



CITY OF DALLAS
LANDMARK COMMISSION
Monday, July 10, 2017
AGENDA

BRIEFINGS: AGENDA

Dallas City Hall
1500 Marilla St., Room 5/E/S

11:00 A.M.

PUBLIC HEARING:

Dallas City Hall
1500 Marilla St., Council Chambers, 6th floor

1:00 P.M.

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

BRIEFING ITEM

CONSENT ITEMS

1. 127 N Willomet Ave.

Winnetka Heights
CE167-011(PT)
Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$129,096 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Tricia and Chris Chiles

Application Filed: June 15, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$129,096 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 4317 Worth St

Peak's Suburban Addition Neighborhood Historic District
CE167-012(PT)
Pam Thompson

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$82,409 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Swati Joshi

Application Filed: June 12, 2017

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$82,409 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Request:

1. Add door opening, steps and metal canopy to north elevation of Gym building.
2. Install seven new window openings on Gym building.
3. Install exterior lighting on Gym building.

Applicant: Crockett School Multifamily, LLC

Application Filed: June 1, 2017

Staff Recommendation:

1. Add door opening, steps and metal canopy to north elevation of Gym building. - Approve – Approve the drawings dated 6/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install seven new window openings on Gym building. - Approve – Approve the drawings dated 6/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install exterior lighting on Gym building. - Approve - Approve the drawings dated 6/19/17 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 door opening, steps and metal canopy to north elevation of Gym building. Deny without prejudice due to lack of information.
2. Install seven new window openings on Gym building. Deny without prejudice due to lack of information.
3. Install exterior lighting on Gym building. Deny without prejudice due to lack of information.

Request:

Construct a two-story addition.

Applicant: Masterplan Consultants - Karl Crawley

Application Filed: June 1, 2017

Staff Recommendation:

Construct a two-story addition. - Approve - Approve the drawings dated 6/7/17 with the finding the proposed work is consistent with preservation criteria Sections 3.4(a) & 3.4(b) for landscaping, Sections 10.4, 10.5, 10.7 & 10.9 for new construction and additions, and meets the standards in City Code Section 51A-

3. 401 N CARROLL AVE

Crockett Elementary School
CA167-591(LC)
Liz Casso

4. 6116 REIGER AVE

J.L. Long Middle School
CA167-590(LC)
Liz Casso

4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct a two-story addition. Approve as submitted.

Request:

Install a blade sign on south elevation.

Applicant: Patrick Hazard

Application Filed: June 1, 2017

Staff Recommendation:

Install a blade sign on south elevation. - Approve with conditions - Approve with the condition that either the Downtown Special Sign District ordinance or the Harwood Historic District preservation criteria is amended to allow the historic sign size, and with the finding that while the proposed sign is inconsistent with preservation criteria Section 7.1, which states proposed signs must comply with Article VII of the Dallas Development Code, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria, and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Install a blade sign on south elevation. Approve as submitted with the condition to submit LED color formulas for selected colors.

Request:

1. Install storefront entry on north elevation.
2. Install storefront entry on west elevation.
3. Install new door opening and vent on east elevation.

Applicant: Patrick Hazard

Application Filed: June 1, 2017

Staff Recommendation:

1. Install storefront entry on north elevation. - Approve
- Approve the drawings dated 6/7/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install storefront entry on west elevation. - Approve
- Approve the drawings dated 6/7/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install new door opening and vent on east elevation.
- Approve - Approve the drawings dated 6/7/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5. 1907 ELM ST

Harwood Historic District

CA167-593(LC)

Liz Casso

6. 1900 PACIFIC AVE

Harwood Historic District

CA167-592(LC)

Liz Casso

7. 1531 ABRAMS RD

Junius Heights Historic District
CA167-619(MP)
Marsha Prior

Task Force Recommendation:

1. Install storefront entry on north elevation. Approve as submitted.
2. Install storefront entry on west elevation. Approve as submitted.
3. Install new door opening and vent on east elevation. Approve as submitted.

Request:

1. Construct two-story deck with stairs at rear of main structure.
2. Replace two windows on rear elevation with French doors on second level.
3. Replace six vinyl windows with wood 6/6 windows and one wood window to match original.

Applicant: David Daniel

Application Filed: June 1, 2017

Staff Recommendation:

1. Construct two-story deck with stairs at rear of main structure. - Approve – Approve drawings and specifications dated 6/14/17 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace two windows on rear elevation with French doors on second level. - Approve with conditions - Approve plans and specifications dated 6/14/17 with the condition that French doors are wood and that they fit within the existing void with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace six vinyl windows with wood 6/6 windows and one wood window to match original. - Approve – Approve window survey and specifications dated 6/14/17 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct two-story deck with stairs at rear of main structure. Approve construction of deck in back as shown.
2. Replace two windows on rear elevation with French doors on second level. Approve wood French doors as shown.
3. Replace six vinyl windows with wood 6/6 windows and one wood window to match original. Approve as shown.

8. 5326 JUNIUS ST

Junius Heights Historic District
CA167-618(MP)
Marsha Prior

Request:

Construct 8'-0" wood fence and stain. Brand: Ready Seal "Pecan."

Applicant: Eric Graham

Application Filed: June 1, 2017

Staff Recommendation:

Construct 8'-0" wood fence and stain. Brand: Ready Seal "Pecan." - Approve – Approve survey plat and specifications dated 6/14/17 with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct 8'-0" wood fence and stain. Brand: Ready Seal "Pecan." Approve as shown; approve on one side because of window.

9. 711 PARKMONT ST

Junius Heights Historic District
CA167-616(MP)
Marsha Prior

Request:

Construct two-story rear addition to main structure.

Applicant: James Sims

Application Filed: June 1, 2017

Staff Recommendation:

Construct two-story rear addition to main structure. - Approve with conditions - Approve drawings and specifications dated 6/14/17 with the conditions that all windows are wood to match the style as shown on elevation drawings and a vertical trim board is installed on first and second level on each side elevation to differentiate the addition from the original house with the finding the work is consistent with preservation criteria Sections 8.3(a)(2), 8.5, 8.6, 8.13, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct two-story rear addition to main structure. Approve as shown in revised design.

10. 730 RIDGEWAY ST

Junius Heights Historic District
CA167-620(MP)
Marsha Prior

Request:

Expand concrete driveway.

Applicant: Max Chounlamany

Application Filed: June 1, 2017

Staff Recommendation:

Expand concrete driveway. - Approve with conditions – Approve photo dated 6/14/17 with the condition that the driveway is no more than 9' wide when expanded and that the addition matches existing driveway in material and style with the finding the work is consistent with preservation criteria Section 3.2 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

11. 5006 REIGER AVE

Munger Place Historic District
CA167-596(EH)
Eric Hill

Task Force Recommendation:

Expand concrete driveway. Approve widening driveway to 9'-0" from street to front corner.

Request:

Install landscaping in front yard.

Applicant: Billie Haggard

Application Filed: June 1, 2017

Staff Recommendation:

Install landscaping in front yard. - Approve with conditions - Approve landscape plan dated 06-15-17 with the condition that a Wax Myrtle tree is used rather than the proposed Shantung Maple with the finding that while a Wax Myrtle tree in the parkway does not comply with preservation criteria Section 51P-97.111(c)(2)(E)(ii)(aa) that prohibits a Wax Myrtle tree in the parkway, overhead power lines make the proposed tree appropriate and it meets the criteria for Landmark Commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Install landscaping in front yard. Approve with conditions - Shantung maple not allowed in parkway. Recommend two trees planted in parkway from approved list. Recommend one tree in yard to integrate with planting bed.

12. 5000 WORTH ST

Munger Place Historic District
CA167-598(EH)
Eric Hill

Request:

1. Install GAF Timberline composition shingles on main structure in "Weathered Wood" color.
2. Alter existing window openings on second story of rear facade and install new vinyl 1/1 windows.
3. Enlarge openings and install new windows on 3rd story side gables.
4. Demolish and reconstruct flat roof porch on cornerside elevation.
5. Demolish and repour front steps and reconstruct wingwalls with salvaged brick with concrete cap.
6. Reconstruct rear addition.
7. Construct one-story accessory structure in rear yard.
8. Stain perimeter fence. Brand: Thompson Ready-seal. Color: "Pecan" and "Mahogany".

Applicant: Travis Ripley

Application Filed: June 1, 2017

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Staff Recommendation:

1. Install GAF Timberline composition shingles on main structure in "Weathered Wood" color. - Approve - Approve shingle specifications dated 06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(P)(i)(aa) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Alter existing window openings on second story of rear facade and install new vinyl 1/1 windows. - Approve with conditions - Approve elevations and window specifications dated 06-15-17 with the condition that the windows are 1/1 windows, with the finding that the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(S)(iii) which states only vinyl-clad or painted aluminum windows are permitted and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Enlarge openings and install new windows on 3rd story side gables. - Approve with conditions - Approve elevations and window specifications dated 06-15-17 with the condition that the windows are 1/1 windows, with the finding that the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(S)(iii) which states only vinyl-clad or painted aluminum windows are permitted and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Demolish and reconstruct flat roof porch on cornerside elevation. - Approve - Approve site plan and elevations dated 06-15-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5. Demolish and repour front steps and reconstruct wingwalls with salvaged brick with concrete cap. - Approve with conditions - Approve proposed work with the condition that the wingwalls are stucco with the finding the proposed work is consistent with the preservation criteria Section 51A-97.111(c)(1)(N)(v) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Reconstruct rear addition. - Approve - Approve elevations and site plan dated 06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(B) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
7. Construct one-story accessory structure in rear yard. - Approve - Approve elevations and site plan dated

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06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

8. Stain perimeter fence. Brand: Thompson Ready-seal. Color: "Pecan" and "Mahogany". - Approve - Approve stain specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install GAF Timberline composition shingles on main structure in "Weathered Wood" color. Approve.
2. Alter existing window openings on second story of rear facade and install new vinyl 1/1 windows. Approve.
3. Enlarge openings and install new windows on 3rd story side gables. Approve.
4. Demolish and reconstruct flat roof porch on cornerside elevation. Approve - Recommend constructing pergola.
5. Demolish and repour front steps and reconstruct wingwalls with salvaged brick with concrete cap Approve with conditions - Match sill detail and risers to be consistent with style and character of period.
6. Reconstruct rear addition. Approve with conditions - Address belt course to turn corner and resolve at vertical window.
7. Construct one-story accessory structure in rear yard. Approve.
8. Stain perimeter fence. Brand: Thompson Ready-seal. Color: "Pecan" and "Mahogany". Approve.

13. 4714 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA167-601(EH)
Eric Hill

Request:

1. Construct deck in rear yard.
2. Construct pergola in rear yard and paint. Brand Sherwin Williams. Color: SW7006 "Extra White".
3. Install new lighting at rear of main structure.

Applicant: Rob Little

Application Filed: June 1, 2017

Staff Recommendation:

1. Construct deck in rear yard. - Approve – Approve drawings dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct pergola in rear yard and paint. Brand Sherwin Williams. Color: SW7006 "Extra White". - Approve – Approve drawings dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Install new lighting at rear of main structure. - Approve - Approve light specifications dated 06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(G)(6)(C)(i).

Task Force Recommendation:

1. Construct deck in rear yard. Approve.
2. Construct pergola in rear yard and paint. Brand Sherwin Williams. Color: SW7006 "Extra White". Approve.
3. Install new lighting at rear of main structure. Approve with conditions - Specification to be submitted and compatible with district.

14. 2723 PARK ROW AVE

South Blvd/Park Row Historic District
CA167-622(MP)
Marsha Prior

Request:

1. Construct new single-family house.
2. Construct new accessory structure in rear.

Applicant: Eric Lockhart

Application Filed: June 1, 2017

Staff Recommendation:

1. Construct new single-family house. - Approve with conditions - Approve drawings and specifications dated 6/14/17 with the condition that the retaining wall and waterfall steps are repaired as needed and preserved as originally constructed with the finding the work is consistent with preservation criteria Section 3(b) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct new accessory structure in rear. - Approve - Approve drawings and specifications dated 6/14/17 with the finding the work is consistent with preservation criteria Section 3(b)(1) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct new single-family house. No quorum, comments only. 1) Raise slab so finished floor is at least 12" above grade with one step (at least) at front porch. 2) Revise roof line to provide gable across full front facade. 3) Revise porch by moving column at right of front facade in line with other three. 4) Provide porch soffit to provide 1x8 trim 'beam' at perimeter of porch. 5) Consider providing window at left facade in front bedroom. 6) Provide front door appropriate to district. 7) Window muntins must be on exterior of glass.
2. Construct new accessory structure in rear. No quorum, comments only. Approve.

15. 5007 SWISS AVE

Swiss Avenue Historic District
CA167-599(EH)
Eric Hill

Request:

1. Demolish addition on rear of main structure and construct new addition.
2. Construct two-story garage in rear yard.

Applicant: Rebecca Browning

Application Filed: June 1, 2017

Staff Recommendation:

1. Demolish addition on rear of main structure and construct new addition. - Approve - Approve plans and specifications dated 06-15-17 with the finding the addition is not original to the structure and its removal will not adversely affect the structure or the historic overlay district with the finding the proposed work is consistent with preservation criteria Section 51P-63.116(1)(B) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct two-story garage in rear yard. - Approve - Approve plans and specifications dated 06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-63.116(1)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Demolish addition on rear of main structure and construct new addition. - Approve - Approve plans and specifications dated 06-15-17 with the finding the addition is not original to the structure and its removal will not adversely affect the structure or the historic overlay district with the finding the proposed work is consistent with preservation criteria Section 51P-63.116(1)(B) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct two-story garage in rear yard. Approve.

16. 1801 N LAMAR ST

West End Historic District
CA167-594(LC)
Liz Casso

Request:

Install two flat attached signs on east elevation.

Applicant: 1801 Landmark Dallas LP - Courtney Kuebler

Application Filed: June 1, 2017

Staff Recommendation:

Install two flat attached signs on east elevation. - Approve - Approve the drawings dated 6/7/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(a) for attached signs, Section 51A-7.1005(c) for flat attached signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

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Install two flat attached signs on east elevation. Approve as submitted.

17. 340 S EDGEFIELD AVE

Winnetka Heights Historic District
CA167-605(JKA)
Jennifer Anderson

Request:

1. Paint main structure. Body: Benjamin Moore 1611 "Graytint;" Trim: Benjamin Moore 2143-70 "Simply White;" Accent: Sherwin Williams SW6988 "Bohemian Black."
2. Fill existing gravel driveway with Tejas black pebbles.

Applicant: Colin Maeker

Application Filed: June 1, 2017

Staff Recommendation:

1. Paint main structure. Body: Benjamin Moore 1611 "Graytint;" Trim: Benjamin Moore 2143-70 "Simply White;" Accent: Sherwin Williams SW6988 "Bohemian Black." - Approve - Approve specifications dated 6-12-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Fill existing gravel driveway with Tejas black pebbles. - Approve - Approve image dated 6-12-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(9)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Paint main structure. Body: Benjamin Moore 1611 "Graytint;" Trim: Benjamin Moore 2143-70 "Simply White;" Accent: Sherwin Williams SW6988 "Bohemian Black." No quorum, comments only. Colors seem appropriate for house.
2. Fill existing gravel driveway with Tejas black pebbles. No quorum, comments only. Tejas black pebbles seem appropriate for driveway.

18. 125 S MONTCLAIR AVE

Winnetka Heights Historic District
CA167-612(JKA)
Jennifer Anderson

Request:

Paint main structure. Brand: Behr. Body: HDC-NT-27B "Wild Truffle;" Trim: PPU7-11 "Cotton Knit;" Trim: PPU14-19 "English Channel."

Applicant: Lin Moore

Application Filed: June 1, 2017

Staff Recommendation:

Paint main structure. Brand: Behr. Body: HDC-NT-27B "Wild Truffle;" Trim: PPU7-11 "Cotton Knit;" Trim: PPU14-19 "English Channel." - Approve - Approve paint specifications and images dated 6-12-17 with the

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

Task Force Recommendation:

Paint main structure. Brand: Behr. Body: HDC-NT-27B "Wild Truffle;" Trim: PPU7-11 "Cotton Knit;" Trim: PPU14-19 "English Channel." No quorum, comments only. Colors requested seem appropriate.

Request:

Install GAF Camelot composition shingles in color "Royal Slate."

Applicant: Christine Escobedo

Application Filed: June 1, 2017

Staff Recommendation:

Install GAF Camelot composition shingles in color "Royal Slate." - Approve - Approve specifications dated 6-12-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install GAF Camelot composition shingles in color "Royal Slate." No Task Force members present.

Request:

Replace concrete porch floor with 1"x3" tongue-and-groove decking to match the original material and footprint.

Applicant: Paul Vinton

Application Filed: June 1, 2017

Staff Recommendation:

Replace concrete porch floor with 1"x3" tongue-and-groove decking to match the original material and footprint. - Approve - Approve plan dated 6-12-17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Replace concrete porch floor with 1"x3" tongue-and-groove decking to match the original material and footprint. No quorum, comments only. Supportive.

19. 205 S WINDOMERE AVE

Winnetka Heights Historic District
CA167-611(JKA)
Jennifer Anderson

20. 305 S WINDOMERE AVE

Winnetka Heights Historic District
CA167-608(JKA)
Jennifer Anderson

DISCUSSION ITEMS:

1. 5319 WORTH ST

Junius Heights Historic District
CA167-615(MP)
Marsha Prior

Request:

Install iron gate in side yard.

Applicant: Andrew Harper

Application Filed: June 1, 2017

Staff Recommendation:

Install iron gate in side yard. - Deny without prejudice - The proposed gate does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because fences with arched tops are incompatible with the historic overlay district.

Task Force Recommendation:

Install iron gate in side yard. Approve with condition that iron gate is at 50% mark with a level top.

2. 5320 WORTH ST

Junius Heights Historic District
CA167-617(MP)
Marsha Prior

Request:

Install landscaping in front yard.

Applicant: Tim and Sally Vahle

Application Filed: June 1, 2017

Staff Recommendation:

Install landscaping in front yard. - Deny without prejudice - The proposed landscape plan does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed landscaping is incompatible with the historic overlay district.

Task Force Recommendation:

Install landscaping in front yard. Approve landscape plan as shown; per Schmidt, concern that box wood around perimeter appears to be the making of a formal garden - something that the original property would not have had.

3. 4915 REIGER AVE

Munger Place Historic District
CA167-595(EH)
Eric Hill

Request:

1. Replace existing glass block windows with fixed aluminum picture windows.
2. Install paired fixed windows above entrance on front of main structure. Work completed without Certificate of Appropriateness.
3. Install driveway gate in front 50% of side facade of main structure. Work completed without Certificate of Appropriateness.
4. Install detached driveway gate keypad in front yard. Work completed without Certificate of Appropriateness.

Applicant: Indio Management

Application Filed: June 1, 2017

Staff Recommendation:

1. Replace existing glass block windows with fixed aluminum picture windows. - Approve - Approve window specifications dated 06-15-17 with the finding that the proposed windows are more appropriate to the structure and the work is compatible with the historic overlay district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install paired fixed windows above entrance on front

of main structure. Work completed without Certificate of Appropriateness. - Deny – Deny the completed work with the finding that large fixed windows are not compatible with the historic overlay district and the completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

3. Install driveway gate in front 50% of side facade of main structure. Work completed without Certificate of Appropriateness. – Deny without prejudice – Deny without prejudice the completed work with the finding that driveway gates in line with the front facade of main structures are not compatible with the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install detached driveway gate keypad in front yard. Work completed without Certificate of Appropriateness. – Deny without prejudice – Deny without prejudice the completed work with the finding that keypads in the front yard are not compatible with the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Replace existing glass block windows with fixed aluminum picture windows. Approve.
2. Install paired fixed windows above entrance on front of main structure. Work completed without Certificate of Appropriateness. Deny - Recommend single pane window with side lights to match lower entry front door and sidelights. Further recommend to remove the railing on second level completely.
3. Install driveway gate in front 50% of side facade of main structure. Work completed without Certificate of Appropriateness. Deny - Not compatible with historic overlay district.
4. Install detached driveway gate keypad in front yard. Work completed without Certificate of Appropriateness. Deny.

Request:

Construct 8' board-on-board wood fence in front 50% of side yard. Work completed without Certificate of Appropriateness.

Applicant: Robert Johnston

Application Filed: June 1, 2017

Staff Recommendation:

Construct 8' board-on-board wood fence in front 50% of side yard. Work completed without Certificate of Appropriateness. - Deny – The completed work does not meet the standard in City Code Section 51A-

4. 5023 VICTOR ST

Munger Place Historic District
CA167-597(EH)
Eric Hill

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4.501(g)(6)(C)(i) because it is inconsistent with the Preservation Criteria Section 51P-97.111(c)(2)(B)(iii) which states a fence in an interior side yard must be located in the rear 50% of the side yard and behind the rearmost side projection of the main building.

Task Force Recommendation:

Construct 8' board-on-board wood fence in front 50% of side yard. Work completed without Certificate of Appropriateness. Deny – Fence to be installed behind the rearmost side projection (bay window), as stated in exhibit M.

5. 4612 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic
District
CA167-602(EH)
Eric Hill

Request:

1. Install new front door and transom.
2. Install two light sconces flanking front door.
3. Install mailbox on front elevation of main structure.
4. Construct shed roof above front entrance.
5. Alter existing front porch steps.
6. Add partial length shed roof above second story.
7. Apply plaster material siding to portions of front and side elevations.
8. Paint main structure. Brand: Sherwin Williams. Color: Body 1- SW6627 "Emberglow", Body 2- SW7029 "Agreeable Gray", Trim (Brick) SW6073 "Perfect Greige", Accent (Windows) SW7020 "Black Fox", Soffits and Fascia- SW6075 "Garrett Gray".
9. Install large window opening on front elevation of main structure.
10. Enclose four window openings on rear elevation.
11. Replace all windows on structure.
12. Replace doors on rear facade.
13. Demolish two-story rear addition.
14. Construct deck in rear yard.

Applicant: Tom Hanahan

Application Filed: June 1, 2017

Staff Recommendation:

1. Install new front door and transom. - Approve – Approve door and sidelight specifications and elevation dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two light sconces flanking front door. - Approve - Approve specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install mailbox on front elevation of main structure. - Approve with conditions – Approve elevation and specifications dated 06-15-17 with the condition that the mailbox is painted to match the siding

Landmark Commission Agenda
Monday, July 10, 2017

surrounding the feature with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

4. Construct shed roof above front entrance. - Deny with prejudice - Deny proposed work with the finding that copper porch roofs are not compatible with the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Alter existing front porch steps. - Approve - Approve specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Add partial length shed roof above second story. - Approve - Approve drawings dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Apply plaster material siding to portions of front and side elevations. - Approve with conditions - Approve specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Paint main structure. Brand: Sherwin Williams. Color: Body 1- SW6627 "Emberglow", Body 2- SW7029 "Agreeable Gray", Trim (Brick) SW6073 "Perfect Greige", Accent (Windows) SW7020 "Black Fox", Soffits and Fascia- SW6075 "Garrett Gray". - Deny without prejudice – Deny proposed paint specifications with the finding that five colors on a structure is not typical of the neighborhood and is incompatible with the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Install large window opening on front elevation of main structure. - Approve – Approve elevations and specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
10. Enclose four window openings on rear elevation. - Approve with conditions - Approve proposed elevation dated 06-15-17 with the condition that brick to match the existing siding is used and painted to match the approved color for the brick with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
11. Replace all windows on structure. - Approve with conditions - Approve window survey and specifications dated 06-15-17 with the condition that all windows on the side and rear elevations are 1/1 windows with the finding the proposed work meets

Landmark Commission Agenda
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the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

12. Replace doors on rear facade. - Approve - Approve specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
13. Demolish two-story rear addition. - Approve – Approve elevations dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
14. Construct deck in rear yard. - Approve – Approve site plan dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install new front door and transom. Approve with conditions - Door to be compatible to the windows.
2. Install two light sconces flanking front door. Deny without prejudice - Provide contemporary take on Craftsman light.
3. Install mailbox on front elevation of main structure. Approve.
4. Construct shed roof above front entrance. Approve with conditions - Roof to be flat seam, painted to match the trim.
5. Alter existing front porch steps. Approve.
6. Add partial length shed roof above second story. Approve with conditions - Roof should extend full length.
7. Apply plaster material siding to portions of front and side elevations. Deny without prejudice - Provide material compatible with district. Effice not appropriate.
8. Paint main structure. Brand: Sherwin Williams. Color: Body 1- SW6627 "Emberglow", Body 2- SW7029 "Agreeable Gray", Trim (Brick) SW6073 "Perfect Greige", Accent (Windows) SW7020 "Black Fox", Soffits and Fascia- SW6075 "Garrett Gray". Not reviewed by Task Force.
9. Install large window opening on front elevation of main structure. Approve - Vote: 4-1. Anderson against.
10. Enclose four window openings on rear elevation. Not reviewed by task force.
11. Replace all windows on structure. Approve with conditions - Windows to be wood or clad wood and mulls are typical size to district. Vote: 4 to 1. Hersch against.
12. Replace doors on rear facade. Approve.

13. Demolish two-story rear addition. Approve.
14. Construct deck in rear yard. Approve.

6. 2214 ROUTH ST

State Thomas Historic District
CA167-600(EH)
Eric Hill

Request:

1. Construct duplex on vacant lot.
2. Install landscaping and hardscaping including removal of mature tree.

Applicant: Paul Yazbeck

Application Filed: June 1, 2017

Staff Recommendation:

1. Construct duplex on vacant lot. - Approve - Approve drawings for Option A dated 06-15-17 with the finding that the proposed work is compatible with the historic overlay district and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install landscaping and hardscaping including removal of mature tree. - Approve with conditions - Approve landscape plan dated 06-15-17 with the condition that mitigation requirements are met with the finding the proposed work is compatible with the historic overlay district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Construct duplex on vacant lot. Approve proposed carport design with finding that garage doors do not face the street in the historic district.
2. Install landscaping and hardscaping including removal of mature tree. Approve - Recommend different plant and tree species for front yard.

7. 3601 MEYERS ST

Wheatley Place Historic District
CA167-621(MP)
Marsha Prior

Request:

Construct 4'-0" iron gate in front yard and front 50 percent of side yards. Work completed without a Certificate of Appropriateness.

Applicant: Jose Arteaga-Salas

Application Filed: June 1, 2017

Staff Recommendation:

Construct 4'-0" iron gate in front yard and front 50 percent of side yards. Work completed without a Certificate of Appropriateness. - 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 Section 3.11(a) that prohibits fences over 3'-6" in the front yard.

Task Force Recommendation:

Construct 4'-0" iron gate in front yard and front 50 percent of side yards. Work completed without a Certificate of Appropriateness. No quorum, comments only. Leave fence in place. It does not adversely affect

the neighborhood.

8. 315 N CLINTON AVE

Winnetka Heights Historic District
CA167-607(JKA)
Jennifer Anderson

Request:

Construct front porch.

Applicant: Isaac Martinez

Application Filed: June 1, 2017

Staff Recommendation:

Construct front porch. - Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the proposed work; because the proposed work is not consistent with preservation criteria Section 51P-87.111(a)(11)(E) stating that each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building; and because it is not consistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.

Task Force Recommendation:

Construct front porch. No quorum, comments only. Request more detail photos regarding number of steps, gable front, and columns.

9. 319 N CLINTON AVE

Winnetka Heights Historic District
CA167-609(JKA)
Jennifer Anderson

Request:

Replace door trim on north side. Work completed without a Certificate of Appropriateness.

Applicant: Isaac Martinez

Application Filed: June 1, 2017

Staff Recommendation:

Replace door trim on north side. Work completed without a Certificate of Appropriateness. - Deny without prejudice - The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111(a)(3) stating that materials, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the main building and compatible with other buildings on the blockface and because the 1"x4" trim that was applied is not a typical trim size for doors and does not match the door trim that was removed.

Task Force Recommendation:

Replace door trim on north side. Work completed without a Certificate of Appropriateness. No quorum,

comments only. Trim needs to match what was there previously 1"x2" but replaced with 1"x4".

10. 427 S CLINTON AVE

Winnetka Heights Historic District
CA167-603(JKA)
Jennifer Anderson

Request:

Replace wood siding on second story with 6" Hardiboard siding. Work completed without a Certificate of Appropriateness.

Applicant: Amy Arrambide

Application Filed: June 1, 2017

Staff Recommendation:

Replace wood siding on second story with 6" Hardiboard siding. 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 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:

Replace wood siding on second story with 6" Hardiboard siding. Work completed without a Certificate of Appropriateness. No quorum, comments only. Hardiboard installed is not historically appropriate to replace damaged siding. Should be replaced with similar wood siding to match what was there.

11. 306 N EDGEFIELD AVE

Winnetka Heights Historic District
CA167-604(JKA)
Jennifer Anderson

Request:

Replace 8' side-by-side wood fence with fence to match existing. Work completed without a Certificate of Appropriateness.

Applicant: Alison Cross

Application Filed: June 1, 2017

Staff Recommendation:

Replace 8' side-by-side wood fence with fence to match existing. 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)(ii) because it is not compatible with the historic overlay district since most fences in Winnetka Heights are located in the rear 50% of the side yard or not closer than 75% in front side yard.

Task Force Recommendation:

Replace 8' side-by-side wood fence with fence to match existing. Work completed without a Certificate of Appropriateness. No quorum, comments only. Fence does not comply with ordinance requirements for fence placement in rear 50%.

12. 341 S EDGEFIELD AVE

Winnetka Heights Historic District
CA167-610(JKA)
Jennifer Anderson

Request:

Install landscaping in the parkway. Work completed without a Certificate of Appropriateness.

Applicant: Austin Desguin

Application Filed: June 1, 2017

Staff Recommendation:

Install landscaping in the parkway. 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 not consistent with preservation criteria Section 51P-87.111(b)(5) stating that only grass, trees, and flowers are permitted in the parkway and that flower beds must not comprise more than 50% of the parkway area. It is also not consistent with preservation criteria Section 51P-87.111(b)(9)(ii) stating that public sidewalks must be constructed of brush finish concrete.

Task Force Recommendation:

Install landscaping in the parkway. Work completed without a Certificate of Appropriateness. No quorum, comments only. Parkway plantings do not follow ordinance. Only grass, trees, flowers, and flower beds cannot be any more than 50% of parkway.

OTHER BUSINESS ITEMS:

Approval of Minutes from June 5, 2017.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, July 20, 2017, 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 regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. 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. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

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. [Tex Govt. Code §551.086]

**LANDMARK COMMISSION****JULY 10, 2017****FILE NUMBER:** CE167-011(PT)**PLANNER:** Pam Thompson**LOCATION:** 127 N Willomet Ave.**DATE FILED:** 6/15/2017**COUNCIL DISTRICT:** 1**DISTRICT:** Winnetka Heights**SIZE OF REQUEST:** 1,874 sf**MAPSCO:** 54-F**APPLICANT:** Tricia and Chris Chiles**OWNER:** CHILES CHRISTOPHER H & CHILES PATRICIA L

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$129,095.88 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This single-family house was built in 1927 and is a contributing structure in the historic district.

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

Improvements Value (2016):	\$316,310
Land Value:	\$60,000
Required Expenditures:	\$79,078
Estimated Expenditures:	\$129,096
Estimated Total Exemption:	\$39,548

Notes on the estimated exemptions:

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

** Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".

The applicant has completed rehabilitation on the property, which includes foundation, framing, roofing, plumbing, electricity, cabinetry, framing, and paint, window repair, and porch repair. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be July 9, 2020. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of \$129,095.88 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 127 N. Willomet Ave, Dallas, TX 75208

Legal description: Lot 15 Block 24/3277

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

Building name (if applicable): _____

Historic district or pending historic district: Winnetka Heights

Year the historic structure was built: 1927

Is this a contributing structure? Yes

Owner Information

Please list all of the property owner(s): Christopher H & Patricia L Chiles

Mailing address: 127 N. Willomet Ave, Dallas, TX, 75208

City, state and zip code: Dallas, TX, 75208

Phone number: 214-796-9012 Fax number: _____

Email: the Chiles Fam @ gmail.com

Applicant Information (if different from the property owner)

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

• Estimated Rehabilitation Investment: 150,000

Current Use: Residence Proposed Use: Residence

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

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

Projected Construction Time and Estimated Date of Completion: 9/20/2015

Lien Holder Information (if applicable)

Primary mortgage company: Caliber Home Loans
Contact person: Melissa Carter
Correspondence address: 214-682-9729 / 5950 Sherry Lane, Suite 415
Dallas, TX 75225
Secondary mortgage company: Resource One Credit Union
Contact person: N/A
Correspondence address: P.O. Box 600077 Dallas, TX, 75266
214-319-3100
Other lienholder: _____
Contact person: _____
Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: _____
Improvement Value: \$ 340,330
Land Value: \$100,000
Has the Property Received Any Previous Tax Relief? If so, Please Explain: No
Is this in a TIF District? _____

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____
Retail Square Footage: _____
Office Square Footage: _____
Residential Square Footage: _____
Number of Jobs Created: _____

Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure only)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	<input type="checkbox"/>	Based on Rehab	75%	100%	10 years	Yes
	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Revitalizing Historic Districts Includes properties located in: <ul style="list-style-type: none"> • Junius Heights • Lakediff • Peak's Suburban • South Blvd. / Park Row • Winnetka Heights 	<input checked="" type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts <ul style="list-style-type: none"> • 10th Street • Wheatley Place 	<input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Citywide Includes properties located in: <ul style="list-style-type: none"> • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban, Endangered or Revitalizing historic districts 	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
Citywide – maintenance Includes properties in all historic districts	<input type="checkbox"/>	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
Ownership by a non-profit entity open to the public	<input type="checkbox"/>	Non-profit	Be a designated historic landmark that is open to the public and is owned by a non-profit with	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

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

Historic Tax Exemption Application

Step 2 – Verification Application

Property Information

Property Address: 127 N. Willomet Ave, Dallas, TX 75208

Building Name (if Applicable): _____

Historic District / (or Pending Historic District): Winnetka Heights

Owner Information

Property Owner(s): Christopher H. & Patricia L Chiles

Mailing Address: 127 N. Willomet Ave, Dallas, TX, 75208

City, State and Zip Code: Dallas, TX 75208

Phone Number: 214-796-9012

Fax Number: _____

Email: TheChilesFam@gmail.com

Step 1 Application Information

When was the Step 1 Application approved by the Landmark Commission?: _____

Did the Application require City Council approval? If so, when? _____

Changes in lienholder information

Fill out only if there has been any change from information provided in the Step 1 Application:

Name (new lienholder): _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____

Fax number: _____

Email: _____

127 N. Willomet Before Renovation Photos

CE167-011(PT)



East Northeast Exterior



East Exterior

1-8



Front Porch



South Exterior

127 N. Willomet Before Renovation Photos

CE167-011(P.T)



Location of existing
AC condenser to be
moved

Southwest Exterior



Existing AC
condenser to be
rebuilt

South Exterior & Garage

1-9



East Living Room A (North Side)



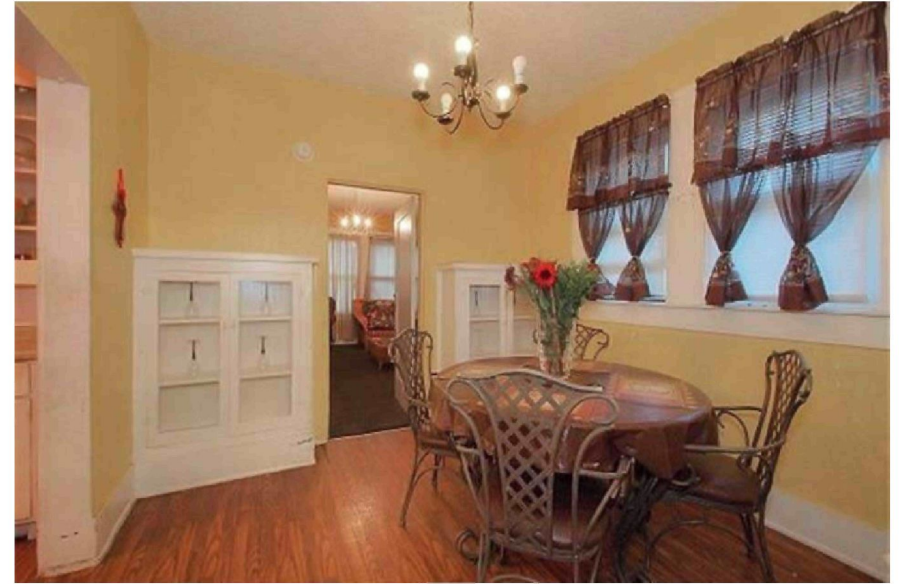
East Living Room B (North Side)

127 N. Willomet Before Renovation Photos

CE167-011(PT)



Dining Room (North Side)



Kitchen Eatin Room A (North Side)

1-10



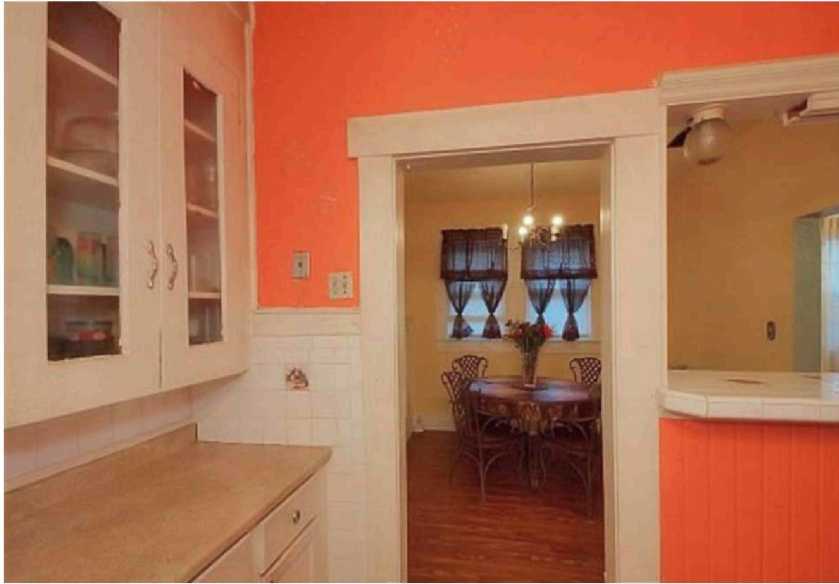
Kitchen Eatin Room B (North Side)



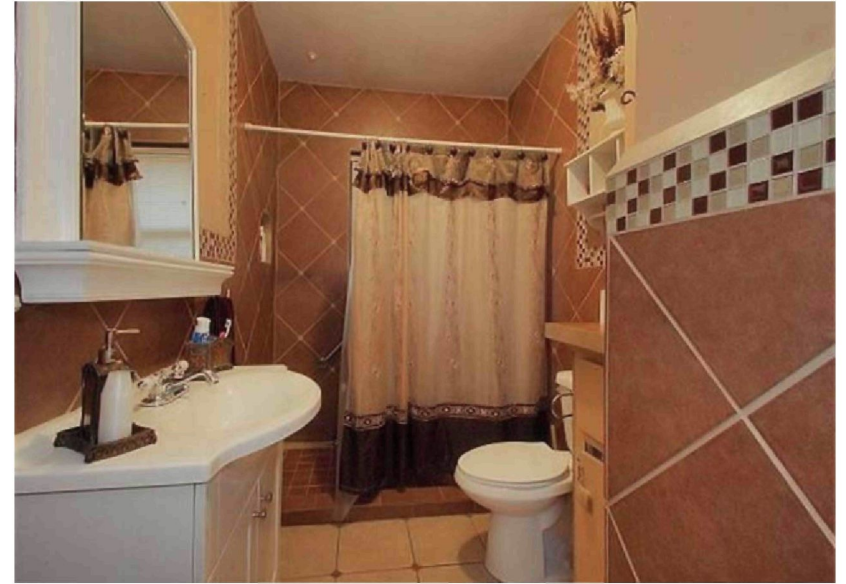
West Living Room (North Side)

127 N. Willomet Before Renovation Photos

CE167-011(PT)

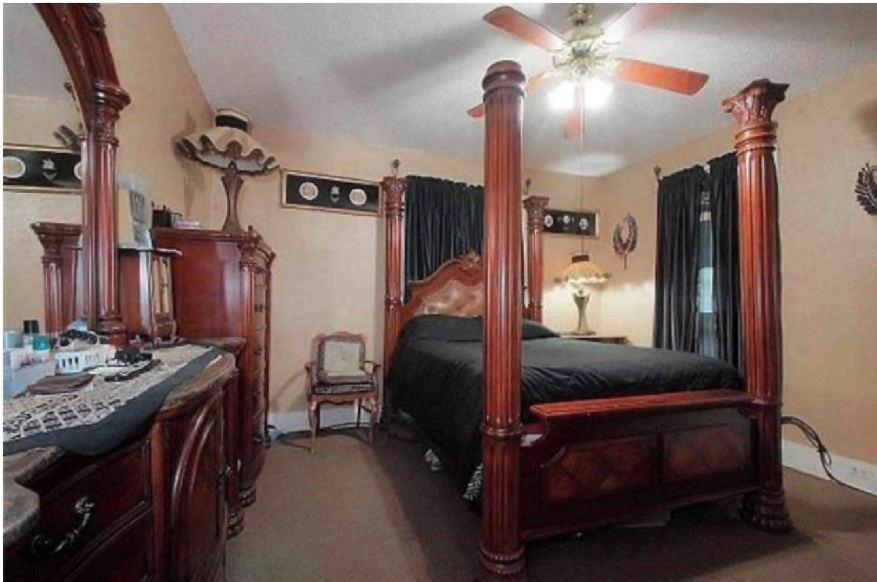


Kitchen (South Side)



Bathroom (South Side)

1-11



East Bedroom (South Side)



West Bedroom (South Side)

Condition of Existing Windows Photos



METAL WINDOW
IN THE MIDDLE
FLANKED BY 2 ROTTEN
WOOD WINDOWS



BOTTOM SASHES OF
THESE 2 WINDOWS
EXPLODED DURING THE
FOUNDATION WORK.

NORTH SIDE WINDOW BANKS

Condition of Existing Windows Photos



ALUMINUM CLAD AROUND WINDOWS



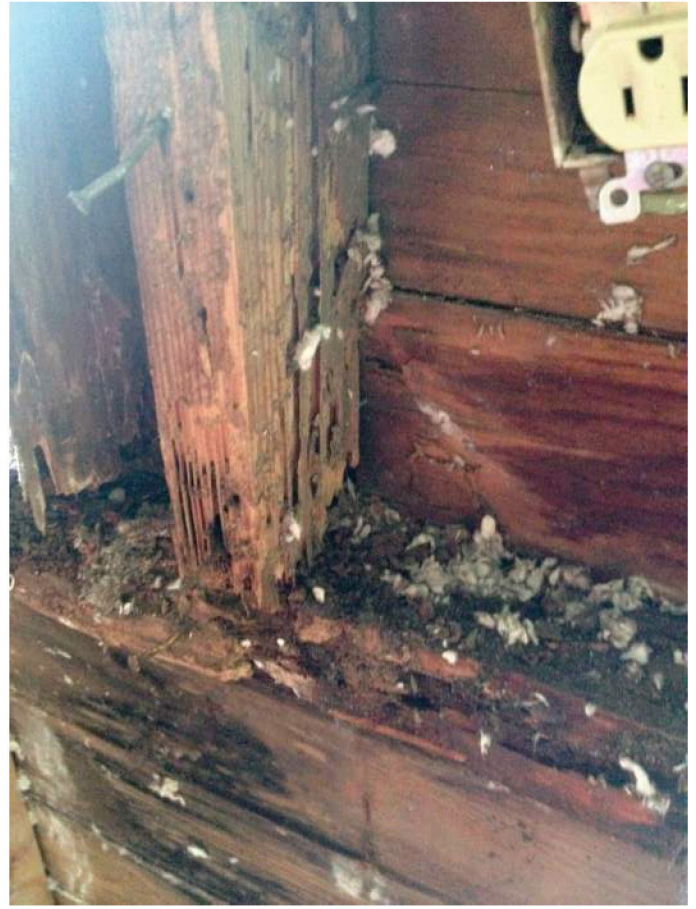
CE167-011(PT)



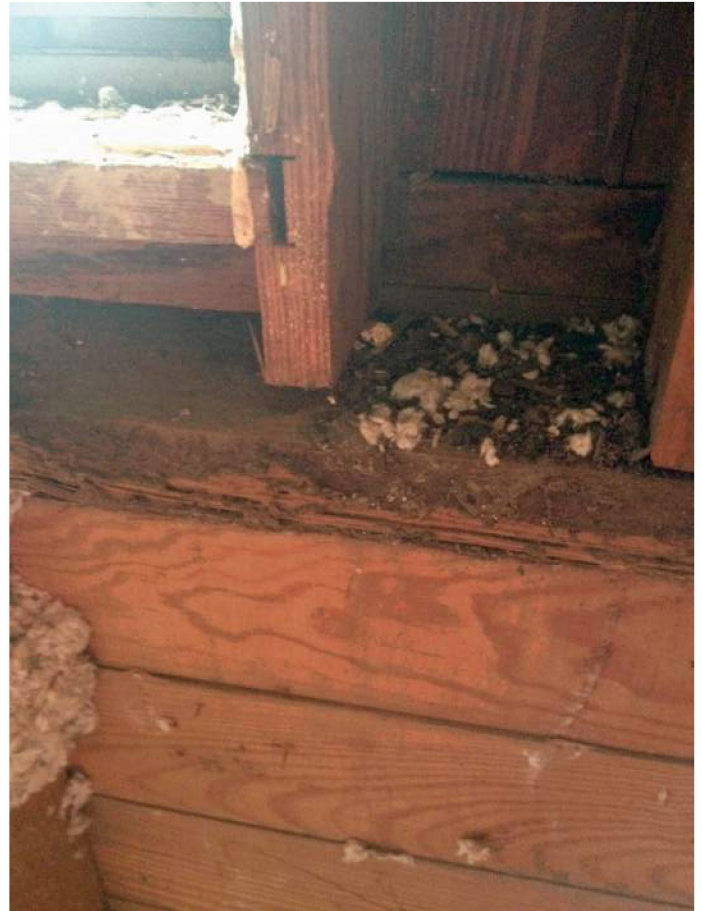
ALUMINUM WINDOW, ROTTEN WOOD WINDOWS



WINDOW SILL AND
FRAME SEPARATED



termite and water penetration damage



CE167-011(PT)
14
ROTTEN SIDING PICTURED FROM THE INSIDE AFTER
SHEET ROCK AND INSULATION REMOVAL