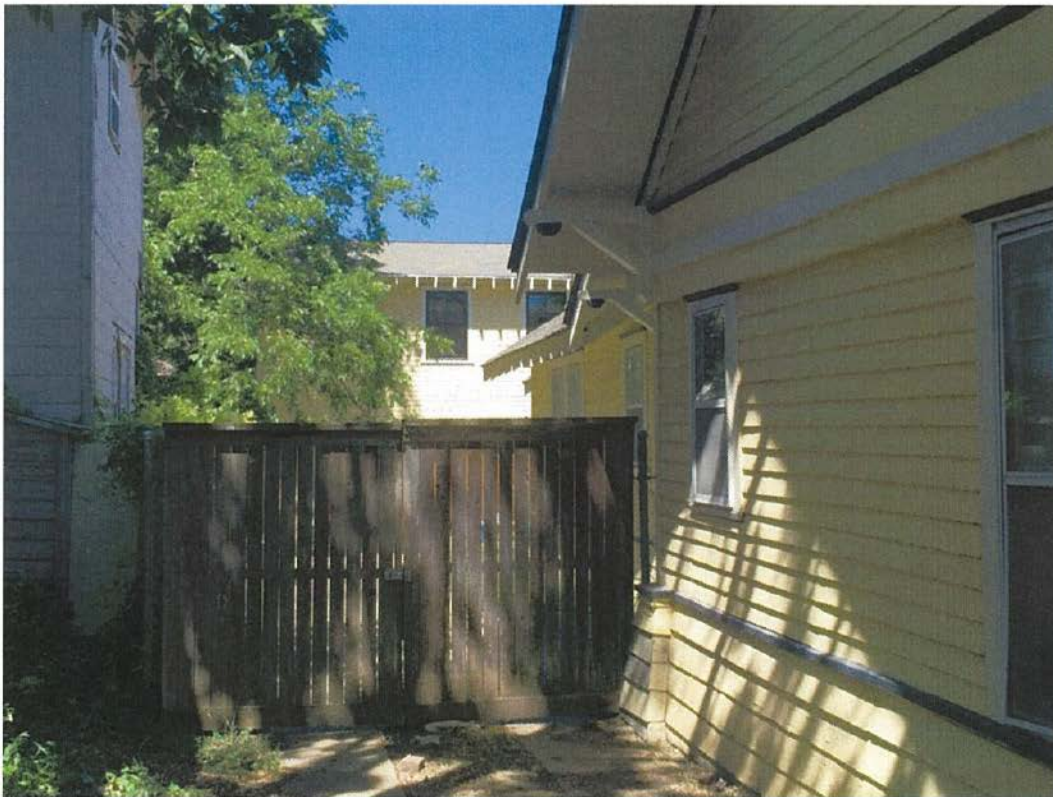
Main structure



Accessory structure and garage door



Accessory structure viewed from alley



Accessory structure viewed from side of main structure



Side of accessory structure



Accessory structure setback from alley



Accessory structure doors



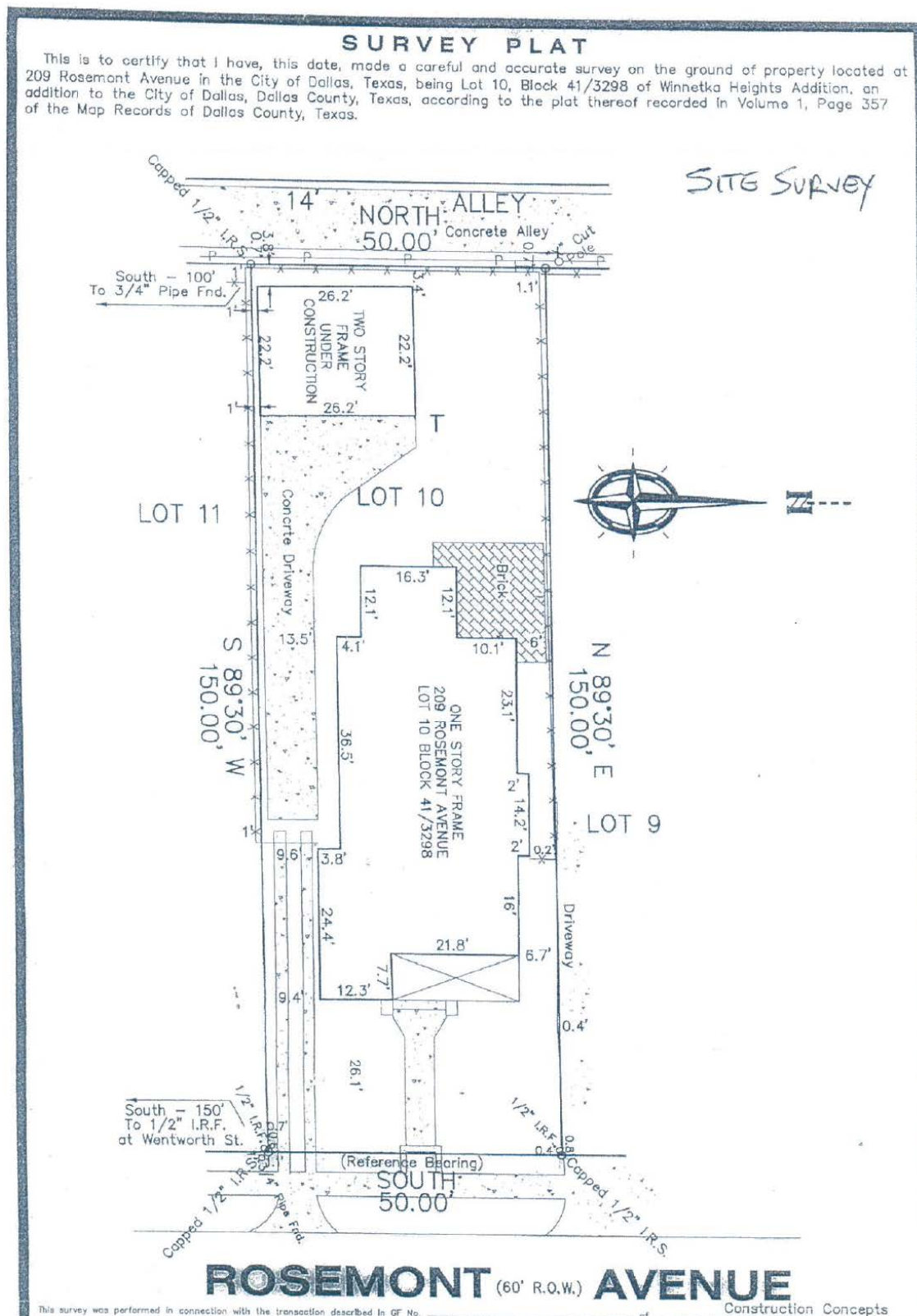
Accessory structure setback from side yard



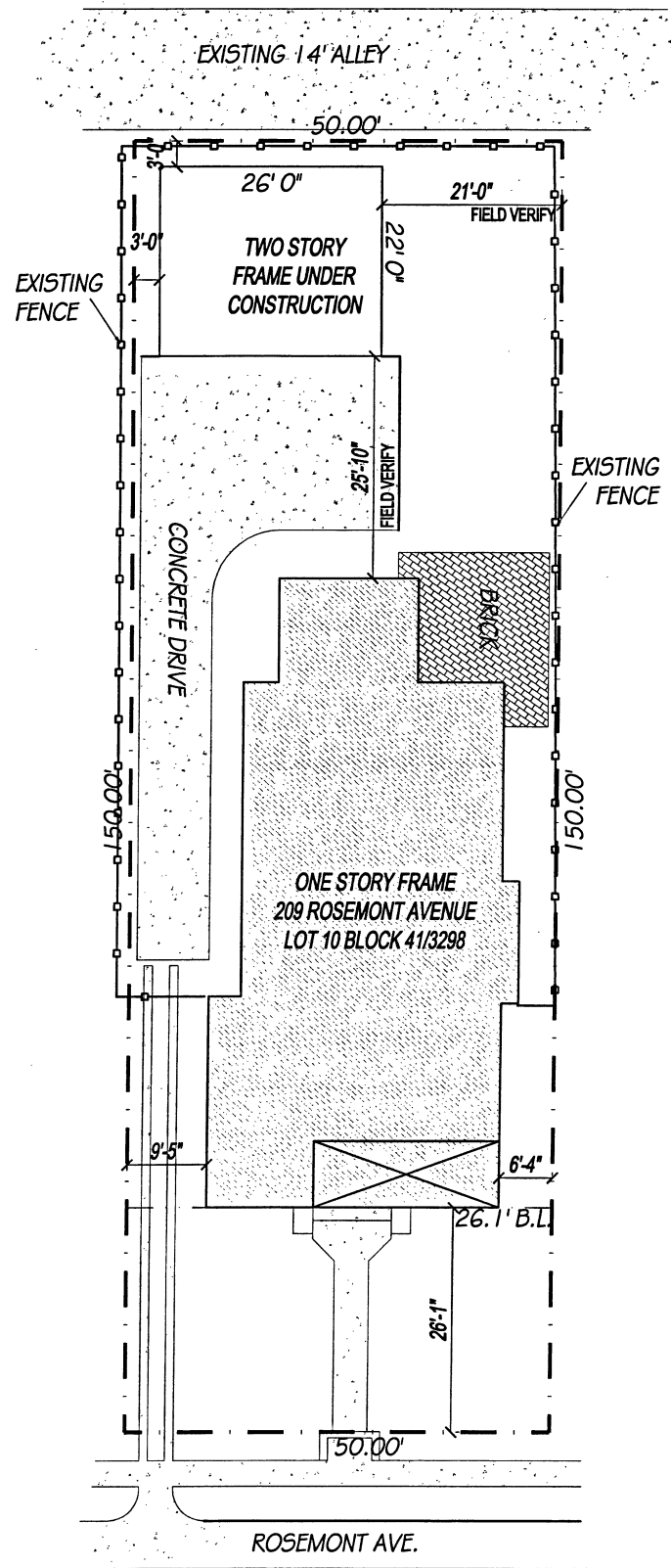
Pecan tree in rear yard



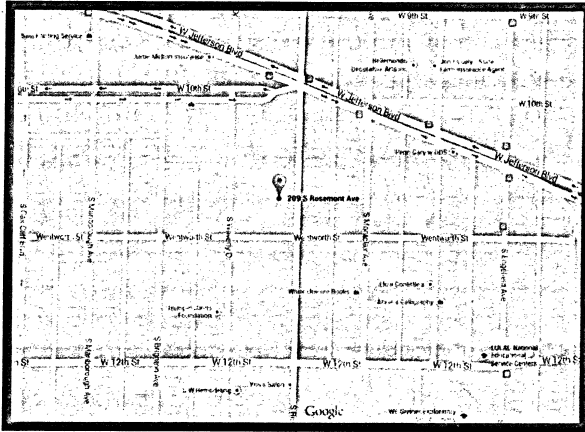
Pecan tree in rear yard



Official site survey that includes partially completed accessory structure.

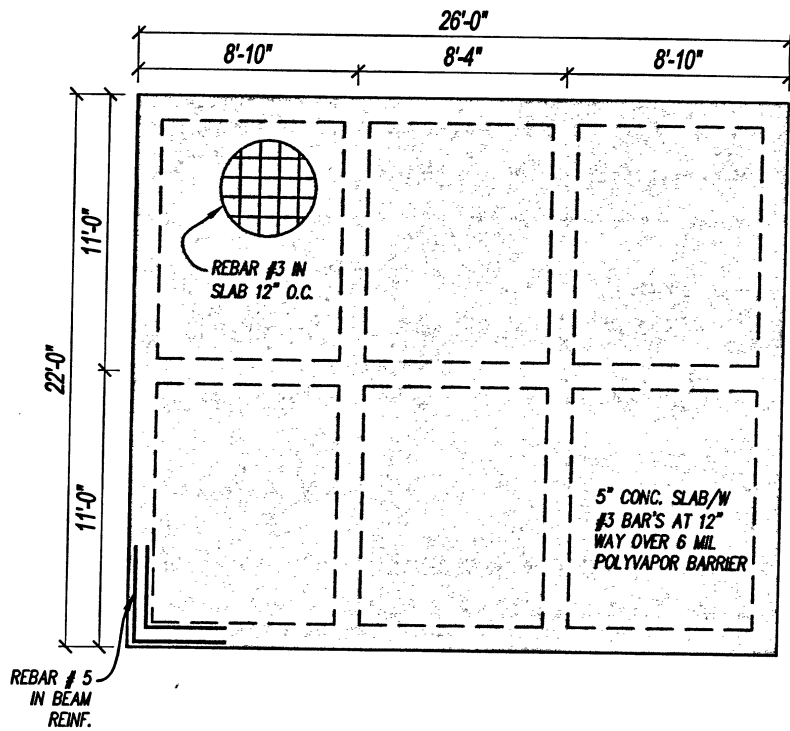


Site plan submitted by applicant. Plans enlarged for clarity

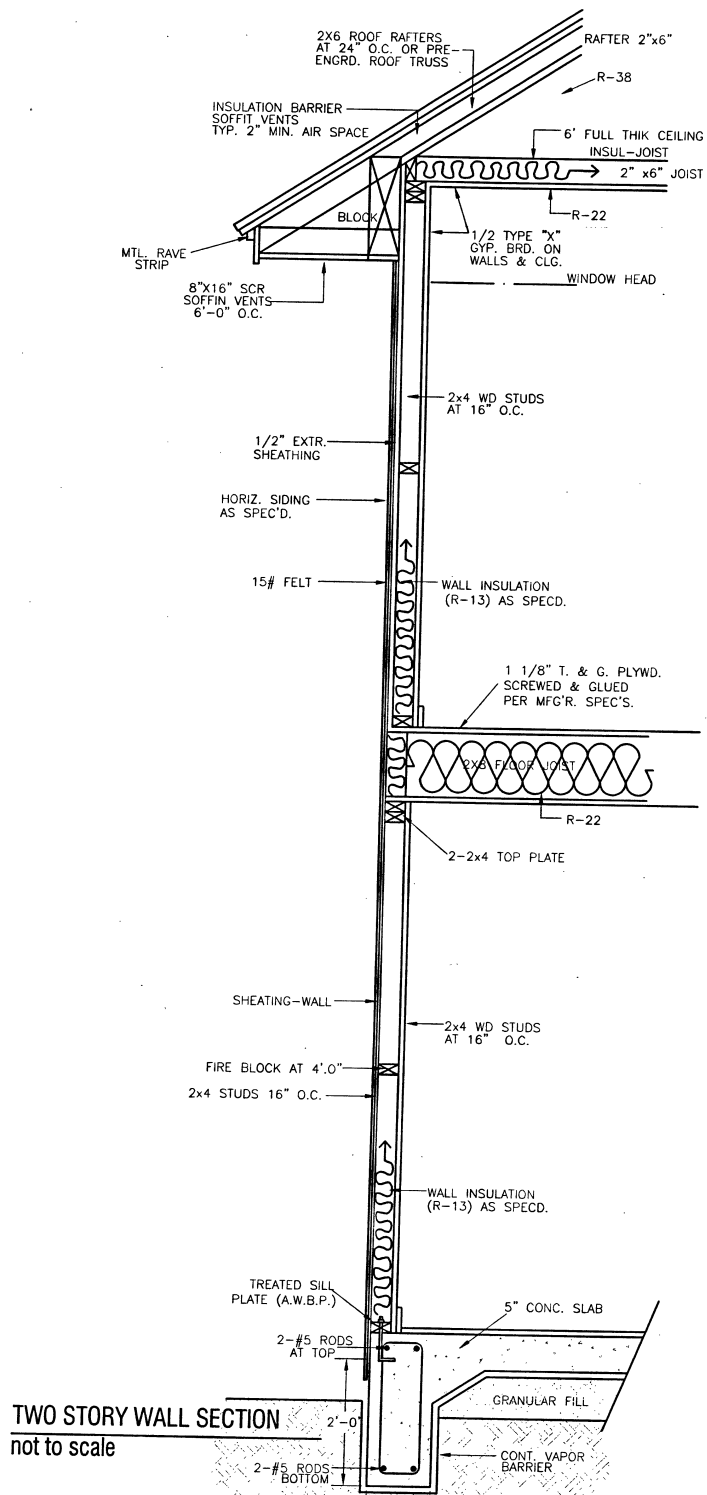


VICINITY MAP
for reference only

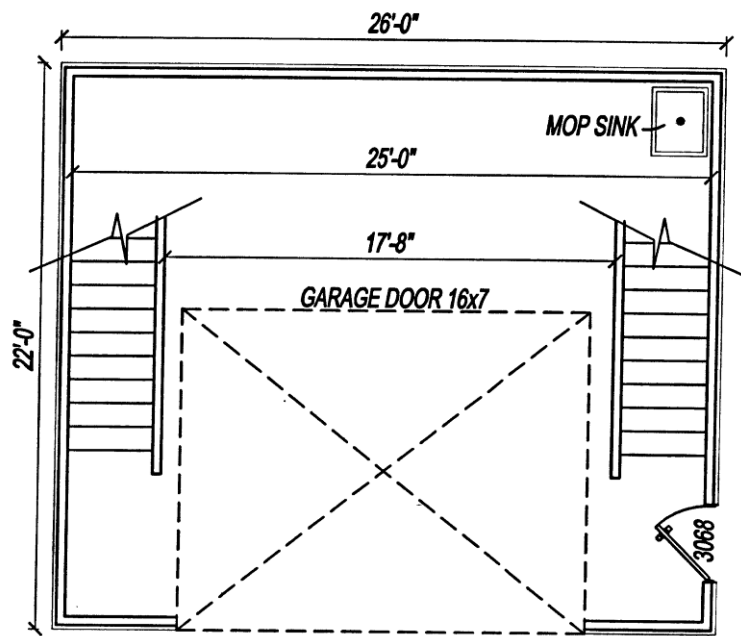
SQUARE FOOTAGE	
EXISTING GARAGE	1,144 S.F.
EXISTING HOUSE	2,011 S.F.
REMODELED AREA	600 S.F.



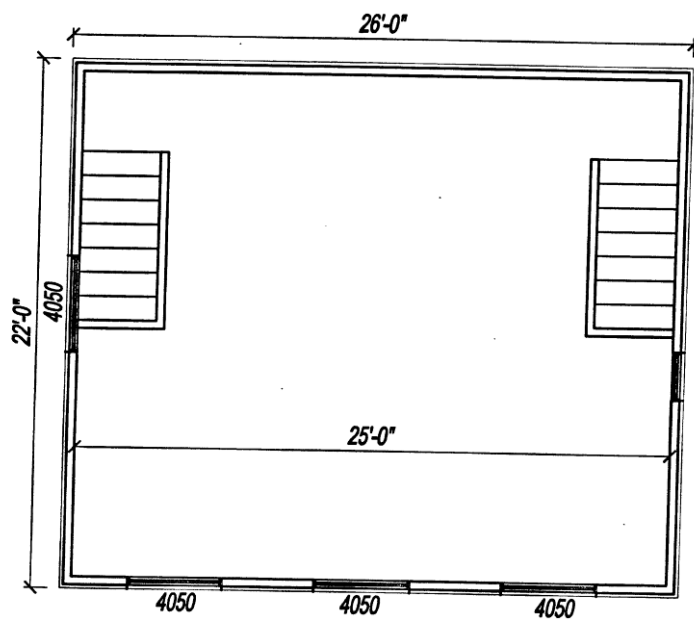
Plans enlarged for clarity



Plans enlarged for clarity



1ST FLOOR PLAN



2ND FLOOR PLAN

Plans enlarged for clarity

ENERGY CODE NOTES:

- ALL LAV. FAUCETS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN.
- ALL SHOWER HEADS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MI
- ALL TOILETS TO BE 1.3 GAL. PER FLUSH
- DISHWASHER TO BE ENERGY STAR.
- RESIDENCE TO BE 15% HIGHER ENERGY EFF. THAN 2006 IECC.
- EXT. SHEATHING TO BE 3/4" FOIL FACED W/R-5.4 MIN.
- A.C. TO BE 20 SHEER MIN.
- HEAT RATING TO BE .9 MIN.
- PROVIDE TANKLESS GAS W.H. (NUMBER AND LOCATION T.B.D.)

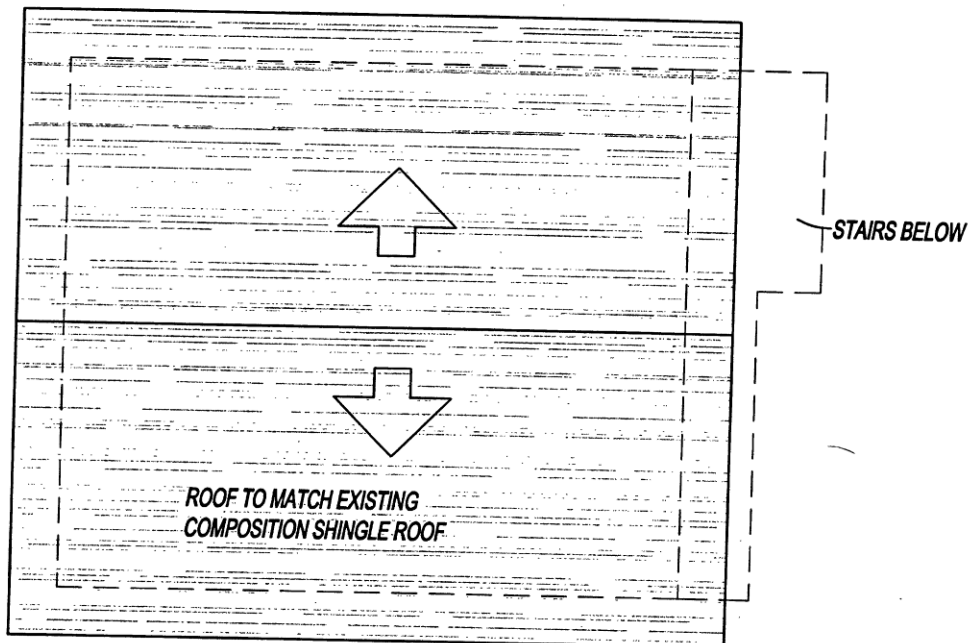
DOOR SCHEDULE

TAG	SIZE	DESC.	QTY.
1	3'-0" X 6'-8"	SC	1

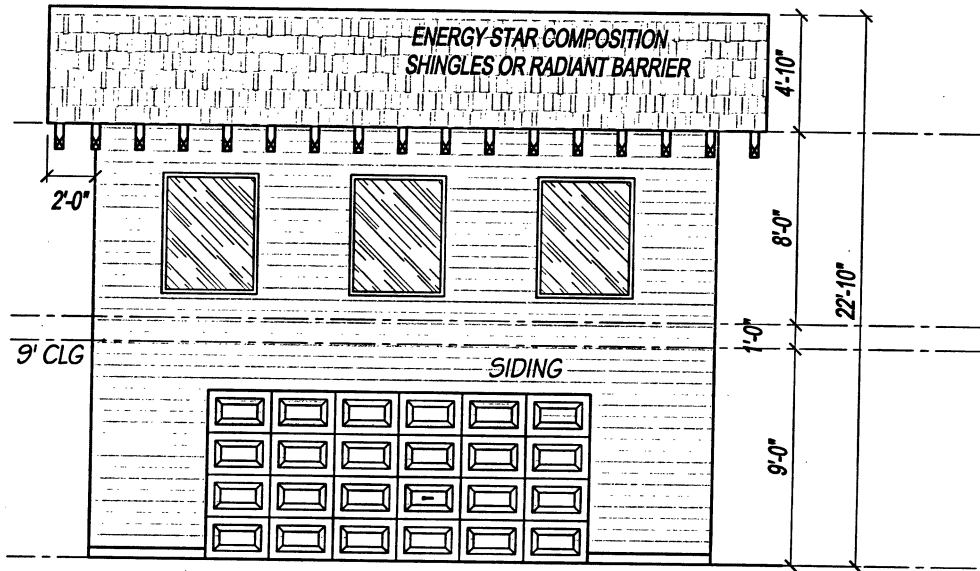
S.C. = SOLID CORE

WINDOW SCHEDULE

TAG	SIZE	DESC.	QTY.
A	3'-0" X 5'-0"	DESC.	1
B	4'-0" X 5'-0"	DESC.	4

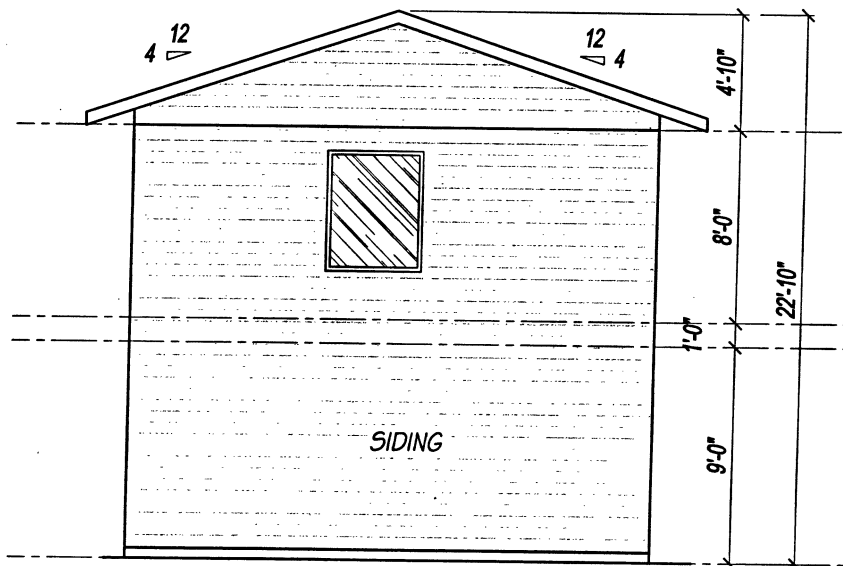


Plans enlarged for clarity



FRONT ELEVATION

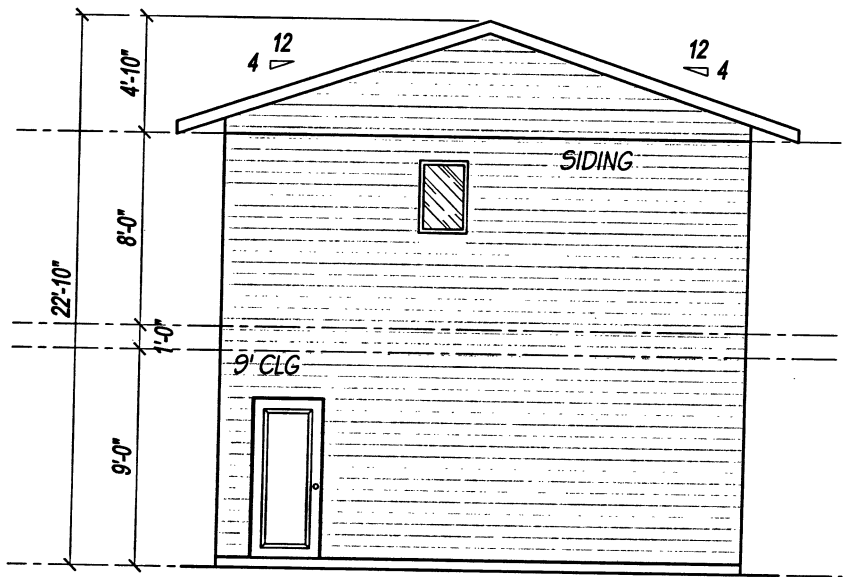
NEW ADDITION TO BE SIDING.
-TO MATCH EXISTING HOUSE



LEFT ELEVATION

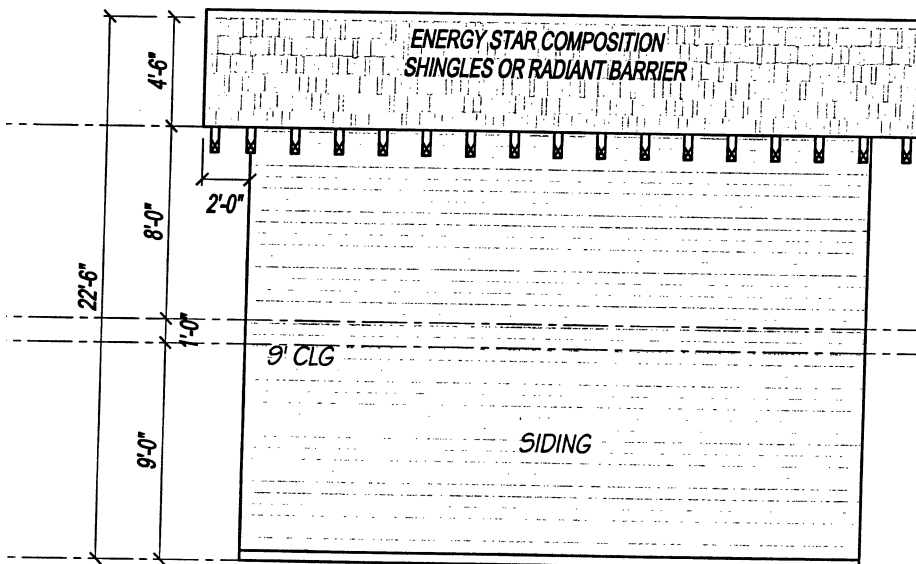
NEW ADDITION TO BE SIDING.
-TO MATCH EXISTING HOUSE

Plans enlarged for clarity



RIGHT ELEVATION

NEW ADDITION TO BE SIDING.
-TO MATCH EXISTING HOUSE



REAR ELEVATION

NEW ADDITION TO BE SIDING.
-TO MATCH EXISTING HOUSE

Plans enlarged for clarity

FOUNDATION NOTES

A. THE FLOOR SLABS SHOULD BE PLACED ON A MINIMUM OF 3 FEET OF COMPACTED AND TESTED SELECT FILL DUE TO THE HIGHLY PLASTIC NATURE OF INSITU SOIL.

B. IT IS RECOMMENDED THAT THE EXISTING SOIL BE STRIPPED TO A DEPTH OF 2 FEET BELOW THE BOTTOM OF ALL FOUNDATION ELEMENTS. PRIOR TO PLACING, ANY ADDITIONAL FILL MATERIAL, WE RECOMMEND THAT ALL EXPOSED SURFACES BE SCARIFIED TO A DEPTH OF ABOUT 6 TO 8 INCHES, MOISTURE CONDITIONED TO A MOISTURE CONTENT RANGING BETWEEN 2 TO 5 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D 698 (STANDARD PROCTOR TEST.), AND COMPACTED BETWEEN 93 AND 98 PERCENT OF THEIR MAXIMUM DRY DENSITY.

C. OVER-EXCAVATIONS SHOULD EXTEND A MINIMUM OF 2 FEET BEYOND ALL SIDES OF THE PERIMETER FOOTINGS OR BEAMS.

D. WE RECOMMEND THAT PROOFROLLING OF EXPOSED SUBGRADE PRIOR TO BACKFILLING AND THE COMPACTION OF STRUCTURAL FILL OPERATION BE OBSERVED AND DOCUMENTED BY A GEOTECHNICAL ENGINEER OR QUALIFIED REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER (RGE).

E. ALL FILL SHALL BE SPREAD IN LAYERS NOT EXCEEDING EIGHT (8) INCHES, WATERED AS NECESSARY, AND COMPACTED. MOISTURE CONTENT AT THE TIME OF COMPACTION SHALL BE WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACTION OF THE FILL SHALL BE ACCOMPLISHED TO OBTAIN A DENSITY OF NOT LESS THAN 98 PERCENT OF MAXIMUM DRY DENSITY.

F. A MINIMUM OF 6-MIL POLYETHYLENE VAPOR BARRIER (PVB) SHOULD BE PLACED ON TOP OF THE PREPARED SUITABLE SUBGRADE TO MITIGATE MOISTURE MIGRATION THROUGH THE SLABS. THE INTEGRITY OF THE PVB MUST BE MAINTAINED DURING SLABS CONSTRUCTION. A 2-INCH TO 4-INCH THICK CUSHION LAYER CONSISTING OF FINE SAND CAN BE PLACED BELOW THE PVB FOR LEVING PURPOSES.

G. MATERIALS CONSIDERED SATISFACTORY AS SELECTED FILL OR TRENCH BACKFILL MATERIALS ARE CLASSIFIED AS 5M, SP, 5W, SP-SM, SC, SW-5M, GM, GP, GW, GP-GM AND GW-GM IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION.

H. THE OWNER REQUESTED THAT THE UNITED STATES DEPARTMENT OF AGRICULTURE SOILS REPORT FOR DALLAS COUNTY, TEXAS BE USED FOR THE EVALUATION OF THE SOIL CONDITION FOR THE SITE, FOR FOUNDATION DESIGN PURPOSES. BASED ON THE SOIL'S REPORT, THE DESIGN ENGINEER ASSUMES A 4-INCH POTENTIAL VERTICAL MOVEMENT FOR THE SITE AND A PLASTICITY INDEX OF 40. THE OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY POOR PERFORMANCE OF THE FOUNDATION THAT MAY BE CAUSED BY THE USE OF THE REPORT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR WARRANTY OF THE CONSTRUCTION.

FOUNDATION REQUIREMENTS:

1. BEAM WIDTH - 12"
2. BEAM DEPTH - 24"
3. BEAM STEEL - TOP: 2-#5
BOTTOM : 2-#5

Plans enlarged for clarity

GENERAL NOTES

1. THE CONTRACTOR SHALL COORDINATE THE FOUNDATION PLAN WITH ARCHITECTURAL DRAWINGS FOR OPENINGS, DROPS, INSERTS, AND RELATED ITEMS. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE CONCRETE IS PLACED.
2. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THAT THE NEW CONSTRUCTION WILL NOT CONFLICT WITH ANY EXISTING UTILITIES. IF CONFLICTS ARISE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SHALL STOP UNTIL AN APPROPRIATE SOLUTION TO THE CONFLICTS IS FOUND.
3. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
4. DUE TO THE INTRICACIES OF CONSTRUCTION, IT IS IMPRACTICAL TO SPECIFY OR SHOW EVERY DETAIL. IF A CONDITION IS NOT SHOWN, A SIMILAR DETAIL OR THE CURRENT RULES OF GOOD CONSTRUCTION PRACTICES SHALL BE PRACTICES SHALL BE FOLLOWED.
5. SITE GRADING AND DRAINAGE AROUND THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT UNDER OR ADJACENT TO THE SLAB. MOISTURE CONTENT SHOULD BE KEPT CONSISTENT AND PROPER DRAINAGE AWAY FROM SLAB IS REQUIRED.
6. **DRAINAGE DRAINAGE DRAINAGE:** THE FINAL GRADE AROUND THE FOUNDATION SHALL BE 6" BELOW THE TOP OF THE FOUNDATION AND SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 3" IN 5'-0".
7. AT OWNERS / CONTRACTORS OPTION, BRICK LEDGE MAY BE INCLUDED OR OMITTED AT EXTERIOR DOOR OPENINGS.
8. MINIMUM EMBEDMENT DEPTH OF THE BEAMS SHALL BE NO LESS THAN 18 INCHES.

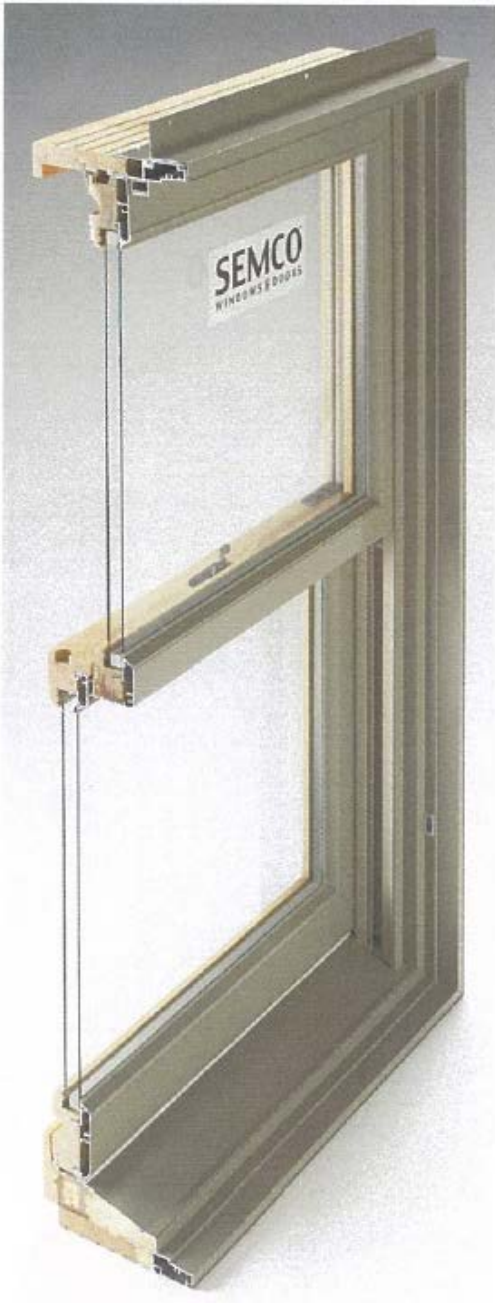
CONSTRUCTION

1. ALL BEAMS BOTTOMS MUST BE FOUNDED A MINIMUM OF 12" INTO UNDISTURBED SOIL OR PROPERLY COMPACTED FILL.
2. BEAM BOTTOMS MAY BE SLOPED OR STEPPED TO MEET THIS REQUIREMENTS. BEAM SIZES SHOWN NOT BE DECREASED WITHOUT WRITTEN APPROVAL OF THE ENGINEER. BEAM DEPTHS MAY BE INCREASED UP TO 34 IN. TO MEET THIS REQUIREMENT WITHOUT ADDITIONAL REINFORCING. UPON COMPLETION OF FINAL GRADING, ALL BEAMS SHALL HAVE 6"-12" EXPOSED ABOVE GRADE. BEAM BOTTOMS SHALL BE CLEAN AND FREE OF ANY LOOSE MATERIAL.
3. BRICK CONTROL JOINTS SHALL BE PLACED AT 20'-30' ON CENTER FOR WALL OVER 40'-0" IN LENGTH.
4. VERIFY ALL DIMENSIONS WITH ARCHITECT.

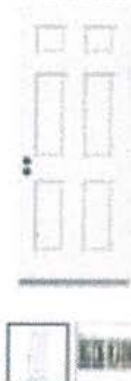
DESIGN

1. ALL REINFORCING BARS SHALL BE GRADE 60 AND CONFORM TO A.S.T.M. A615-60
2. BARS SHALL BE CLEAN AND SUPPORTED ON CHAIRS AND TIED AT ALL INTERSECTIONS TO PREVENT VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT. USE 4 FT. MAXIMUM SUPPORT CENTERS ALONG EACH BAR. LAP BARS A MINIMUM OF 18". PROVIDE CORNER BARS AT EACH OUTSIDE CORNER AS SHOWN ON PLAN. STIRRUPS AND TIES SHALL HAVE 4 INCH. HOOK.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH, F'C, OF 3,000 P.S.I. AT 28 DAYS. MAXIMUM SLUMP. SHALL BE 6" WITH 6% AIR. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH APPLICABLE ACI STANDARDS.
4. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:
5. PROVIDE CORNER BARS AT ALL EXTERIOR CORNERS AND ALL DISCONTINUOUS ENDS OF BEAMS.

Plans enlarged for clarity



Window specifications submitted by the applicant.



JELD-WEN Premium 6-Panel Primed Steel Entry Door

Model # JWD606-10001

Write the First Review

Not available in your currently localized store.
Enter zip code to check item availability.

Item Not Sold at Lakewood Ave #885
Check nearby stores to identify availability and pick up options.

PRODUCT SOLD - in Store Only

CaterFinish: Primed White

Door Width x Height
36 x 80 in

Door Handing
Right-Hand-Outside

Product Overview Specifications Customer Reviews Shipping Options

ACCESSORIES (7)

Delivered to 98000-0000

Pick Up Today
Free

Available only at Lakewood Ave #885
[View nearby stores](#)

ADD TO CART

ADD TO LIST

CUSTOMERS WHO VIEWED THIS ITEM PURCHASED...

\$206.00

Maxima Pro-King 6-Panel Primed Steel Entry Door with Transoms

ADD TO CART

\$125.00

Salvia Grand Features Custom Steel Case

SPECIFICATIONS

Assembled Depth (in.)	4.5625 in	Assembled Height (in.)	81.25 in
Assembled Width (in.)	37.5 in	Color Family	White
CaterFinish	Primed White	Construction	Stl
Door Configuration	Single Door	Door Handing	Right-Hand-Outside
Door Height (in.)	80 in	Door Size	36 in x 80 in
Door Thickness (in.)	1.75 in	Door Type	Exterior Prehung
Door Width (in.)	36	Features	Weatherstripping
Fire Rating	None	Frame Finish	White
Manufacturer Warranty	1-5 Year Limited Warranty	Material	Steel
Number of Ridges	3	Product Weight (lb.)	13
Rough Opening Height	82.5 in	Rough Opening Width	38 in

[Return To Top](#)

CUSTOMER REVIEWS

Do you own this product? Be the first to rate it. Your feedback will help us give you the best advanced experience and will help us to improve our product offerings.

[WRITE A REVIEW](#)

If you have questions or comments regarding the customer service you received please [contact us](#).

[Return To Top](#)

\$62.97

ADA Compliant Entry Door with Right Hand Swing and Storm Door Hardware System

★★★★★ (0)

ADD TO CART

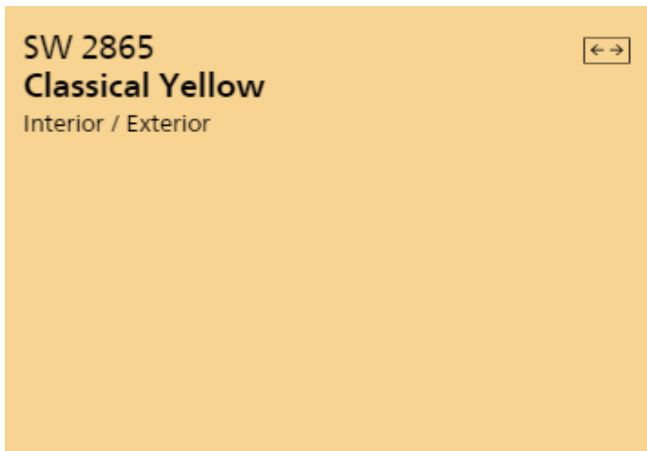
1

\$3.99

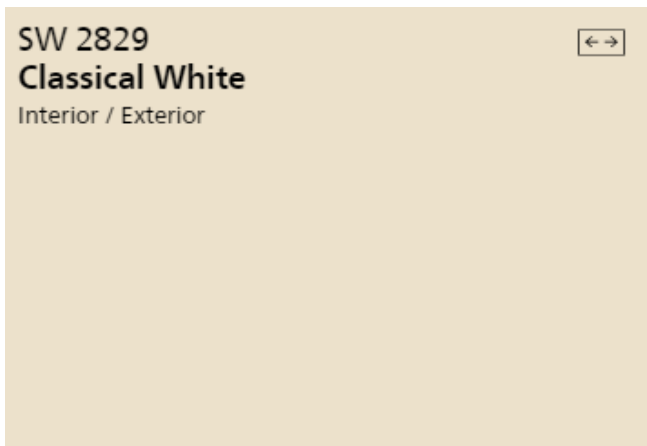
The JELD-WEN Entry-2-Go System is a First-Move Storm Door System.

[ADD TO CART](#)

Door specifications submitted by the applicant.



BODY



TRIM

Paint specifications



Aron Johnson<[REDACTED]>

209 S. Rosemont Ave

Walker, Clay<clay.walker@dallascityhall.com>
To: Aron Johnson [REDACTED]

Wed, Aug 29, 2012 at 3:53 PM

Aron:

The Chief Arborist Phil Erwin gave me his comments about the Pecan tree in your back yard-- based on my report. Below are the main points, but he also recommended that you make application with Todd (he won't be back until Sept 4) if you haven't already-- for a likely November hearing date:

1. The tree is a protected tree-- both in size and species
2. The tree is in fair-to-good condition
3. It is worthy of preservation
4. We feel, although it is a SUBJECTIVE assessment, that moving the building out of the setbacks would increase the potential damage to the tree
5. A private certified arborist could supply additional, more in-depth analysis of the tree, it's current condition and possibly its future condition if the building were to be moved closer. This is not a requirement for the case, but only a suggestion to further support your cause.

Thanks,

CLAY WALKER, Arborist - Southwest District

CITY OF DALLAS
Building Inspection
320 E Jefferson Blvd, Rm 105
Dallas, TX 75203
PH: (214) 948-4471
FAX: (214) 948-4374
EMAIL: clay.walker@dallascityhall.com

-----Original Message-----

From: Aron Johnson [mailto:[REDACTED]]
Sent: Monday, August 27, 2012 2:55 PM
To: Walker, Clay
Subject: 209 S. Rosemont Ave

Communication from City Arborist office staff and applicant.

(d) Special exception for tree preservation.

(1) The board may grant a special exception to the minimum side yard requirements in this section to preserve an existing tree.

(2) In determining whether to grant this special exception, the board shall consider the following factors:

(A) Whether the requested special exception is compatible with the character of the neighborhood.

(B) Whether the value of surrounding properties will be adversely affected.

(C) Whether the tree is worthy of preservation.

Board of Adjustment exception for tree preservation.

Petition of support for the preservation of
Protected Old Growth Pecan Trees

I support the setback appeal for the preservation of the tree at 209 South Rosemont Ave, Dallas TX 75208. The two foot side yard and two foot rear yard exception will not adversely affect my property or any neighboring property. As a neighborhood I feel that it is our responsibility to protect our resources and practice responsible stewardship of our natural resources. I believe Old growth pecan trees such as the one at 209 South Rosemont Ave, Dallas, TX 75208 need to be protected from the encroachment of structures.

	Name	Address	Telephone	Signature
1.	_____			
2.	_____			
3.	_____			
4.	_____			
5.	_____			

Petition submitted by applicant to retain their backyard tree (2 signatures next page)

6. ROBERT CASSTEIGEN 116 S Rosemont Ave

7. James Dyer 104 S Rosemont

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

Petition submitted by applicant to retain their backyard tree (2 signatures)



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA _____

Data Relative to Subject Property:

Date: _____

Location address: 209 S. ROSEMONT AVE DALLAS Zoning District: _____

Lot No.: 10 Block No.: 41/3298 Acreage: 0.17 Census Tract: _____

Street Frontage (in Feet): 1) 50 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): ARON JOHNSON

Applicant: ARON JOHNSON Telephone: 214-882-4261

Mailing Address: 209 S. ROSEMONT AVE DALLAS Zip Code: 75208

E-mail Address: ARON.JOHNSON@GMAIL.COM

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance ~~X~~, or Special Exception X of 1
4 FT TO THE SIDE YARD SET BACK FOR TREE PRESERVATION
2.0 FT TO THE REAR YARD SET BACK FOR
TREE PRESERVATION.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:

REDUCES DAMAGE TO ROOT SYSTEM OF CITY PROTECTED PECAN TREES
THREE PECAN TREES ARE ABOUT 100 YEARS OLD
MOVING BUILDING LOCATION THREATENS ROOT STRUCTURE OF TREES
PROTECTED NATURAL PECAN TREES ADDS
AESTHETIC VALUE TO PROPERTIES AND NEIGHBORHOOD

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared _____

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: _____

(Affiant/Applicant's signature)

Subscribed and sworn to before me this _____ day of _____

(Rev. 08-01-11)

Notary Public in and for Dallas County, Texas

BDA Application that was filed. No hearing was scheduled due to missing information needed by BDA staff.

Anderson, Jennifer

From: Duerksen, Todd
Sent: Friday, August 12, 2016 10:56 AM
To: Anderson, Jennifer
Subject: RE: 209 S. Rosemont BDA Application

He appears to have four code violations. He had identified and applied for only two. He could have proceeded in phases with just the first two he applied for and if successful then reapply for the remaining two on an additional appeal. That would normally take several months. The problem is he never got back with me to tell me if he wanted to proceed as is or add the additional identified variances to his original appeal.

I suppose no one followed up on the code violations because the original code inspector has retired.

From: Anderson, Jennifer
Sent: Friday, August 12, 2016 9:28 AM
To: Duerksen, Todd
Subject: RE: 209 S. Rosemont BDA Application

To clarify, will he have to pay for each variance request or one application with all of the requests on it?

Thank you so much for information, this is a huge help in making a decision on this property.

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](#)

From: Duerksen, Todd
Sent: Friday, August 12, 2016 8:46 AM
To: Anderson, Jennifer
Subject: RE: 209 S. Rosemont BDA Application

The applicant, Aron Johnson, made an application way back in March, 2013 for a "rear yard setback special exception for tree preservation", and a "side yard setback special exception for tree preservation." All this after he had already constructed the two-story accessory building encroaching into the required setbacks without having a building permit.

Additionally, the tree he claimed to be preserving had its roots severed during construction and was determined after a field inspection by the city arborist to likely not be worthy of preservation. During my review I determined the accessory structure exceeded the allowed 25% square footage floor area of the main structure by 235 sq.ft. and would require him to file and pay for an additional variance to the accessory structure floor area restriction. The building also exceeded the maximum allowed height for an accessory structure since the height exceeded the height of the main structure and would require him to file and pay for an additional variance to the building height restriction.

Email communications between preservation staff and Building Inspection zoning code consultant regarding the multiple code violations on the accessory structure.

All of this was conveyed to the applicant but he was never heard from again. Until now, almost 3½ years later. A Board of Adjustment hearing has never been scheduled for his incomplete appeal.

Todd Duerksen
Sr. Plans Examiner - Zoning Code Consultant
City of Dallas
Building Inspection Division
Department of Sustainable Development & Construction
Oak Cliff Municipal Center
320 E. Jefferson Blvd., Rm. 105

From: Anderson, Jennifer
Sent: Thursday, August 11, 2016 2:24 PM
To: Duerksen, Todd
Subject: 209 S. Rosemont BDA Application

Hello Todd,

Do you have an application pending for entry for 209 S. Rosemont Ave? The customer showed me an application and a receipt dated 8-6-16 (attached), but neither Steve nor I can find it in the system.

They are asking for a setback variance from BDA, and must obtain a Certificate of Appropriateness from us as well.

Do you have any information on this?

Best regards,

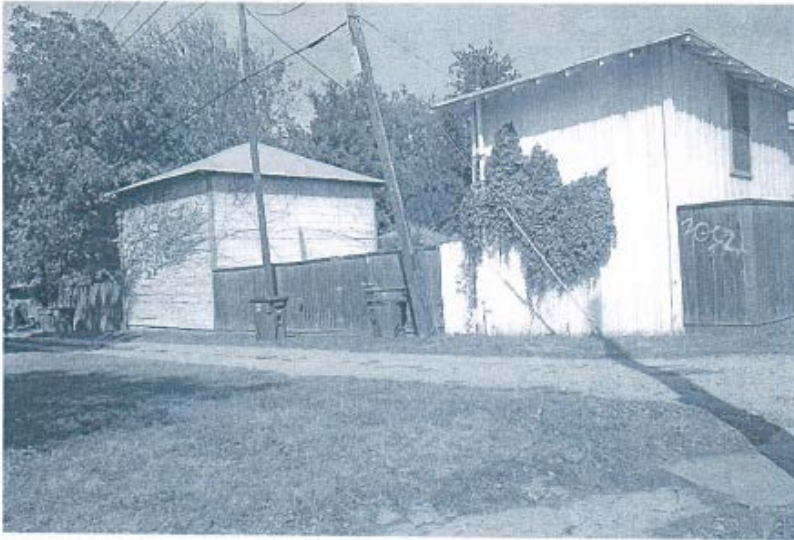
Jennifer Anderson, Senior Planner - Historic Preservation
Sustainable Development & Construction Department
City of Dallas, City Hall
1500 Marilla Street, Room 5BN
Direct: (214) 670-5825 ****Please schedule appointments in advance****
jennifer.anderson@dallascityhall.com

[City of Dallas Historic Preservation Website](#) | [Facebook](#)

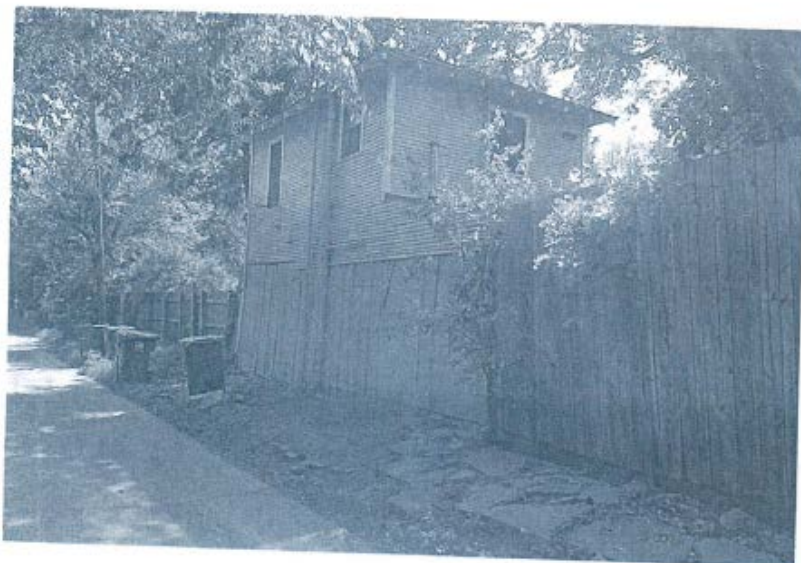
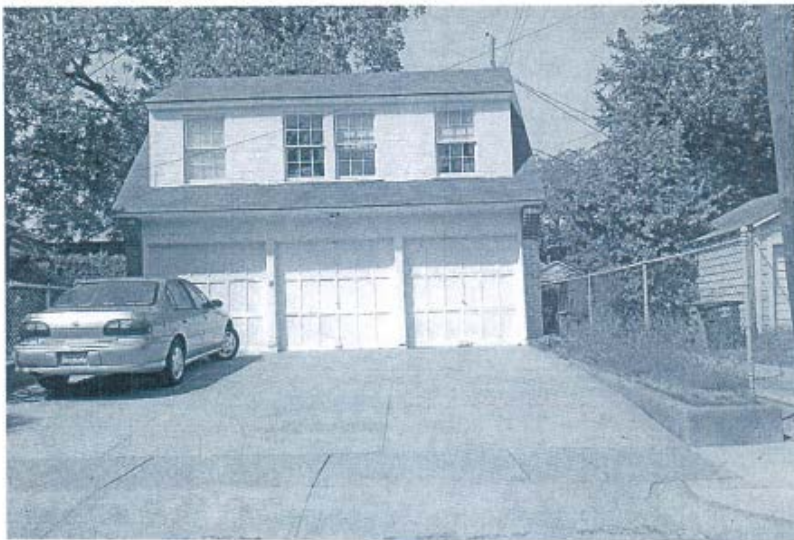
Email communications between preservation staff and Building Inspection zoning code consultant regarding the multiple code violations on the accessory structure.



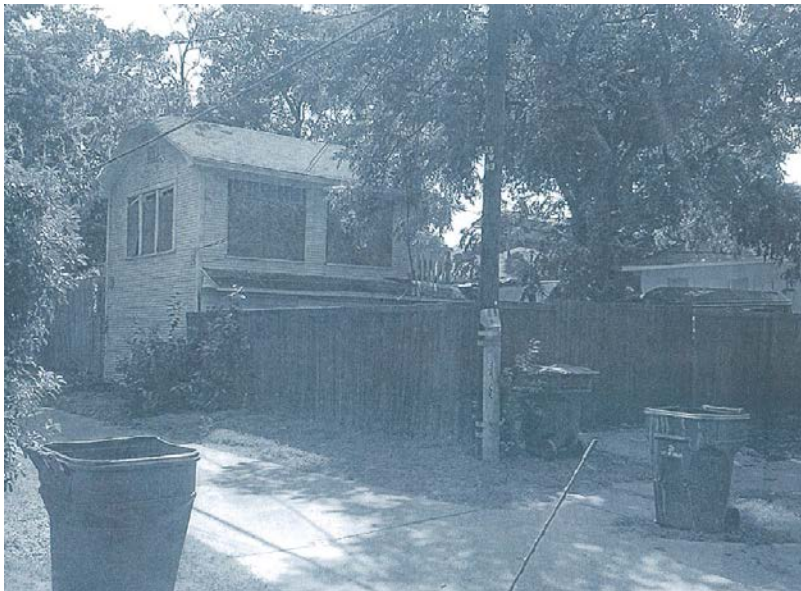
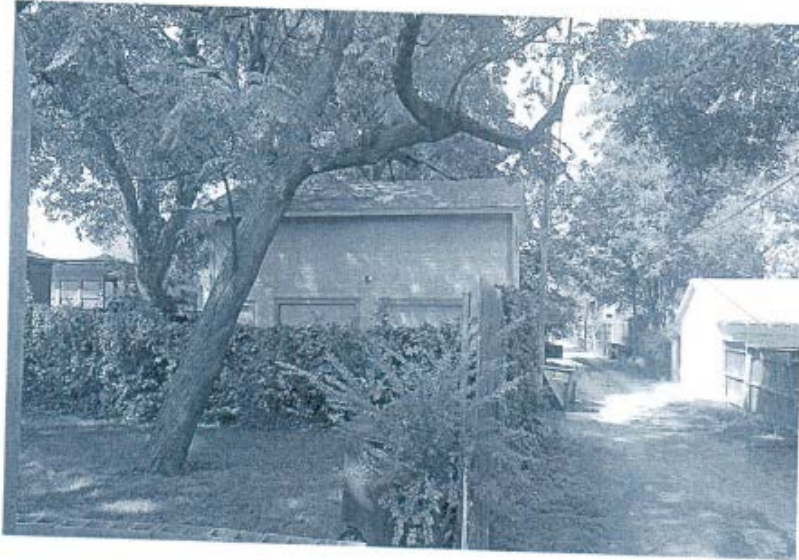
Evidence of similar accessory structures in the neighborhood – submitted by the applicant. No addresses provided.



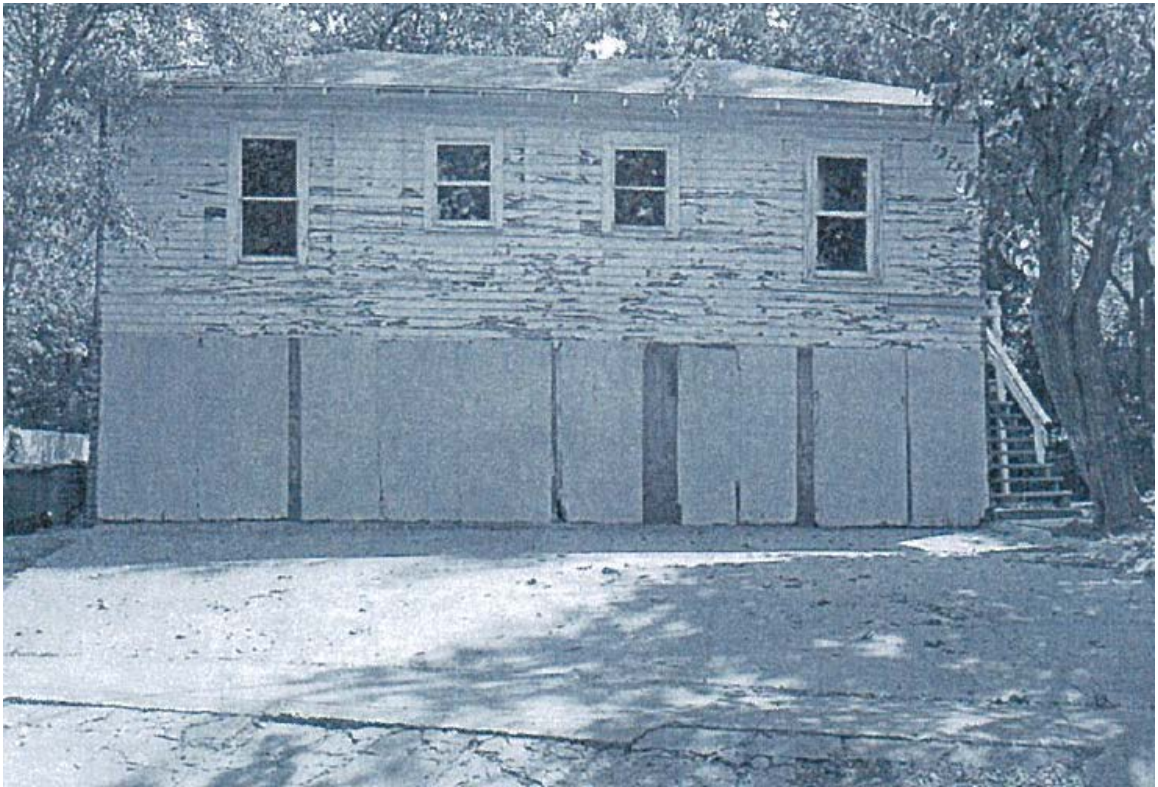
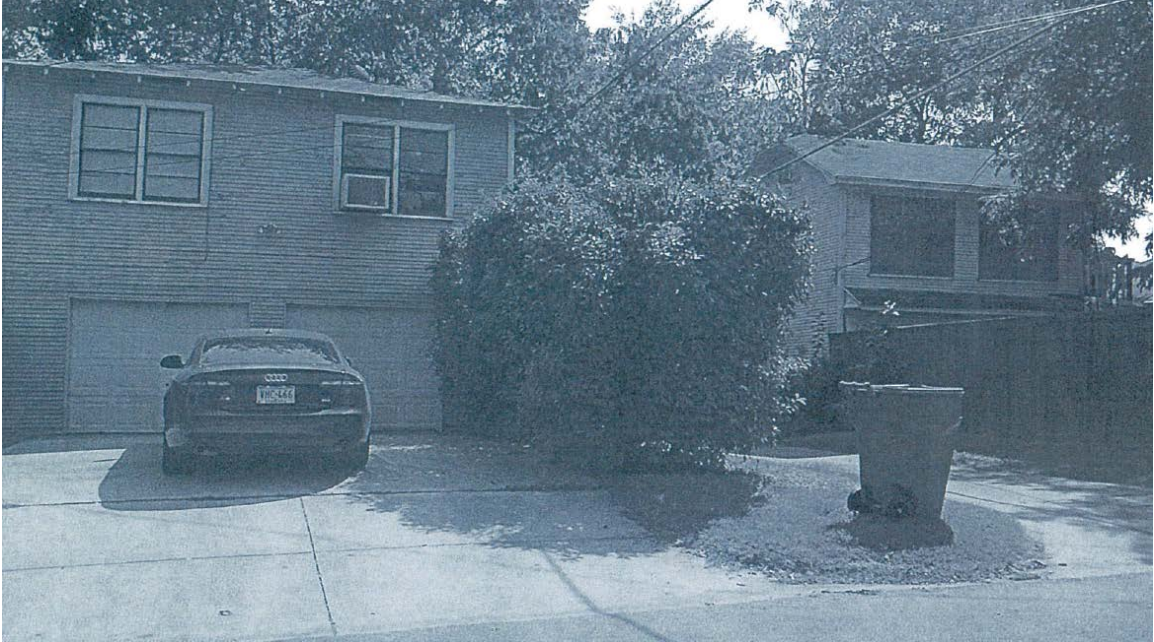
Evidence of similar accessory structures in the neighborhood – submitted by the applicant. No addresses provided.



Evidence of similar accessory structures in the neighborhood – submitted by the applicant. No addresses provided.



Evidence of similar accessory structures in the neighborhood – submitted by the applicant. No addresses provided.



Evidence of similar accessory structures in the neighborhood – submitted by the applicant. No addresses provided.

Preservation Criteria Cited in Staff Recommendation

Standards for noncontributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(ii)

The landmark commission must approve the application if it determines that:

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 8/10/2016

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Robert Draper

PROPERTY ADDRESS: 209 S Rosemont

DATE of CA / CD REQUEST: 8/04/2016

RECOMMENDATION:

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

Recommendation / comments/ basis:

Support Accessory structure however, case
is pending with Board of Adjustment for
variance

Task force members present

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Heidi Maher	<input type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☒ Mark Doty *Jennifer Anderson*

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 8-10-16

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.



LANDMARK COMMISSION

SEPTEMBER 6, 2016

FILE NUMBER: CA156-753(JKA)
LOCATION: 317 N. Windomere Avenue
STRUCTURE: Accessory, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 4, 2016
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Alicia Quintans

OWNER: GEORGE K JOSEPH

REQUEST: Install seven condensers on the south side of main structure.

BACKGROUND / HISTORY:

07/06/2016 – Landmark Commission approved a rear addition and covered porch, new doors and windows, a parking structure in the rear, fencing, landscaping, and paint colors (CA145-449(MD)).

The structure is contributing to the Winnetka Heights historic district.

ANALYSIS:

The applicant would like to install seven condensers on the south side façade of the main structure. Staff normally processes requests to install mechanical equipment as Routine Maintenance if the equipment is not visible from the street. After further review of the application, Staff realized that the equipment would be visible from the public right-of-way due to the setback of the neighboring property on the side of the building where the equipment is proposed. The seven condensers would be attached to the concrete wall of the raised basement, below the windows. Three of the condensers would be located in the front 50% of the side façade. No screening is proposed. The condensers are white, and the applicant has stated that they cannot be painted to match the basement wall. They also do not wish to paint the basement wall to match the color of the condensers. Due to the high visibility of the condensers on the protected façade, Staff is recommending Denial without Prejudice of the proposed work.

STAFF RECOMMENDATION:

Install seven condensers on the south side of main structure – 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 51P-87.106(c)(5) since the condensers would be visible from the public right-of-way and will have an adverse effect on the external architectural features of the structure and the district as a whole.

TASK FORCE RECOMMENDATION:

Install seven condensers on the south side of main structure – None – Not reviewed by Task Force.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 156-753 (JKA)
Office Use Only

Name of Applicant: AUCIA QUINTANA
Mailing Address: 227 N. SHERBEE DR
City, State and Zip Code: DALLAS TX 75216
Daytime Phone: 214-215-7474 Fax: _____
Relationship of Applicant to Owner: ARCHITECT

PROPERTY ADDRESS: 317 N. WINDOMERE
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. EXISTING SIDING ADDITIONS TO REMAIN INSTEAD OF DEMOLISHED (AS APPROVED ON CA DATED 7-6-15) SIDING WILL BE REPAIRED & PAINTED (PAINT COLORS SAME AS APPROVED CA)
2. INSTALL CONDENSERS FOR DUCTLESS MINI-SPLIT HVAC SYSTEM AT SOUTH SIDE OF BUILDING. SEE DRAWINGS

Signature of Applicant: [Signature] Date: 8-2-16
Signature of Owner: [Signature] Date: 8/4/16
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Front façade.



Context photo showing the area where the condensers are proposed (highlighted) from the public right-of-way.



SOUTH



EAST



SOUTHEAST



Side (north) facade



Rear (west) façade



WEST

Proposed locations for condensers

M-SERIES

SUBMITTAL DATA: MXZ-4C36NAHZ MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

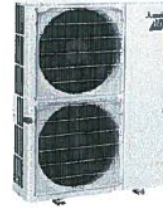
Date:

GENERAL FEATURES

- Quiet operation
- Built-in base pan heater to prevent ice in drain pan
- Limited warranty: five years parts and seven years compressors

ACCESSORIES

- Three-port Branch Box (PAC-MKA30BC)
- Five-port Branch Box (PAC-MKA50BC)
- Distribution Pipe for Flare Connection (MSDD-50AR; necessary for installing two branch boxes)
- Distribution Pipe for Brazed Connection (MSDD-50BR; necessary for installing two branch boxes)
- 3/8" x 1/2" Port Adapter (MAC-A454JP)
- 1/2" x 3/8" Port Adapter (MAC-A455JP)
- 1/2" x 5/8" Port Adapter (MAC-A456JP)
- 1/4" x 3/8" Port Adapter (PAC-493PI)
- 3/8" x 5/8" Port Adapter (PAC-SG76RJ)
- Airflow Guide (PAC-SH96SG-E)



Outdoor Unit: MXZ-4C36NAHZ

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-4C36NAHZ
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	36,000 / 36,000
	Capacity Range	Btu/h	6,000 - 36,000
	Rated Total Input	W	2,570 / 3,180
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	45,000 / 45,000
	Capacity Range	Btu/h	7,200 - 45,000
	Rated Total Input	W	3,340 / 4,250
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	34,000 / 36,000
	Maximum Capacity	Btu/h	45,000 / 45,000
	Rated Total Input	W	3,500 / 4,590
Heating at 5°F*	Maximum Capacity	Btu/h	45,000
	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
Electrical Requirements	Recommended Fuse/Breaker Size	A	50
	MCA	A	42
	Indoor - Outdoor S1-S2	V	AC 208 / 230
Voltage	Indoor - Outdoor S2-S3	V	DC ±24
	Compressor		Hermetic
Fan Motor (ECM)		F.L.A.	0.4+0.4
Sound Pressure Level	Cooling		49
	Heating		53
External Dimensions (H x W x D)		In / mm	52-11/16 x 41-11/32 x 13+1 1338 x 1050 x 330+25
Net Weight		Lbs / kg	276 / 125
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D. — Eight Ports	Liquid (High Pressure)	In / mm	3/8 / 9.52
	Gas (Low Pressure)		5/8 / 15.88
Max. Refrigerant Line Length		Ft / m	492 (150)
Max. Piping Length for Each Indoor Unit		Ft / m	262 (80)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	131 (40)
	If IDU is Below ODU		164 (50)
Connection Method			Flared/Flared
Refrigerant			R410A

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80°F (27°C) DB / 67°F (19°C) WB
Cooling | Outdoor: 95°F (35°C) DB / 75°F (24°C) WB

Heating at 47°F | Indoor: 70°F (21°C) DB
Heating at 47°F | Outdoor: 47°F (8°C) DB / 43°F (6°C) WB

Heating at 17°F | Indoor: 70°F (21°C) DB
Heating at 17°F | Outdoor: 17°F (-8°C) DB / 15°F (-9°C) WB

Specifications are subject to change without notice.

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Specifications for the condensers

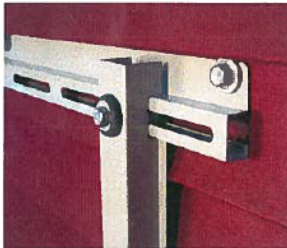
The safe & affordable install

Applicable for residential or light commercial installations



Wall Bracket SPECS
QSWB2000

A Close Up:



Our wall bracket works great with all Mini Split units.

Holds up to 350 lbs.

Made from 14 gauge steel

All necessary hardware is included.

*Powder Coated.



The QSWB2000 has 6 points of anti-vibration isolation using 50-durometer rubber washers.



The QSWB2000 is completely adjustable from 0"-34" in width.

Shelf depth is 25" to allow correct spacing between the wall and the unit.

Mounting shelf is pre-slotted to quickly connect units.

Patent Pending

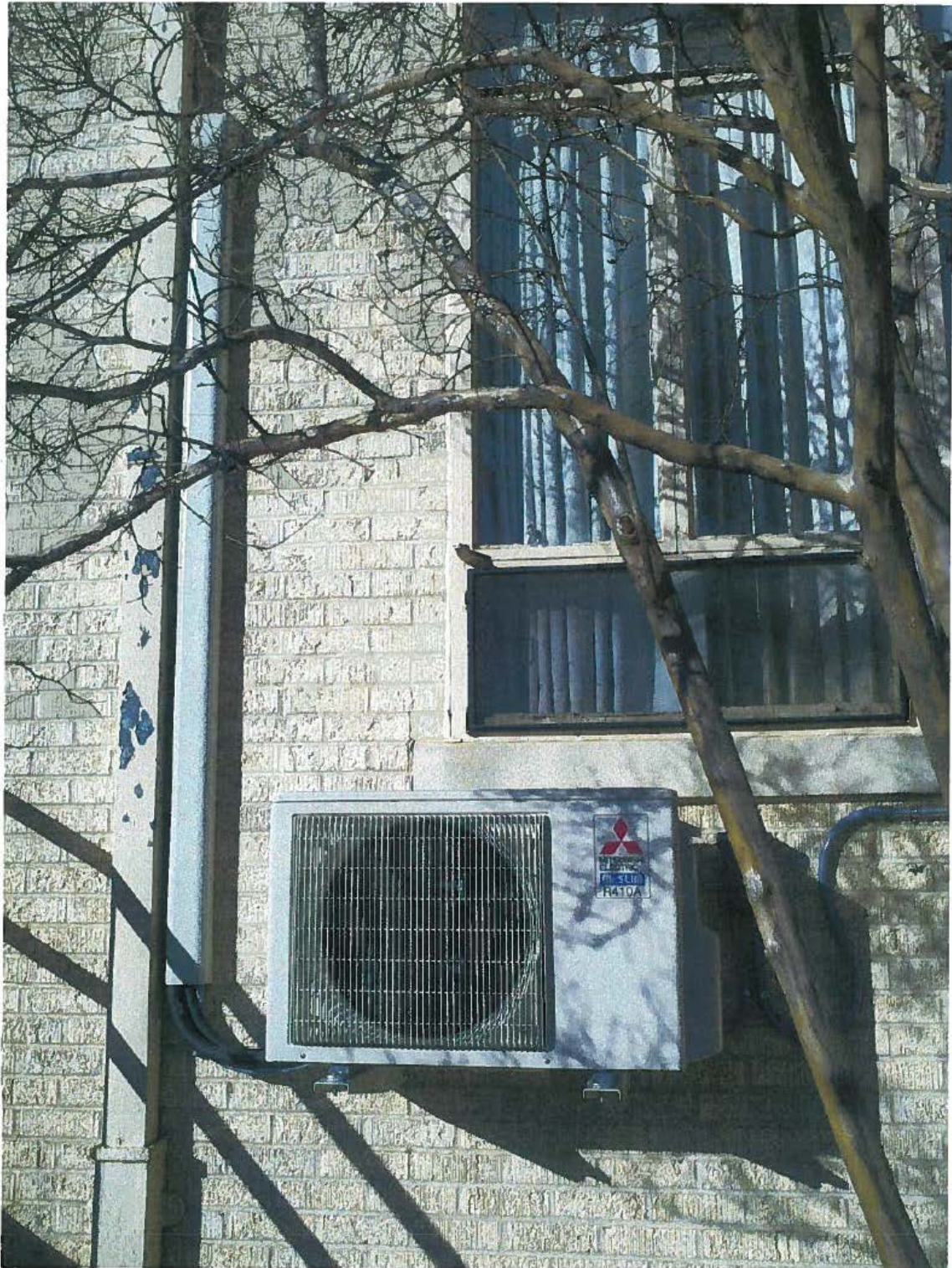
Quick-Sling 391 West Water Street Taunton, MA 02780

P:1.800.699.0453 F:1.800.699.0423

www.Quick-Sling.com

*As of 1/1/2015 Quick-Sling offers a 2-year warranty on steel & workmanship; Quick-Sling products are coated in accordance with ASTM D3451-06.

Specifications for the mounting brackets



Example of the appearance of the condensers



Example of the appearance of the condensers.

Preservation Criteria Cited in Staff Recommendation

(5) If the proposed work is not addressed by the preservation criteria and regulations contained in this article and all other applicable ordinances, and will not have an adverse effect on the external architectural features, future preservation, maintenance, or use of a structure or blockface in this district, or of this district as a whole, the commission shall grant the certificate.



LANDMARK COMMISSION**SEPTEMBER 6, 2016**

FILE NUMBER: Z156-343(MD)
LOCATION: 5310 Park Lane
STRUCTURE: Main, Accessory & Contributing
COUNCIL DISTRICT: 13
ZONING: R-1AC(A)

PLANNER: Mark Doty
DATE FILED: March 7, 2016
DISTRICT: N/A
MAPSCO: 24-V
CENSUS TRACT: 0206.00

OWNER: Nancy Perkins Shutt

REQUEST: A Landmark Commission Authorized Hearing to consider an Historic Overlay for 5310 Park Lane, on the southeast corner of Park Lane and Meadowbrook Drive.

STAFF RECOMMENDATION: Approval, subject to preservation criteria.

DESIGNATION COMMITTEE RECOMMENDATION: Approval, subject to preservation criteria.