



CITY OF DALLAS
LANDMARK COMMISSION
Monday, November 6, 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
Marsha Prior, Planner

BRIEFING ITEM

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

CONSENT ITEMS

1. 401 N CARROLL AVE

Crockett Elementary School
CA178-017(LC)
Liz Casso

Request:

1. Install an 8ft tall board on board wood fence along northwest property line.
2. Install National Register plaque on front elevation of main structure.

Applicant: Crockett School Multifamily, LLC

Application Filed: October 5, 2017

Staff Recommendation:

1. Install an 8ft tall board on board wood fence along northwest property line. – Approve – Approve drawing and images dated 10/11/17 with the finding that although the proposed work does not comply with Section 2.7 that states that no fences are permitted in the no-build zone, except as required for school security, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code

Landmark Commission Agenda
Monday, November 6, 2017

Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

2. Install National Register plaque on front elevation of main structure. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Sections 5.2 and 5.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install an 8ft tall board on board wood fence along northwest property line. - Approve - Approve as submitted.
2. Install National Register plaque on front elevation of main structure. - Approve with conditions - Mount screws/anchors for plaque in mortar joints.

2. 2223 W JEFFERSON BLVD

Cedar Crest (L.O. Daniel House)
CA178-015(LC)
Liz Casso

Request:

1. Relocate brick column in front yard area.
2. Replace second floor balustrades.
3. Install exterior lighting.

Applicant: Will Pinkerton

Application Filed: October 5, 2017

Staff Recommendation:

1. Relocate brick column in front yard area. – Approve – Approve drawings dated 10/23/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace second floor balustrades. – Approve – Approve drawings dated 10/23/17 with the finding the proposed work is consistent with preservation criteria Section 4(B) for embellishments and detailing, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install exterior lighting. – Approve – Approve drawings dated 10/23/17 with the finding the proposed work is consistent with preservation criteria Section 6 for lighting, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Relocate brick column in front yard area. – Approve -Approve as submitted.
2. Replace second floor balustrades. – Approve - Approve as submitted.
3. Install exterior lighting. – Approve- Approve as submitted.

Landmark Commission Agenda
Monday, November 6, 2017

3. 2639 ELM ST

Parks Brothers Storage Building
CA178-016(LC)
Liz Casso

Request:

1. Install new storefront window, door and transoms in central bay on south elevation.
2. Install new storefront windows in the left and right bays on south elevation.

Applicant: Ban Alali

Application Filed: October 5, 2017

Staff Recommendation:

1. Install new storefront window, door and transoms in central bay on south elevation. – Approve with condition – Approve drawings dated 10/26/17 with the condition that the historic concrete bumpers be maintained with the finding the proposed work is consistent with preservation criteria Sections 3.13 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new storefront windows in the left and right bays on south elevation. – Approve – Approve drawings dated 10/26/17 with the finding the proposed work is consistent with preservation criteria Sections 3.10 and 3.11 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install new storefront window, door and transoms in central bay on south elevation. - Approve with conditions - Provide details of storefronts, specify glass to match previously approved windows above, omit brick knee-wall in center bay.
2. Install new storefront windows in the left and right bays on south elevation. - Approve with conditions - Provide details of storefronts, specify glass to match previously approved windows above.

4. 712 N GLASGOW DR

Junius Heights Historic District
CA178-018(MP)
Marsha Prior

Request:

Install landscaping in front yard.

Applicant: Caleb Spring

Application Filed: October 5, 2017

Staff Recommendation:

Install landscaping in front yard – Approve – Approve landscape plan dated 10/18/17 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install landscaping in front yard. – Approve.

5. 717 LIPSCOMB AVE

Junius Heights Historic District
CA178-019(MP)
Marsha Prior

Request:

Install swimming pool in rear yard.

Applicant: Riverbend Sandler Pools - Erik Thornton

Application Filed: October 5, 2017

Staff Recommendation:

Install swimming pool in rear yard – Approve – Approve site plan, drawings, and photos dated 10/18/17 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install swimming pool in rear yard. – Approve.

6. 5733 TREMONT ST

Junius Heights Historic District
CA178-020(MP)
Marsha Prior

Request:

Construct 6'-0" wood fence on left and right side yards and stain. Brand: Ready Seal, "Pecan."

Applicant: Kimberly Moore

Application Filed: October 5, 2017

Staff Recommendation:

Construct 6'-0" wood fence on left and right side yards and stain. Brand: Ready Seal, "Pecan" – Approve with conditions – Approve survey plat, specifications, and photos dated 10/18/17 with the condition that the finished side faces out when visible from the street with the finding the work is consistent with preservation criteria Sections 3.6(a)(2), 3.6(b)(1), 3.6(c)(1), 3.6(c)(3), and 3.6(c)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct 6'-0" wood fence on left and right side yards and stain. Brand: Ready Seal, "Pecan." - Approve with conditions - Approve as long as it is behind the 50% mark.

7. 206 E 6TH ST

Lake Cliff Historic District
CA178-030(JKA)
Jennifer Anderson

Request:

1. Install wood column and railing on front porch.
2. Replace front door.

Applicant: Robert Garza

Application Filed: October 5, 2017

Staff Recommendation:

1. Install wood column and railing on front porch – Approve – Approve drawings dated 10-16-17 with the finding that the work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace front door – Approve – Approve specifications dated 10-16-17 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install wood column and railing on front porch. - Approve with conditions - Recommend lowering base of column from 3-0' to 2'7" as well as wood railing to 2'4".
2. Replace front door. - Approve - Provide photo of existing door.

Request:

Install composition shingle roof on main structure. Brand - GAF Color – Slate.

Applicant: Julio Davila

Application Filed: October 5, 2017

Staff Recommendation:

Install composition shingle roof on main structure. Brand - GAF Color – Slate. – Approve - Approve roof shingle specification dated 10/18/17 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install composition shingle roof on main structure. Brand - GAF Color – Slate. - Approve.

Request:

Install a window opening at the second floor on the east elevation.

Applicant: Eric Marye

Application Filed: October 5, 2017

Staff Recommendation:

Install a window opening at the second floor on the east elevation. – Approve – Approve drawings dated 10/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install a window opening at the second floor on the east elevation. – Approve - Approve installation of window on second floor of east elevation, as submitted.

Request:

Install flat attached signs on the south and west facades.

Applicant: Joe Christopher

Application Filed: October 5, 2017

Staff Recommendation:

Install flat attached signs on the south and west facades – Approve with Conditions – Approve specifications dated 10-16-17 with the condition that the sign attachments are installed in the mortar and not the brick face. The work is consistent with preservation criteria Section 51P-87.117.3(a)(1)(H) and meets the standards

8. 615 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic District
CA178-042(MD)
Mark Doty

9. 2608 HIBERNIA ST

State Thomas Historic District
CA178-011(LC)
Liz Casso

10. 1325 W DAVIS ST

Winnetka Heights Historic District
CA178-028(JKA)
Jennifer Anderson

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

Task Force Recommendation:

Install flat attached signs on the south and west facades.
- Approve with conditions - Please use bottom of top row brick joint and at bottom of sign use bottom soldier brick as long as allowed.

Request:

Replace front door and stain using Sherwin Williams semi-transparent stain in color SW3115 "Bistro Walnut." Work partially completed without a Certificate of Appropriateness.

Applicant: Kelly Craig

Application Filed: October 5, 2017

Staff Recommendation:

Replace front door and stain using Sherwin Williams semi-transparent stain in color SW3115 "Bistro Walnut." Work partially completed without a Certificate of Appropriateness – Approve – Approve specifications dated 10/16/17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace front door and stain using Sherwin Williams semi-transparent stain in color SW3115 "Bistro Walnut." Work partially completed without a Certificate of Appropriateness. - Deny - Deny door as shown in photo. Recommend that modified door or new door proposal is more traditional craftsman door of top 1/3 lite and bottom 2/3 wood panel.

Request:

1. Replace doors on south side and rear.
2. Paint main structure. Brand: Sherwin Williams. Body: SW6184 "Austere Gray;" Trim: SW7005 "Pure White;" Accent: SW7069 "Iron Ore;" Front entry door: SW3542 "Charwood;" Porch floor: SW3531 "Blue Shadow Semi-Solid Stain."

Applicant: Matt Fields

Application Filed: October 5, 2017

Staff Recommendation:

1. Replace doors on south side and rear – Approve – Approve specifications dated 10-16-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint main structure. Brand: Sherwin Williams. Body: SW6184 "Austere Gray;" Trim: SW7005 "Pure

11. 336 S EDGEFIELD AVE

Winnetka Heights Historic District
CA178-027(JKA)
Jennifer Anderson

12. 310 N MONTCLAIR AVE

Winnetka Heights Historic District
CA178-029(JKA)
Jennifer Anderson

Landmark Commission Agenda
Monday, November 6, 2017

White:" Accent: SW7069 "Iron Ore;" Front entry door: SW3542 "Charwood;" Porch floor: SW3531 "Blue Shadow Semi-Solid Stain" – Approve – Approve specifications dated 10-16-17 with the 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:

1. Replace doors on south side and rear. Approve.
2. Paint main structure. Brand: Sherwin Williams. Body: SW6184 "Austere Gray;" Trim: SW7005 "Pure White:" Accent: SW7069 "Iron Ore;" Front entry door: SW3542 "Charwood;" Porch floor: SW3531 "Blue Shadow Semi-Solid Stain." - Approve.

COURTESY REVIEW ITEMS:

1. 210 S HARWOOD ST

Harwood Historic District
CR178-001(LC)
Liz Casso

Request:

Courtesy Review - Construct a five-story multifamily residential structure.

Applicant: CADG Jackson Parking A LLC - Prabha Cinlaire

Application Filed: October 5, 2017

Staff Recommendation:

Courtesy Review - Construct a five-story multifamily residential structure. - Approve conceptually with the conditions that the applicant consider exterior materials more in keeping with the existing historic architecture in the district, and that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Construct a five-story multifamily residential structure. - Consider materials, color, rhythm, that better relates to buildings on Commerce. Consider design in larger context (views) within district.

2. 4705 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CR178-002(MD)
Mark Doty

Request:

Courtesy Review - Construct two-story single family residential structure.

Applicant: Choi Law

Application Filed: October 5, 2017

Staff Recommendation:

Courtesy Review - Construct two-story single family residential structure. - Redesign house so massing is more fitting to neighborhood. Simplify details at front facade and ensure continuity of style. Recommend or, at minimum, recess east wall to create connector to garage. Chimney shall extend to roof or be removed.

Detailing is generally good. Prominent front porch typical to neighborhood recommended. Wood windows required.

Task Force Recommendation:

Courtesy Review - Construct two-story single family residential structure. - Redesign house so massing is more fitting to neighborhood. Simplify details at front facade and ensure continuity of style. Recommend or, at minimum, recess east wall to create connector to garage. Chimney shall extend to roof or be removed. Detailing is generally good. Prominent front porch typical to neighborhood recommended. Wood windows required.

DISCUSSION ITEMS:

1. 1321 COMMERCE ST

Adolphus Historic District
CA178-014(LC)
Liz Casso

Request:

Alter window mullion pattern on three top floor windows on south elevation.

Applicant: RBP Adolphus LLC - Michael Coker

Application Filed: October 5, 2017

Staff Recommendation:

Alter window mullion pattern on three top floor windows on south 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 4.4 that states that decorative metal elements, including, copper, aluminum, and bronze detailing in the roof, cresting, window grilles, etc. must be preserved whenever possible, or replaced employing materials similar in composition and design.

Task Force Recommendation:

Alter window mullion pattern on three top floor windows on south elevation. - Deny without prejudice - Modification of original light pattern is not appropriate and would have been denied had CA been submitted.

2. 6116 GASTON AVE

Junius Heights Historic District
CA178-021(MP)
Marsha Prior

Request:

1. Replace existing concrete circular drive with brush finish concrete and widen both driveway approaches.
2. Construct outdoor sitting area in front yard.

Applicant: Cheryl Spradling

Application Filed: October 5, 2017

Staff Recommendation:

1. Replace existing concrete circular drive with brush finish concrete and widen both driveway approaches – Deny without prejudice – The proposed work does

Landmark Commission Agenda
Monday, November 6, 2017

not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.3 that prohibits circular driveways in front yards.

2. Construct outdoor sitting area in front yard – Approve – Approve site plan dated 10/18/17 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace existing concrete circular drive with brush finish concrete and widen both driveway approaches. - Approve with conditions - Approve replacing circular drive and expanding approaches using brushed concrete.
2. Construct outdoor sitting area in front yard. - Approve – Approve sitting area.

Request:

1. Install 3'-0" spindled handrail and decorative brackets on front porch.
2. Install patterned wood shingles on front gable.
3. Install decorative verge board on front gable.
4. Remove boxwood shrubs in front yard.
5. Paint main structure using one body color, one trim color, and three accent colors. Brand: Sherwin Williams. Body - SW 6123 "Baguette." Trim - SW 6385 "Dover White." Accent 1 - SW 6990 "Caviar." Accent 2 - SW 7585 "Sun Dried Tomato." Accent 3 - SW 7048 "Urbane Bronze."

Applicant: Carrie Pase

Application Filed: October 5, 2017

Staff Recommendation:

1. Install 3'-0" spindled handrail and decorative brackets on 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 it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
2. Install patterned wood shingles on front gable – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for

3. 5708 JUNIUS ST

Junius Heights Historic District
CA178-022(MP)
Marsha Prior

Landmark Commission Agenda Monday, November 6, 2017

Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

3. Install decorative verge board on front gable – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
4. Remove boxwood shrubs in front yard – Approve – Approve proposed work with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Paint main structure using one body color, one trim color, and three accent colors. Brand: Sherwin Williams. Body - SW 6123 "Baguette." Trim - SW 6385 "Dover White." Accent 1 - SW 6990 "Caviar." Accent 2 - SW 7585 "Sun Dried Tomato." Accent 3 - SW 7048 "Urbane Bronze" – 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 4.9 that stipulates all structures must have one dominant body color and no more than three trim or accent colors.

Task Force Recommendation:

1. Install 3'-0" spindled handrail and decorative brackets on front porch. - Deny without prejudice - Inappropriate.
2. Install patterned wood shingles on front gable. - Deny without prejudice - Inappropriate.
3. Install decorative verge board on front gable. No quorum, comments only. - Deny without prejudice - Inappropriate.
4. Remove boxwood shrubs in front yard. - Approve – Approve.
5. Paint main structure using one body color, one trim color, and three accent colors. Brand: Sherwin Williams. Body - SW 6123 "Baguette." Trim - SW 6385 "Dover White." Accent 1 - SW 6990 "Caviar." Accent 2 - SW 7585 "Sun Dried Tomato." Accent 3 - SW 7048 "Urbane Bronze." – Task Force did not vote on this request.

4. 5201 TREMONT ST

Munger Place Historic District
CA178-010(LC)
Liz Casso

Request:

Install a freestanding mailbox at the front property line.
Work completed without Certificate of Appropriateness.

Applicant: Christopher Long

Application Filed: October 5, 2017

Staff Recommendation:

Install a freestanding mailbox at the front property line.
Work completed without 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 would have an adverse effect on the historic overlay district since curbside, freestanding mailboxes are not a historic streetscape feature that has ever existed in the Munger Place Historic District.

Task Force Recommendation:

Install a freestanding mailbox at the front property line.
Work completed without Certificate of Appropriateness.
- Deny without prejudice - Not consistent with character of district. Suggest place preferred mailbox at porch, perhaps at railing to provide security. Also discussed alternate delivery options might be considered.

5. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA178-032(MD)
Mark Doty

Request:

1. Replace front door. Work completed without a Certificate of Appropriateness.
2. Replace back door. Work completed without a Certificate of Appropriateness.
3. Replace 100% of rear elevation siding with Pine 105. Work completed without a Certificate of Appropriateness.

Applicant: Batts Holdings Inc

Application Filed: October 5, 2017

Staff Recommendation:

1. Replace front door. Work completed without a Certificate of Appropriateness. – Approve - Approve Option C image dated 10/18/17 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace back door. Work completed without a Certificate of Appropriateness. – Approve - Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace 100% of rear elevation siding with Pine 105. Work completed without a Certificate of Appropriateness. – Approve - Approve with the finding the completed work meets the standards in

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

Task Force Recommendation:

1. Replace front door. Work completed without a Certificate of Appropriateness. - Deny without prejudice - Provide single light, half door light typical, to Victorian house in neighborhood.
2. Replace back door. Work completed without a Certificate of Appropriateness. - Approve.
3. Replace 100% of rear elevation siding with Pine 105. Work completed without a Certificate of Appropriateness. - Approve with conditions - Approve with conditions that evidence is provided that siding needs to be replaced.

Request:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Demolition.

Applicant: Karl Sanford

Application Filed: October 5, 2017

Staff Recommendation:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Demolition—Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(h)(4)(A) because the applicant did not meet the burden of proof required to justify the work since no detailed information was submitted for the original structure.

Task Force Recommendation:

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Demolition - Deny without prejudice - Provide more information.

Request:

Replace rear door.

Applicant: JPA Properties LLC

Application Filed: October 5, 2017

Staff Recommendation:

Replace rear door – Approve – Approve specifications dated 10-16-17 with the finding that the 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:

Replace rear door. - Deny without prejudice - Keep door. No information provided why door is proposed for removal.

6. 124 N CLINTON AVE

Winnetka Heights Historic District
CD178-001(JKA)
Jennifer Anderson

7. 222 S EDGEFIELD AVE

Winnetka Heights Historic District
CA178-044(JKA)
Jennifer Anderson

8. 224 S EDGEFIELD AVE

Winnetka Heights Historic District
CA178-024(JKA)
Jennifer Anderson

Request:

Install solid brush-concrete driveway in front and side yards.

Applicant: Stevis Forward

Application Filed: October 5, 2017

Staff Recommendation:

Install solid brush-concrete driveway in front and side yards – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because a solid driveway would have an adverse effect on the historic overlay district since driveways in Winnetka Heights were historically ribbon driveways.

Task Force Recommendation:

Install solid brush-concrete driveway in front and side yards. - Approve with conditions - Driveway to be ribbon driveway. Fence location to be modified, move to 50% of house (it seems dimension won't allow car to be parked inside fence). CA will be needed for fence modification.

9. 203 N ROSEMONT AVE

Winnetka Heights Historic District
CA178-025(JKA)
Jennifer Anderson

Request:

1. Paint main structure. Body: Magnolia JG-04 "Weekend;" Trim: Sherwin Williams SW7636 "Origami White;" Accent: Sherwin Williams SW2818 "Renwick Heather."
2. Install Timberline composition shingles in color "Weathered Wood."
3. Remove two Redbud trees and replace with two Crepe Myrtles.

Applicant: David Haedge

Application Filed: October 5, 2017

Staff Recommendation:

1. Paint main structure. Body: Magnolia JG-04 "Weekend;" Trim: Sherwin Williams SW7636 "Origami White;" Accent: Sherwin Williams SW2818 "Renwick Heather" – Approve – Approve specifications dated 10-16-17 with the 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).
2. Remove two Redbud trees and replace with two Crepe Myrtles – Approve – Approve site plan dated 10-16-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(5) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Paint main structure. Body: Magnolia JG-04 "Weekend;" Trim: Sherwin Williams SW7636

Landmark Commission Agenda
Monday, November 6, 2017

"Origami White;" Accent: Sherwin Williams SW2818
"Renwick Heather." - Approve with conditions -
Provide paint chips.

2. Remove two Redbud trees and replace with two
Crepe Myrtles. - Deny without prejudice - Keep
trees or show evidence of disease and provide letter
from arborist.

10. 1904 Martin Luther King Jr. Blvd.
Forest Theater

Request: Hold a public hearing to consider initiation of
historic designation process for Forest Theater
Owner: Citysquare Arts Opportunity Ctr LLC

11. Z167-351
1907 Elm Street
Harwood Historic District

Request: Consider amending historic overlay No. 48,
Harwood Historic District, to create Tract C with
preservation criteria.

Owner: 1907 Elm Holdings LP

Filed: July 12, 2017

Staff Recommendation: Approval, subject to
preservation criteria.

Designation Committee Recommendation: Approve
creation of Tract C and preservation criteria
amendments as edited.

OTHER BUSINESS ITEMS:

Approval of Minutes from October 2, 2017.

Approval of Task Force members for Bob Hilbun, Fair Park Historic District; Rene Schmidt and Terri Raith, Junius Heights Historic District.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, November 16, 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

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 City Council 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]
6. 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 §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]



LANDMARK COMMISSION**NOVEMBER 6, 2017**

FILE NUMBER: CA178-017(LC)
LOCATION: 401 N. Carroll Avenue
STRUCTURE: Contributing
COUNCIL DISTRICT: 2
ZONING: R-7.5(A)

PLANNER: Liz Casso
DATE FILED: October 5, 2017
DISTRICT: Crockett School (H-63)
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Crockett School Multifamily, LLC

REPRESENTATIVE: Kathy Delavergne

OWNER: David Crockett Building LLC

REQUEST:

- 1) Install an 8ft tall board on board wood fence along northwest property line.
- 2) Install National Register plaque on front elevation of main structure.

BACKGROUND / HISTORY:

9/6/2016 – Landmark Commission approved exterior alterations to non-contributing gym, installation of a metal picket fence, installation of condenser units, construction of metal carports and construction of a concrete pad and wood screen for dumpsters (CA156-711(MD)).

2/6/2017 – Landmark Commission approved the installation of a bike rack, construction of metal carports, installation of a metal picket fence and repainting of parking stripes (CA167-170(LC)).

7/10/2017 – Landmark Commission approved modifications to the Gym building, including new window and door openings, exterior lighting, and metal canopies (CA167-591(LC)).

ANALYSIS:

Request #1 – Fence

At the September 2016 meeting, the Landmark Commission approved the installation of a metal picket fence around the parking lot. The applicant is requesting to install an 8ft tall board on board cedar fence on a portion of the parking lot between this property and the adjacent multi-family property. The remainder of the parking lot fence will be the metal picket fence, as previously approved. This section of fence is located in the no-build zone.

Request #2 – National Register Plaque

This property is contributing to the Alcalde Street-Crockett School National Register District. The District was listed on the National Register in 1995. The applicant is requesting to install a National Register Plaque on the front elevation of the main structure. The plaque will be an 11” x 8” bronze plaque with a brown background and Bookman font style. The Task Force was supportive of the request and recommended that the plaque be installed through mortar joints on the structure, which the applicant agreed to.

STAFF RECOMMENDATION:

- 1) Install an 8ft tall board on board wood fence along northwest property line. – Approve – Approve drawing and images dated 10/11/17 with the finding that although the proposed work does not comply with Section 2.7 that states that no fences are permitted in the no-build zone, except as required for school security, 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, is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- 2) Install National Register plaque on front elevation of main structure. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Sections 5.2 and 5.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install an 8ft tall board on board wood fence along northwest property line. – Approve – Approve as submitted.
- 2) Install National Register plaque on front elevation of main structure. – Approve with condition – Mount screws/anchors for plaque in mortar joints.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 017 (LC)
 Office Use Only

Name of Applicant: Crockett School Multifamily, LLC
 Mailing Address: 8214 Westchester Dr. Ste 6100
 City, State and Zip Code: Dallas TX 75225
 Daytime Phone: 214-736-7002 Fax: _____
 Relationship of Applicant to Owner: owner - contact Kathy deLaVergne

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

PROPERTY ADDRESS: 401 N. Carroll Ave
 Historic District: Crockett School - Alcalde

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.

- Install National Registry plaque on front facade of building
- Install 2 foot board on board cedar fence against existing 8 foot wood fence at adjacent multifamily property.

RECEIVED BY

Signature of Applicant: Kathy deLaVergne Date: 10-4-17
 Signature of Owner: _____ Date: _____
 (IF NOT APPLICANT)

OCT 05 2017

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.

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 214/670-4209 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.

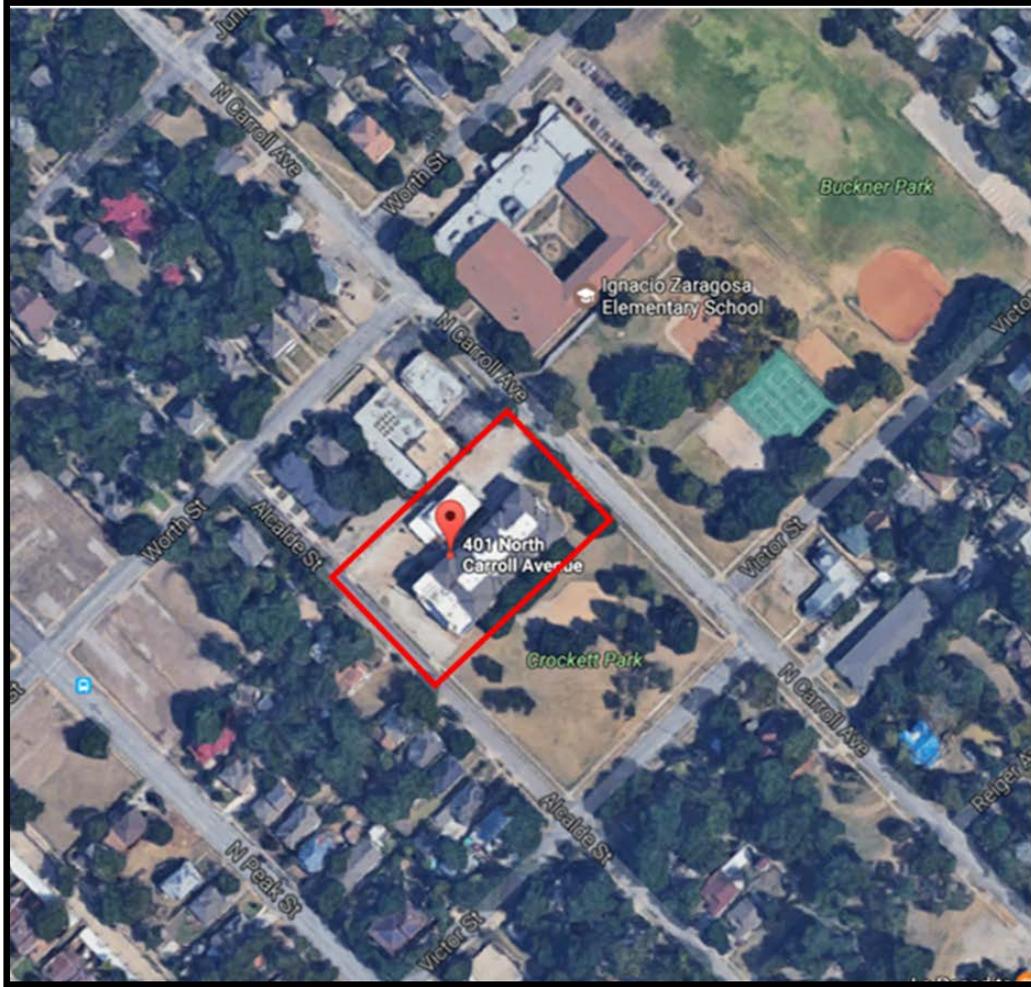
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
 Rev. 111408



Site Aerial



Existing Northeast (Front) Elevation of Main Structure



Existing Northeast (plan East) Elevation of Gym building (facing Carroll Ave)



Streetscape – Facing Southeast on N Carroll Ave



Streetscape – Facing Southwest on N Carroll Ave



Streetscape – Facing Northwest on N Carroll Ave (across street from front of property)



Streetscape – Facing Northeast on N Carroll Ave (across street from front of property)



Streetscape – Facing Northwest on Alcalde St



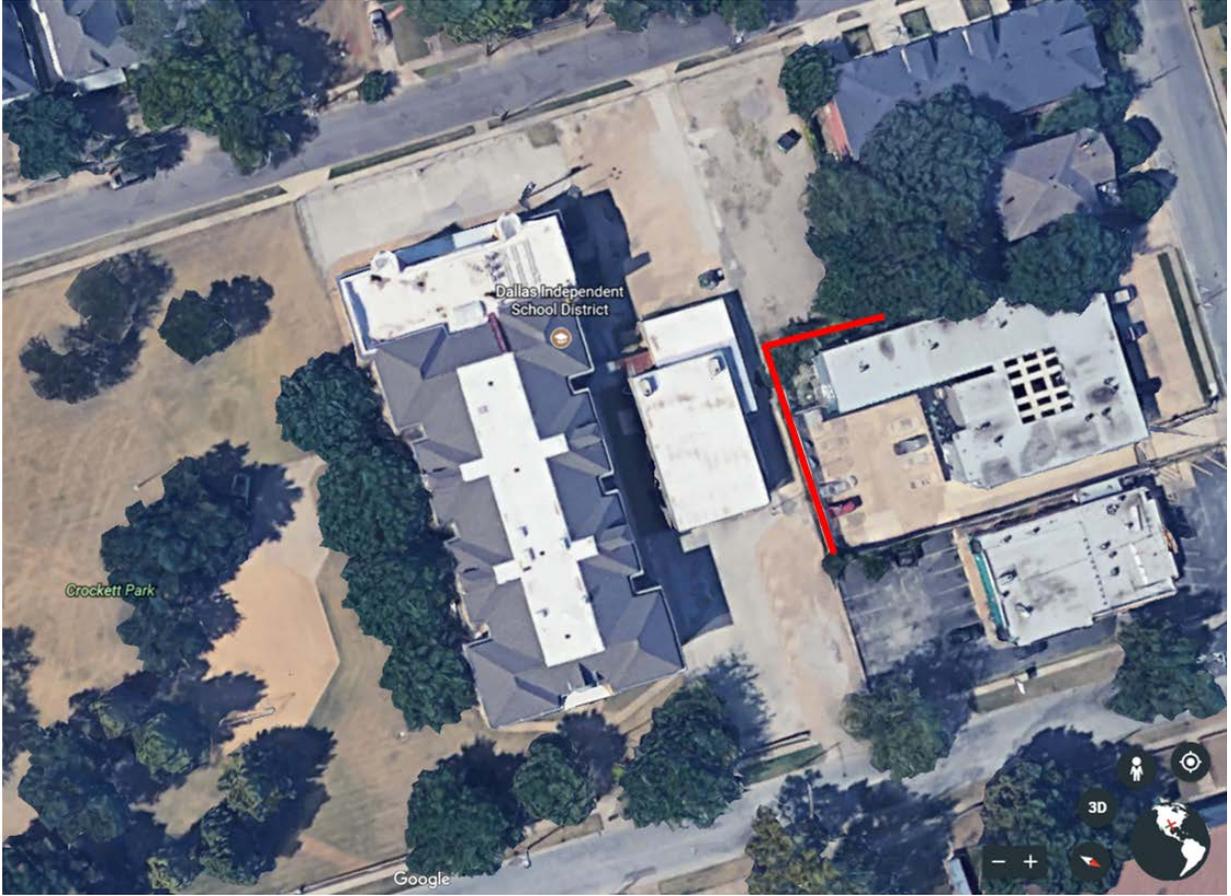
Streetscape – Facing Northeast on Alcalde St



Streetscape – Facing Southeast on Alcalde St (across street from rear of property)



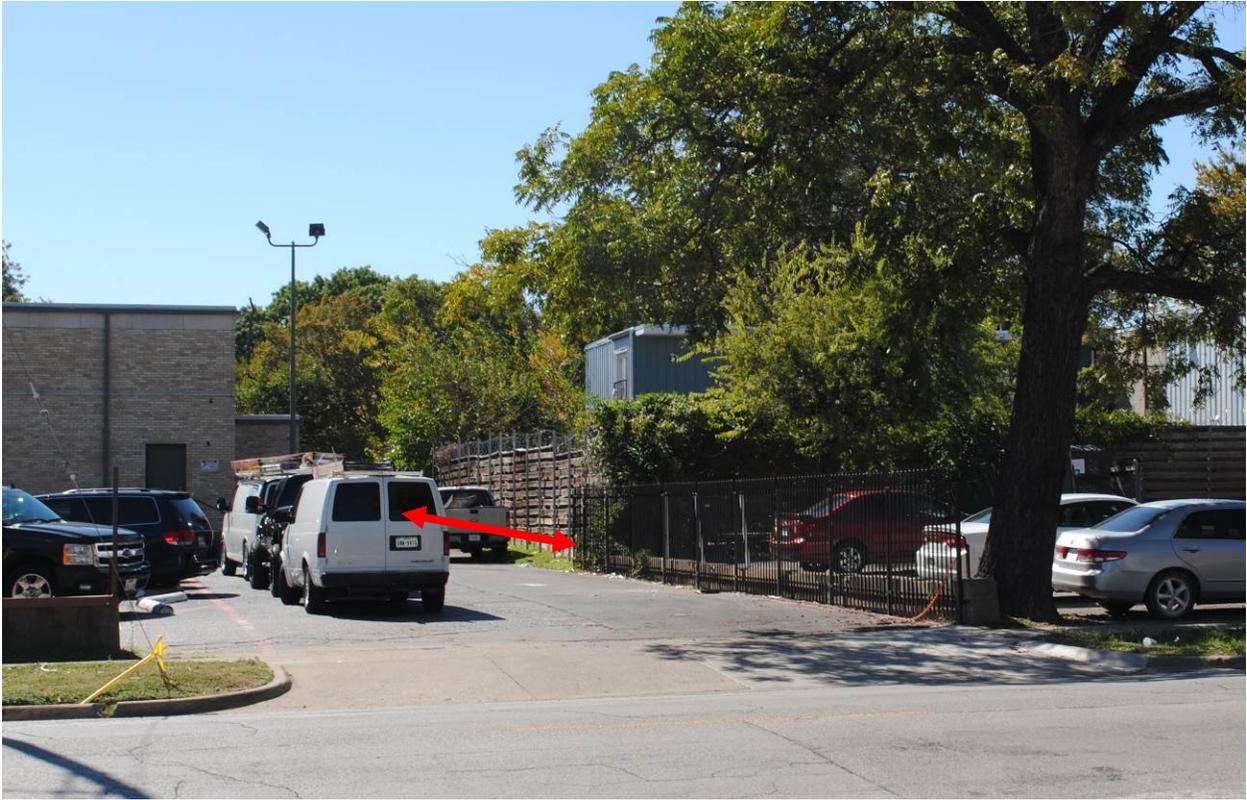
Streetscape – Facing Southwest on Alcalde St (across street from rear of property)



Request #1 – Proposed Fence Location (highlighted above in red)



Request #1 – Proposed Fence Location (highlighted above in red; view from Alcalde)



Request #1 – Proposed Fence Location (highlighted above in red; view from Carroll)



Request #1 – Proposed Fence (8ft Cedar)



Request #2 – Proposed Plaque Location at Front Elevation of Main Structure



Request #2 – Proposed Plaque (11" x 8")

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Ordinance No. 21870, Exhibit A

- 2.0 Site and Site Elements.
 - 2.7 No fences are permitted in the no-build zone, except as required for school security.

- 5.0 Signs.
 - 5.2 Street signs, protective signs, movement control signs, and historical markers may be erected.

 - 5.3 All signs must conform with all applicable provisions of the Dallas City Code, as amended, and be compatible with the architectural qualities of the historic structure.

DALLAS CITY CODE
Section 51A-4.501. Historic Overlay District

- (g) Certificate of Appropriateness.
 - (6) Standard certificate of appropriateness review procedure.
 - (B) The landmark commission may approve a certificate of appropriateness for work that does not strictly comply with the preservation criteria upon a finding that the proposed work is historically accurate and is consistent with the spirit and intent of the preservation criteria and that the proposed work will not adversely affect the historic character of the property or the integrity of the historic overlay district.
 - (C) Standard for approval. The landmark commission must grant the application if it determines that:
 - (i) for contributing structures:
 - (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
 - (bb) the proposed work will not have an adverse effect on the architectural features of the structure;
 - (cc) the proposed work will not have an adverse effect on the historic overlay district; and
 - (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 10/11/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Crockett School Multifamily LLC/ Kathy Delavergne
Address: 401 N Carroll (H-63; David Crockett School)
Date of CA/CD/CR Request: 10/5/2017

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice
 Comments only

Recommendation / comments/ basis: Maint screws/anchors for
plaque in mortar joints

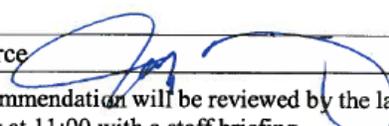
Task force members present

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

Ex Officio staff members Present Liz Casso

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

Maker: Neel
2nd: Curtsinger
Task Force members in favor: 5
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force  DATE 10/11/2017

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****NOVEMBER 6, 2017**

FILE NUMBER: CA178-015(LC)
LOCATION: 2223 West Jefferson Boulevard
STRUCTURE: Contributing
COUNCIL DISTRICT: 1
ZONING: NO (A)

PLANNER: Liz Casso
DATE FILED: October 5, 2017
DISTRICT: Cedar Crest (H-24)
MAPSCO: 53-D
CENSUS TRACT: 0045.00

APPLICANT: Will Pinkerton

REPRESENTATIVE: None.

OWNER: Cedar Crest LLC

REQUEST:

- 1) Relocate brick column in front yard area.
- 2) Replace second floor balustrades.
- 3) Install exterior lighting.

BACKGROUND / HISTORY:

3/6/2017 – Landmark Commission approved new landscaping, alterations to the existing fence, reconfiguration of the rear parking lot, replacement of second floor and cornice line balustrades, restoration of the front porch, remodel of a rear addition, and construction of a ramp (CA167-253(LC)).

ANALYSIS:**Request #1 – Column Relocation**

There are two brick columns located adjacent to the driveway and driveway roundabout. These columns match, in style and material, the columns that flank the pedestrian entry gate on front yard fence. However these columns are shorter than the gate columns. The north-most of these two columns appears to have been moved or reconstructed at one time. It sits atop a thick concrete base, which none of the other columns do. At the March 2017 meeting, the Landmark Commission approved modifications to the rear parking area and driveway. The north-most column requires relocation to make way for these alterations. Also approved at the March meeting was construction of a new brick column at the left corner of the front yard fence, which was necessary to help stabilize the antique metal front yard fence. The applicant is now proposing to relocate the north-most column to this location instead, and attach the metal fence to it to stabilize it.

The original application submittal that was reviewed by the Task Force requested that the column be located across the driveway from its twin column. The Task Force was supportive of the request, acknowledging that the column had likely been already moved from its original configuration. The location that had been proposed would have put the column partially on the adjacent property. After the Task Force meeting, the adjacent property owner decided they preferred the column not be located partially on their property. The applicant contacted staff with the alternative location at the front yard fence. Staff believes the proposed column relocation would not have an adverse impact on the character of the site.

Request #2 – Balustrades

The second floor balustrades most recently installed (date unknown) were not original to the structure. They had been removed for repairs and were stolen from the site. At the March 2017 meeting, the Commission approved the installation of new balustrades to match the original as much as practical, based on a historic image of the residence. The applicant has found that at this time their current budget for renovation and repairs will not allow for the custom made balustrades. They are now requesting to install a “classic” style wood balustrade. The column element for the wood balustrade will remain as previously approved. Both Staff and the Task Force believe the proposed railing style is appropriate and have recommended approval.

Request #3 – Exterior Lighting

The applicant is requesting to install exterior lighting on the front porch, porte-cochere, and rear porch addition. The front porch includes ceiling lights (not original), and two wall sconces (possibly original). However the two wall sconces were stolen from the site after being removed for repairs to the structure. The remnants of a hanging light remain in the porte-cochere. The applicant is proposing light fixtures similar in style to the wall sconces that were removed from the front entry. Two new wall sconces will be installed at the front entry, and two will be installed at the rear porch addition. Four new ceiling lights will be installed at the front porch. A new hanging light will be installed under the porte-cochere. Both Staff and the Task Force believe the proposed lighting is appropriate and do not believe their installation would have an adverse effect on the character of the site.

STAFF RECOMMENDATION:

- 1) Relocate brick column in front yard area. – Approve – Approve drawings dated 10/23/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace second floor balustrades. – Approve – Approve drawings dated 10/23/17 with the finding the proposed work is consistent with preservation criteria Section 4(B) for embellishments and detailing, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install exterior lighting. – Approve – Approve drawings dated 10/23/17 with the finding the proposed work is consistent with preservation criteria Section 6 for lighting, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Relocate brick column in front yard area. – Approve – Approve as submitted.
- 2) Replace second floor balustrades. – Approve – Approve as submitted.
- 3) Install exterior lighting. – Approve – Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 015 (LC)
 Office Use Only

Name of Applicant: Will Pinkerton
 Mailing Address: 434 W. Greenbriar Ln.
 City, State and Zip Code: Dallas Tx 75208
 Daytime Phone: (214) 946-5849 Fax: (214) 946-5516
 Relationship of Applicant to Owner: representative

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

PROPERTY ADDRESS: 2223 W. Jefferson Blvd
 Historic District: Cedar Crest H/24

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.

- Move brick column to align w/ column near circle drive
- Substitute second floor spindle from approved spindle
- Add new scones and ceiling lights at front and back porch
- Add railing at second floor to brace ceiling to facade

RECEIVED BY

Signature of Applicant: Will Pinkerton Date: 10/4/17 OCT 05 2017
 Signature of Owner: [Signature] Date: 10/4/17
(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.

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.

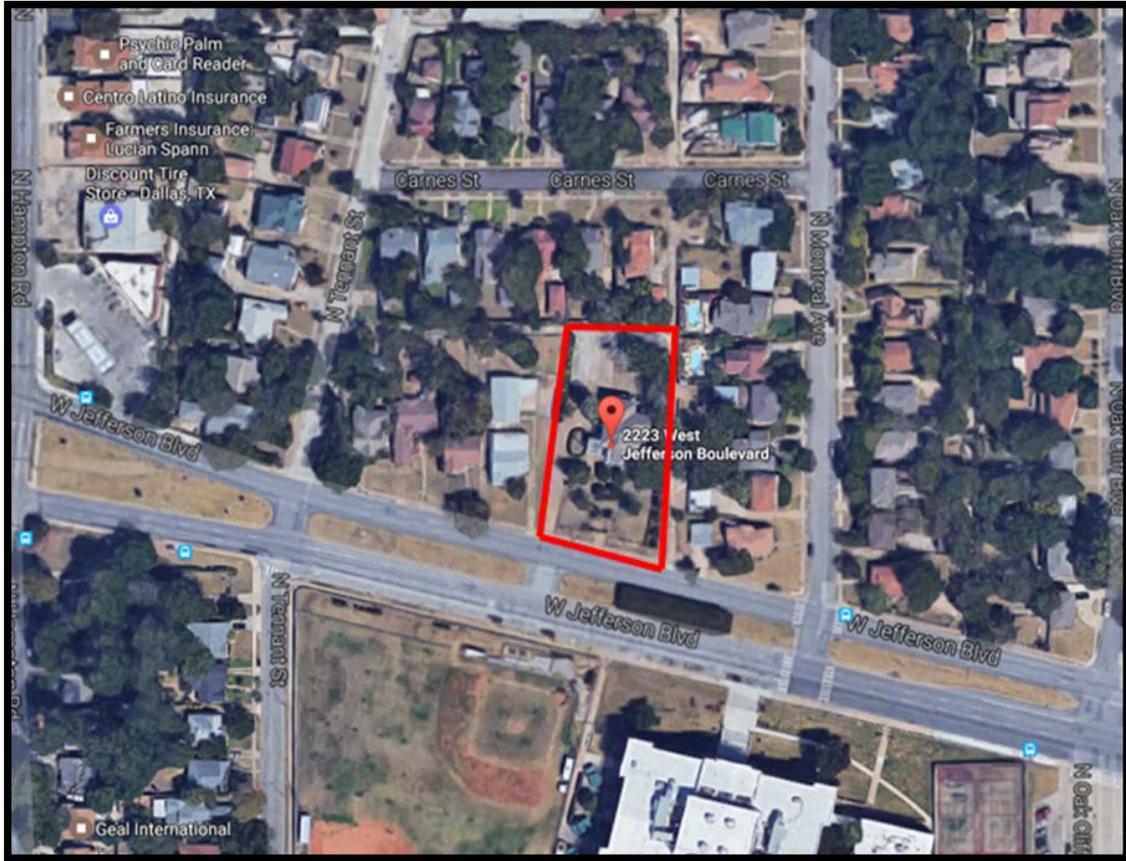
OTHER:

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



Site Aerial



Existing South (Front) Elevation



South (Front) Elevation Prior to Balustrade Removal



West Elevation Prior to Balustrade Removal



Streetscape – Facing Northwest from W Jefferson Blvd



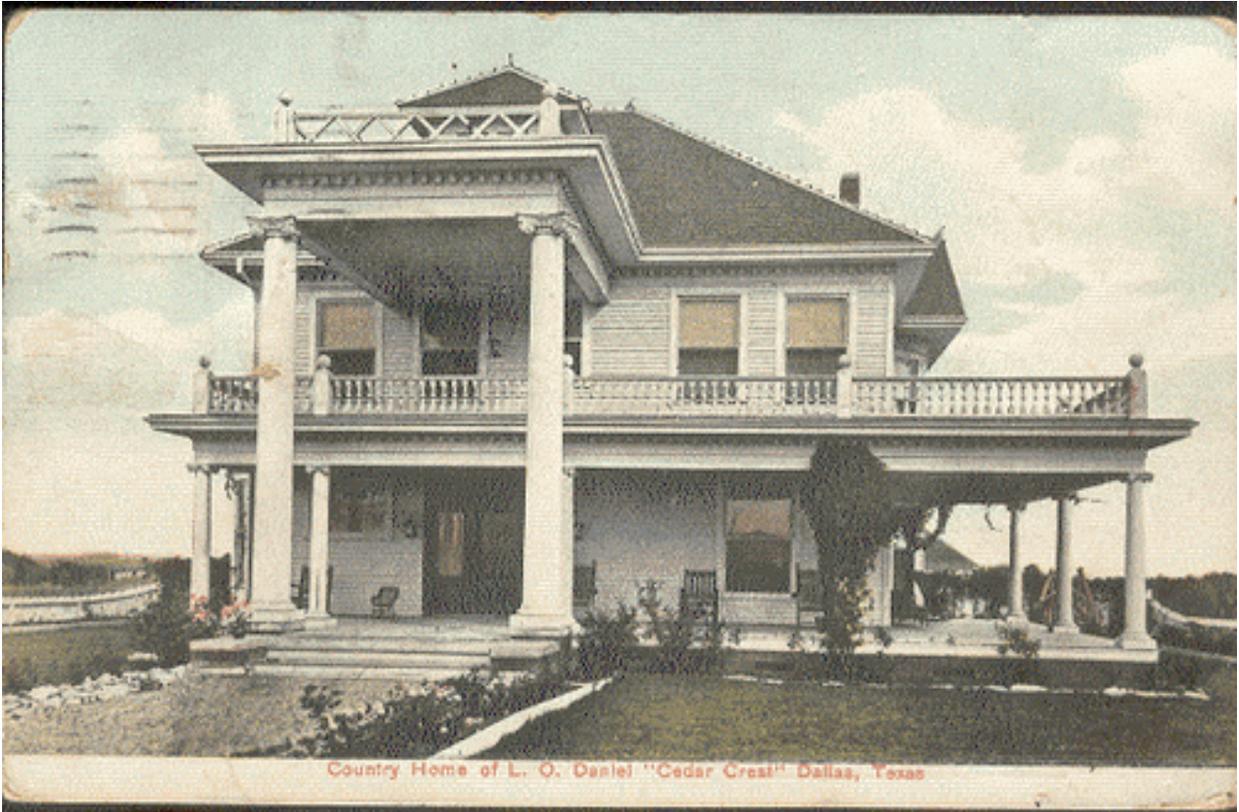
Streetscape – Facing Northeast from W Jefferson Blvd



Streetscape – Facing Southeast from W Jefferson Blvd (across the street)



Streetscape – Facing Southwest from W Jefferson Blvd (across the street)



Historic Postcard of 2223 W Jefferson Blvd, date unknown



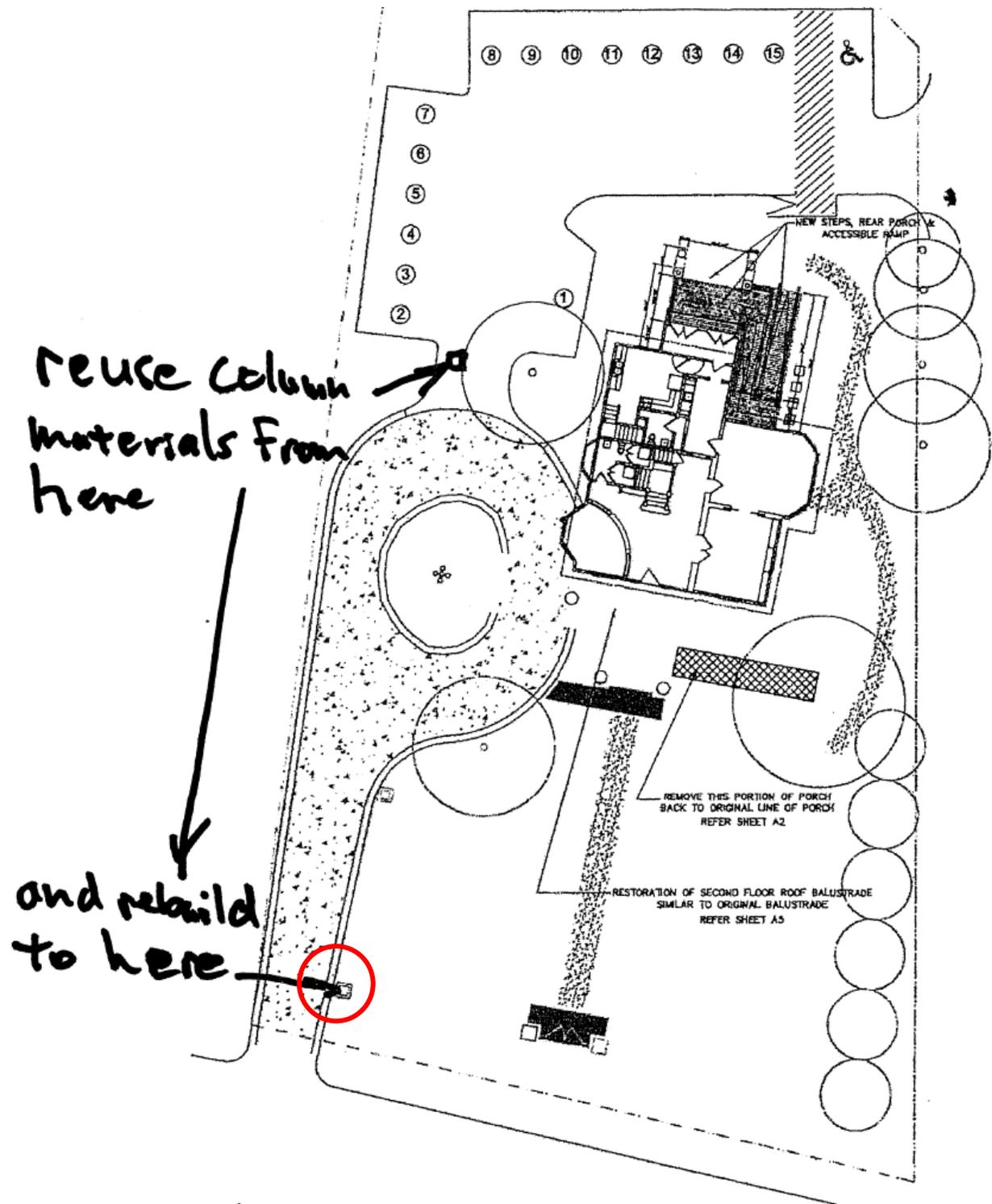
Historic Photo, date unknown



Request #1 - Existing Brick Columns (column proposed for relocation highlighted in red)



Request #1 – Brick Column Proposed for Relocation
(Note the concrete base, which is not present on any other existing brick columns onsite, and which has led the applicant to believe this feature has been moved or reconstructed previously.)



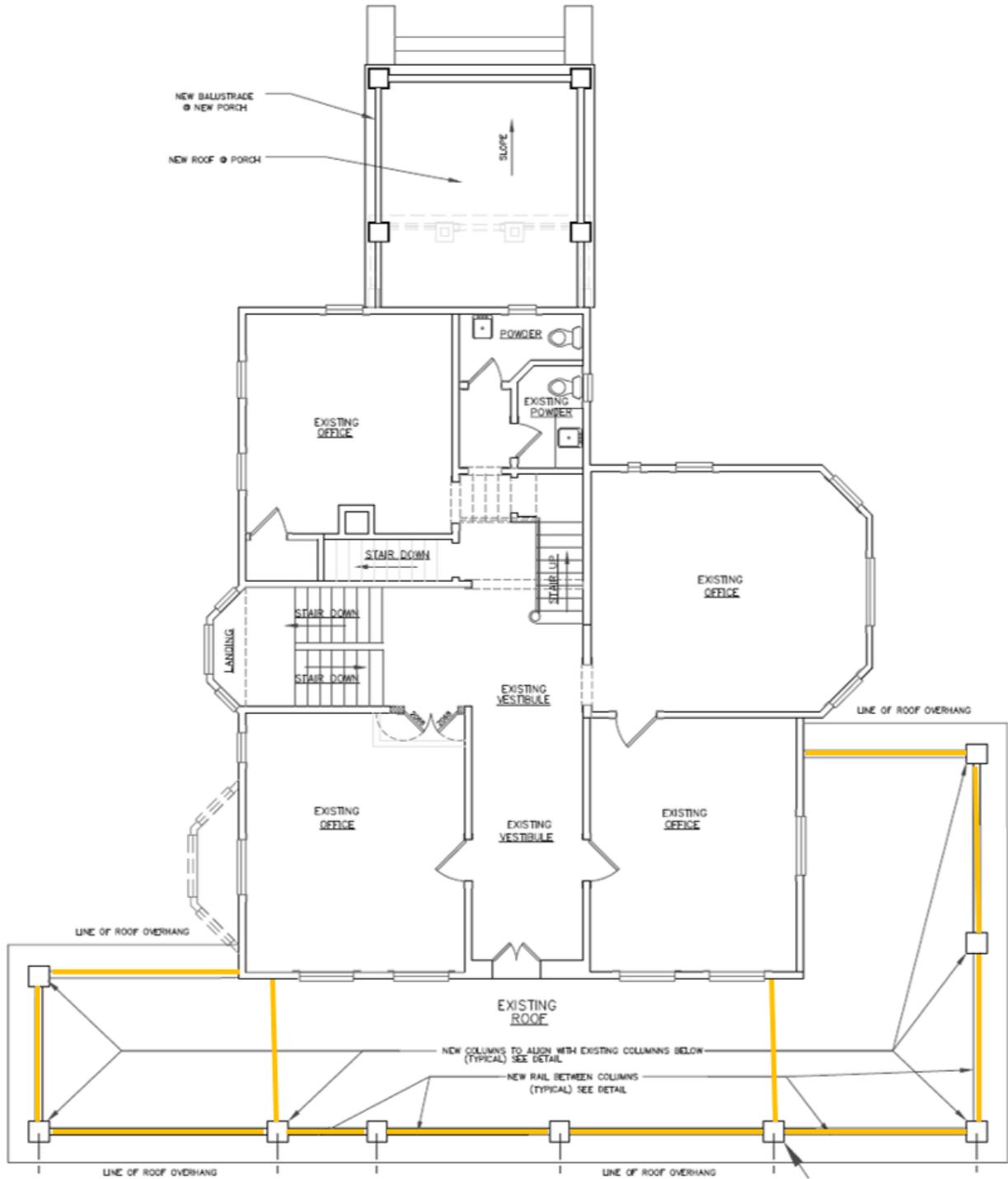
Request #1 – Proposed New Location for Column (highlighted above in red)



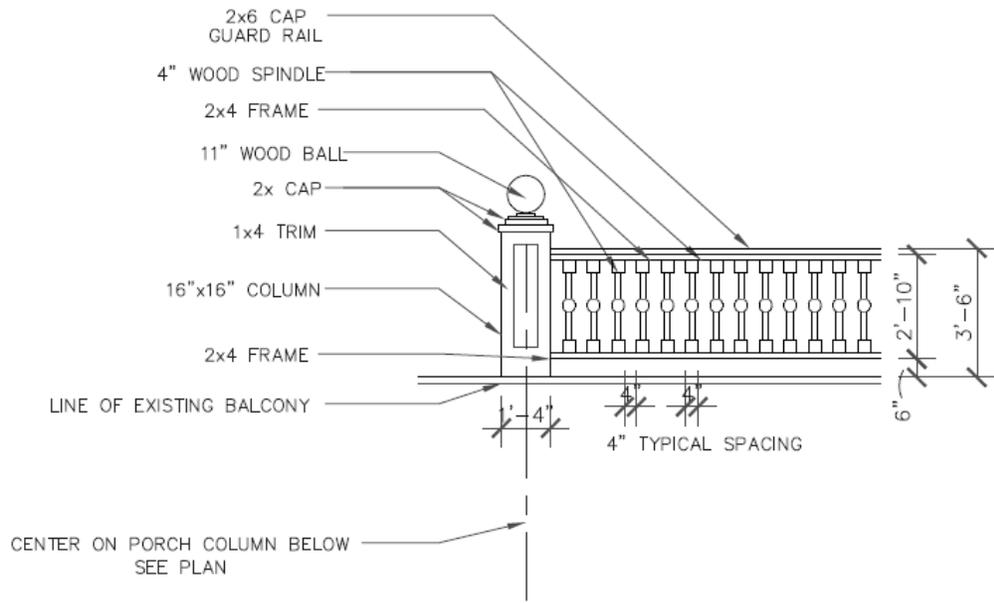
Request #1 – Existing Fence and Proposed New Location for Column (highlighted above in red)



Request #1 – Existing Fence and Columns Close-up



Request #2 – Proposed Second Floor Balustrade Location (highlighted above in orange)



© RAIL DETAIL @ SECOND FLOOR ROOF BALUSTRADE
 $\frac{3}{16}'' = 1'-0''$

Request #2 – Previously Approved Second Floor Balustrade (date)



Classic

Request #2 – Proposed Second Floor Balustrade



Request #2 – Non-Historic Second Floor Balustrade Prior to Being Stolen



Request #2 – Non-Historic Second Floor Balustrade Prior to Being Stolen



Request #3 – Proposed Exterior Lighting Location on Front Porch and Porte-Cochere (highlighted above)



Request #3 – Proposed Exterior Lighting Location on Rear Porch (highlighted above)



www.HouseofAntiqueHardware.com (888) 223-2545 7:00 am - 5:30 pm M-F, Pacific

REGAL OUTDOOR FLUSH-MOUNT CEILING LIGHT



Features

- Aluminum Construction
- Black Granite Finish
- 4 Candelabra Base Sockets Rated for 40 Watts Each
- c-ETL-us Rated for Damp Locations

Details

Style	Colonial / Romantic
Item Sold As	Fixture Complete with Glass
Included Hardware	All necessary mounting accessories
Usually Ships In	3 to 5 Business Days More info >
Warranty	5 Year Warranty

5 1 Review Write a Review

100% of respondents would recommend this to a friend

[Read Product Questions & Answers](#)

Item #: RS-03HK-1713BG

Price: \$199.90

Items in This Family:



[Free Ground Shipping](#)

Description & Dimensions

The Regal flush mount greets you with grand, old-world style. Stamped details are highlighted by a black granite finish, while clear seedy watery glass creates a romantic glow. Crafted from durable, weather-resistant cast aluminum, it is perfect for your patio or porch.

Dimensions: 9" H x 11 3/4" W. Lighting: Fixture has 4 candelabra base sockets rated for 40W each. Damp rated.

Instructions & Documentation

[Product Specifications](#)

Dimensions, specifications and detailed product info

[Installation Instructions](#)

How to install this product in a typical situation.

People Interested in This Item Also Liked...

 Oxford Flush Ceiling Entry Light In From \$219.90	 Monticello Flush Ceiling Entry Light From \$319.90
 San Clemente Flush Ceiling Light In From \$319.90	 Los Olivos Flush Mount Exterior From \$386.90
 Regal Exterior Pendant From \$319.90	 Regal Large Exterior Wall Sconce From \$629.90



www.HouseofAntiqueHardware.com (888) 223-2545 7:00 am - 5:30 pm M-F, Pacific

TRAFALGAR MEDIUM EXTERIOR SCONCE



Pictured in Museum Black

Available Options



Mocha Museum Black

Items in This Family:



People Interested in This Item Also Liked...



Trafalgar Small Exterior Sconce
From \$79.95



Trafalgar Large Exterior Sconce
From \$359.90



Hyannis 8" Outdoor Wall Sconce
From \$106.90



Trafalgar Extra Large Exterior
From \$499.90

Features

- Aluminum Construction
- Available in 2 Finishes
- One Medium Base Socket Rated for 75 Watts
- Inspired by Traditional Design
- UL Listed For Wet Locations

Details

Style	Classical
Item Sold As	Fixture Complete with Glass
Included Hardware	All necessary mounting accessories
Usually Ships In	3 to 5 Business Days More info >
Warranty	5 Year Warranty

No Reviews [Write the First Review](#)
[Read Product Questions & Answers](#)

Finishes: Museum Black
 Item #: RS-03HK-1314MB

Price: \$159.90

[Free Ground Shipping](#)

Description & Dimensions

This classic English style lantern is a distinguished addition to your home. Based on designs from the late 19th century, it is handsomely appointed and perfectly proportioned. Crafted from durable, weather resistant cast aluminum, it comes with clear seedy glass. Offered in two vintage-looking finishes - museum black and mocha bronze.

Dimensions: 17 1/2" H x 8" W. Projection: 10 1/2". Wall plate: 12" H x 6" W. Lighting: The fixture uses one medium base bulb, 75W max.

Instructions & Documentation

[Product Specifications](#)

Dimensions, specifications and detailed product info

[Installation Instructions](#)

How to install this product in a typical situation.



www.HouseofAntiqueHardware.com (888) 223-2545 7:00 am - 5:30 pm M-F, Pacific

TRAFALGAR HANGING EXTERIOR LANTERN



Pictured in Museum Black

Available Options



Mocha Museum Black

Items in This Family:



People Interested in This Item Also Liked...



Raley Outdoor Hanging Light In From \$459.90



Chesterfield Hanging Lantern In From \$204.90



Trellis Outdoor Hanging Lantern From \$339.90



Devon Large Hanging Lantern In From \$400.90

Features

- Aluminum Construction
- Available in 2 Finishes
- 3 Candelabra Base Sockets Rated for 40 Watts Each
- Inspired by Traditional Design
- UL Listed For Damp Locations

Details

Style	Classical
Item Sold As	Fixture Complete with Glass
Included Hardware	All necessary mounting accessories
Usually Ships In	3 to 5 Business Days More info >
Warranty	5 Year Warranty

No Reviews [Write the First Review](#)
[Read Product Questions & Answers](#)

Finishes: Museum Black
Item #: RG-03HK-1312MB

Price: \$349.90

[Free Ground Shipping](#)

Description & Dimensions

This classic English style lantern is a distinguished addition to your home. Based on designs from the late 19th century, it is handsomely appointed and perfectly proportioned. Crafted from durable, weather resistant cast aluminum, it comes with clear seedy glass. Offered in two vintage-looking finishes - museum black and mocha bronze.

Dimensions: 24 3/4" H x 12" W (fixture only without chain). Canopy diameter: 5". Height is adjustable using the included 5' of chain. Lighting: The incandescent version uses 3 candelabra base bulbs, 40W max.

Instructions & Documentation

[Product Specifications](#)

Dimensions, specifications and detailed product info

[Installation Instructions](#)

How to install this product in a typical situation.



www.HouseofAntiqueHardware.com (888) 223-2545 7:00 am - 5:30 pm M-F, Pacific

TRAFALGAR SMALL EXTERIOR SCONCE



Pictured in Museum Black

Available Options



Mocha Museum Black

Items in This Family:



People Interested in This Item Also Liked...



Trafalgar Medium Exterior Sconce From \$159.90



Wabash Small Exterior Sconce From \$79.95



Trafalgar Extra Large Exterior From \$499.90



Wabash Medium Exterior Sconce From \$135.90

Features

- Aluminum Construction
- Available in 2 Finishes
- One Medium Base Socket Rated for 60 Watts
- Inspired by Traditional Design
- UL Listed For Wet Locations

Details

Style	Classical
Item Sold As	Fixture Complete with Glass
Included Hardware	All necessary mounting accessories
Usually Ships In	3 to 5 Business Days More info >
Warranty	5 Year Warranty

No Reviews [Write the First Review](#)
[Read Product Questions & Answers](#)

Finishes: Museum Black
Item #: RS-03HK-1316MB

Price: \$79.95

Description & Dimensions

This classic English style lantern is a distinguished addition to your home. Based on designs from the late 19th century, it is handsomely appointed and perfectly proportioned. Crafted from durable, weather resistant cast aluminum, it comes with clear seedy glass. Offered in two vintage-looking finishes - museum black and mocha bronze.

Dimensions: 10" H x 6" W. Projection: 7 1/2". Wall plate: 7" H x 4 1/2" W. Lighting: The fixture uses one medium base bulb, 60W max.

Instructions & Documentation

[Product Specifications](#)
Dimensions, specifications and detailed product info

[Installation Instructions](#)
How to install this product in a typical situation.



Request #3 – Previous Front Porch Light Fixtures Prior to Being Stolen

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Ordinance No. 18355, Exhibit A

4.0 Embellishments and Detailing. All ornamental detailing enumerated below shall remain intact. Any reconstruction, renovation or replacement of the listed items shall be identical in composition and texture as practicable:

4(B) Ballustrade: The ballustrade that serves as railing on the porches.

DALLAS CITY CODE
Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 10/11/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Will Pinkerton
Address: 2223 W Jefferson Blvd (H-24; Cedar Crest)
Date of CA/CD/CR Request: 10/5/2017

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice
 Comments only

Recommendation / comments/ basis:

Task force members present

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

Ex Officio staff members Present Liz Casso

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

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

CHAIR, Task Force [Signature] DATE 10/11/2017

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****NOVEMBER 6, 2017**

FILE NUMBER: CA178-016(LC)
LOCATION: 2639 Elm Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 2
ZONING: PD 269

PLANNER: Liz Casso
DATE FILED: October 5, 2017
DISTRICT: Parks Bros. Storage (H-51)
MAPSCO: 45-M
CENSUS TRACT: 0204.00

APPLICANT: Ban Alali

REPRESENTATIVE: None.

OWNER: Elm Street Lofts LTD

REQUEST:

- 1) Install new storefront window, door and transom in central bay on south elevation.
- 2) Install new storefront windows in the left and right bays on south elevation.

BACKGROUND / HISTORY:

6/1/2015 – Landmark Commission denied the installation of three vinyl clad wood windows on third floor of south elevation (CA145-368(MD)).

7/6/2015 – Landmark Commission approved the installation of three wood windows on third floor of south elevation (CA145-455(MD)).

ANALYSIS:

Request #1 – Central Bay Alterations

The structure is the Park Brothers Storage Building. The storefront opening in the central bay on the front elevation was originally a freight door, wide enough to permit vehicles to drive through. In 1990, this freight door opening was altered and the existing storefront window and door configuration was installed. The applicant is requesting remove the existing storefront windows and door and to install wood transoms windows with multiple divided lights to match the historic transoms in the left and right storefront bays. A wood pedestrian door with smaller transom above will be installed, also matching the left and right bays storefronts, as well as a large storefront window.

The original application submittal that was reviewed by the Task Force included a brick knee-wall beneath the storefront window. Both Staff and the Task Force recommended

this element be removed so that the entire freight door opening is maintained. The applicant agreed and submitted revised drawings with the knee-wall removed.

Staff is also supportive of the request and recommends approval with the condition that the historic concrete bumpers, located at the base of the central bay opening, be maintained.

Request #2 – Left and Right Bay Alterations

The storefront windows (not including the historic multiple divided light transoms) in the left and right bays on the front elevation are not original. It is unknown when they were altered. The applicant is requesting to install new wood storefront windows that would align with the frames of the historic transom windows above.

The Task Force was supportive of the request and recommended the glazing of the new storefront windows match the glazing of the upper floor windows, which are also replacements. They also requested the glazing in the central bay match as well. The applicant agreed and the window specifications from a previous CA was provided to the applicant.

STAFF RECOMMENDATION:

- 1) Install new storefront window, door and transom in central bay on south elevation. – Approve with condition – Approve drawings dated 10/26/17 with the condition that the historic concrete bumpers be maintained with the finding the proposed work is consistent with preservation criteria Sections 3.13 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new storefront windows in the left and right bays on south elevation. – Approve – Approve drawings dated 10/26/17 with the finding the proposed work is consistent with preservation criteria Sections 3.10 and 3.11 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install new storefront window, door and transom in central bay on south elevation. – Approve with condition – Provide details of storefronts, specify glass to match previously approved windows above, omit brick knee-wall in center bay.
- 2) Install new storefront windows in the left and right bays on south elevation. – Approve with condition – Provide details of storefronts, specify glass to match previously approved windows above.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 178 - 016 LC
Office Use Only

Name of Applicant: Ban Alali
 Mailing Address : P.O. Box 864312
 City, State and Zip Code: Plano TX75086
 Daytime Phone: 214.500.1273 Fax: _____
 Relationship of Applicant to Owner : Architect

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

PROPERTY ADDRESS: 2639 Elm Street, Dallas, TX 75204
 Historic District: _____

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.

Proposed Interior work: demolition of existing (2) suites and convert them to (2) new equal areas suites
 proposed Exterior work: replace the existing middle bay storefront with new storefront to match the storefronts on the sides with matching top transom
Replace the bottom part of the storefronts at each end with new storefront and keep the top transoms as is
Bring in new utilities lines (water, sewer, grease line, and fire) to each suite .

RECEIVED BY
 OCT 05 2017
 Current Planning

Signature of Applicant: Ban Alali Date: 10/5/2017
 Signature of Owner: Chuck Hinson Date: 10.5.17
 (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



Site Aerial



South (Front) Elevation of Structure



Streetscape – Facing Northwest on Elm Street



Streetscape – Facing Northeast on Elm Street



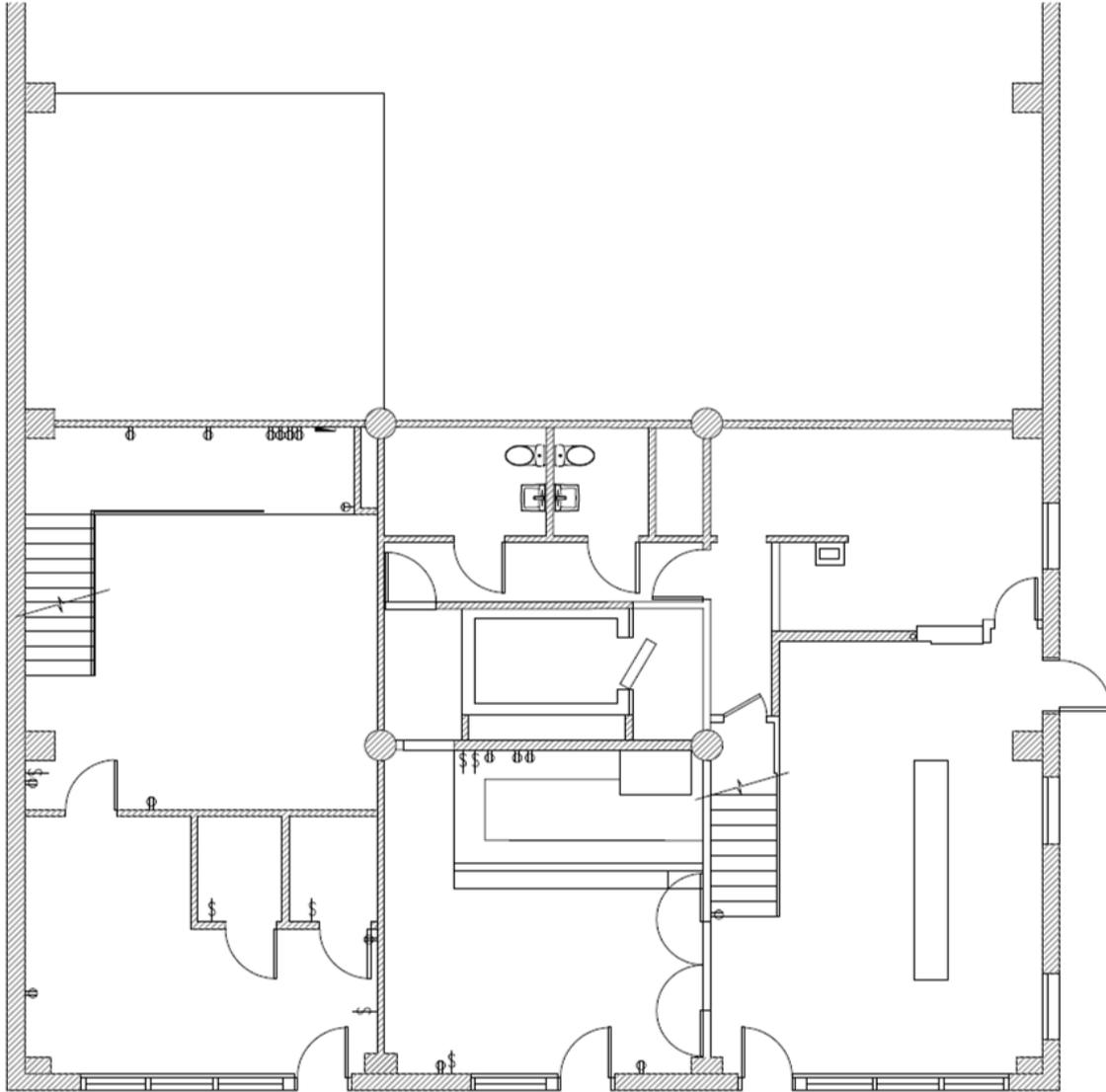
Streetscape – Facing Southeast on Elm Street (across street)



Streetscape – Facing Southwest on Elm Street (across street)



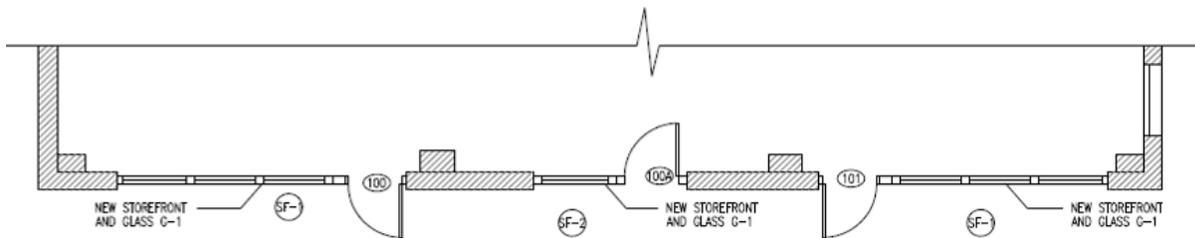
Existing Storefront Transoms and Windows



1 FIRST FLOOR PLAN- EXISTING

Scale: 3/16" = 1'-0"

Existing First Floor Plan

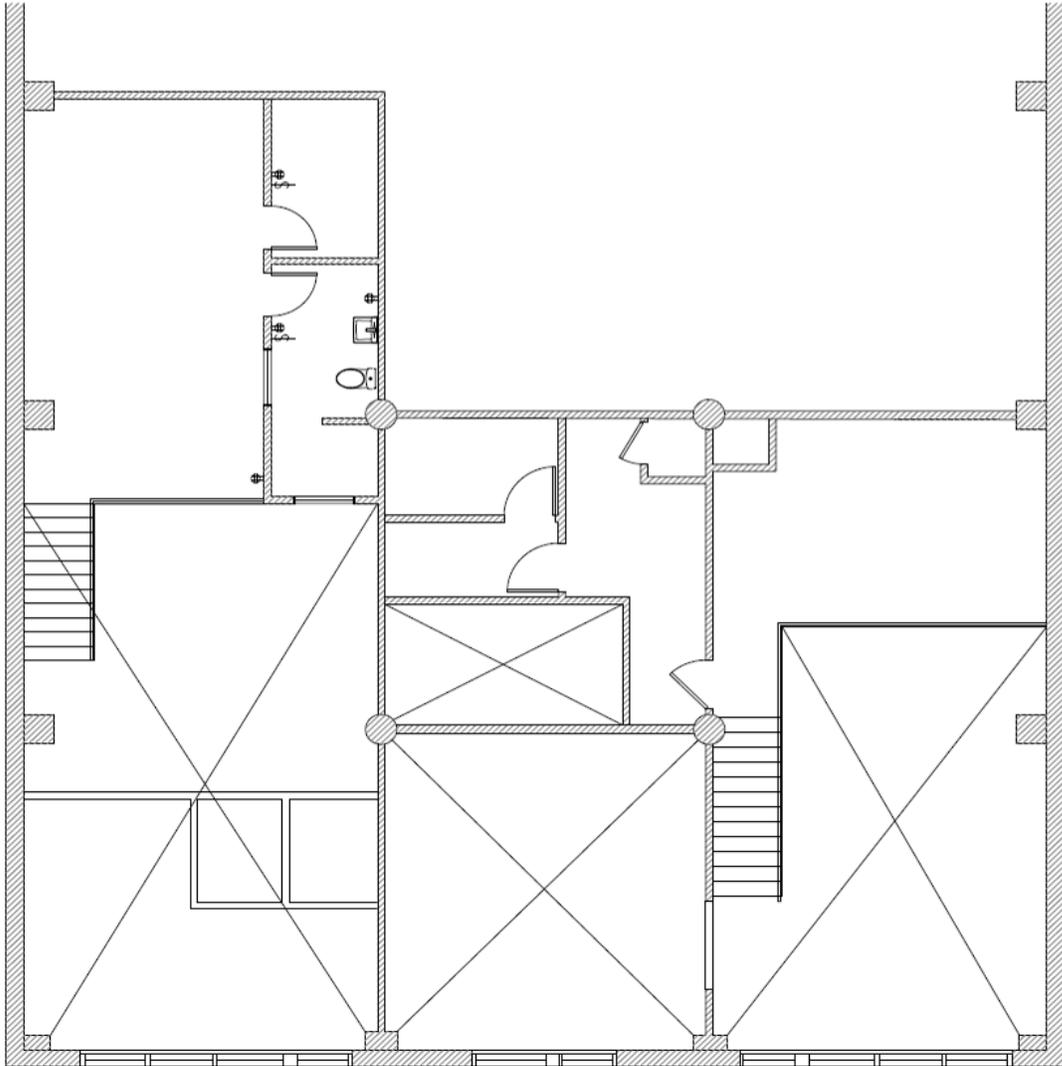


- NOTES:
- GLASS SPECIFICATION G-1:
20-E SHIELD 5/ 2 PANE OF GLASS/ 1 EASY CARE SURFACE COATING/ MULTIPLE LAYERS OF LOW E COATING/ INERT GAS FILLED INSULATING AIRSPACE/ 1 REAL WARM EDGE SPACER
 - ROUGH OPENING IS EXISTING, NO CHANGE TO ROUGH OPENING OF STOREFRONT

3 FIRST FLOOR PLAN- PROPOSED NEW STOREFRONT

Scale: 3/16" = 1'-0"

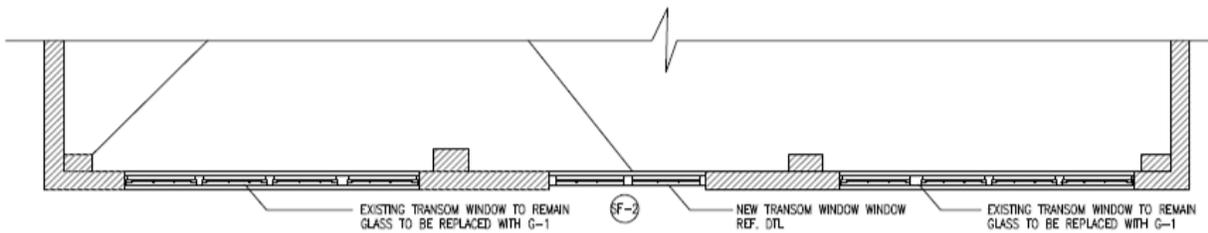
Proposed First Floor Plan – Close-up of Storefronts



2 MEZANINE- EXISTING

Scale: 3/16" = 1'-0"

Existing Mezzanine Floor Plan



- NOTES:
- GLASS SPECIFICATION G-1:
 - 20-E SHIELD 5/ 2 PANE OF GLASS/ 1 EASY CARE SURFACE COATING/ MULTIPLE LAYERS OF LOW E COATING/ INERT GAS FILLED INSULATING AIRSPACE/ 1 REAL WARM EDGE SPACER
 - ROUGH OPENING IS EXISTING, NO CHANGE TO ROUGH OPENING OF STOREFRONT

4 MEZANINE LEVEL- PROPOSED NEW TRANSOM & GLASS

Scale: 3/16" = 1'-0"

Proposed Mezzanine Floor Plan – Close-up of Transoms



1 FRONT ELEVATION- ELM STREET- EXISTING
Scale: 1/4"= 1'-0"

Existing Front Elevation



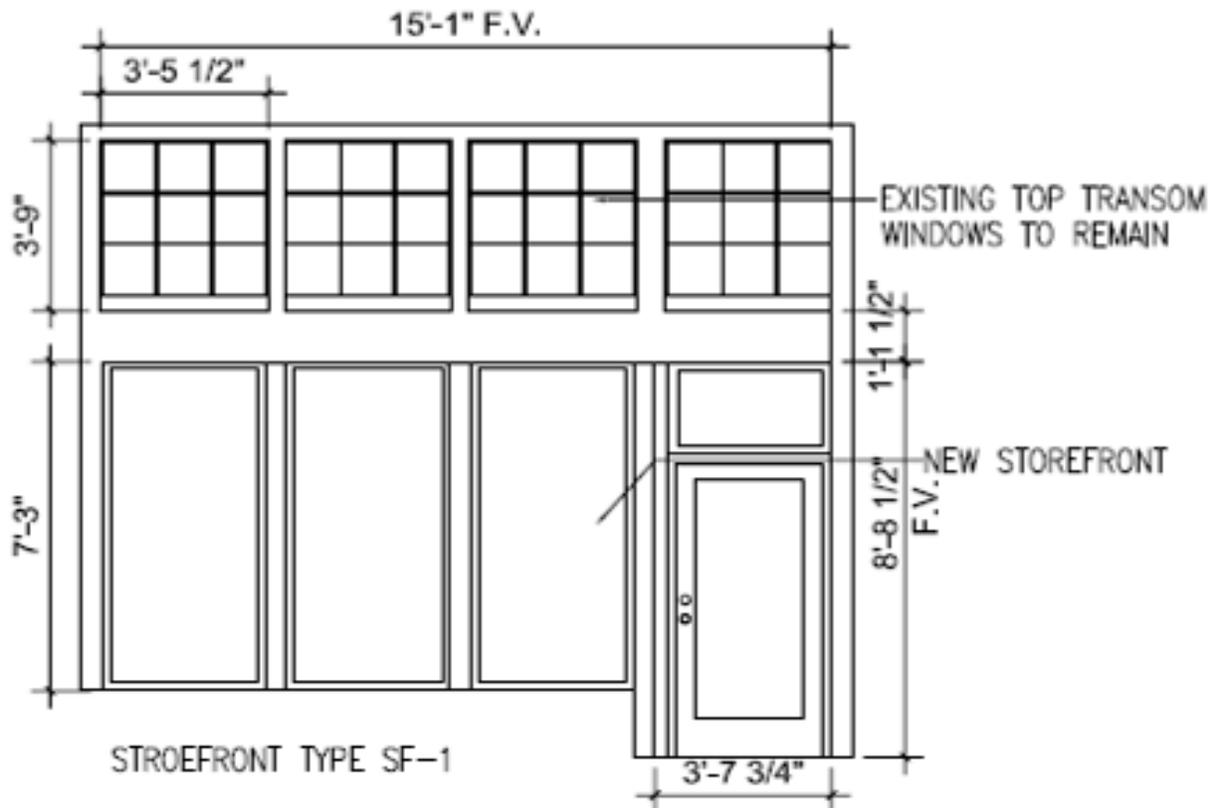
FRONT ELEVATION- ELM STREET- PROPOSED
Scale: 1/4"= 1'-0"

Proposed Front Elevation

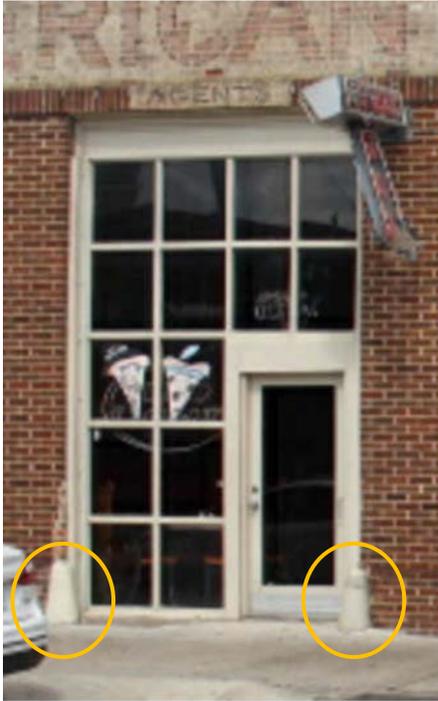


4 LEFT SIDE STOREFRONT
Scale: NTS

Existing Front Elevation – Left Bay

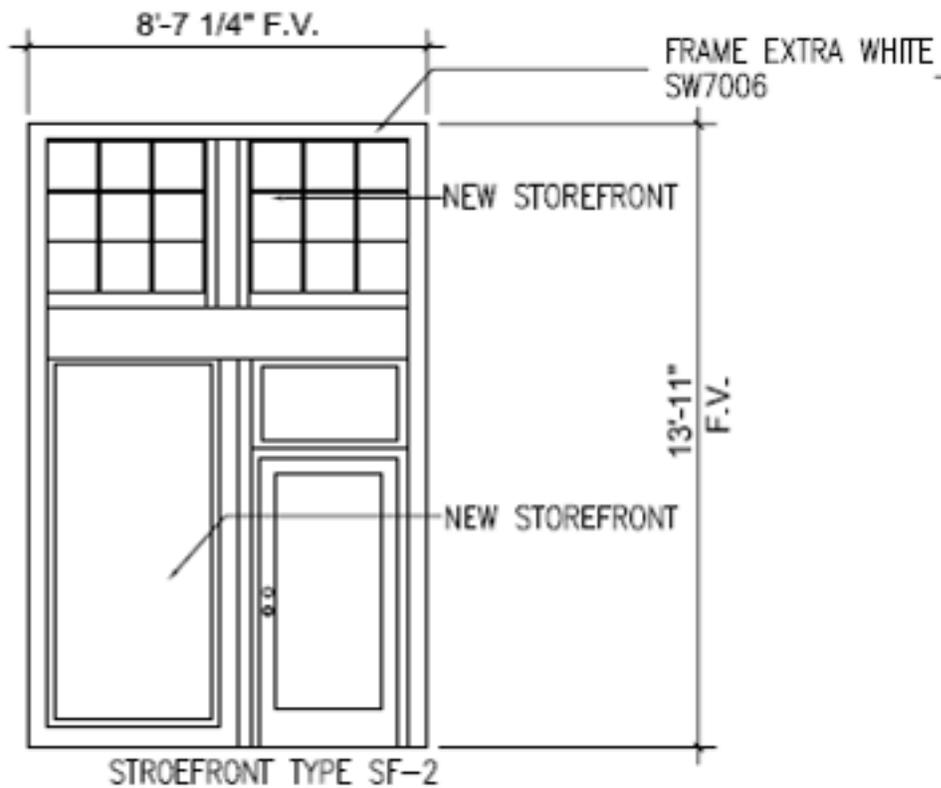


Proposed Front Elevation – Left Bay



5 MIDDLE BAY
Scale: NTS

Existing Front Elevation – Center Bay
(Note the historic concrete bumpers highlighted above in orange.)



Proposed Front Elevation – Center Bay

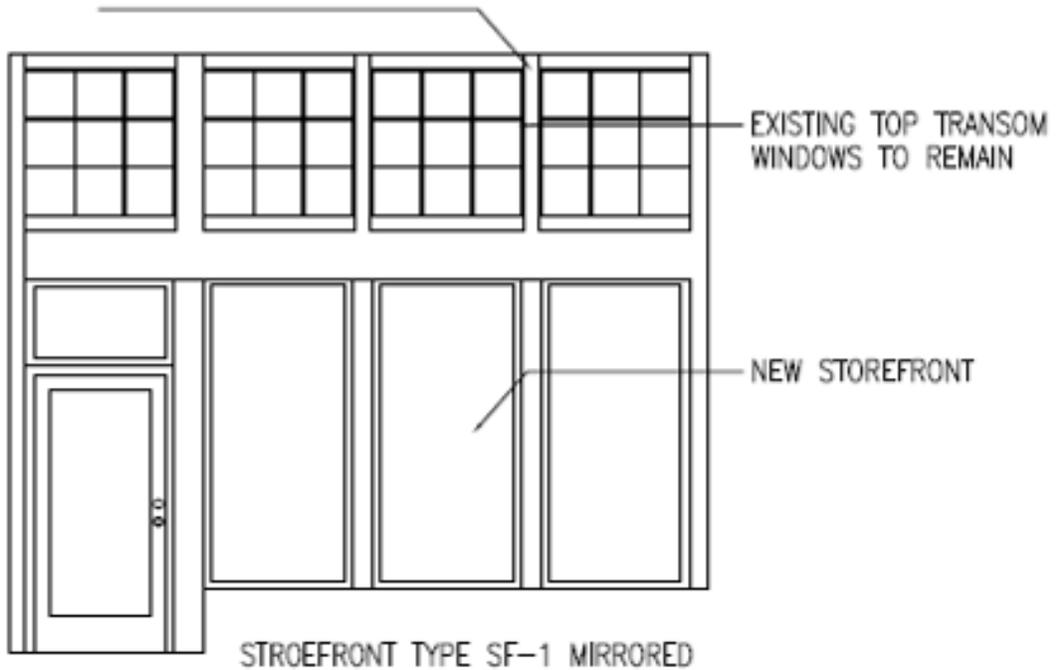


6 RIGHT SIDE STOREFRONT

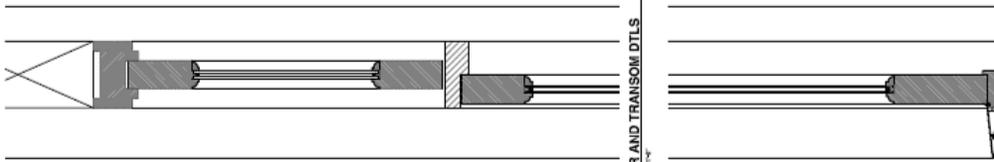
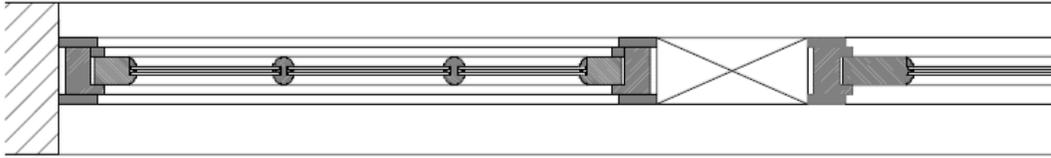
Scale: NTS

Existing Front Elevation – Right Bay

FRAME EXTRA WHITE
SW7006



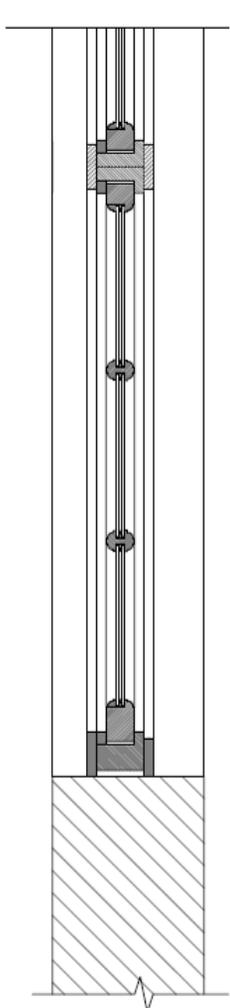
Proposed Front Elevation – Right Bay



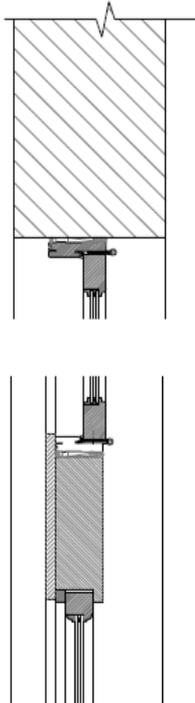
3 DOOR AND TRANSOM DTLS
 1/4"=1'-0"

1 TOP CLEARSTOREY WINDOWS
 1/4"=1'-0"

2 DOOR SILL
 1/4"=1'-0"



5 PLAN VIEW-CLEARSTOREY
 1/4"=1'-0"



4 PLAN VIEW-ENTRY DOOR
 1/4"=1'-0"

- WOOD STOREFRONT NOTES:
- ALL STOREFRONT GLASS IS ORDERING NO CHANGES TO HIGHER ORDERING
 - TOP CLEARSTOREY WINDOW WITH GLAZES TO NORMAL GLASS TO BE ORDERING
 - LOWER STOREFRONT FRAME AND GLASS TO BE REPLACED WITH NEW WOOD STOREFRONT FRAME TO MATCH ORIGINAL DESIGN
 - NEW AND EXISTING STOREFRONT TO BE 170 1/4"
 - GLASS TO BE ORDERING 170 1/4" X 170 1/4" WITH 1/4" SPACER
 - GLASS TO BE ORDERING 170 1/4" X 170 1/4" WITH 1/4" SPACER
 - PH-4, 20X20X5 EXTRA WHITE / OTHER

WEATHER SHIELD.
WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451
weathershield.com

QUOTE

Printed: 10/30/2017 04:11 F

Quote #: 19461
Quote Date: 10/30/20
WSOneSource 1

Sold To: 3614
DeFord's Lumber and Millwork
1022 N. Duncanville Rd.
Duncanville, TX
Phone: 214 9267875

Ship To: 3614
DEFORD LUMBER CO LTD
DUNCANVILLE, TX 75116
Phone: 214 9267875

Delivery Instructions:

Deliver To:
*ELM STREET LOFTS
2639 ELM STREET
DALLAS*

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
1	6	P.O.: Location: Elm Street Lofts Job:	Price:	1,194.75 7,168.:



Premium Series Double Hung Tilt Picture Rectangle 8116 1 Wide Complete Unit
---- Mfg Date 1/14/2013 to Present
---- Frame Style Double Hung - Traditional
No DP Required
Sizing Method Rough Opening
---- R/O Size 41 1/2" X 87"
---- Jamb Size 41" X 86 1/2"
---- Glass Size 35 1/2" X 79 1/4"
Aluminum Clad - Putty Sash Profile - White - AAMA 2605
---- Exterior Panel/Sash Color White
---- W/Frame Nailing Fin
---- No Exterior Casing -
8" Jamb Depth - Factory Applied -
Pine - Primed
Zo-E Shield 5
---- W/O EasyCare
Glazing Bead Type - Colonial
---- Tempered Glass
---- W/Inert Airspace Gas
1 Lite -
No Spread Mull -
No Spread Mull Mull Type Vertical
No Field Prepping

(Viewed from Exterior)
Rough Opening 41-1/2" x 87"
Overall Jamb 41" x 86-1/2"

Ratings:
CPD Product Number: WEA-N-291-00329-00001
U-Factor: 0.28
Solar Heat Gain Coefficient (SHGC): 0.21
Visible Transmittance (VT): 0.48
Energy Star: Central, South

WEATHER SHIELD.
WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451
 weathershield.com

QUOTE

Printed: 10/30/2017 04:11 PM

Quote #: 1946163
 Quote Date: 10/30/2017
 WSOneSource 1.0

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
2	1	P.O.: Location: Elm Street Lofts Job:	Price:	1,303.50 1,303.50



Premium Series Double Hung Tilt Picture Rectangle 8116 1 Wide
 Complete Unit
 ----- Mfg Date 1/14/2013 to Present
 ----- Frame Style Double Hung - Traditional
 No DP Required
 Sizing Method Rough Opening
 ----- R/O Size 41 1/2" X 99"
 ----- Jamb Size 41" X 98 1/2"
 ----- Glass Size 35 1/2" X 91 1/4"
 Aluminum Clad - Putty Sash Profile - White - AAMA 2605
 ----- Exterior Panel/Sash Color White
 ----- W/Frame Nailing Fin
 ----- No Exterior Casing -
 8" Jamb Depth - Factory Applied -
 Pine - Primed
 Zo-E Shield 5
 ----- W/O EasyCare
 Glazing Bead Type - Colonial
 ----- Tempered Glass
 ----- W/Inert Airspace Gas
 1 Lite -
 No Spread Mull -
 No Spread Mull Mull Type Vertical
 No Field Prepping

(Viewed from Exterior)
 Rough Opening 41-1/2" x 99"
 Overall Jamb 41" x 98-1/2"

Ratings:
 CPD Product Number: WEA-N-291-00329-00001
 U-Factor: 0.28
 Solar Heat Gain Coefficient (SHGC): 0.21
 Visible Transmittance (VT): 0.48
 Energy Star: Central, South

WEATHER SHIELD.
WINDOWS & DOORS

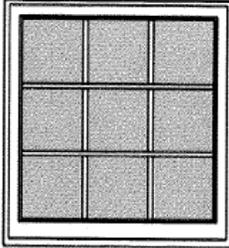
P.O. Box 309 Medford, WI 54451
 weathershield.com

QUOTE

Printed: 10/30/2017 04:11 PM

Quote #: 1946163
 Quote Date: 10/30/2017
 WSOneSource 1.0

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
3	2	P.O.: Location: New Transoms Job:		
			Price: 886.50	1,773.00



Premium Series Double Hung Tilt Picture Rectangle 8116 1 Wide Complete Unit
 ----- Mfg Date 1/14/2013 to Present
 ----- Frame Style Double Hung - Traditional
 No DP Required
 Sizing Method Rough Opening
 ----- R/O Size 41 1/2" X 45"
 ----- Jamb Size 41" X 44 1/2"
 ----- Glass Size 35 1/2" X 37 1/4"
 Aluminum Clad - Putty Sash Profile - White - AAMA 2605
 ----- Exterior Panel/Sash Color White
 ----- W/Frame Nailing Fin
 ----- No Exterior Casing -
 8" Jamb Depth - Factory Applied -
 Pine - Primed
 Zo-E Shield 5
 ----- W/O EasyCare
 Glazing Bead Type - Colonial
 ----- Non Tempered Glass
 ----- W/Inert Airspace Gas
 7/8" - Pine - SDL W/GBG - Rectangular -
 ----- Colonial Interior Bar Profile
 ----- Primed -
 ----- 3 W 3 H /
 No Spread Mull -
 No Spread Mull Mull Type Vertical
 No Field Prepping

(Viewed from Exterior)
 Rough Opening 41-1/2" x 45"
 Overall Jamb 41" x 44-1/2"

Ratings:
 CPD Product Number: WEA-N-291-00329-00002
 U-Factor: 0.28
 Solar Heat Gain Coefficient (SHGC): 0.19
 Visible Transmittance (VT): 0.43
 Energy Star, Central, South

Transom Specifications

WEATHER SHIELD.
WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451
weathershield.com

QUOTE

Printed: 10/30/2017 04:11 PM

Quote #: 1946163
Quote Date: 10/30/2017
WSOneSource 1.0

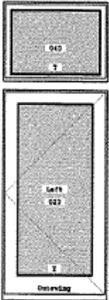
LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
4	2	P.O.: Location: Job:		
			Price:	2,838.33 5,676.67



Premium Series Generic Mull and Stack Combination 1 Wide Complete Unit
 ----- Mfg Date 1/14/2013 to Present
 - 1 3/4" Thick Panel - Traditional - Standard
 No DP Required
 Aluminum Clad - - White - AAMA 2605
 ----- Exterior Panel/Sash Color White
 ----- 7 1/2" Bottom Rail -
 ----- W/Frame Nailing Fin
 ----- No Exterior Casing -
 ----- No Sill Nose -
 8" Jamb Depth - Factory Applied -
 Pine - Primed
 ----- Inside Jamb Option Fingerjoint
 ----- Outside Jamb Option Fingerjoint
 Zo-E Shield 5
 ----- W/O EasyCare
 ----- Glazing Bead Profile - Colonial
 ----- W/Inert Airspace Gas
 1 Lite -
 W/Standard Hardware - No Lockset -
 ----- Adjustable Hinge - Brushed Nickel
 ----- Double Bore 5 1/2" Ctr to Ctr
 ----- 2 3/8" Backset
 No Screen -
 3 1/2" - Horizontal Spread Mull

(Viewed from Exterior)
Rough Opening 41-1/2" x 116-11/16"
Overall Jamb 40-3/4" x 116-7/16"

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
5	1	P.O.: Location: Job:		
			Price:	2,838.33 2,838.33



Premium Series Generic Mull and Stack Combination 1 Wide Complete Unit
 ----- Mfg Date 1/14/2013 to Present
 - 1 3/4" Thick Panel - Traditional - Standard
 No DP Required
 Aluminum Clad - - White - AAMA 2605
 ----- Exterior Panel/Sash Color White
 ----- 7 1/2" Bottom Rail -
 ----- W/Frame Nailing Fin
 ----- No Exterior Casing -
 ----- No Sill Nose -
 8" Jamb Depth - Factory Applied -
 Pine - Primed
 ----- Inside Jamb Option Fingerjoint
 ----- Outside Jamb Option Fingerjoint
 Zo-E Shield 5
 ----- W/O EasyCare
 ----- Glazing Bead Profile - Colonial
 ----- W/Inert Airspace Gas
 1 Lite -
 W/Standard Hardware - No Lockset -
 ----- Adjustable Hinge - Brushed Nickel
 ----- Double Bore 5 1/2" Ctr to Ctr
 ----- 2 3/8" Backset
 No Screen -
 3 1/2" - Horizontal Spread Mull

(Viewed from Exterior)
Rough Opening 41-1/2" x 116-11/16"
Overall Jamb 40-3/4" x 116-7/16"

Door and Transom Specifications



Historic Photo of 2814 Main Street in Deep Ellum, date unknown
(Note the freight door in the central bay. The original freight door in the central bay at 2639 Elm Street would have been similar.)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Ordinance No. 20903, Exhibit A

3.0 Structure.

Fenestration and Openings.

- 3.10 Unless otherwise specified in these criteria, original doors and windows and their openings must remain intact and be preserved. Where replacement is necessary due to damage or structural deterioration, replacement doors and windows must express mullion and muntin size, pattern, light configuration, and material to match original doors and windows. Replacement of windows and doors that have been altered and no longer match the historic appearance is strongly recommended.
- 3.11 Glass and glazing must match original materials as near as practical. No tinted, opaque, or reflective glazing is permitted.
- 3.12 On nonprotected facades, new windows must match the original windows in material and must relate to the mullion and muntin size, and the light configuration of the original windows.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

- (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
- (bb) the proposed work will not have an adverse effect on the architectural features of the structure;
- (cc) the proposed work will not have an adverse effect on the historic overlay district; and
- (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 10/11/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Ban Alali
Address: 2639 Elm Street (H-51; Park Bros. Warehouse)
Date of CA/CD/CR Request: 10/5/2017

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice
 Comments only

Recommendation / comments/ basis: Provide details of storefronts, specify glass to match previously-approved windows above, omit brick knee-wall in center bay.

Task force members present

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

Ex Officio staff members Present Liz Casso

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

Maker: Curtsinger
2nd: Neel

Task Force members in favor: 5

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force Jay DATE 10/11/2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-018(MP)
LOCATION: 712 N Glasgow Dr
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: October 5, 2017
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 14.00

APPLICANT: Caleb Spring

REPRESENTATIVE: None

OWNER: Caleb Spring

REQUEST:

Install landscaping in front yard.

BACKGROUND / HISTORY:

9/6/17 – Landmark Commission denied without prejudice a CA to replace a circular drive in front yard (CA167-455(MP)).

The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:

Staff believes that the proposed landscape plan is appropriate for the neighborhood and would not have an adverse impact on the historic structure or the historic overlay district. Task Force was also supportive of the landscape plan.

STAFF RECOMMENDATION:

Install landscaping in front yard – Approve – Approve landscape plan dated 10/18/17 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install landscaping in front yard – Approve – Approve.

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

CA 178 - 018 (MP)
Office Use Only

Name of Applicant: CALEB SPRING
 Mailing Address: 712 N GLASGOW DRIVE
 City, State and Zip Code: DALLAS, TX 75214
 Daytime Phone: 469-865-8359 Fax: _____
 Relationship of Applicant to Owner: SELF

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

PROPERTY ADDRESS: 712 N. GLASGOW DR.
Historic District: JUNIOR 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.

Planting of new flower bed and landscaping (bushes, ground cover). Removal of debris left from demo of old circular driveway for planting of new sod

RECEIVED BY

Signature of Applicant:  Date: 9-22-17
 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.

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.

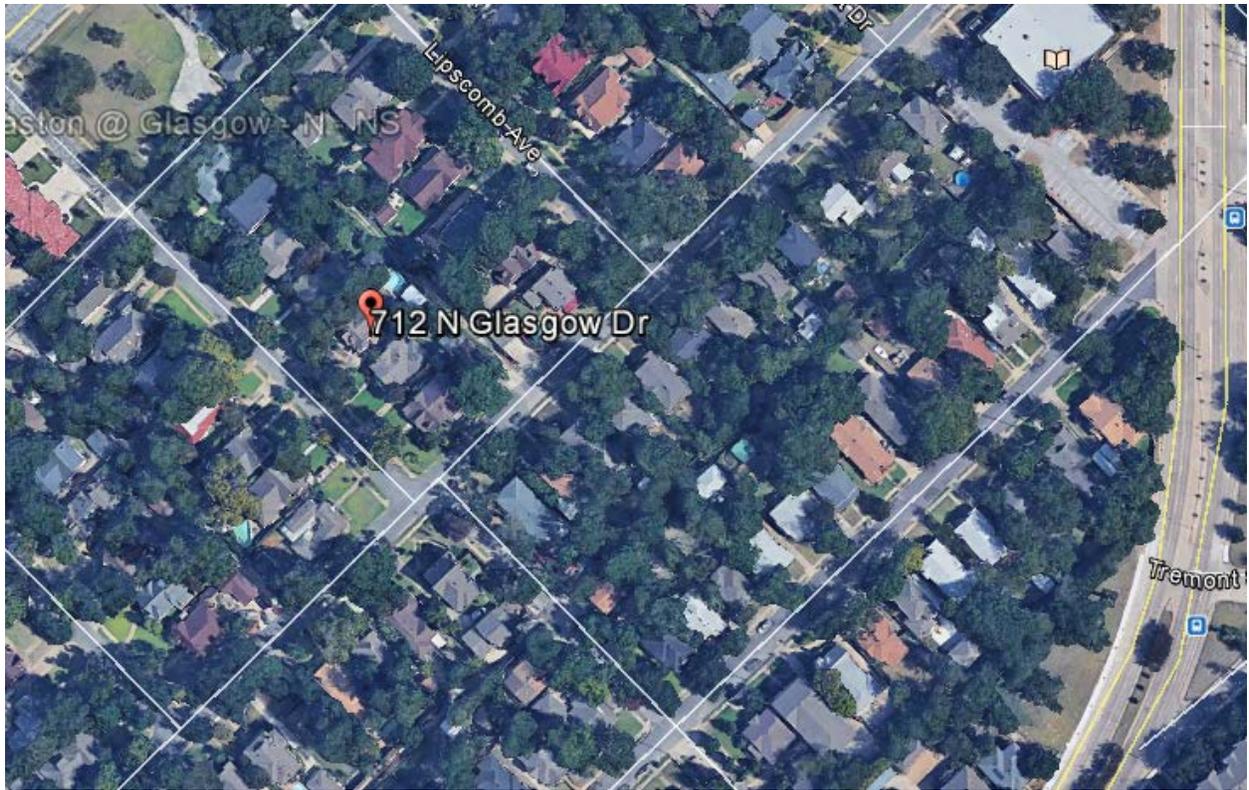
OTHER:

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 _____



Aerial view



Front (West) elevation.



View to left (North) of 712 N Glasgow.



View to right (South) of 712 N Glasgow.



View across (West) of 712 N Glasgow.



Front yard with circular drive recently removed. Photo submitted by applicant.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

3.0 Site and Site Elements

3.5 Landscaping

3.5(b) Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 10/12/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth St.

Applicant Name: Caleb Spring
Address: 712 N Glasgow
Date of CA/CD Request: 10/5/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

approve.

Task force members present

<input checked="" type="checkbox"/> Eric Graham	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT

Ex Officio staff members present Marsha Prior

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

Maker: Eric

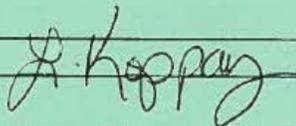
2nd: Morgan

Task Force members in favor: 3

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 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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-019(MP)
LOCATION: 717 Lipscomb Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: October 5, 2017
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 14.00

APPLICANT: Eric Thornton

REPRESENTATIVE: None

OWNER: Kelly Slaven & Jessica Brazeal

REQUEST:

Install swimming pool in rear yard.

BACKGROUND / HISTORY:

None.

The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:

Staff is recommending approval of the proposed swimming pool. The pool will be located in the rear yard and not visible from the street. Task Force was also supportive of the pool.

STAFF RECOMMENDATION:

Install swimming pool in rear yard – Approve – Approve site plan, drawings, and photos dated 10/18/17 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install swimming pool in rear yard – Approve – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 019 (MP)
 Office Use Only

Name of Applicant: ERIK THORNTON
 Mailing Address: 4016 W. PLANO PKWY
 City, State and Zip Code: PLANO TX 75093
 Daytime Phone: 214-769-7054 Fax: 972-596-3202
 Relationship of Applicant to Owner: DESIGNER / CONTRACTOR

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

PROPERTY ADDRESS: 717 LIPSCOMB AVE, DALLAS, TX 75214
 Historic District: H/128

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.

PROPOSED WORK IS THE CONSTRUCTION OF AN INGROUND GUNITE POOL WITH A SMALL AMOUNT OF CONCRETE DECKING. IMPROVEMENTS ARE FOR ONLY THE CONSTRUCTION OF A POOL NO LANDSCAPING OR FENCE WORK IS BEING PROPOSED.

RECEIVED BY

Signature of Applicant: [Signature] Date: 10/3/17 OCT 05 2017
 Signature of Owner: [Signature] Date: 10/3/17
(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.

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.

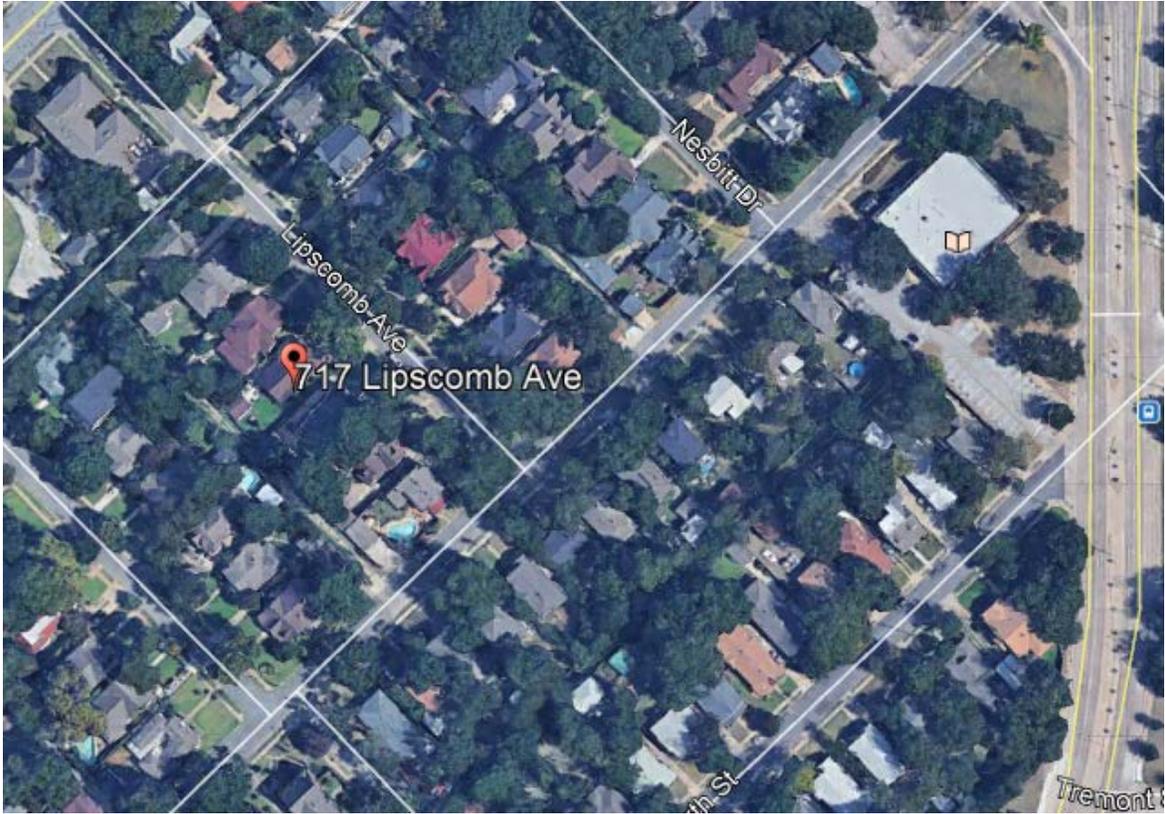
OTHER:

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 _____



Aerial view



Front (West) elevation.



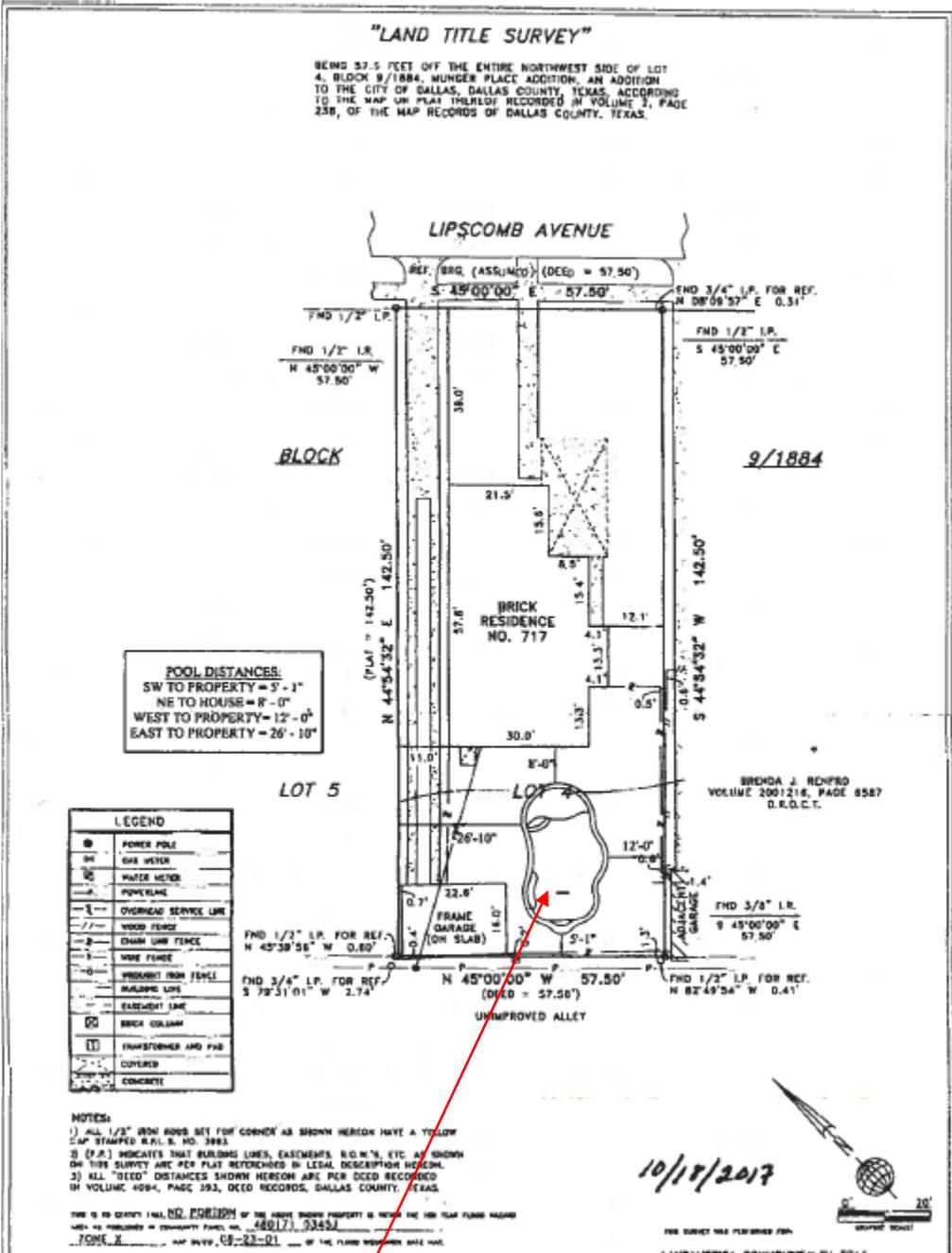
View to left (North) of 717 Lipscomb.



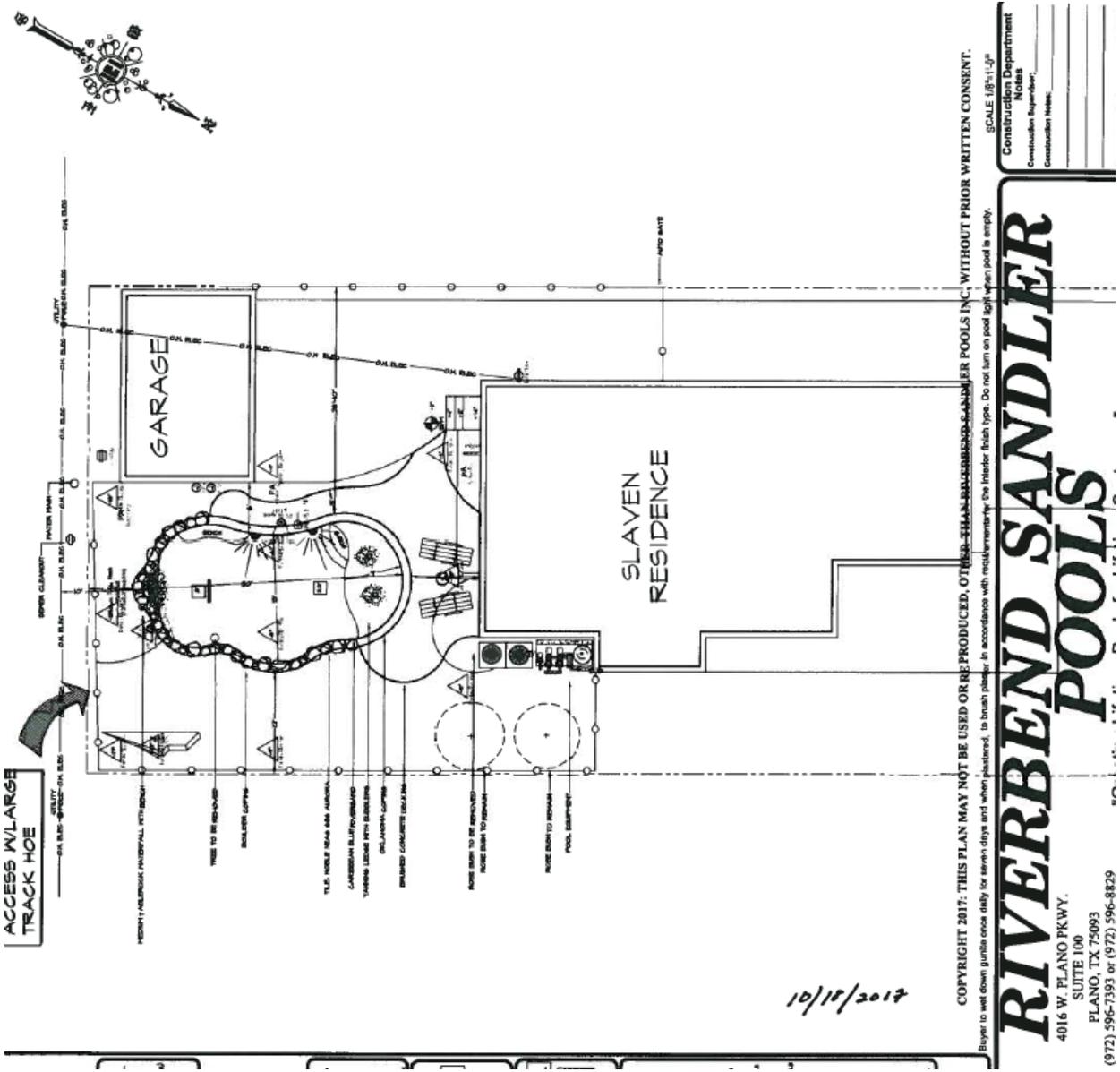
View to right (South) of 717 Lipscomb.



View across the street (West) from 717 Lipscomb.



Survey plat with proposed pool.



Proposed site plan.



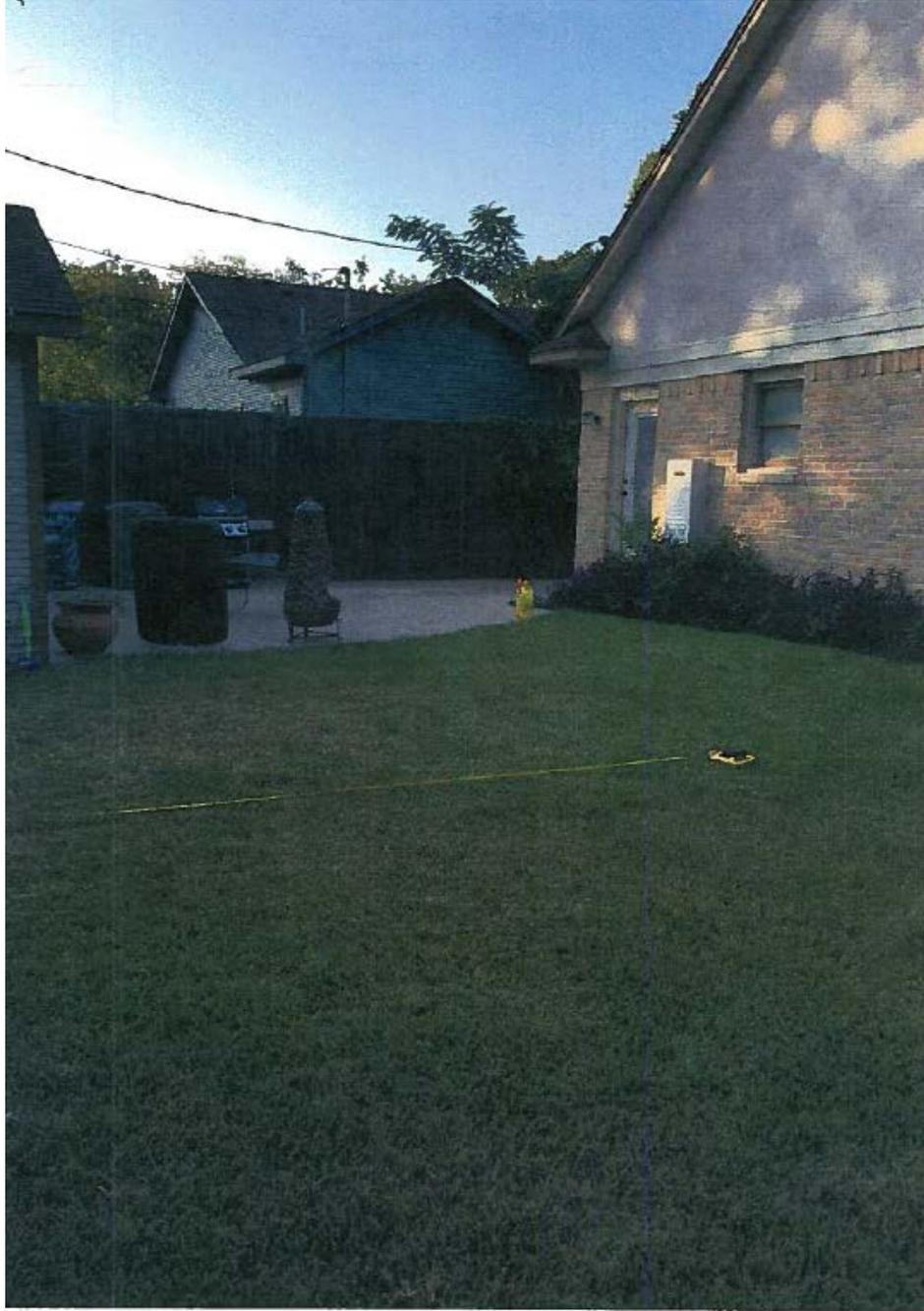
10/18/2017

View of back yard where proposed pool is to be constructed.



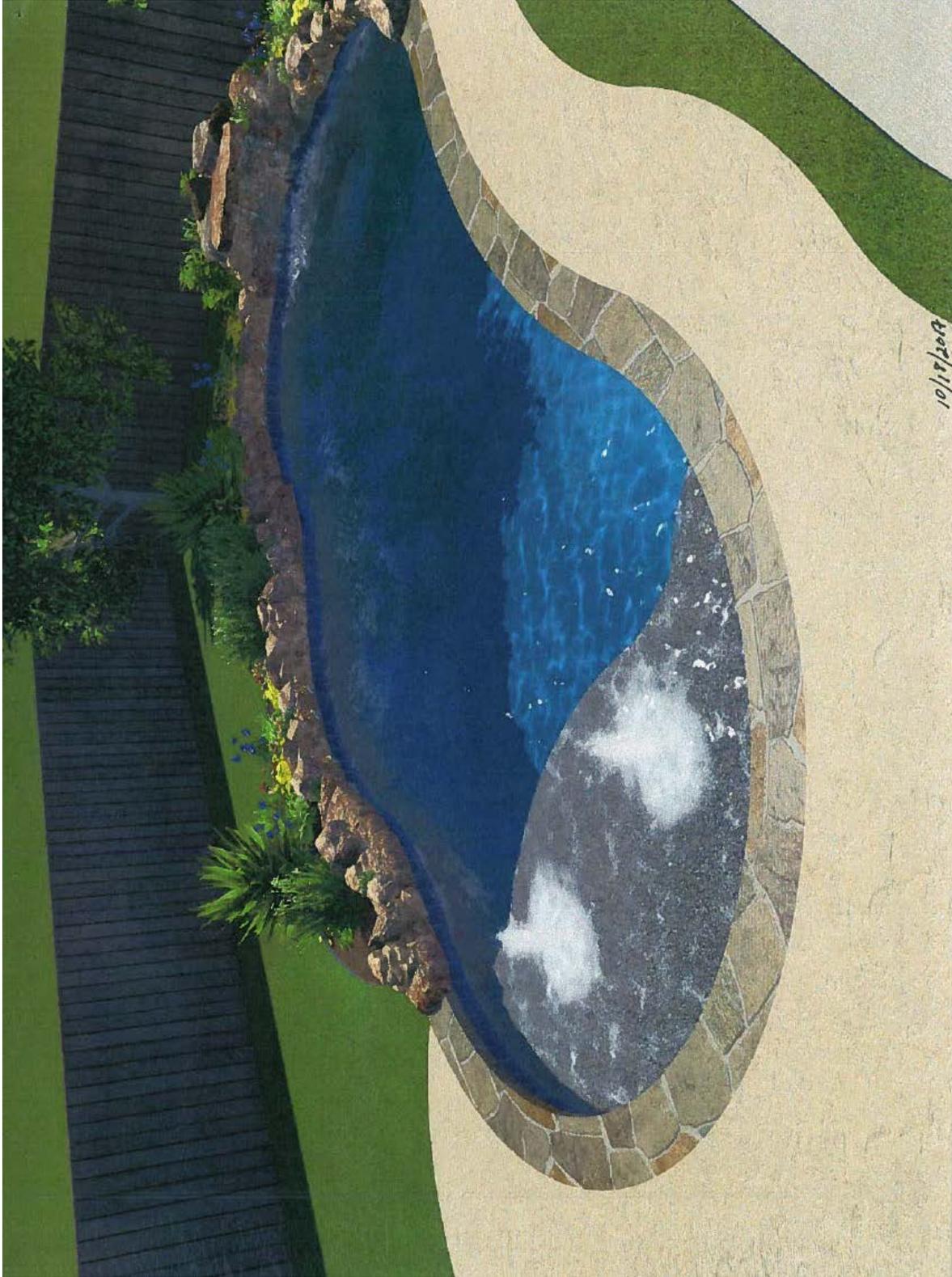
10/18/2017

View of back yard where proposed pool is to be constructed.

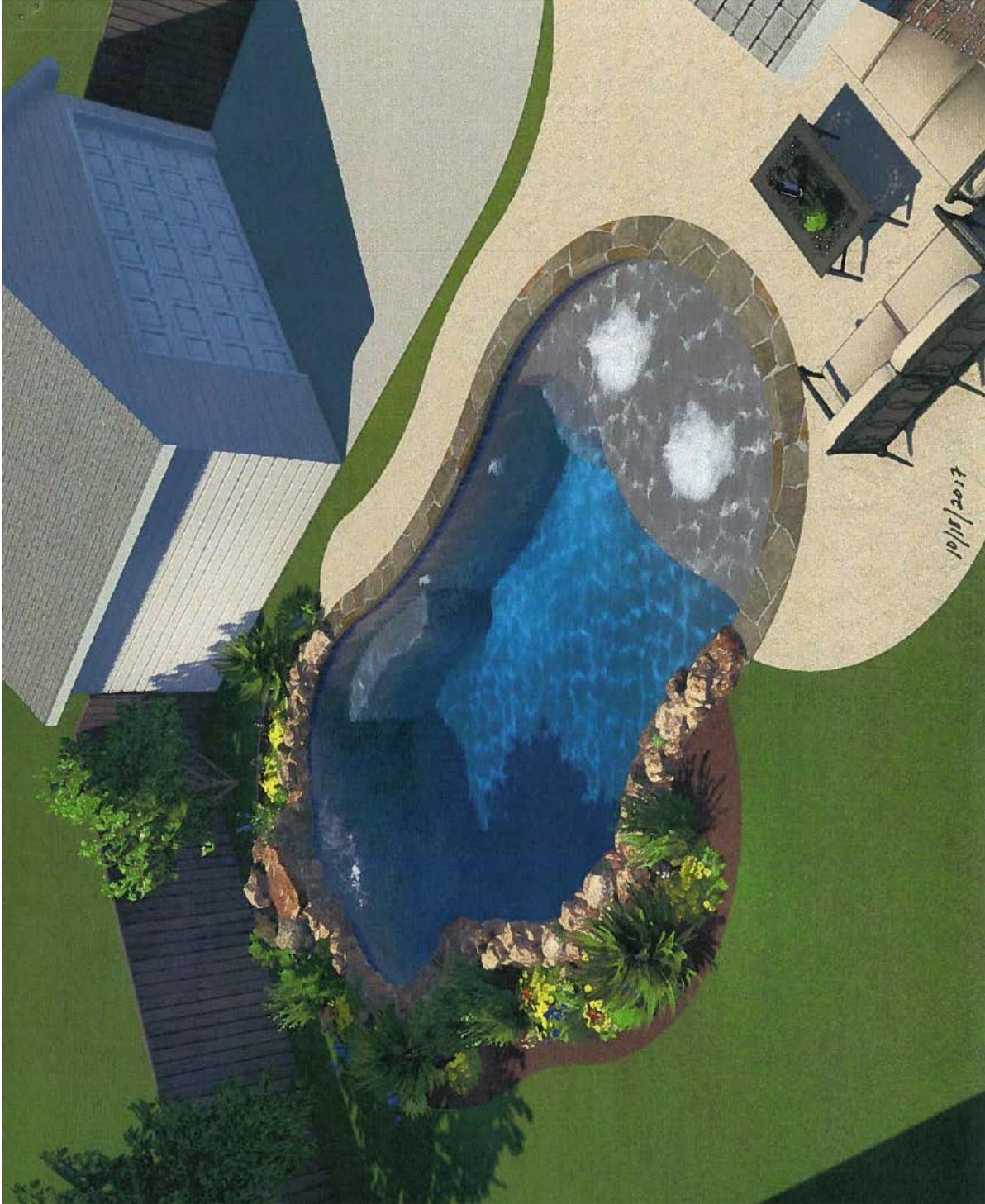


10/18/2017

View of back yard where proposed pool is to be constructed.



Drawing of proposed pool. CA is for pool only; fence and landscaping not included.



Drawing of proposed pool. CA is for pool only; fence and landscaping not included.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

There is no specific criteria for this structure in the Junius Heights preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

DEVELOPMENT CODE

City Code Section 51A-4.501(g)(6)(C)(i) – for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 10/12/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth St.

Applicant Name: Erik Thornton
Address: 717 Lipscomb
Date of CA/CD Request: 10/5/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

approve

Task force members present 3

<input checked="" type="checkbox"/> Eric Graham	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT

Ex Officio staff members present Marsha Prior

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

Maker: Laura

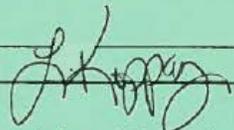
2nd: Eric

Task Force members in favor: 3

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 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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-020(MP)
LOCATION: 5733 Tremont Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: October 5, 2017
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 13.01

APPLICANT: Kimberly Moore

REPRESENTATIVE: None

OWNER: Kimberly Moore

REQUEST:

Construct 6'-0" wood fence on left and right side yards and stain. Brand: Ready Seal, "Pecan."

BACKGROUND / HISTORY:

10/2/17 – Landmark Commission denied without prejudice a request to install wood fence within front 50% of side yards (CA167-849(MP)).

The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:

Applicant's request is in accordance with the Junius Heights preservation ordinance, which requires side yard fences to be placed within the rear 50 percent of the yard. Therefore, Staff is recommending approval and Task Force is recommending approval with the condition that the side yard fence locations are behind the 50 percent mark. Nevertheless, as noted during a previous Task Force meeting for CA167-849(MP), with the exception of one non-contributing property, all other fences on this block of Tremont Street come up to the rear corners of the house; thereby creating a unique streetscape. Applicant wishes to conceal the AC unit on the right side of the house; Staff suggested that a screen be placed around the AC unit and the fence be installed at the rear corner to maintain the streetscape. Applicant, however, prefers to have fence installed so that the AC unit is hidden behind fence.

STAFF RECOMMENDATION:

Construct 6'-0" wood fence on left and right side yards and stain. Brand: Ready Seal, "Pecan" – Approve with conditions – Approve survey plat, specifications, and photos dated 10/18/17 with the condition that the finished side faces out when visible from the street with the finding the work is consistent with preservation criteria Sections 3.6(a)(2), 3.6(b)(1), 3.6(c)(1), 3.6(c)(3), and 3.6(c)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Construct 6'-0" wood fence on left and right side yards and stain. Brand: Ready Seal, "Pecan" – Approve with conditions – Approve as long as it is behind the 50% mark.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

178-020(MP)

CA 178 - [] []
 Office Use Only

Name of Applicant: Kimberly Moore
 Mailing Address: 2525 W Henderson Ave Apt 140
 City, State and Zip Code: Dallas, TX 75206
 Daytime Phone: 800-928-9893 Fax: _____
 Relationship of Applicant to Owner: owner

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

PROPERTY ADDRESS: 5733 Tremont St. Dallas TX 75214
 Historic District: Janus 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.

- 1) Add 53' of 6' tall cedar fence with side by side design to left of house with automatic pull through gate over driveway stain: Pecan. (Fence located between Master bedroom and bath window at 20' from back corner of house - behind 50% mark)
- 2) Add 15' of 6' tall cedar fence (as described above) for existing chain link fence is located.

Signature of Applicant: [Signature] Date: 10/4/17
 Signature of Owner: _____ Date: OCT 05 2017
 (IF NOT APPLICANT)

PLEASE MAKE AT 800-928-9893
 DURING THE HEARING WITH
 DATE

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.

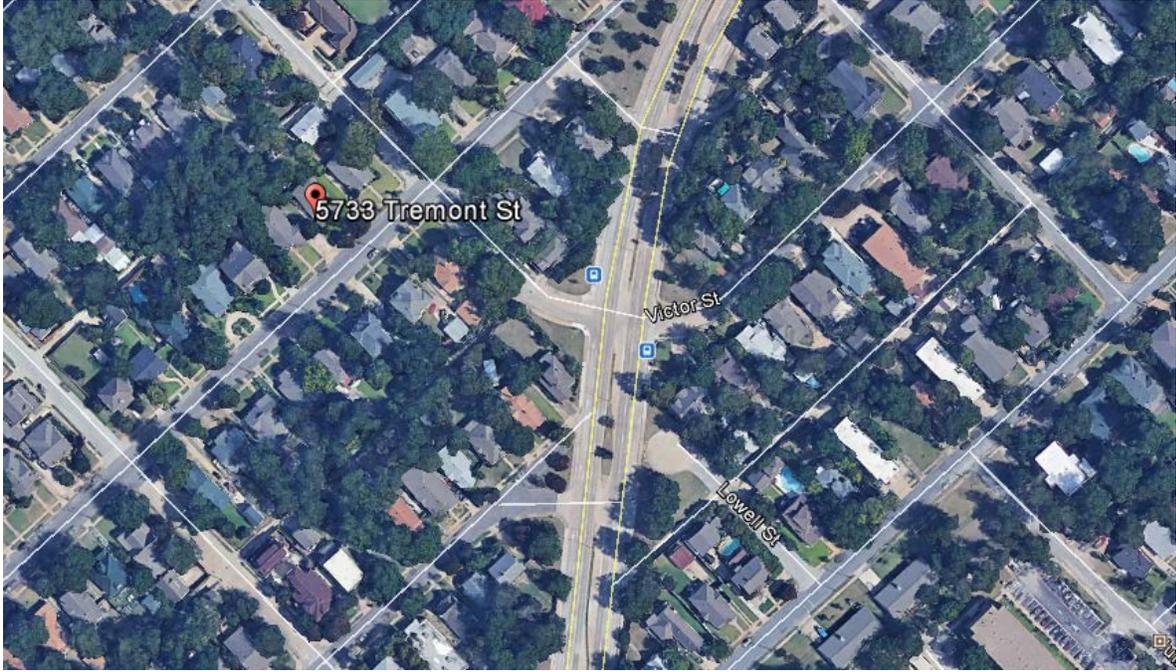
OTHER:

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



Aerial view



Front (South) elevation.



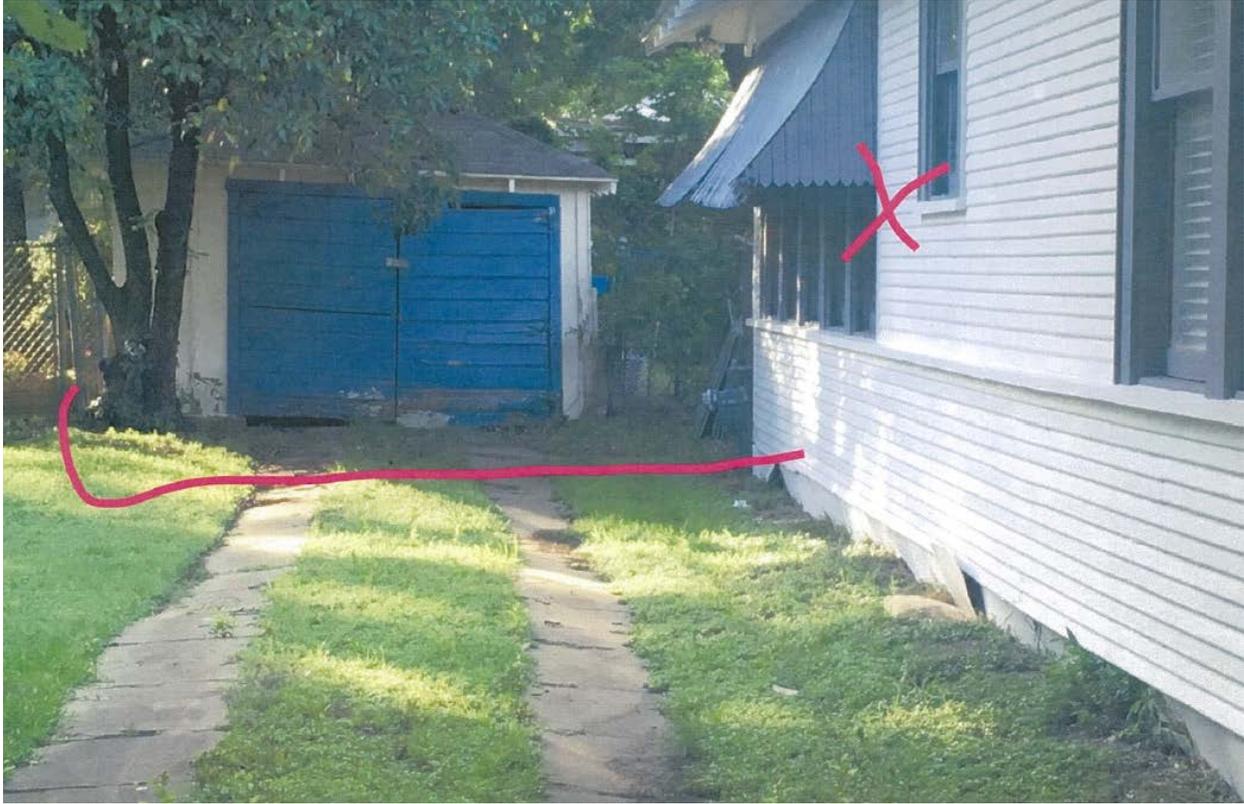
View to left (West) of 5733 Tremont.



View to right (East) of 5733 Tremont.



View across the street (South) from 5733 Tremont.



Proposed fence location in left side yard.

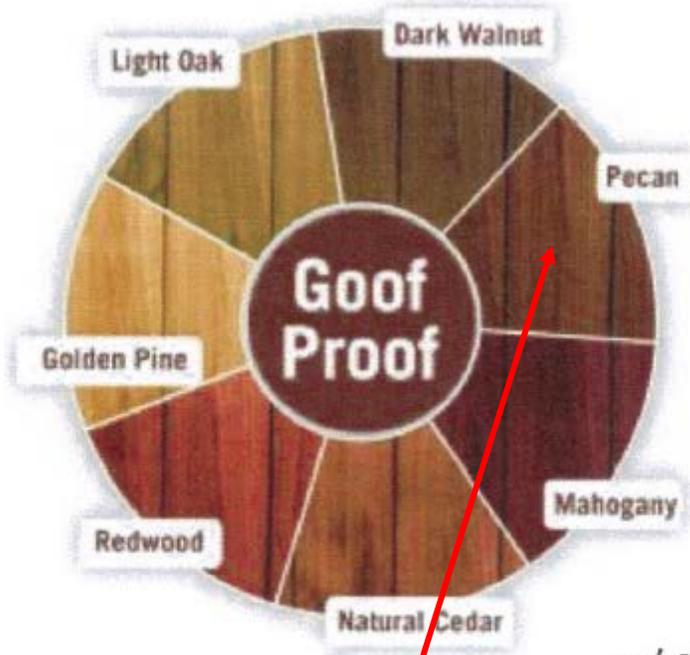


Proposed fence location in right side yard.



Proposed style of fence and gate.

WOOD SEALANT



10/18/2017

Ready Seal® wood stain and sealant contains all the essential elements of a quality coating for interior wood projects. Ready Seal® is a professional grade wood sealant that is superior to other sealant products when

Proposed paint stain – “Pecan.”

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

3.0 Site and Site Elements

3.6 Fences

3.6(a) Location

3.6(a)(2) Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.

3.6(b) Height

3.6(b)(1) Fences in the rear yard and rear 50 percent of the interior side yard or cornerside yard may not exceed nine feet in height as shown in Exhibit E.

3.6(c) Construction

3.6(c)(3) The tops of fences must be horizontal, stepped, or parallel to grade, as shown in Exhibit E.

3.6(c)(4) The finished side of a fence must face out if seen from any street, as shown in Exhibit E.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 10/12/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth St.

Applicant Name: Kimberly Moore
Address: 5733 Tremont
Date of CA/CD Request: 10/5/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

1. approve
2. approve - as long as it is behind the 50% mark

Task force members present

<input checked="" type="checkbox"/> Eric Graham	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT

Ex Officio staff members present Marsha Prior

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

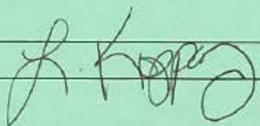
Maker: Laura

2nd: Morgan

Task Force members in favor: 3

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force  DATE 10/12/17

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-030(JKA)
LOCATION: 206 E. 6th Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 468

PLANNER: Jennifer Anderson
DATE FILED: October 5, 2017
DISTRICT: Lake Cliff
MAPSCO: 54-D
CENSUS TRACT: 0020.00

APPLICANT: Robert Garza

OWNER: GENA NORTH LLC

REQUEST:

1. Install wood column and railing on front porch.
2. Replace front door.

BACKGROUND / HISTORY:

09/18/2007 – A Routine Maintenance CA was issued for painting (CA078-058(MW)).

10/13/2017 – A Routine Maintenance CA was issued for painting and new shingles (CA178-050(JKA)).

The structure is listed as contributing to the Lake Cliff historic district.

ANALYSIS:

1. The proposed wood column was altered after the Task Force meeting to correct the dimensions and remove decorative panels from the wood pier. Staff believes that the simple design of the tapered box column and the railing is compatible with the main structure and is recommending approval of the work with the finding that it meets the preservation criteria and City Code.
2. The applicant would like to replace the non-historic front door located on the right side of the porch (the double ten-lite doors are not proposed for replacement). Staff believes that the proposed door design is compatible with the Craftsman style of the home and is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

1. Install wood column and railing on front porch – Approve – Approve drawings dated 10-16-17 with the finding that the work is consistent with preservation criteria

Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Replace front door – Approve – Approve specifications dated 10-16-17 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1. Install wood column and railing on front porch – Approve with Conditions – Recommend lowering base of column from 3-0' to 2'7" as well as wood railing to 2'4".
2. Replace front door – Approve – Provide photo of existing door.

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

CA 178 - 030 (JKA)
Office Use Only

Name of Applicant: Robert P. Garza
 Mailing Address : 101 S. Jennings Avenue, Suite 100
 City, State and Zip Code: Fort Worth, Texas 76104
 Daytime Phone: 817-332-9477 ext 208 Fax: 817-332-9487
 Relationship of Applicant to Owner : Architect

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

PROPERTY ADDRESS: 206 E. Sixth Street
 Historic District: Lake Cliff

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.

2827
 Main Body: SW ~~2728~~, Trim Color: SW 2828, Accent #1 SW 2222, Accent #2 SW 3333
 ReRoof with GAF Timberline - "Weathered Wood"
 Remove rod iron railing and column and replace with a round wood column at and wood railing like the attached photo.

RECEIVED BY

Replace main entry door with appropriate door.
 Signature of Applicant: [Signature] Date: 10-04-17
 Signature of Owner: [Signature] Date: 10-04-17 **OCT 05 2017**
 (IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

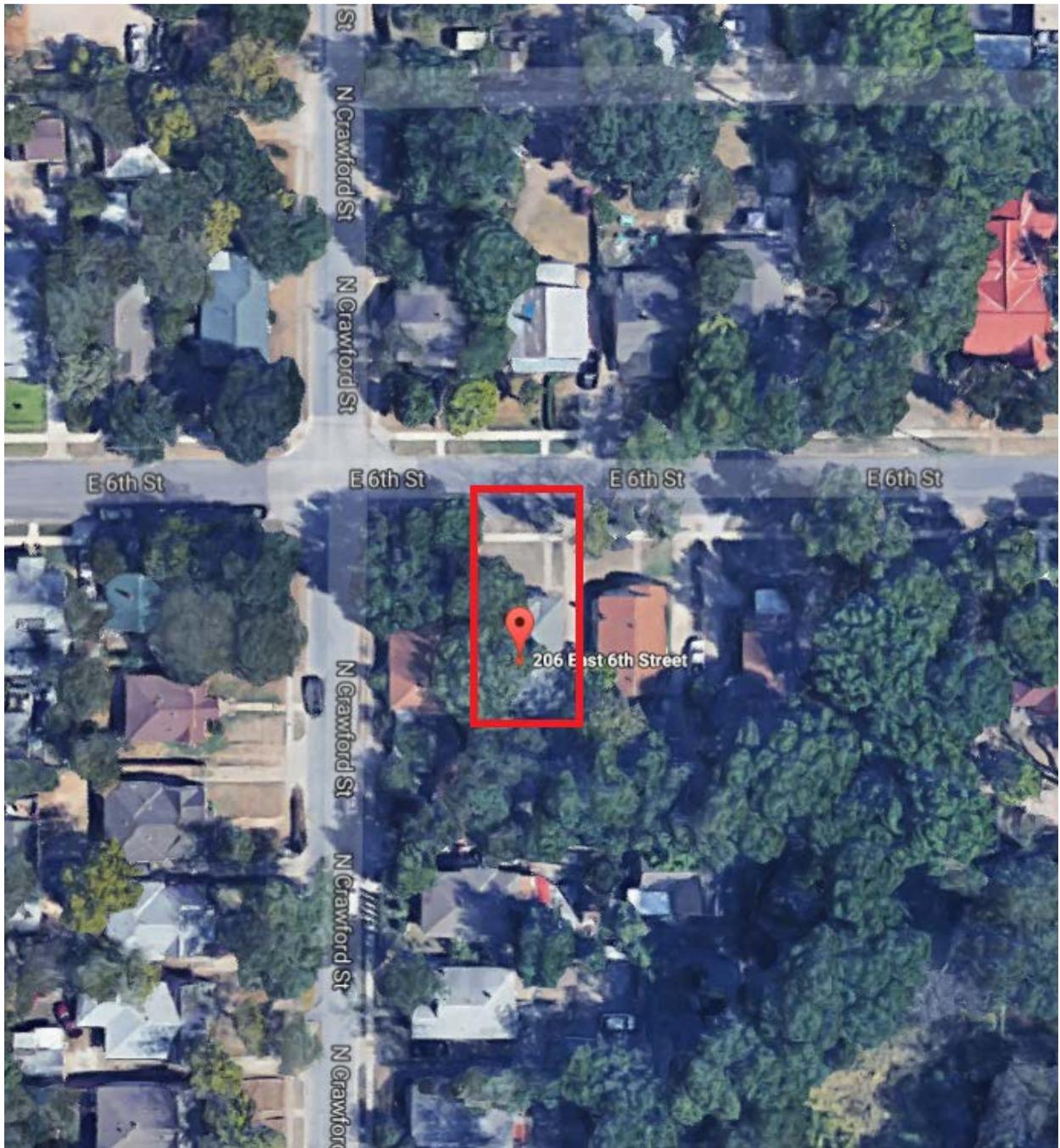
OTHER:

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 _____



Aerial image



Main structure



To left



To right



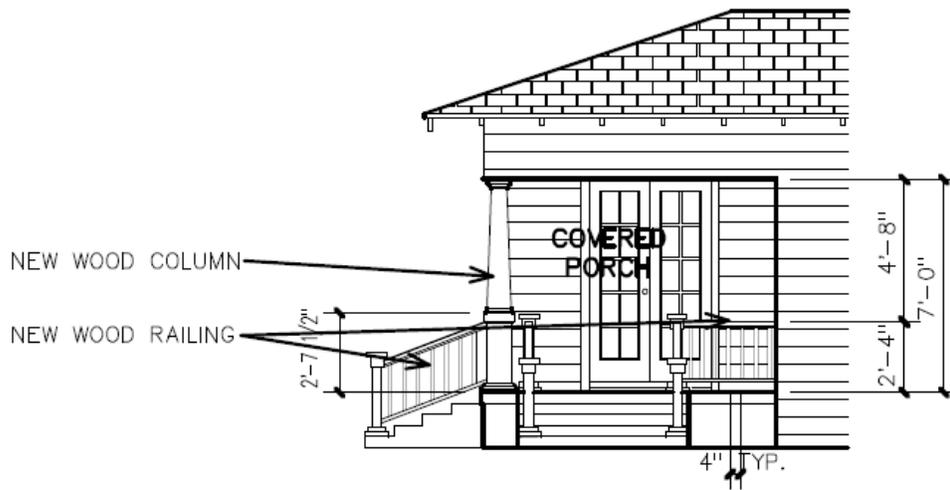
Across street



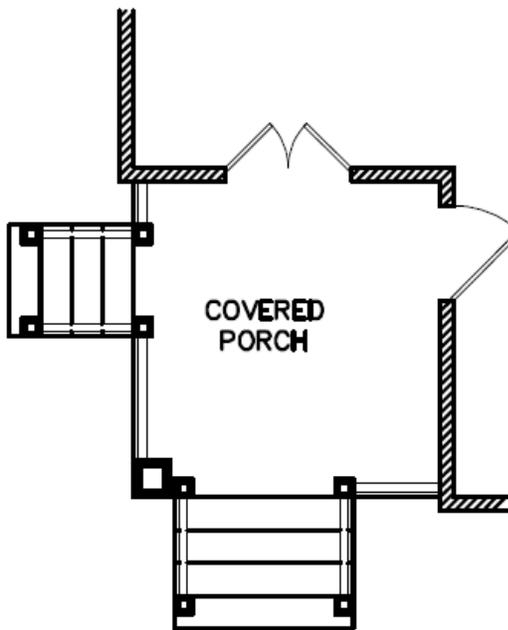
Front façade

CA178-030(JKA)

C7-8

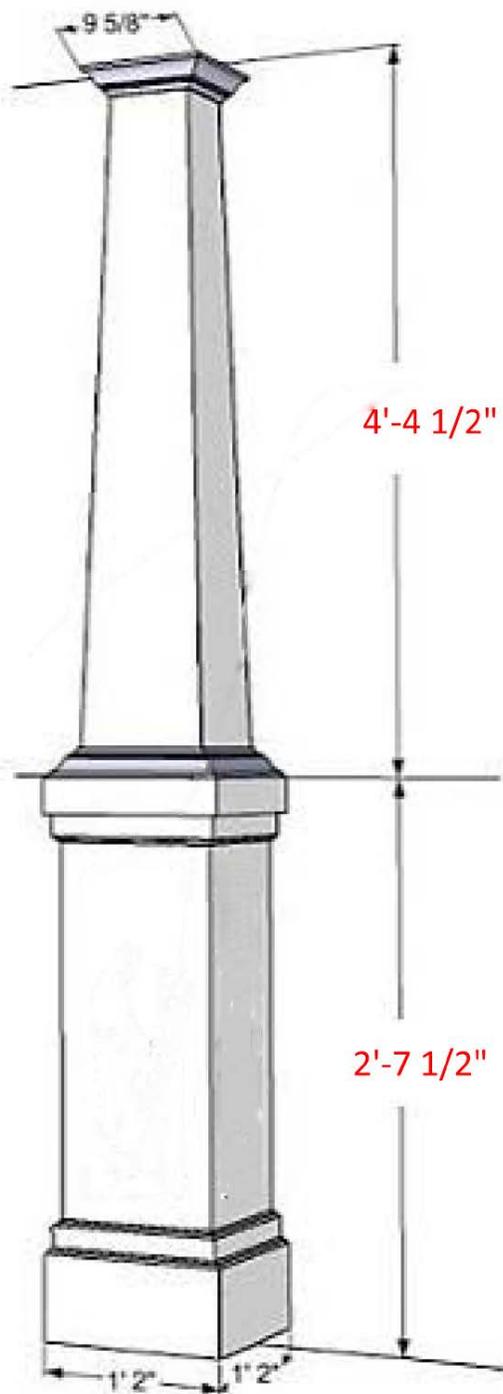


PARTIAL ELEVATION - PORCH



PARTIAL FLOOR PLAN - PORCH

Proposed floor plan and partial porch elevation



Detail of proposed column



Existing front door

37228 — BUNGALOW (SDL)



SERIES: Bungalow Series®
TYPE: Exterior Traditional
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

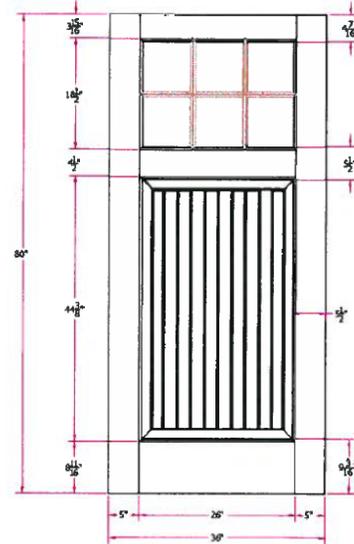
Construction Type:
 Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 1-7/16" Innerbond® Double Hip-Raised Panel, Beaded V-Groove
Glass: 3/4" Insulated Glazing

STANDARD FEATURES

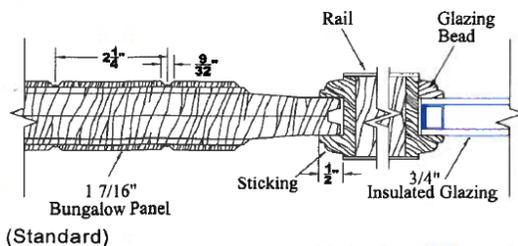
-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  UltraBlock® Technology
-  Privacy Rating: 1

DETAILED DRAWING



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY TO

DETAILS



FRONT DOOR

Proposed door
 Proposed front door

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 4.1(b)

- b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.**

Section 5.2

- 5.2 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.**

ATASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/11/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: ROBERT GARZA
PROPERTY ADDRESS: 206 E. 6TH ST
DATE of CA / CD REQUEST: 10/05/2017

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

WILING RECOMMEND LOWERING BASE OF COL. FROM
3'0" TO 2'-7 1/2" AS WELL AS WOOD
RAILING T.O. DIMENSION TO 2'-4"

DOOR APPROVAL DOOR CUT SHEET AS PROVIDED
(PLEASE PROVIDE PHOTO OF EXIST. DOOR)

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Katrina Whatley	<input type="checkbox"/> VACANT (Professional)
<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (Alt)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present Jennifer Anderson

Simply Majority Quorum: yes no

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

CHAIR, Task Force

DATE 10-11-2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-042(MD)
LOCATION: 615 N Carroll Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: District 2
ZONING: PD-98

PLANNER: Mark Doty
DATE FILED: October 5, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Julio Davila

REPRESENTATIVE: None.

OWNER: TAVAREZ IRIS & DAVILA JULIO

REQUEST:

Install composition shingle roof on main structure. Brand - GAF Color – Slate

BACKGROUND / HISTORY:

3/11/2016 – The Landmark Commission approved the installation of 13 1/1 wood windows on the main structure (CA156-285(JKA)).

5/1/2017 – Landmark Commission approved front yard landscaping and planting of two crepe myrtle trees in parkway (CA167-423(MD)).

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

ANALYSIS:

Neither Staff nor the Task Force had an issue with the proposed shingle specification or color, therefore Staff is recommending approval.

STAFF RECOMMENDATION:

Install composition shingle roof on main structure. Brand - GAF Color – Slate – Approve - Approve roof shingle specification dated 10/18/17 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install composition shingle roof on main structure. Brand - GAF Color – Slate – Approve.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 178 - 042 (MD)
 Office Use Only

Name of Applicant: Julio Davila
 Mailing Address: 615 N. Carroll Ave.
 City, State and Zip Code: Dallas, Texas 75246
 Daytime Phone: 469-693-7316 Fax: _____
 Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 615 N. Carroll Ave
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.

-Replace roof Brand: GAF Color: Slate

APPROVED BY

Signature of Applicant: Julio Davila Date: 09-29-17 OCT 05 2017
 Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

Sustainable Development & Construction
 Long Range Planning
 CERTIFICATE OF APPROPRIATENESS

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.

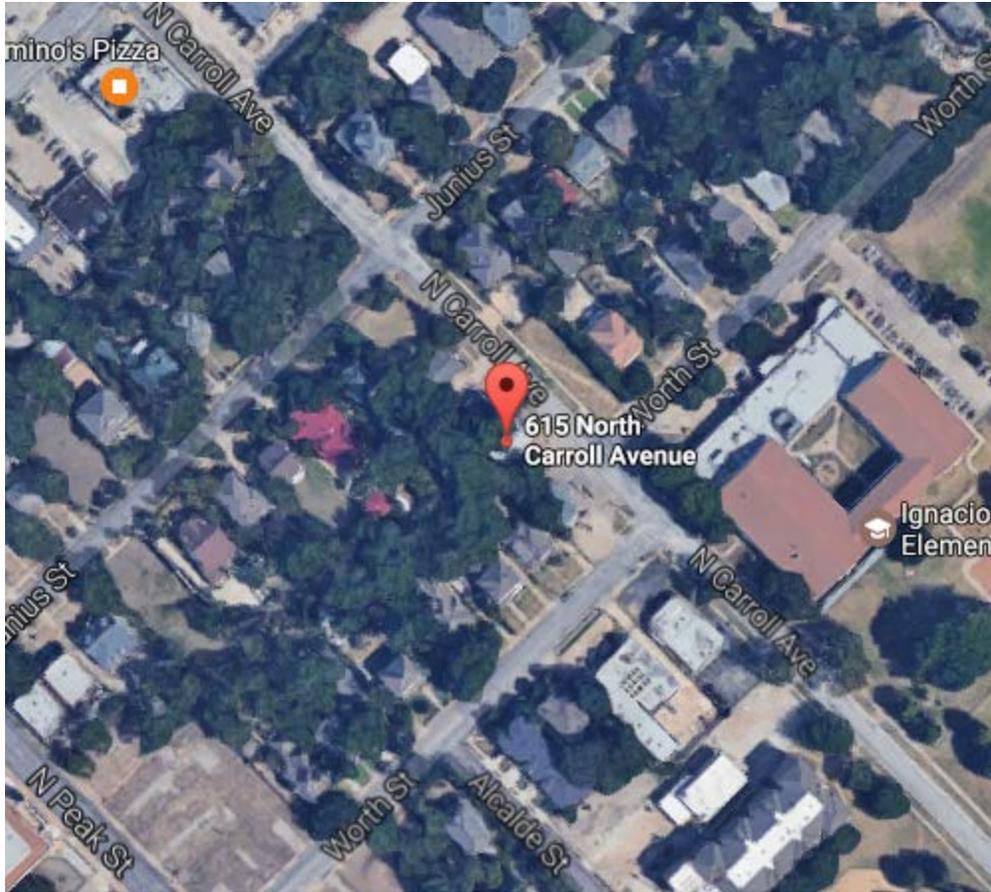
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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**



Aerial View.



Front elevation



Adjacent commercial property (left of) 615 N Carroll.



Adjacent residential structure (right of) 615 N Carroll.



Residential across N. Carroll.



Vacant lot across from N Carroll (east).



Vacant lot and school across N. Carroll.



10/18/17

Proposed roof shingle specification.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

3.17 The following roofing materials are allowed: wood shingles, composition shingles, slate, clay, concrete, terra-cotta tiles, and other materials deemed appropriate.

SEC.51A-4.501(g)(6)(C)(i):

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district;
and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 10/12/2017

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Julio Davila

Address: 615 N Carroll Ave

Date of CA/CD Request: 10/05/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

I. APPROVE

Task force members present

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

Ex Officio staff members present Mark Doty

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

Maker: ANDERSON

2nd: FINCH

Task Force members in favor: UNANIMOUS

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force Michael Karnowski DATE 10/12/2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-011(LC)
LOCATION: 2608 Hibernia Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: PD-225

PLANNER: Liz Casso
DATE FILED: October 5, 2017
DISTRICT: State Thomas (H-25)
MAPSCO: 45-F
CENSUS TRACT: 0017.04

APPLICANT: Eric Marye

REPRESENTATIVE: None

OWNER: Eric Marye

REQUEST:

Install a window opening at the second floor on the east elevation.

BACKGROUND / HISTORY:

3/2/2015 – The Landmark Commission approved the construction of a rear addition, replacement of windows, removal of a window opening, relocation of door openings, construction of a front porch, replacement of wood siding, and installation of landscaping (CA145-187(JKA)).

8/3/2015 – The Landmark Commission approved alterations to the window configuration on the rear addition (CA145-520(JKA)).

2/1/2016 – The Landmark Commission denied the replacement of the siding, replacement of cedar shingles, and replacement of windows (156-218(JKA)).

3/7/2016 – Landmark Commission approved the replacement of siding and windows on the main structure (CA156-287(JKA)).

2/6/2017 – Landmark Commission approved the installation of a window on the side elevation, installation of an A/C unit in the rear yard, and installation of a detached sign in the front yard (CA167-181(EH)).

ANALYSIS:

The applicant is requesting to install a window opening on the second floor, east elevation, above the side entry door. The window will be a two-over-two double hung wood window to match those existing on the structure. In 2015 and 2016, the structure underwent extensive renovations that included construction of a rear addition,

replacement of all windows, replacement of all wood siding, etc. The location of this proposed window opening is on the rear addition section.

STAFF RECOMMENDATION:

Install a window opening at the second floor on the east elevation. – Approve – Approve drawings dated 10/12/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install a window opening at the second floor on the east elevation. – Approve – Approve installation of window on second floor of west elevation, as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-011(LC)
 Office Use Only

Name of Applicant: Eric Marve
 Mailing Address: 2619 Hibernia St
 City, State and Zip Code: Dallas TX 75204
 Daytime Phone: 214-649-4049 Fax: 214-987-8241
 Relationship of Applicant to Owner: self

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

PROPERTY ADDRESS: 2608 Hibernia St, Dallas TX 75204
 Historic District: Stake Thomas

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 window, all wood double hung window, (see attached)
paint to match original, Lincoln window

RECEIVED BY

OCT 05 2017

Signature of Applicant: [Signature] Date: 9/21/2017

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.

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.

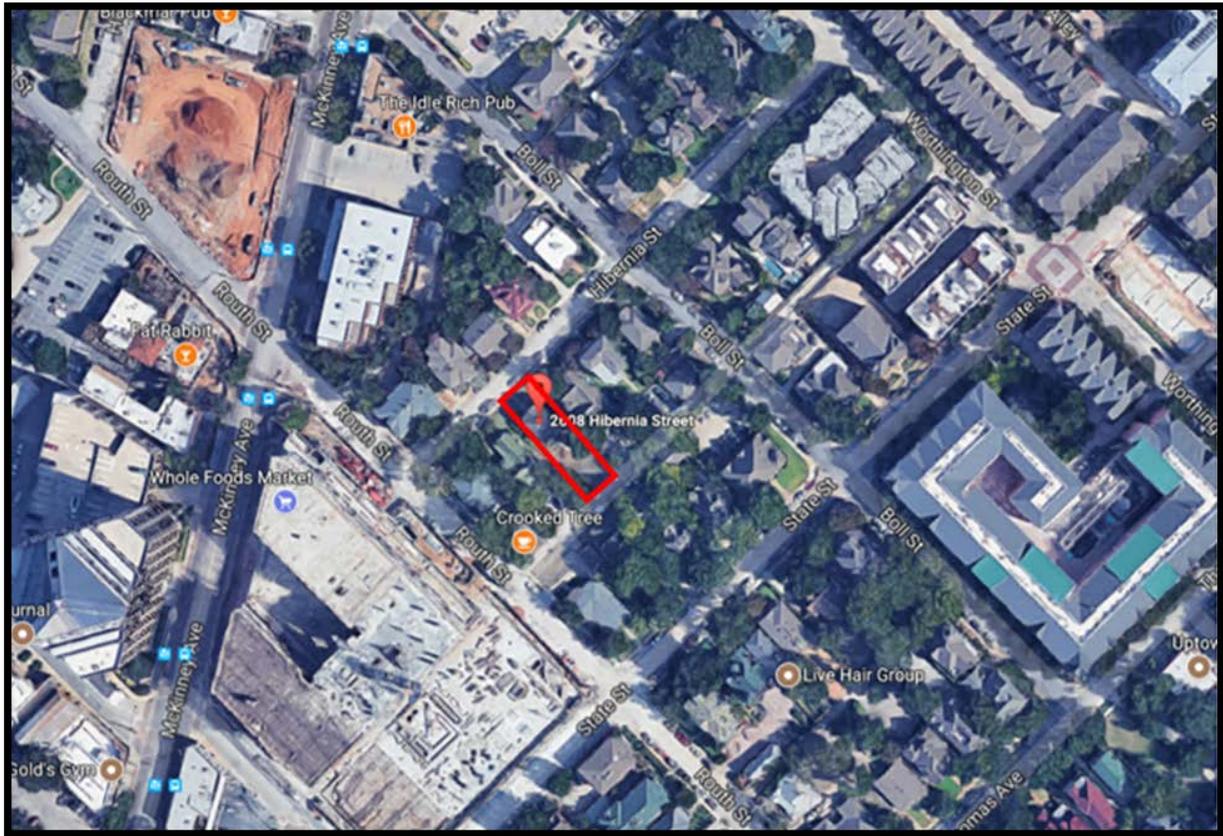
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
 Rev. 111408



Site Aerial



Existing North (Front) Elevation



Existing East Elevation



Streetscape – Facing Southeast from Hibernia St



Streetscape – Facing Southwest from Hibernia St



Streetscape – Facing Northwest from Hibernia St (across street)



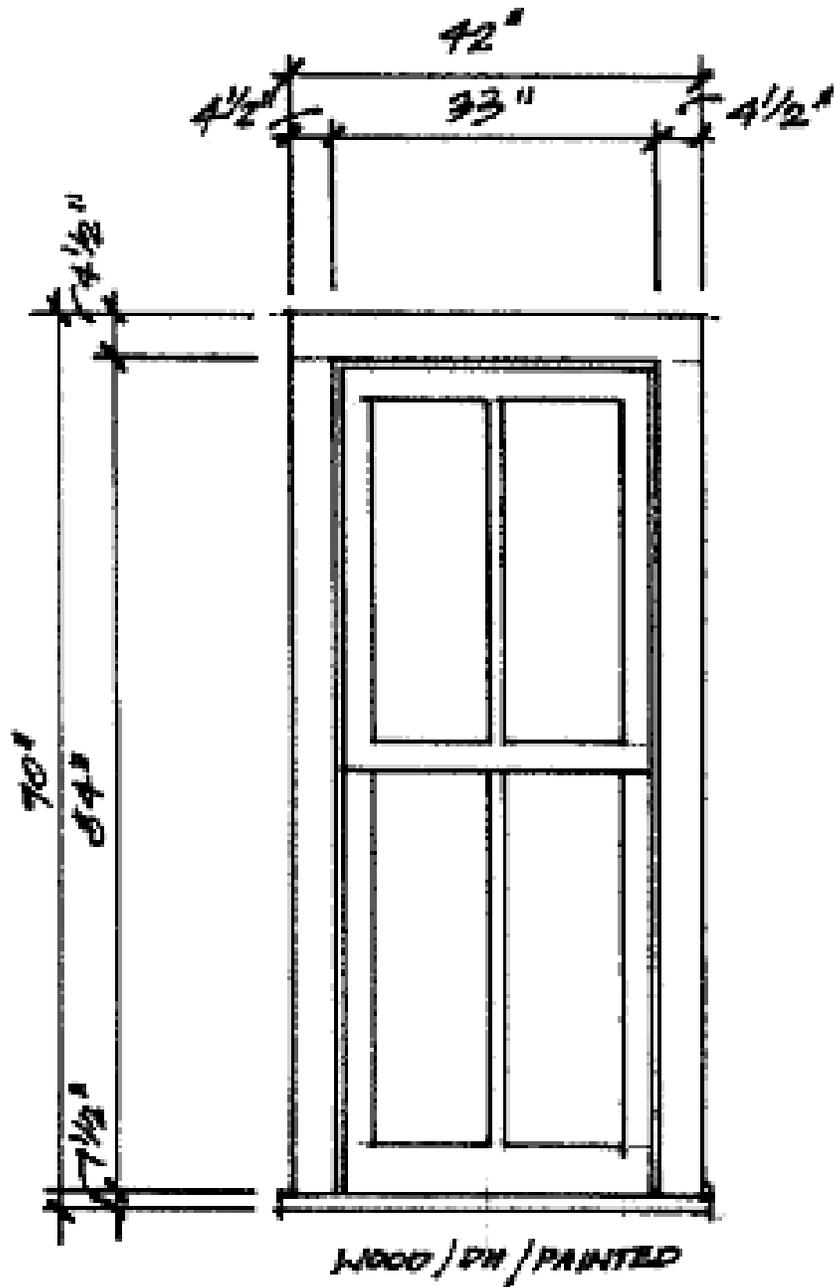
Streetscape – Facing Northeast from Hibernia St (across street)



Existing West Elevation (Proposed window location highlighted above in yellow)



Existing West Elevation Close-up (Proposed window location highlighted above in yellow)



Proposed Window – Matches existing in style and dimension



A.I.A. SPECIFICATION FOR WOOD DOUBLE HUNG WINDOW

SECTION 08550 WOOD WINDOWS & CLAD WOOD WINDOWS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Wood double hung windows with accessories and components as indicated on window schedule.

1.02 REFERENCED STANDARDS

- A. ASTM C1036 - Flat Glass
- B. ASTM E283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors.
- C. ASTM E330 - Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Performance.
- D. ~~ASTM E547 - Water Penetration of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.~~
- E. ASTM E2190-08 - Specification for Sealed Insulated Glass Units.
- F. Federal Specifications- FL L-S-125B - Screening, Insect Non-Metallic.- FS DD-G-451D - Glass, Float or Plate, Sheet.
- G. AAMA/WDMA/CSA 101/I.S.2/A440-11 Standard and Specification for Windows, Doors and Skylights.
- H. ATSM E1886 - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials
- I. ASTM E1996 - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes

1.03 QUALITY ASSURANCE

- A. Sealed Durability of Insulating Glass Test - ASTM E2190-08.
- B. Argon Gas Concentration of Insulating Glass Units Test - ASTM E2649-09.
- C. Harmonized Insulating Glass Testing Standards as designated by IGCC and IGMA.
- D. NFRC Certification Program for Energy Ratings of Fenestration Products.
- E. AAMA Certification Program. AAMA Gold Label.

1.04 SYSTEM DESCRIPTION

- A. Design and Performance Requirements:
 - 1. Air, water, structural performance and forced entry resistance testing shall be at levels which meet the specifications as outlined in AAMA/WDMA/CSA 101/I.S.2/A440-11.
 - 2. Impact resistance performance rating shall be Missile Level D, Windzone 3 per ASTM E 1886 and ASTM E 1996.
 - 3. All glass shall be select quality complying with FS DD-G-451 D.
 - 4. Insulating glass shall be manufactured and tested to comply with IGCC and ASTM E2190-08.
- B. Energy Requirements:

- 1. All units tested are single lite residential as listed on the NFRC label adhered to the glass. Values are certified per NFRC Certification Program.

C. Emergency Escape & Rescue

- 1. Larger width & height units with standard hardware, as designated, shall comply with the International Residential Code (minimum clear opening of 5.7 sq. ft. or 5 sq. ft. for grade floor).

Note: Up to date performance data can be found in the technical data section on our website at <http://www.lincolnwindows.com>

1.05 SUBMITTALS

- A. Submit the following in accordance with Section 01330.
- B. Shop drawings showing rough openings, unit dimensions and fenestration of speciality units as required.
- C. Insulated Glass Warranty: Lincoln Wood Products, Inc. Lifetime Limited Warranty.

1.06 DELIVERY AND STORAGE

- A. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.
- B. Store and protect products from job site damage. Uninstalled products must be protected from exposure to the weather.

1.07 INSULATED GLASS WARRANTY

- A. Lincoln Wood Products, Inc. provides a ten (10) year limited warranty on general product found to be defective by virtue of materials or workmanship. Glass is covered for seal failure causing impaired visibility due to moisture, film or dust between the glass panes for twenty (20) years on insulated glass and ten (10) years on impact-resistant or laminated glass. For complete details, terms, conditions, limitations and exclusions, reference the most current warranty, available at www.lincolnwindows.com.

PART 2 - PRODUCTS

2.01 MANUFACTURER

Refer to drawings for window schedule indicating sizes and configuration of units and type of components, colors, glazing and additional data.

- A. Wood double hung windows as specified in this section and as manufactured by Lincoln Wood Products, Inc., Merrill, Wisconsin.

2.02 MATERIALS AND FINISHES

Revised 3/20/15



A.I.A. SPECIFICATION FOR WOOD DOUBLE HUNG WINDOW

SECTION 08550 WOOD WINDOWS & CLAD WOOD WINDOWS

- A. **WOOD:** Kiln-dried selected soft woods and or engineered wood products, treated with water repellent preservative in accordance with WDMA I.S.4 – 2000 and applicable Commercial Standards. Frame depth shall be 4-9/16", with jamb extensions available up to 10". Head and side jambs shall be 11/16" thick, with the frame sill 1-3/16" thick. Sash thickness shall be 1-7/16". Brickmould shall be 2" x 1-3/16", nosing shall be 1-9/16" x 1-1/16".
- B. **GLASS:** 11/16" IG. 11/16" Laminated insulated impact resistant IG. Low "E" with Argon. Tempered. Tint: Bronze, Grey, Obscure, Clear. Warm edge tin plated spacer or foam spacer used. Steel spacer used on impact resistant IG. ****High altitude IG and IG units with glass less than 12" width or height have open breather tube and will not contain argon gas****
- C. **WEATHERSTRIPPING:** Sash are weather-stripped at the top rail, bottom rail and check rail with a foam bulb. Head parting stop has a flexible bulb. Soft pile weather-strip is used in the jamb-liners on the exterior and sides of the sash.
- D. **SCREEN:** Factory-finished aluminum frame, .011x18x16 charcoal fiberglass cloth.
- E. **STANDARD WOOD GRILLES:** 5/8", 7/8", 1" Profiled select wood for attachment to interior of sash and designed for removal for glass cleaning.
- F. **FULL SURROUND GRILLES:** 5/8", 7/8", 1", 1-7/8" Profiled select wood for attachment to interior of sash and designed for removal for glass cleaning.
- G. **INTERNAL MUNTINS:** Profiled 11/16", 1" aluminum grilles permanently sealed between two panes of insulating glass. **Note: Not available on StormPoint products.**
- H. **TRUE DIVIDED LITES:** 7/8" and 1-1/4" wide pine muntin bars to the exterior with applied pine stops on the interior. **Note: Not available on StormPoint products.**
- I. **SIMULATED DIVIDED LITES:** SDL glass is 11/16" insulated. Available in 2", 1-1/8" and 7/8" bar widths. Lite division is accomplished with the application of interlocking primed aluminum grids on the exterior and interlocking wood grids on the interior, both secured to the glass lite with an adhesive glazing tape. **Note: Internal muntins between the glass not available on StormPoint products.**
- J. **INTERIOR EXTENSION JAMBS:** Kiln-dried selected softwood, for transparent interior finish.

2.03 HARDWARE

- A. **JAMBLINERS:** Extruded vinyl with a spring loaded mechanical balancing system.
- B. **LOCK:** Manufacturers' standard cam locks. Provide two locks on units 32" and wider.
- C. **TILT LATCH:** A spring loaded tilt latch is used to engage and release the sash from the jamb liner, allowing the sash to be tilted in and removed for cleaning.

2.04 FABRICATION

- A. Fabricate frame, mullions and sash members for hairline fit, water and airtight.
- B. Set insulating glass in silicone bedding compound, interior glazed with wood stops.
- C. Provide insect screens of roll formed frames with mesh set into frame and secured.

PART 3 – EXECUTION

3.01 INSPECTION

- A. Verify rough openings are correctly sized and located.
- B. Beginning of installation means acceptance of existing conditions.

3.02 PREPARATION

- A. Prepare opening to permit correct installation of window unit and air and vapor barrier seal.

3.03 INSTALLATION

- A. Install windows in accordance with manufacturer's instructions.
- B. Align windows plumb and level, free of warp or twist. Maintain dimensional tolerances, aligning with adjacent work. Secure assembly to frame openings without distortion or stress.
- C. Ensure air and vapor barrier is sealed to window frame. Coordinate placement of insulation in shim spaces around unit perimeter.
- D. Install sealant and related backing materials at exterior and interior of installed assembly.
- E. Close and latch operating sash.

3.04 CLEANING

- A. Clean exterior and interior surfaces of window frames and glass after installation. Do not damage interior or exterior finishes.
- B. Remove labels and visible markings. Comply with manufacturer's recommendations for cleaning glass.
- C. Remove and replace glass that is broken, chipped, cracked, abraded or damaged at no expense to owner.

END OF SECTION

Revised 3/20/15



West Elevation Prior to Renovations and Construction of Rear Addition (Approx. location of the proposed window highlighted above in yellow)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
DALLAS CITY CODE
Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
STATE THOMAS/WILSON BLOCK

DATE: 10/12/2017
TIME: 4:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla, 5CN

Applicant Name: Eric Marye
Address: 2608 Hibernia Street
Date of CR/CA/CD Request: 10/5/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

2608 Hibernia (1) approve installation of window on second floor of west elevation, as submitted.

~~*Item 2 (2) (1) not enough info provided by owner. Look at this closely & remove only rot.*~~
den

Task force members present

<input checked="" type="checkbox"/> Judy Hearst (Chair)	<input type="checkbox"/> VACANT (professional)	<input type="checkbox"/> VACANT (Architect)
<input checked="" type="checkbox"/> Nancy Starr	<input type="checkbox"/> VACANT (WB)	<input type="checkbox"/> VACANT (State Thomas Alt.)
<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (WB)	<input type="checkbox"/> VACANT (Wilson Block Alt.)

Ex Officio staff members present Liz Casso

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Judy Hearst

DATE 10/12/2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-028(JKA)
LOCATION: 1325 W. Davis Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD. No 87, Tract 4A

PLANNER: Jennifer Anderson
DATE FILED: October 5, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0042.02

APPLICANT: Joseph Christopher

OWNER: PADILLA DANIEL

REQUEST: Install flat attached signs on the south and west facades.

BACKGROUND / HISTORY:

08/12/2014 – Landmark approved painting of wood trim, but denied requests for awnings and modification of the transom windows (CA134-467(MD)).

10/14/2016 – Landmark approved signs for the front façade (CA156-799(JKA)).

The structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS: The owner would like to install two flat attached signs to the West Davis and North Edgefield sides of the business. Building Inspection verified that the number of signs and the size of the signs comply with City Code Section 51P-87.116(d). Although the design of the sign does not necessarily reflect the architectural period of the building, it is similar to other signs approved by Landmark Commission as well as other existing signs in the surrounding area and along West Davis Street. Staff is recommending approval of the signs with the finding they meet the preservation criteria and City Code.

STAFF RECOMMENDATION: Install flat attached non-illuminated signs on the south and west facades – Approve – Approve specifications dated 10-16-17 with the condition that the sign attachments are installed in the mortar and not the brick face. The work is consistent with preservation criteria Section 51P-87.117.3(a)(1)(H) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Install flat attached signs on the south and west facades – Approve – Please use bottom of top row brick joint and at bottom of sign use bottom soldier brick as long as allowed.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-028 (JKA)
Office Use Only

Name of Applicant: Joseph Christopher
Mailing Address: 307 W Windomere Ave
City, State and Zip Code: Dallas TX 75203
Daytime Phone: 214-789-1445 Fax: _____
Relationship of Applicant to Owner: Tenant

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

PROPERTY ADDRESS: 1325 W. Davis
Historic District: Winnetka Heights PD 87 Tract 4A

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.

Install metal sign(s) on building facade
One facing W. Davis and one facing
N. Edgefield. Per 51A-7.404 (Attached signs)
Allowed 25% of main facade 15% of
secondary facade

Signature of Applicant: [Signature] Date: 10-4-17

Signature of Owner: _____ Date: 10.4.2017
(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:

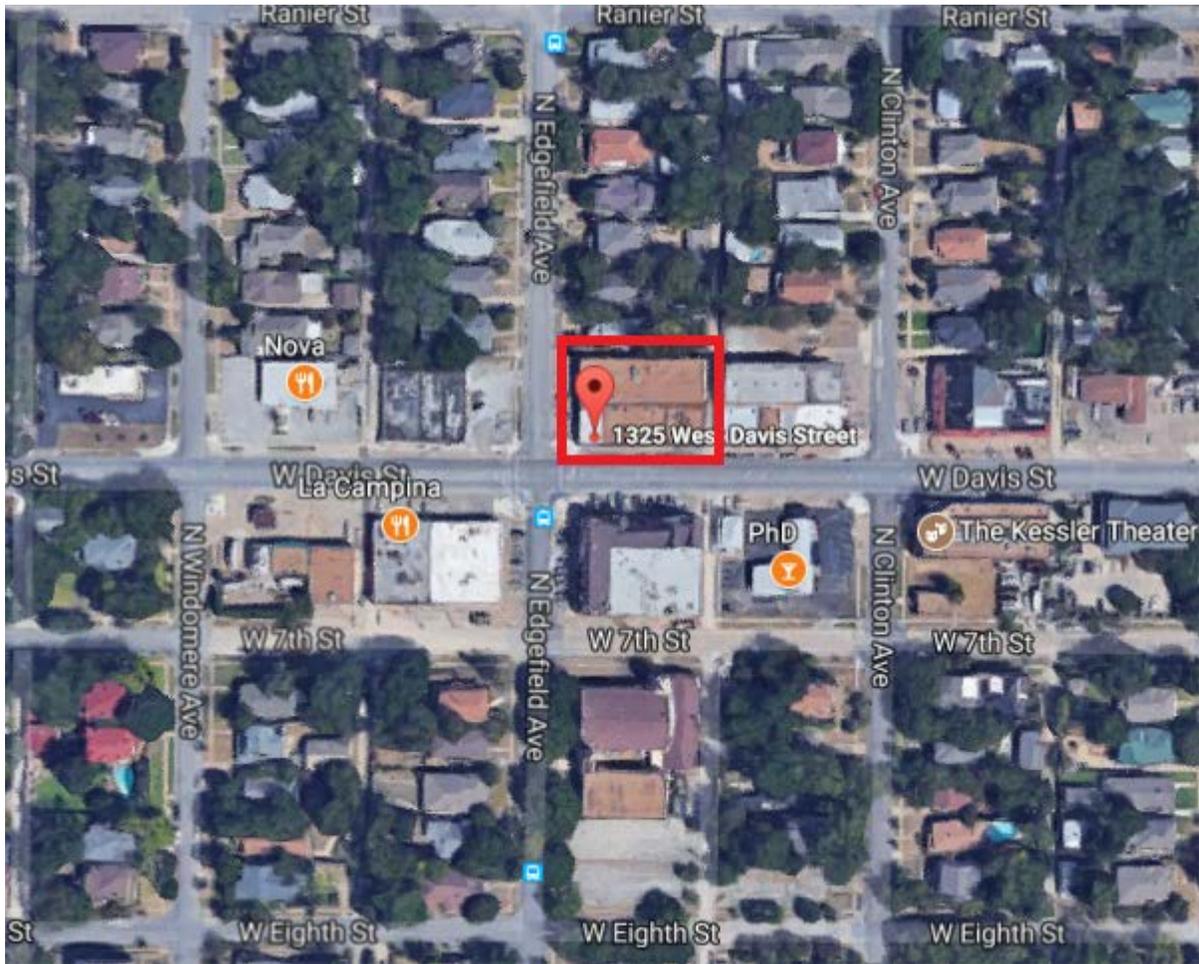
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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



Aerial image



Main structure



Blockface



To left



Across street

CA178-028(JKA)

C10-6



Front (top) and west (bottom) facades where signs are proposed



W. Davis

West Davis storefront



Edgefield

N. Edgefield (west) side



Previously approved sign



Examples of other signs on block

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.117.3(a)(1)(H):

(H) Signs. Attached signs must not obscure significant architectural features of a building. The shape, design, materials, color, and letter style of signs should be typical of the style and period of the architecture of buildings on the same premise and in this district as a whole. [See Section 51P-87.116(d) for additional standards applicable to signs.]

ATASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/11/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: JOSEPH CHRISTOPER
PROPERTY ADDRESS: 1325 W. DAVIS AVE
DATE of CA / CD REQUEST: 10/05/2017

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

AT TOP OF SIGN

• PLEASE USE BOTTOM OF TOP ROW BACK SIGN
+ AT BOTTOM OF SIGN USE BOTTOM SOLDIER
BACK AS SOME OF ALLOWED SIGNS

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Katrina Whatley	<input type="checkbox"/> VACANT (Professional)
<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (Alt)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present Jennifer Anderson

Simply Majority Quorum: yes no

Maker: *Christina*

2nd: *Rachel*

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *10.11.2017*

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-027(JKA)
LOCATION: 336 S. Edgefield Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: October 5, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Kelly Craig

OWNER: VALENCIA GABRIEL CRISTERNA & MEZA MARISOL RODRIGUEZ

REQUEST: Replace front door and stain using Sherwin Williams semi-transparent stain in color SW3115 "Bistro Walnut." Work partially completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

04/04/2016 – Landmark Commission approved the construction of a rear addition and remodeling of an existing accessory structure. (CA156-339(MD)).

05/05/2016 – Landmark approved paint colors for the main structure (CA156-429(JKA)).

10/06/2016 – A Routine Maintenance CA was issued for porch repairs that were started without a Certificate of Appropriateness (CA167-031(JKA)).

12/05/2016 – Landmark denied a request to paint the main structure and approved windows 5-9 to be vinyl windows with the condition that the original wood windows numbered 1-4 and 10-12 must be restored with weights (CA167-092(JKA)).

10/17/17 – A Routine Maintenance CA was issued for a 6' automatic gate in the side yard (CA178-052(JKA)).

The structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS: The original door was a six-panel wood door without lights, and the homeowner replaced it with a matching door without a Certificate of Appropriateness. The door is not compatible with the Winnetka Heights criteria stating that front doors must contain at least one light. The style of door presented at Task Force was not compatible with a Craftsman style house so, after the Task Force meeting, the owner complied with Task Force's request and submitted the proposed six-lite Craftsman style

wood door. Therefore, Staff is recommending approval of the proposed work with the finding that it is consistent with the preservation criteria and City Code.

STAFF RECOMMENDATION: Replace front door and stain using Sherwin Williams semi-transparent stain in color SW3115 “Bistro Walnut.” Work partially completed without a Certificate of Appropriateness – Approve – Approve specifications dated 10/16/17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace front door and stain using Sherwin Williams semi-transparent stain in color SW3115 “Bistro Walnut.” Work partially completed without a Certificate of Appropriateness – Deny – Deny door as shown in photo. Recommend that modified door or new door proposal is more traditional craftsman door of top 1/3 lite and bottom 2/3 wood panel.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-027(JKA)
 Office Use Only

Name of Applicant: Kelly Craig
 Mailing Address: 5400 LBJ Freeway, Suite 1200
 City, State and Zip Code: Dallas, TX 75240
 Daytime Phone: (214) 295-8400 Fax: (214) 764-0971
 Relationship of Applicant to Owner: Current Owner has requested previous owners
to represent them with this CA.

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

PROPERTY ADDRESS: 336 S Edgefield Avenue, Dallas, TX 75208
 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.

- 1) Replace original 6-panel front door with same design, custom made 6-panel stained wood door with 2 clear glass lights in the top 2 panels.
- ~~2) Construct an electric cedar wood gate across the driveway for privacy that will join the neighbor's fence on the south side of the property. The wood will be sealed in BEHR natural clear transparent waterproofing finish.~~

Signature of Applicant: *Kelly Craig* Date: 10/2/2017
(signed by)
 Signature of Owner: *[Signature]* Date: 10/3/2017 | 11:00 AM CDT
(IF NOT APPLICANT)

RECEIVED BY
OCT 05 2017

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.

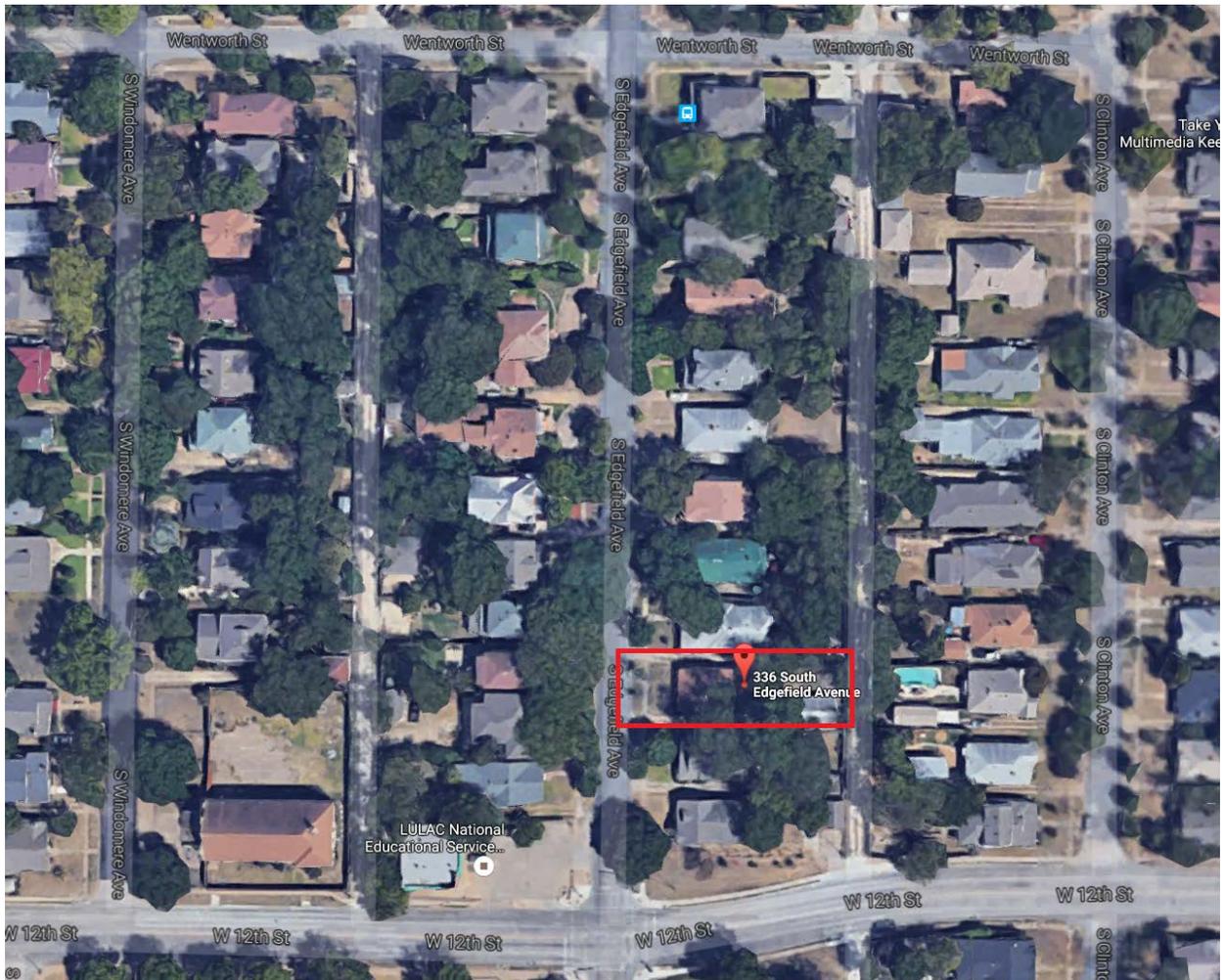
OTHER:

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



Aerial image



Main structure



Left side of main structure



Right side of main structure



Across street from main structure

Craftsman 6-Lite Low-E 2-Panel Unfinished Fir Front Door



336 S Edgefield Avenue

Proposed Front Door

Proposed front door



Door that was installed without a Certificate of Appropriateness

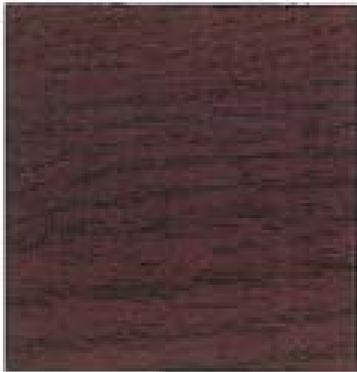


Door that was replaced without a Certificate of Appropriateness. This door was not original to the structure.



SHERWIN-WILLIAMS.

STAIN COLOR DETAILS



**SW 3115 BISTRO
WALNUT** Interior
Semi-Transparent
Stain

Proposed stain color for door

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(17)(F):

(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.

ATASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/11/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: KELLY CRAIG
PROPERTY ADDRESS: 336 S EDGEFIELD AVE
DATE of CA / CD REQUEST: 10/05/2017

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

DOOR
① DENY PROVIDED AS SHOWN IN PHOTO
APPROVAL w/ CONDITIONS THAT
MODIFIED EXIST. DOOR OR (NEW DOOR) TO ACCOMMODATE
MORE TRADITIONAL CRAFTSMAN DOOR OF LITE TOP 1/3 +
BOTTOM 2/3 WOOD PANEL
② APPROVAL GATE + FENC.

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Katrina Whatley	<input type="checkbox"/> VACANT (Professional)
<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (Alt)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present Jennifer Anderson

Simply Majority Quorum: Yes no

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

CHAIR, Task Force

DATE 10/11/2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-029(JKA)
LOCATION: 310 N. Montclair Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: October 5, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Matt Fields

OWNER: GVG Capital LLC

REQUEST:

1. Replace doors on south side and rear.
2. Paint main structure. Brand: Sherwin Williams. Body: SW6184 "Austere Gray;" Trim: SW7005 "Pure White;" Accent: SW7069 "Iron Ore;" Front entry door: SW3542 "Charwood;" Porch floor: SW3531 "Blue Shadow Semi-Solid Stain."

BACKGROUND / HISTORY:

01/11/1995 – A Routine CA was issued for new shingles (no CA numbers issued in 1995).

10/26/17 – A Routine CA was issued to remove the asbestos siding and repair original wood siding, porch floor replacement, repair of trim and windows, and shingles (CA178-064(JKA)).

The structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS:

1. The existing south side door is metal and the rear door is wood. They are non-historic and not original to the main structure. The owner would like to replace them with higher quality wood doors. Neither door is visible from the public right of way. The Winnetka Heights criteria states that side doors must be typical of the style and period of the main building, but does not address rear doors. Staff believes that the door style proposed is compatible with a Craftsman style home and is recommending approval of the door replacements with the finding that the work meets the preservation criteria and City Code.
2. The front entry door and the porch floor are to be stained rather than painted, and stain colors are not included in the maximum color limit (three) in Winnetka

Heights. Staff believes that the paint and stain colors chosen are appropriate and is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

1. Replace doors on south side and rear – Approve – Approve specifications dated 10-16-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint main structure. Brand: Sherwin Williams. Body: SW6184 "Austere Gray;" Trim: SW7005 "Pure White;" Accent: SW7069 "Iron Ore;" Front entry door: SW3542 "Charwood;" Porch floor: SW3531 "Blue Shadow Semi-Solid Stain" – Approve - Approve specifications dated 10-16-17 with the 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:

1. Replace doors on south side and rear – Approve.
2. Paint main structure. Brand: Sherwin Williams. Body: SW6184 "Austere Gray;" Trim: SW7005 "Pure White;" Accent: SW7069 "Iron Ore;" Front entry door: SW3542 "Charwood;" Porch floor: SW3531 "Blue Shadow Semi-Solid Stain" – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-029 (JKA)
 Office Use Only

Name of Applicant: Matt Fields
 Mailing Address: 4315 WINDSOR CENTRE TRL STE 800
 City, State and Zip Code: FLOWER MOUND TX 75028
 Daytime Phone: 972-571-9047 Fax: _____
 Relationship of Applicant to Owner: OWNER

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

PROPERTY ADDRESS: 310 N MONTECLAIR
 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.

- door replacement. Column replacement
- Removal of existing 3 tab Siding + install new FANDED ELITE 3 TAB SIDING
 - Removal of Siding to Expose Historical Pine Board Siding. Brick repointing
 - Repair less than 30% of Siding with Davis Hard Pine 6" Beveled Siding
 - Replaced Damaged 10% fascia + soffit with Dark Hardwood 6" Pine Window repair
 - Paint Siding and Trim Frederick Williams Gray + Pure White Replace porch floor

Signature of Applicant: _____ Date: 9/27/17
 Signature of Owner: _____ Date: _____
 (IF NOT APPLICANT)

RECEIVED BY
 OCT 05 2017

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 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.

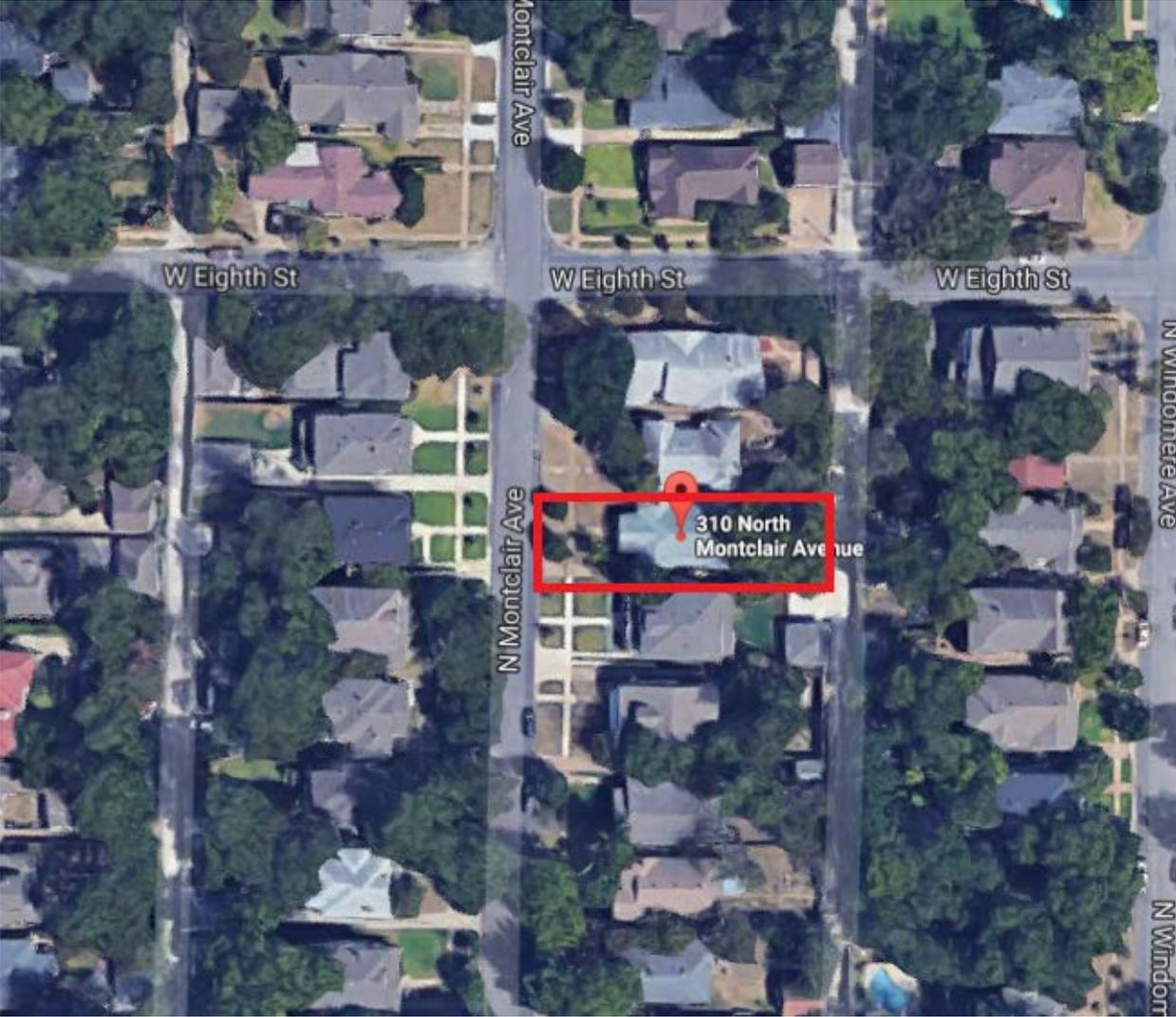
OTHER:

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



Aerial image



Main structure



To left



To right



Across street



South side door proposed for replacement (Request #1)



Rear door proposed for replacement (Request #1)

REAR/SIDE DOORS

64"H x 30"W

Replace existing doors with:
Craftsman1Lite/Clear Glass



Specifications for replacement doors on south side and rear (Request #1)

SW 6184
Austere Gray
Interior / Exterior
Locator Number: 215-C2

BODY

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

TRIM

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

DOORS (EXCEPT MAIN ENTRY DOOR)



SW 3542 Charwood
Exterior Semi-Transparent Stain

FRONT DOOR STAIN



SW 3531 Blue Shadow
Exterior Semi-Transparent Stain

PORCH FLOOR STAIN

Paint and stain specifications (Request #2)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(17)(F)(iii):

(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.

Section 51P-87.111(a)(8)(C):

(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.

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

DATE: 10/11/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Matt Fields
PROPERTY ADDRESS: 310 N Montclair Ave
DATE of CA / CD REQUEST: 10/05/2017

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

- ① WOOD COG. / FR. FACADE - [STAFF REVIEW] ROUTINE MAINTENANCE
- ② PAINT (APPROVED) SCHEDULE
- ③ Door Styler (APPROVED)

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Katrina Whatley	<input type="checkbox"/> VACANT (Professional)
<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (Alt)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present 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 10.11.2017

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

NOVEMBER 6, 2017

FILE NUMBER: CR178-001(LC)
LOCATION: 210 S Harwood Street
STRUCTURE: Main & Non-contributing
COUNCIL DISTRICT: 14
ZONING: PD-357

PLANNER: Liz Casso
DATE FILED: October 5, 2017
DISTRICT: Harwood (H-48)
MAPSCO: 45-Q
CENSUS TRACT: 0031.01

APPLICANT: CADG Jackson Parking A LLC

REPRESENTATIVE: Yen Ong

OWNER: CADG Harwood LLC

REQUEST:

Courtesy Review – Construct a seven-story multifamily residential structure.

BACKGROUND / HISTORY:

At the turn of the century, this parking lot location was part of a residential neighborhood. The area had begun transitioning to a commercial district by the 1920s. By 1950, the area was completely commercial and this block was occupied predominately by two-story commercial structures. From about the mid 1960s through the 1970s, these commercial structures were demolished, and by the late 1980s the entire site had become a surface parking lot. The Harwood Historic District was designated by Dallas City Council in February 1990.

The site is made up of several lots (210 S Harwood St, 2007 Jackson St, 2013 Jackson St, 2015 Jackson St, 2027 Jackson St, and 2031 Jackson.) All lots are currently owned by CADG Harwood LLC.

12/5/2016 – Landmark Commission approved the construction of an underground parking garage and surface parking lot (CA167-081(LC)).

ANALYSIS:

At the December 2016 meeting, the Landmark Commission approved the construction of a six-level underground parking garage with surface parking lot on top. During that meeting the applicant indicated that the parking garage would be a first phase in the redevelopment of the site, and that they intended on constructing a multi-story, multi-family structure above the garage in the future. This courtesy review request is get Commission comments and feedback on the preliminary designs for that multi-family structure.

The applicant is proposing a seven story structure. The ground floor would include a leasing office, fitness room, a few residential units and indoor parking. The second level will be parking. The remaining upper floors will be residential units, with a pool deck on the third floor. The proposed exterior cladding materials are brick, in both a yellowish-buff and dark brown color, and fiber cement panels that would be painted either a gold (SW6129, "Restrained Gold"), white (SW7551, "Greek Villa"), or grey (SW6004 "Mink") color, depending on the location on the structure.

During their meeting, the Task Force expressed concern regarding the proposed fiber cement paneling because it is not consistent with the exterior cladding of existing historic structures in the district in material, texture, visual appearance, etc. They also felt the proposed color palette of the bricks and paint did not complement existing color palettes in the district, particularly the adjacent structures to the north off of Main Street which are clad in a red brick. Concern was raised regarding the rhythm of window openings, which vary in size. The Task Force also expressed a desire to see a better connection between the design of this new construction and the historic architecture in the district. They recommended the applicant consider including renderings in their application that placed their proposed building within the actual context of the district and showed what it would look like next to the existing buildings.

Staff agrees with the Task Force regarding the proposed fiber cement panels, and the rhythm of openings. Staff does not completely agree about the color palette. There are several structures in the district that are clad in yellowish-buff colored brick, and the proposed grey and white paint colors are similar to those recently approved for 1900 Pacific Avenue (Corrigan Tower). But perhaps the combination and use of the colors are not typical. The proposed gold color does not appear to be a common color in the district. One feature that is common among the historic architecture of the district is a prominent main entrance, which this proposed design appears to be missing. The applicant may want to consider better distinguishing the front elevation of the building and its main entrance.

STAFF RECOMMENDATION:

Courtesy Review – Construct a seven-story multifamily residential structure. – Approve conceptually with the conditions that the applicant consider exterior materials more in keeping with the existing historic architecture in the district, and that final plans, elevations, and details are submitted for final Landmark Commission review.

TASK FORCE RECOMMENDATION:

Courtesy Review – Construct a seven-story multifamily residential structure. – Consider materials, color, rhythm, that better relates to buildings on Commerce. Consider design in larger context (views) within district.

Courtesy Review Form (CR) City of Dallas Landmark Commission



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

Name of Applicant: CADG Jackson Parking A LLC - Represented by Miklos Law, PLLC, Prable Cinclaire and Yen Ong with 5G Studio
Mailing Address: 1800 Valley View Lane, Suite 300
City, State and Zip Code: Farmers Branch, Texas 75234
Daytime Phone: cinclairemikloslegal.com, Prable - 214-683-0659, 5G - 214-670-0050
Relationship of Applicant to Owner: Developer's Counsel and Architect
PROPERTY ADDRESS: 210 S Harwood and 2007 Jackson Street
Historic District: Historic Overlay District No. 48 (Harwood Historic District)

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.

A multifamily residential building that will be 5 stories in height with approximately 134 residential units and 171,000 GSF. The 5-story building will be constructed on top of 2 levels of concrete. The 2 levels consist of 1st floor residential with parking and 2nd floor parking for the residential.

RECEIVED BY

Signature of Applicant: *Miklos Law* Date: OCT 05 2017
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, 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.

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

10-10-2016



Site Aerial – Solid line represents portion of the site within the Harwood Historic District



Proposed Site – Facing east off Harwood



Proposed Site – Facing northeast off Jackson



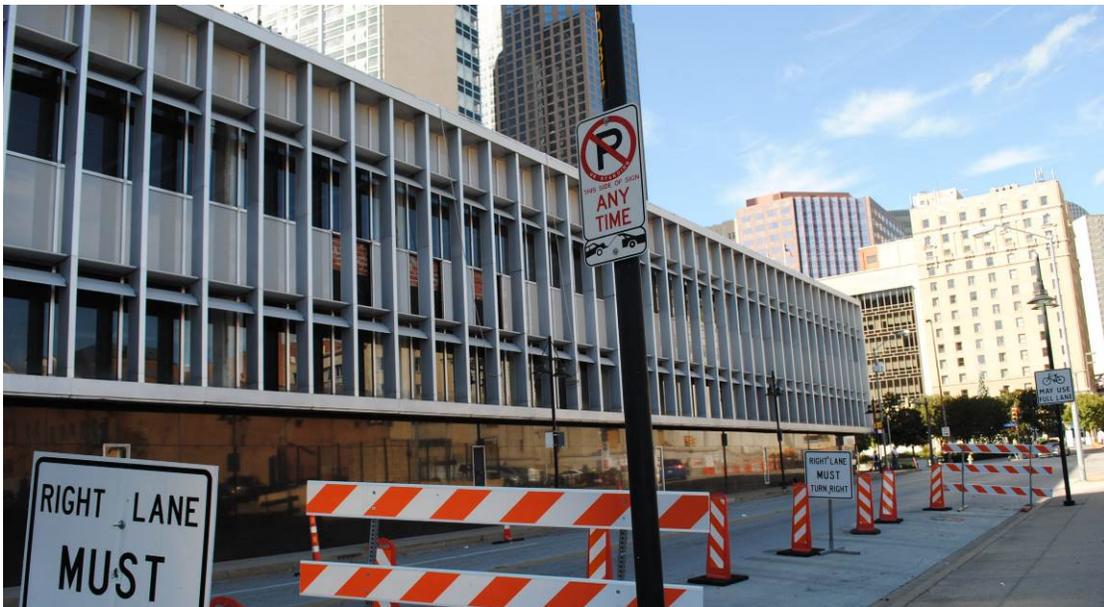
Proposed Site – Facing northwest at the Jackson and Wood intersection



Streetscape – Facing northeast off Harwood



Streetscape – Facing southeast off Harwood



Streetscape – Facing Northwest off Harwood (across the street to the west)



Streetscape – Facing Southwest off Harwood



Streetscape – Facing Southeast off Jackson (across the street to the south)



Streetscape – Facing Northwest on Jackson

CR178-001(LC)

CR1-7



ARCHITECT
 JACOBS ARCHITECTURE
 1000 W. 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 (303) 733-1000
 OWNER/DEVELOPER
 JACOBS DEVELOPMENT
 1000 W. 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 (303) 733-1000

LANDMARK COMMISSION
 COURTESY REVIEW

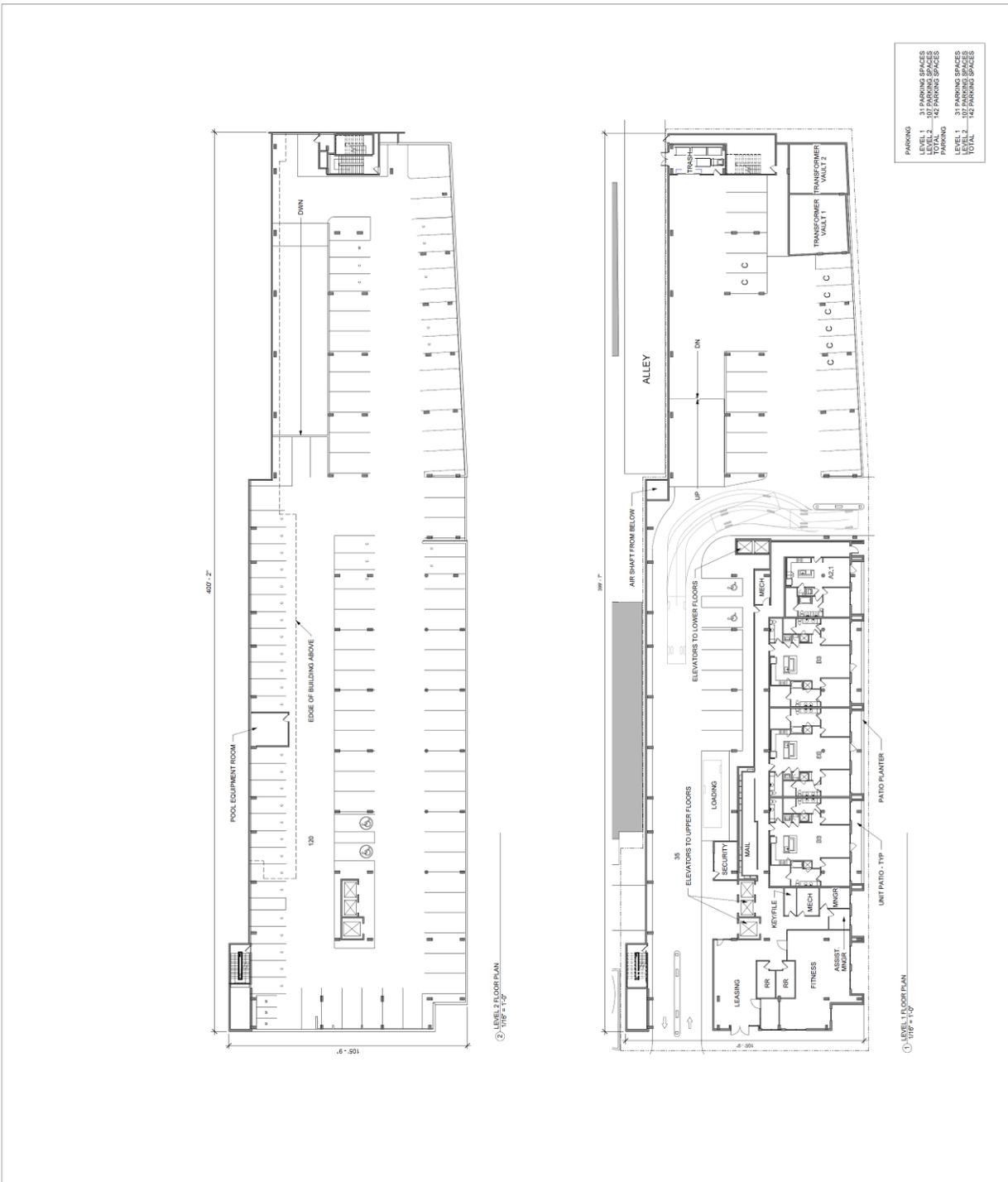
REV.	DATE	DESCRIPTION

NOTICE: ALL DOCUMENTS ARE FOR REVIEW.
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

JACOBS APARTMENTS
 DENVER, CO

FLOOR PLANS

08/15/2017
 Project Number
A-005



PARKING	
LEVEL 1	311 PARKING SPACES
LEVEL 2	112 PARKING SPACES
TOTAL	423 PARKING SPACES
PARKING	
LEVEL 1	371 PARKING SPACES
LEVEL 2	142 PARKING SPACES
TOTAL	513 PARKING SPACES

Proposed Floor Plans – Levels 1 & 2



ARCHITECT
 5000 West Loop South, Suite 1000
 Houston, Texas 77056
 (713) 865-1000
 WWW.SGARCHITECT.COM

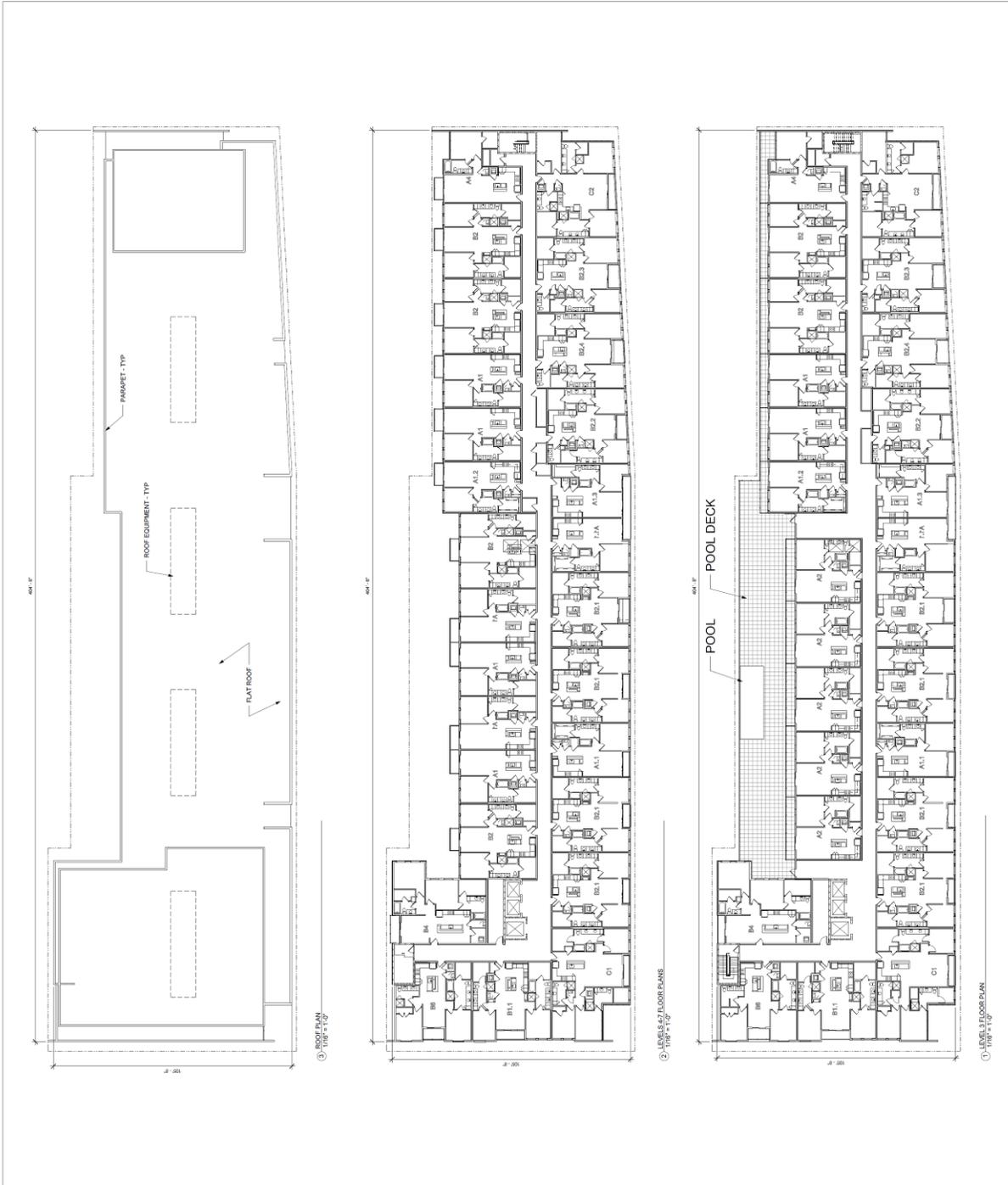
LANDMARK COMMISSION
 COURTESY REVIEW

NO.	DATE	REVISIONS

JACKSON APARTMENTS
 DALLAS, TX

FLOOR PLANS

08/11/2017
 Project Number
A-006



Proposed Floor Plans – Levels 3-7 & Roof Plan



Context – Existing Structures in the Harwood Historic District
CR178-001(LC) CR1-15



Context – Existing Structures in the Harwood Historic District
CR178-001(LC) CR1-16

APPLICABLE PRESERVATION CRITERIA
Harwood Historic District (H-48), Ordinance No. 27421, Exhibit A

- 4.0 New Construction and Additions to Existing Structures in Tract A.
- 4.1 Buildings must be designed with an expressed base, shaft, and building top. The base must be compatible with the character and design of adjacent contributing structures. Building entrances must be emphasized.
 - 4.2 Building height, density, and floor area ratio requirements set out in the Dallas Development Code are not restricted by these criteria.
 - 4.3 Building setbacks: Along Harwood Street, the building base of new construction must extend to the property line except that new construction on the site of a demolished or destroyed contributing structure may conform to the setback of that former structure.
 - 4.4 The building base must be architecturally differentiated from the building shaft. Where feasible, the base is encouraged to provide maximum visibility into the structure at the first and second levels through the use of storefronts and window openings. Arcades, loggias, and canopies may be incorporated into the base design. This is encouraged when the building fronts onto pedestrian walkways or entry plazas.
 - 4.5 Facade materials of the base must be compatible with existing buildings. The following materials are prohibited: aluminum, galvanized steel, wood, and plastic. All other materials must be reviewed for compatibility through the certificate of appropriateness review process. With the exception of glass, no more than two building materials may be used as the dominant exterior cladding.
 - 4.6 The massing of the building base must be compatible with the existing grid patterns of massing present in buildings along Harwood Street, but must not overpower the existing contributing structures.
 - 4.7 Window openings on the base must not be greater than 70 percent nor less than 30 percent of the base facade.
 - 4.8 No sheer glass wall facades are permitted on the building base. Curtain glass walls are permitted if they fall within the above percentages.
 - 4.9 No reflective glass is permitted on the base.
 - 4.10 Tinted glass must be reviewed for its shade coefficient and compatibility with adjacent base facade material. Acceptable color ranges are grays, blues, greens, and bronzes as approved through the certificate of appropriateness review process.

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

DATE: 10/11/2017

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: CADG Jackson Parking A LLC

Address: **210 S Harwood Street (H-48; Harwood)**

Date of CA/CD/**CR** Request: 10/5/2017

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice
 Comments only

Recommendation / comments/ basis:

Task force members present

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

Ex Officio staff members Present Liz Casso

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

Maker:

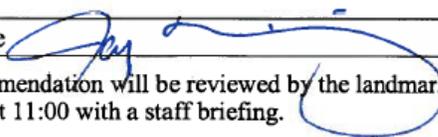
2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

Consider materials, color, rhythm that better relates to buildings on eommerce. Consider design in larger context (views) within district.

CHAIR, Task Force 

DATE 10/11/2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CR178-002(MD)
LOCATION: 4705 Worth Street
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Mark Doty
DATE FILED: October 5, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Choi Law

REPRESENTATIVE: None.

OWNER: XBOOM HOMES LLC

REQUEST:

Courtesy Review - Construct two-story single family residential structure.

BACKGROUND / HISTORY: None.

The new construction would be considered non-contributing to the Peak's Suburban historic district.

ANALYSIS:

While Staff is overall supportive of the new construction, Staff believes that the front façade is too 'California Craftsman' in design and should be simplified to make it more compatible with other Craftsman structures in Peak's Suburban. Removal of the balcony and removal of the corner pilasters would help make the front façade more compatible.

STAFF RECOMMENDATION:

Courtesy Review - Construct two-story single family residential structure. – Staff is supportive of the proposed side and rear elevations, however believes that the front façade is too elaborate for Craftsman style structures typical to the Peak's neighborhood and should be simplified to make it more compatible.

TASK FORCE RECOMMENDATION:

Courtesy Review - Construct two-story single family residential structure. – Redesign house so massing is more fitting to neighborhood. Simplify details at front facade and ensure continuity of style. Recommend or, at minimum, recess east wall to create connector to garage. Chimney shall extend to roof or be removed. Detailing is generally good. Prominent front porch typical to neighborhood recommended. Wood windows required.

NC

Courtesy Review Form (CR) City of Dallas Landmark Commission

CR <u>178</u> - <u>002</u> (MD)
Office Use Only

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: CHOI LAW
 Mailing Address: 2969 ST. ANDREWS DRIVE
 City, State and Zip Code: LEWISVILLE, TX 75067.
 Daytime Phone: 469-774-8191 Fax: -
 Relationship of Applicant to Owner: BUILDER.
 PROPERTY ADDRESS: 4705 WORTH STREET, DALLAS, TX 75246
 Historic District: PEAK'S SUBURBAN.

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.

NEW STRUCTURE OF TWO-STORY SINGLE FAMILY HOUSE ON VACANT LOT.

RECEIVED BY

Signature of Applicant: [Signature] Date: 10-19-2017
 Signature of Owner: [Signature] Date: Oct 16, 2017
ERIC CHANG 1300am HOUSING DEVELOPMENT
 (IF NOT APPLICANT)

APPLICATION DEADLINE:

Current Planning

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.

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.

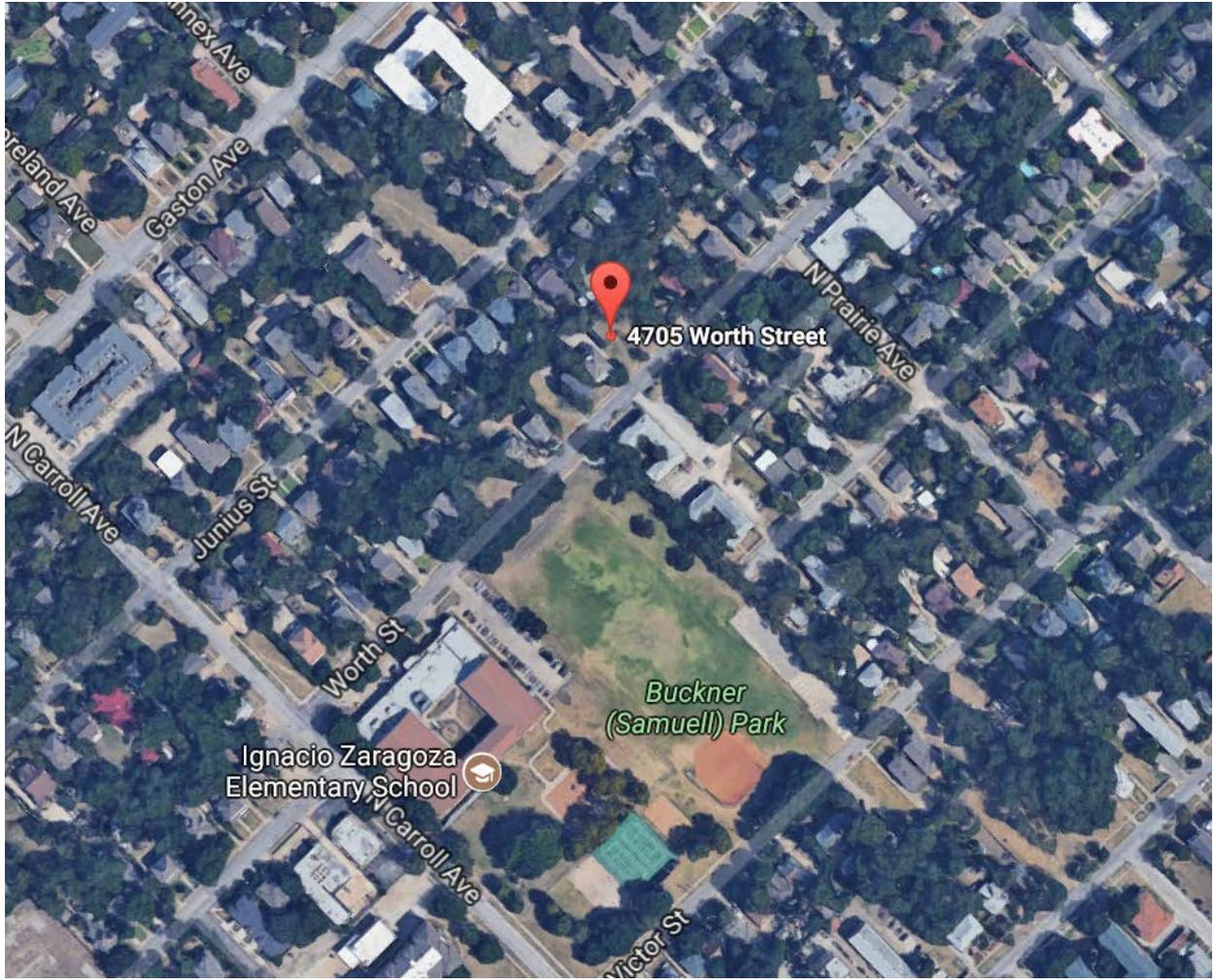
*Information regarding past courtesy reviews for individual addresses is available for review in 5CN of City Hall.

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



Aerial view.



Vacant lot as viewed from across Worth Street.



Residential property to the left of 4705 Worth Street.



Vacant lot and multifamily residential property to the right of 4705 Worth Street.



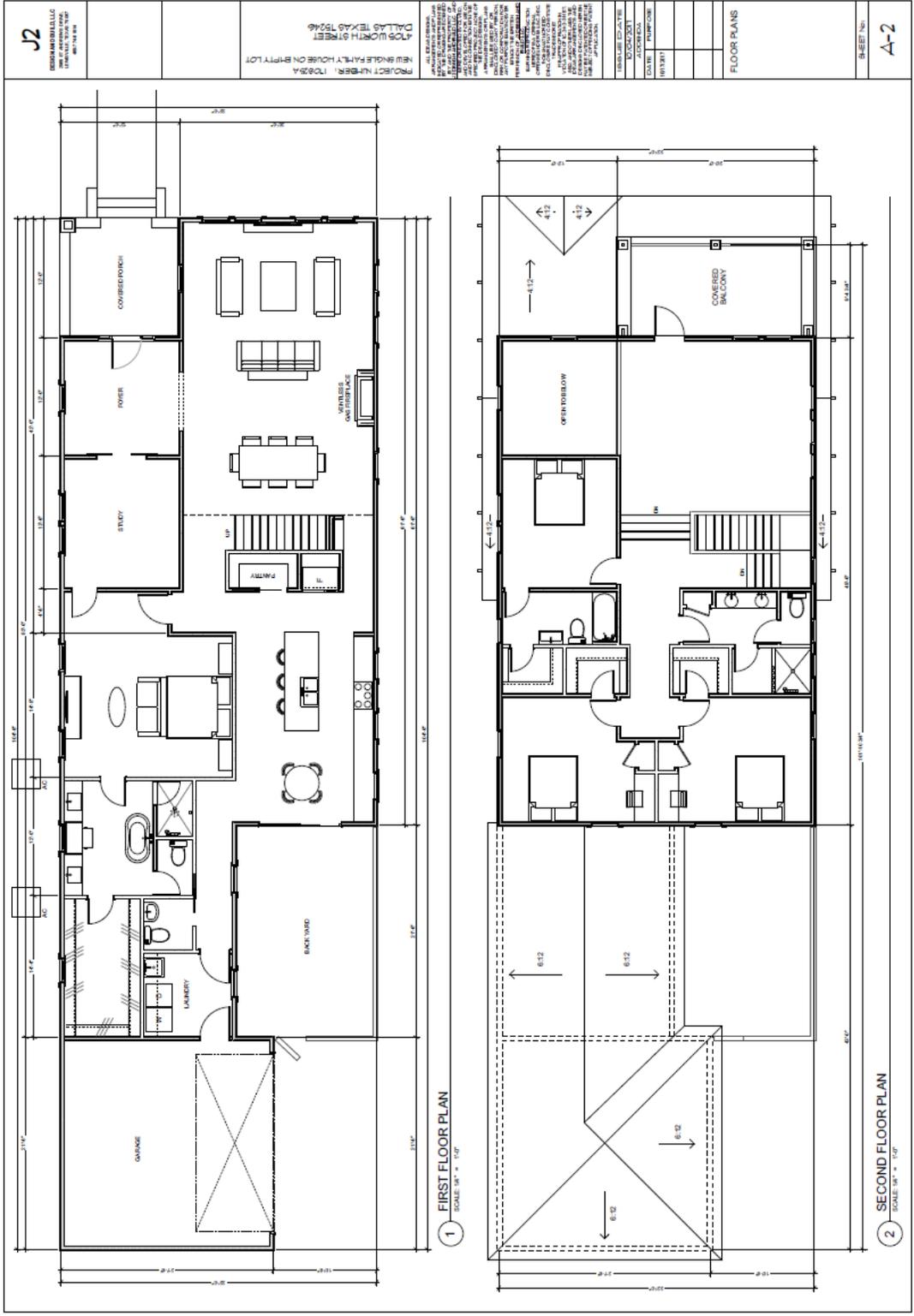
Residential structure across Worth Street.



Vacant lot across Worth Street.



Multifamily residential complex across Worth Street.



Conceptual floor plans.

J2 <small>PROFESSIONAL ARCHITECT 1000 WEST 10TH STREET DENVER, CO 80202</small>		PROJECT NUMBER: 10023A NEW SINGLE-FAMILY HOUSE ON BRITTY LOT 4105 WORTH STREET DALLAS, TEXAS 75246	ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL DESIGN SERVICES PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION PROVIDED. THE ARCHITECT'S DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	DRAWING NO. DATE 10023A-01 10/1/11 10023A-02 10/1/11 10023A-03 10/1/11 10023A-04 10/1/11 10023A-05 10/1/11 10023A-06 10/1/11 10023A-07 10/1/11 10023A-08 10/1/11 10023A-09 10/1/11 10023A-10 10/1/11 10023A-11 10/1/11 10023A-12 10/1/11 10023A-13 10/1/11 10023A-14 10/1/11 10023A-15 10/1/11 10023A-16 10/1/11 10023A-17 10/1/11 10023A-18 10/1/11 10023A-19 10/1/11 10023A-20 10/1/11 10023A-21 10/1/11 10023A-22 10/1/11 10023A-23 10/1/11 10023A-24 10/1/11 10023A-25 10/1/11 10023A-26 10/1/11 10023A-27 10/1/11 10023A-28 10/1/11 10023A-29 10/1/11 10023A-30 10/1/11 10023A-31 10/1/11 10023A-32 10/1/11 10023A-33 10/1/11 10023A-34 10/1/11 10023A-35 10/1/11 10023A-36 10/1/11 10023A-37 10/1/11 10023A-38 10/1/11 10023A-39 10/1/11 10023A-40 10/1/11 10023A-41 10/1/11 10023A-42 10/1/11 10023A-43 10/1/11 10023A-44 10/1/11 10023A-45 10/1/11 10023A-46 10/1/11 10023A-47 10/1/11 10023A-48 10/1/11 10023A-49 10/1/11 10023A-50 10/1/11 10023A-51 10/1/11 10023A-52 10/1/11 10023A-53 10/1/11 10023A-54 10/1/11 10023A-55 10/1/11 10023A-56 10/1/11 10023A-57 10/1/11 10023A-58 10/1/11 10023A-59 10/1/11 10023A-60 10/1/11 10023A-61 10/1/11 10023A-62 10/1/11 10023A-63 10/1/11 10023A-64 10/1/11 10023A-65 10/1/11 10023A-66 10/1/11 10023A-67 10/1/11 10023A-68 10/1/11 10023A-69 10/1/11 10023A-70 10/1/11 10023A-71 10/1/11 10023A-72 10/1/11 10023A-73 10/1/11 10023A-74 10/1/11 10023A-75 10/1/11 10023A-76 10/1/11 10023A-77 10/1/11 10023A-78 10/1/11 10023A-79 10/1/11 10023A-80 10/1/11 10023A-81 10/1/11 10023A-82 10/1/11 10023A-83 10/1/11 10023A-84 10/1/11 10023A-85 10/1/11 10023A-86 10/1/11 10023A-87 10/1/11 10023A-88 10/1/11 10023A-89 10/1/11 10023A-90 10/1/11 10023A-91 10/1/11 10023A-92 10/1/11 10023A-93 10/1/11 10023A-94 10/1/11 10023A-95 10/1/11 10023A-96 10/1/11 10023A-97 10/1/11 10023A-98 10/1/11 10023A-99 10/1/11 10023A-100 10/1/11	BUILDING ELEVATION	SHEET NO. A-4
---	--	--	--	---	---------------------------	-------------------------

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

Conceptual rear elevation.

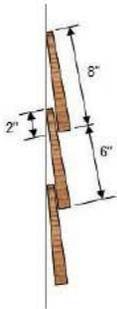
4705 WORTH STREET, DALLAS 75246
EXTERIOR FINISH REFERENCE



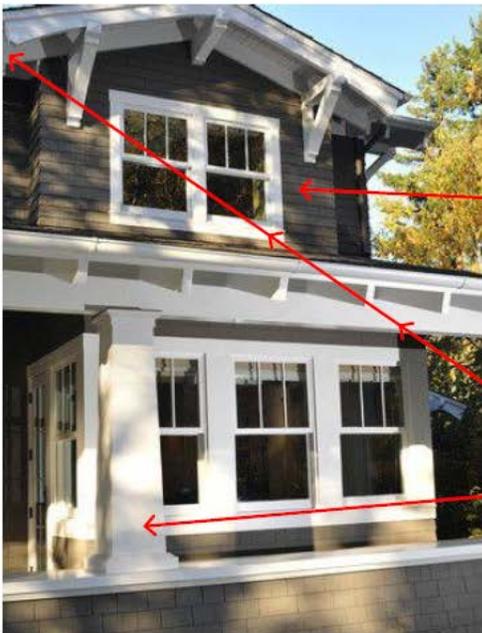
PROPOSED ROOF SHINGLE

-TIMBERLINE COOL SERIES
-WEATHERED WOOD

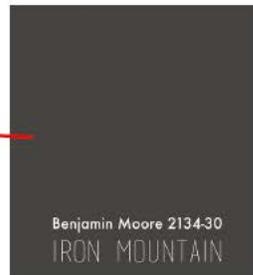
BY GAF or Equivalent



PROPOSED SHIPLAP SIDING



PROPOSED PAINT



PRIME SIDING
& STUCCO
(AT FIREPLACE)



TRIM & DETAIL

Conceptual roof shingle, siding, and exterior paint colors.

4705 WORTH STREET, DALLAS 75246
WINDOW

JELD WEN W-2500 SERIES
OR EQUIVALENT

WOOD / NAIL FIN / Low-E / 7/8" SDL GRILL /
BRILLIANT WHITE (EXT & INT) / STANDARD HARDWARE

Double-Hung Sash Options

Standard Sash Option Traditional Sash Option

Window Hardware

Nesting Handle Sash Lock

Painted Finishes

White Desert Sand Chestnut Bronze

Plated Finishes

Polished Brass Oil-Rubbed Bronze Brushed Chrome Antique Brass

Double-Hung Jamb Liner Options

Without Optional Jamb Liner Edge Cover With Optional Jamb Liner Edge Cover

Screen Options*

These screens are designed to keep insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light gloss finish. BetterVue® insect screens are standard for awning, casement and double-hung windows.

Regular Screen	BetterVue® Screen	UltraVue® Screen
View through regular fiberglass insect screen	View through BetterVue insect screen (standard)	View through optional UltraVue insect screen

**These images are for illustration purposes only. Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.*

Conceptual window specifications.

4705 WORTH STREET, DALLAS 75246
WINDOW

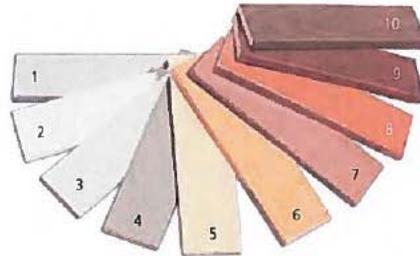
JELD WEN W-2500 SERIES
OR EQUIVALENT

WOOD / NAIL FIN / Low-E / 7/8" SDL GRILL /
BRILLIANT WHITE (EXT & INT) / STANDARD HARDWARE

Standard Prefinished Interiors*

- 1. Primed
- 2. Brilliant White
- 3. Ivory
- 4. Desert Sand
- 5. Clear Lacquer
- 6. Wheat
- 7. Cider
- 8. Fruitwood
- 9. Cordovan
- 10. Walnut

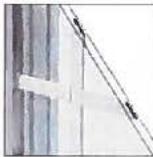
*Colors shown may vary from final finish.



SUSTAINABLE
FORESTRY
INITIATIVE
SFI-02366

FSC® certified or SFI® certified wood available. See your JELD-WEN dealer for details.

Divided Lites



Grilles Between the Glass (GBG)



Full-Surround (FS) and Knocked-Down (KD) Removable Wood Grilles



Simulated Divided Lites (SDL)

7/8" SDL.

Clad Colors*



Brilliant White



French Vanilla



Desert Sand



Hartford Green



Mesa Red



Chestnut Bronze



Black

*Colors shown may vary from actual color.

Decorative Glass Options

Tinted Glass

Reduces glare and is ideal for areas that get a lot of direct sunlight in the summer.



Low-E



LoE³-366

Textured Glass

Lets light in while maintaining privacy.



Obscure

LOW-E

Conceptual windows specifications.

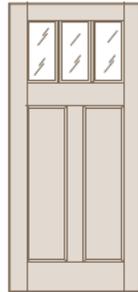
4705 WORTH STREET, DALLAS 75246

EXTERIOR DOOR



MAIN ENTRY

HEMLOCK CRAFTSMAN DOOR WITH CLEAR GLASS AND FLAT PANEL



6203



6101SL



BALCONY DOOR

UNFINISHED Fir FRONT DOOR SLAB
PRIME & PAINT

SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1



BACKYARD DOOR

72 in. x 80 in. V-2500 Series
Vinyl Sliding Low-E Glass
Patio Door

Conceptual door specifications.

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

DATE: 10/12/2017

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Choi Law

Address: 4705 Worth Street

Date of CA/CD Request: 10/05/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

1. REDESIGN HOUSE SO MASSING IS MORE FITTING TO NEIGHBORHOOD. SIMPLIFY DETAILS AT FRONT FACADE & ENSURE CONTINUITY OF STYLE.
2. RECOMMEND GR, AT MINIMUM, RECESS EAST WALL TO CREATE CONNECTED GARAGE.
3. CHIMNEY SHALL EXTEND TO ROOF OR BE REMOVED,
4. DETAILING IS GENERALLY GOOD.
5. PROMINANT FRONT PORCH TYP. TO NEIGHBORHOOD RECOMMENDED
6. WOOD WINDOWS REQUIRED

Task force members present

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

Ex Officio staff members present Mark Doty

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

Maker: KARNOWSKI

2nd: SIMON

Task Force members in favor: UNANIMOUS

Task Force members opposed: N/A

Basis for opposition:

CHAIR, Task Force

Michael Karnowski

DATE

10/12/2017

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

NOVEMBER 6, 2017

FILE NUMBER: CA178-014(LC)
LOCATION: 1321 Commerce Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 619

PLANNER: Liz Casso
DATE FILED: October 5, 2017
DISTRICT: Adolphus Hotel (H-36)
MAPSCO: 45-P
CENSUS TRACT: 0031.01

APPLICANT: RBP Adolphus LLC

REPRESENTATIVE: Mike Coker

OWNER: RBP Adolphus LLC

REQUEST:

Alter window mullion pattern on three top floor windows on south elevation.

BACKGROUND/HISTORY:

11/8/2011 – Landmark Commission approved new signage for the Rodeo Bar. (CA112-012(MD)).

4/6/2015 – Landmark Commission approved the temporary installation of a construction lift and approved with conditions the temporary removal of 18 windows and railing (CA145-220(MD)).

5/2/2016 – Landmark Commission reviewed a Courtesy Review to construct new storefront and entry area on Commerce Street (CR156-006(MD)).

11/7/2016 – Landmark Commission approved the construction of a new storefront and entry, and installation of signage on the south elevation (CA167-044(LC)).

5/1/2017 – Landmark Commission approved the installation of a gas meter on the north elevation of Tower 4, and modifications to the left entry door and door surround on the north elevation of Tower 4 (CA167-522(LC)).

6/5/2017 – Landmark Commission approved the installation of Unilock limestone pavers on a portion of the Commerce Street sidewalk (CA167-522(LC)).

ANALYSIS:

The applicant is requesting approval of an alteration made to the mullion pattern of three windows on the 19th floor, south elevation. The existing windows are not original.

It is unknown when they were installed. The original windows consisted of eight lights, four lights over four lights. The existing windows had the same mullion pattern, but were not true divided lights. The mullions were applied over the glass on the interior. The applicant has removed the mullions and installed new ones with a different light pattern that includes sixteen lights. The top row of four lights (in each window) is shorter in dimension than the three rows below it. The reason for the alteration was to have a mullion pattern that better complimented the interior details.

The Task Force recognized that the existing windows were not original, but felt that the original mullion pattern was most appropriate. Had the request been brought to them prior to the alteration being done, they would have made the same recommendation for the original pattern.

Staff acknowledges that the existing windows are not original and the alteration to the mullion pattern is easily reversible as the mullions are simply applied to the windows on the interior. However, the preservation criteria (Section 4.4) states that decorative metal elements, including, copper, aluminum, and bronze detailing in the roof, cresting, window grilles, etc. must be preserved whenever possible, or replaced employing materials similar in composition and design. Staff agrees with the Task Force that the original mullion pattern/design is most appropriate.

STAFF RECOMMENDATION:

Alter window mullion pattern on three top floor windows on south 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 4.4 that states that decorative metal elements, including, copper, aluminum, and bronze detailing in the roof, cresting, window grilles, etc. must be preserved whenever possible, or replaced employing materials similar in composition and design.

TASK FORCE RECOMMENDATION:

Alter window mullion pattern on three top floor windows on south elevation. – Deny without prejudice – Modification of original light pattern is not appropriate and would have been denied had CA been submitted.

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

CA 178 - 014 (LC)
Office Use Only

Name of Applicant: RBP Adolphus LLC
 Mailing Address : 1321 Commerce Street
 City, State and Zip Code: Dallas, Texas 75202
 Daytime Phone: 469-600-3632 Fax: 678-213-1109
 Relationship of Applicant to Owner : Owner/Applicant Same

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

PROPERTY ADDRESS: 1321 Commerce Street
 Historic District: Adolphus Historic District

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.

Modification of window mullion pattern of three large existing windows by adding two additional horizontal mullions in each window. The new mullions will be painted black to match existing.

RECEIVED BY

Signature of Applicant: [Signature] Date: 10/4/17 OCT 05 2017
 Signature of Owner: [Signature] 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.

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



Site Aerial



Existing South (Front) & East Elevations of Adolphus Hotel off Commerce Street



Existing South Elevation (Commerce Street Elevation)

CA178-014(LC)

D1-6



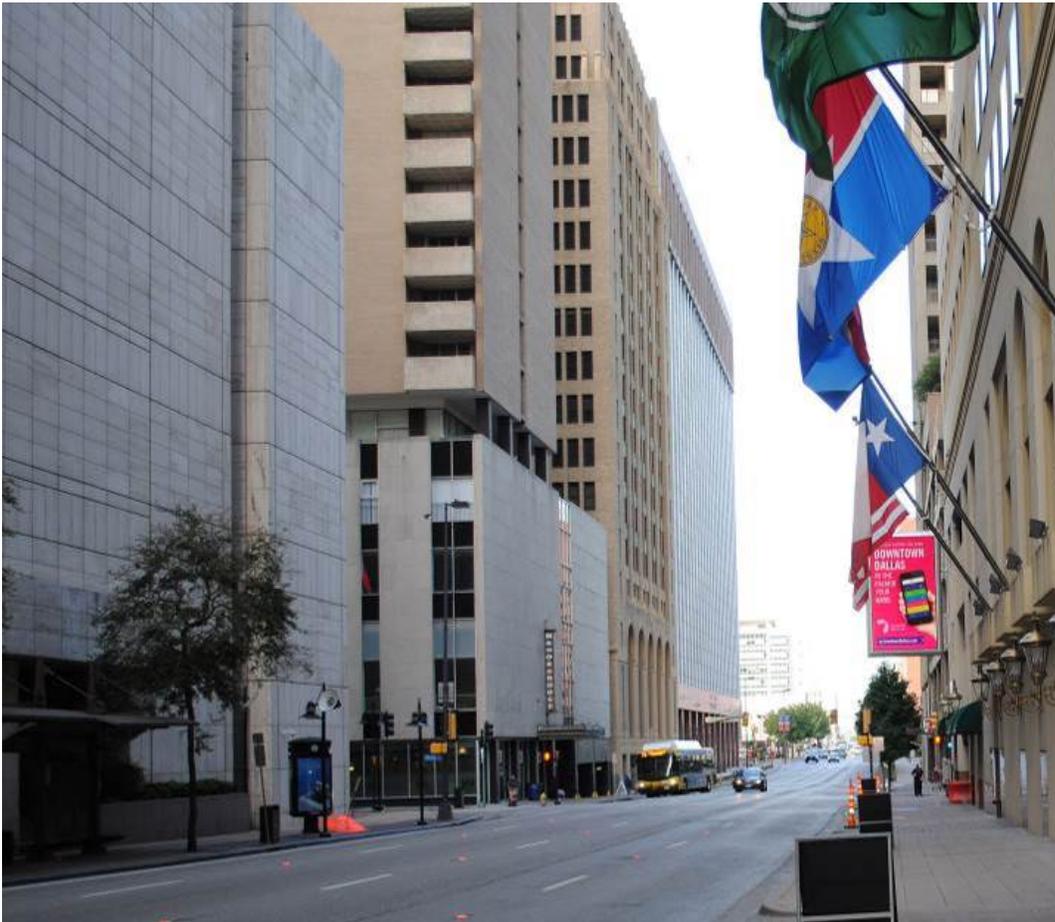
Streetscape – Facing Northwest from Commerce



Streetscape – Facing Northeast from Commerce



Streetscape – Facing Southeast from Commerce (across street)



Streetscape – Facing Southwest from Commerce (across street)



Historic Image – Circa 1913



Historic Image, Close-up of 19th Floor – Circa 1913



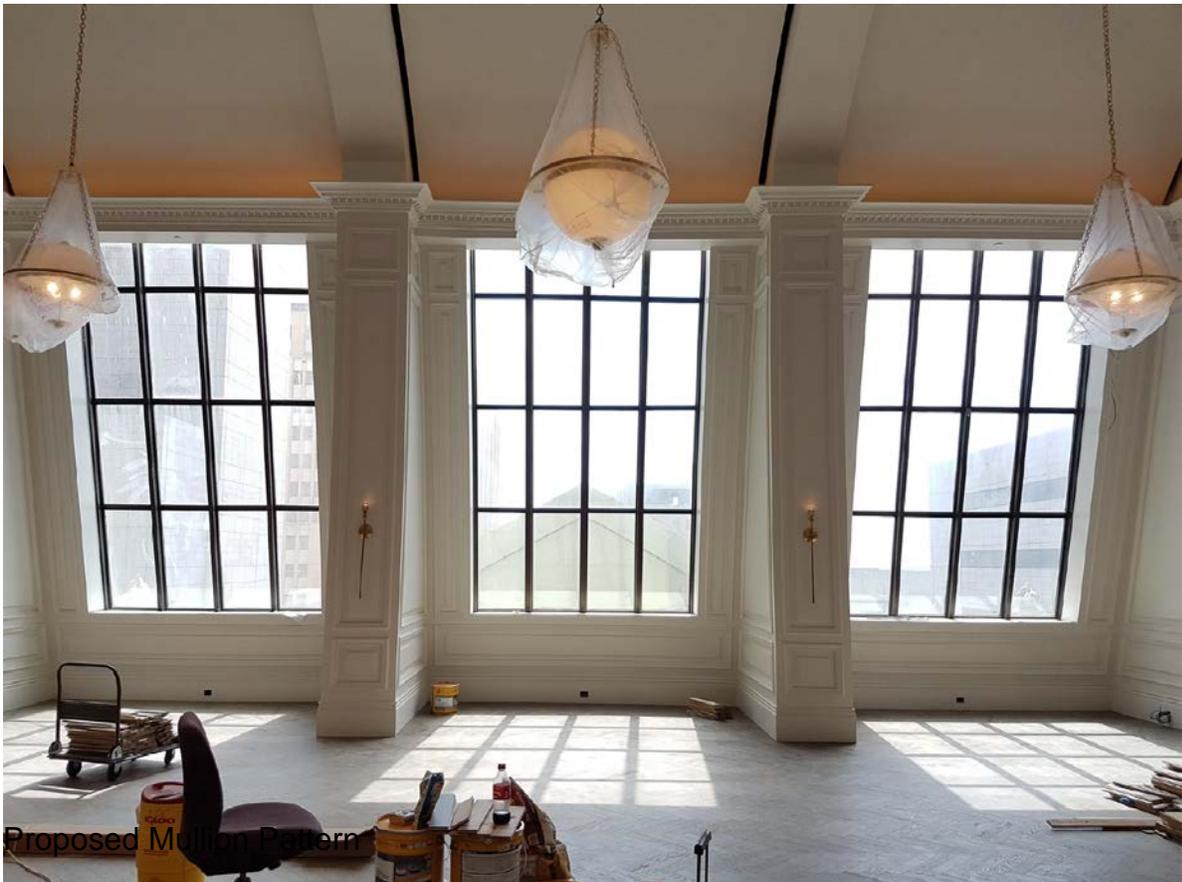
Recent Photo of 19th Floor – Date unknown



Existing 19th Floor



Previous Mullion Pattern



Proposed Mullion Pattern

CA178-014(LC)

D1-12

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Ordinance No. 29844, Exhibit B

4.0 Tower 1(Original 1912 Adolphus Hotel).

4.4 Decorative metal elements, including, copper, aluminum, and bronze detailing in the roof, cresting, window grilles, etc. must be preserved whenever possible, or replaced employing materials similar in composition and design.

DALLAS CITY CODE
Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 10/11/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: RBP Adolphus LLC / Joel Brown
Address: 1321 Commerce Street (H-36; Adolphus Hotel)
Date of CA/CD/CR Request: 10/5/2017

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice
 Comments only

Recommendation / comments/ basis: Modification of original
light pattern is not appropriate and
would have been denied had CA
been submitted.

Task force members present		
<input type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> VACANT (Ind. Resident)
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> VACANT (Ind. Resident)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Anne Stimmel (Alternate)	<input type="checkbox"/> VACANT (Alternate)

Ex Officio staff members Present Liz Casso

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

Maker: Neel
2nd: Curtsinger
Task Force members in favor: 5
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Jay Firsching DATE 10/11/2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-021(MP)
LOCATION: 6116 Gaston Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: October 5, 2017
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 14.00

APPLICANT: Cheryl Spradling

REPRESENTATIVE: None

OWNER: Cheryl Spradling

REQUEST:

- 1) Replace existing concrete circular drive with brush finish concrete and widen both driveway approaches.
- 2) Construct outdoor sitting area in front yard.

BACKGROUND / HISTORY:

None.

The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:

Request #1 – Staff is recommending deny without prejudice because circular drives are prohibited in the Junius Heights historic district and the proposed work goes beyond simple repair. Originally, the applicant proposed exposed aggregate for the driveway material, but during the Task Force meeting agreed to brush finish concrete. Staff agrees that this is a more historically accurate material. The Task Force believe that this circular drive deserves an exception to the ordinance because Gaston Avenue is a busy, major thoroughfare that makes a linear driveway difficult to negotiate. Note, however, that the house to the right has a linear driveway; the house to the left sits on a corner and the driveway is accessed from Nesbitt Drive.

Request #2 – Staff is recommending approval for the sitting area because it does not adversely impact the historic structure or the historic overlay district. The proposed concrete pavers are to be approximately 2' x 2' and mondo grass will be used as filler. Task Force also recommended approval.

STAFF RECOMMENDATION:

- 1) Replace existing concrete circular drive with brush finish concrete and widen both driveway approaches – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.3 that prohibits circular driveways in front yards.
- 2) Construct outdoor sitting area in front yard – Approve – Approve site plan and photos dated 10/18/17 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Replace existing concrete circular drive with brush finish concrete and widen both driveway approaches – Approve with conditions – Approve replacing circular drive and expanding approaches using brushed concrete.
- 2) Construct outdoor sitting area in front yard – Approve – Approve sitting area.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 021 (MP)
 Office Use Only

Name of Applicant: Cheryl Spradling
 Mailing Address: 6116 Gaston
 City, State and Zip Code: Dallas, Texas 75214
 Daytime Phone: 972-786-7387 Fax: 972-786-7396
 Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 6116 Gaston
 Historic District: Junius Heights Historic District

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.

Remove existing driveway installed in 1976
Replace with exposed aggregate.
Widen both entries off street to avoid curb damage.

Signature of Applicant: [Signature] Date: 10-2-17
 Signature of Owner: _____ Date: OCT 05 2017
 (IF NOT APPLICANT)

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.

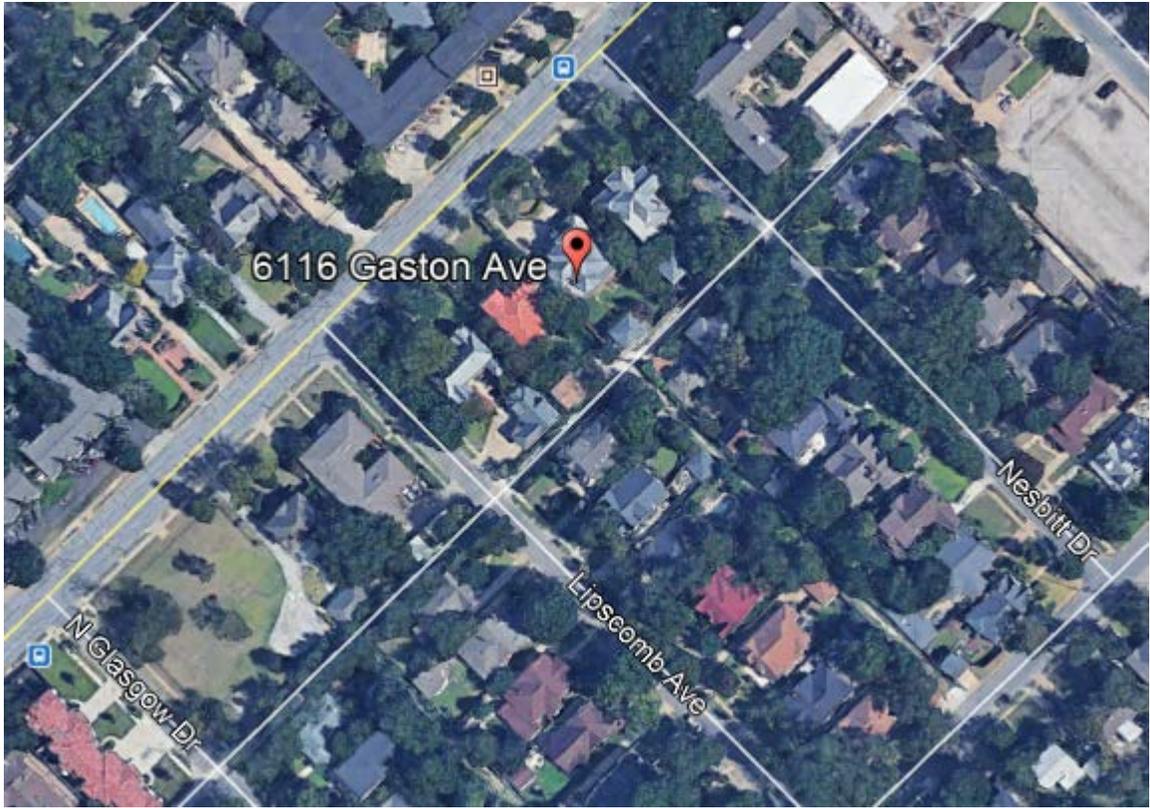
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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 _____



Aerial view



Front (North) elevation.



View to left (East) of 6116 Gaston.



View to right (West) of 6116 Gaston.



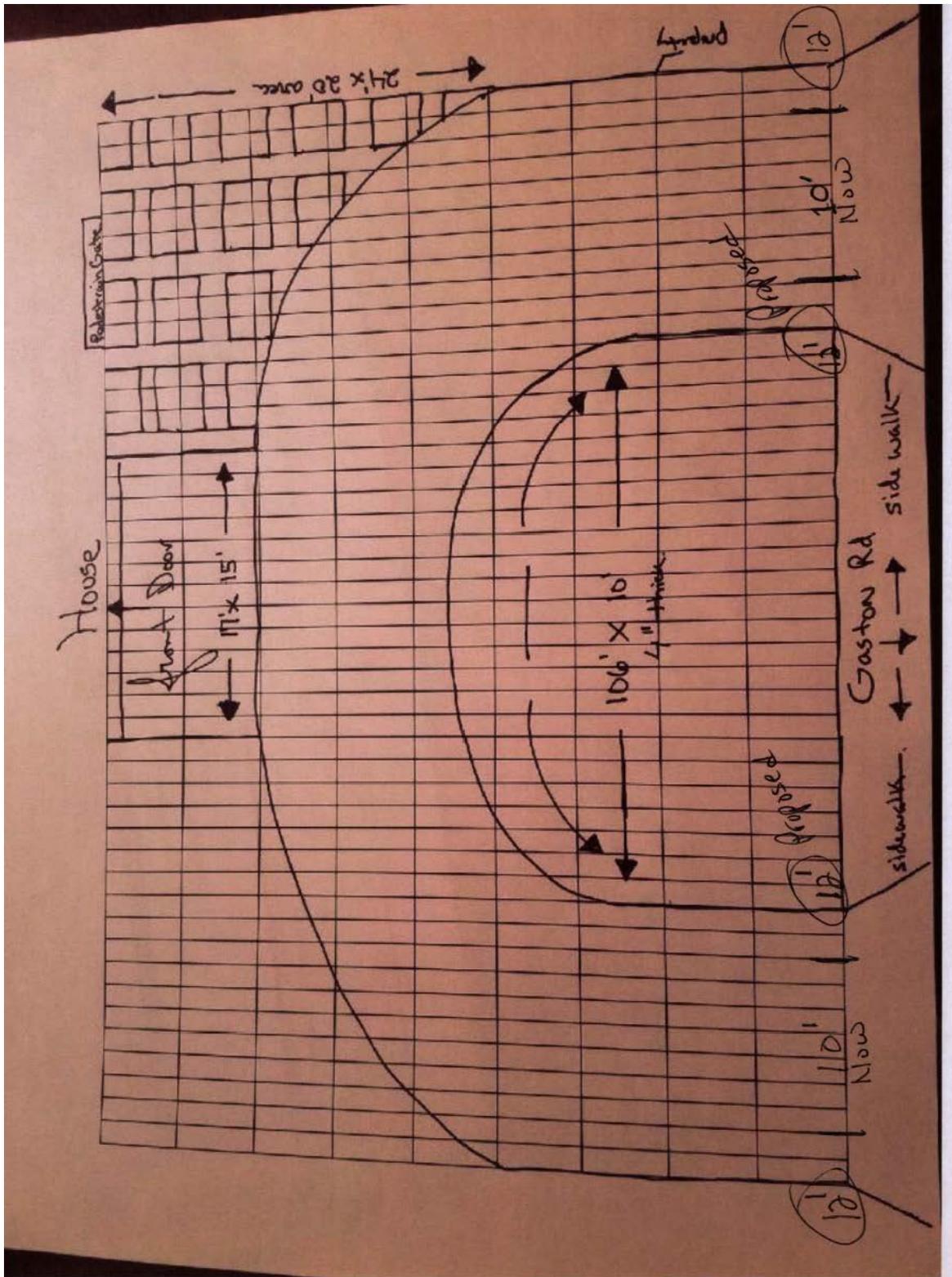
House to right (West) of 6116 Gaston.



View across the street (North) from 6116 Gaston.



Main structure in relation to circular drive and Gaston Avenue. Photo submitted by applicant.



Site plan for proposed driveway, approaches, and sitting area. Note: concrete pavers for sitting area to be approximately 2'x2' and mondo grass will be used as filler.



Request #1 – Cracked cement drive, photo submitted by applicant.



Request #1 – Cracked cement drive, photo submitted by applicant.



Request #1 – Cracked cement drive, photo submitted by applicant.



Request #1 – Cracked cement drive, photo submitted by applicant.



Request #1 – Left side approach off Gaston Avenue. Photo submitted by applicant.



Request #1 – Right side approach off Gaston Avenue. Photo submitted by applicant.



Request #2 – Location of proposed sitting area. Photo submitted by applicant.



Request #2 – Location of proposed sitting area. Photo submitted by applicant.



Request #2 – Type of pavers to be used for proposed sitting area. Applicant is proposing pavers to be approximately 2'x2'.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

3.0 Site and Site Elements

3.3 No new circular driveways or parking areas are allowed in front yards.

Request #2 –

3.0 Site and Site Elements

3.5 Landscaping

3.5(b) Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 10/12/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth St.

Applicant Name: Cheryl Spradling
Address: 6116 Gaston
Date of CA/CD Request: 10/5/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

approve ~~to be~~ replacing circular drive and
expanding approaches using brushed ~~concrete~~
concrete. approve sitting area.

Task force members present

<input checked="" type="checkbox"/> Eric Graham	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT

Ex Officio staff members present Marsha Prior

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

Maker: Morgan

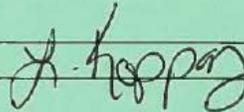
2nd: Eric

Task Force members in favor: 3

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force



DATE

10/12/15

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-022(MP)
LOCATION: 5708 Junius Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: October 5, 2017
DISTRICT: Junius Heights
MAPSCO: 46-C, 36-Y
CENSUS TRACT: 13.01

APPLICANT: Carrie Pase

REPRESENTATIVE: None

OWNER: Carrie Pase

REQUEST:

- 1) Install 3'-0" spindled handrail and decorative brackets on front porch.
- 2) Install patterned wood shingles on front gable.
- 3) Install decorative verge board on front gable.
- 4) Remove boxwood shrubs in front yard.
- 5) Paint main structure using one body color, one trim color, and three accent colors. Brand: Sherwin Williams. Body – SW 6123 "Baguette." Trim – SW 6385 "Dover White." Accent 1 – SW 6990 "Caviar." Accent 2 – SW 7585 "Sun Dried Tomato." Accent 3 – SW 7048 "Urbane Bronze."

BACKGROUND / HISTORY:

None.

The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:

Request #1 – 3 – Staff is recommending deny without prejudice because the proposed spindle handrails, wood shingles, and verge board are all indicative of a high style Victorian home, which is inappropriate for a modest Craftsman style house. Per the Secretary of the Interior's guidelines, alterations such as those proposed offer a false sense of development as it is unlikely that this house had Victorian embellishments in the past. Task Force also noted that the proposed alterations were inappropriate.

Request #4 – Staff is recommending approval to remove the boxwood shrubs in front of the porch because their removal would not adversely impact the historic structure or the historic overlay district. Task Force was also supportive of the removal.

Request #5 – Staff is recommending deny without prejudice because the preservation criteria stipulate no more than four colors (front porch floors and ceilings do not count as one of the four colors). During the Task Force meeting, members pointed out that the limit was four colors, but they did not vote on this as it was believed that the applicant would remove one of the color choices and that Staff would process as routine maintenance.

STAFF RECOMMENDATION:

- 1) Install 3'-0" spindled handrail and decorative brackets on 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 it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
- 2) Install patterned wood shingles on front gable – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
- 3) Install decorative verge board on front gable – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
- 4) Remove boxwood shrubs in front yard – Approve – Approve proposed work with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Paint main structure using one body color, one trim color, and three accent colors. Brand: Sherwin Williams. Body – SW 6123 "Baguette." Trim – SW 6385 "Dover White." Accent 1 – SW 6990 "Caviar." Accent 2 – SW 7585 "Sun Dried Tomato." Accent 3 – SW 7048 "Urbane Bronze" – 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 4.9 that stipulates all structures must have one dominant body color and no more than three trim or accent colors.

TASK FORCE RECOMMENDATION:

- 1) Install 3'-0" spindled handrail and decorative brackets on front porch – Deny without prejudice – Inappropriate.
- 2) Install patterned wood shingles on front gable – Deny without prejudice – Inappropriate.
- 3) Install decorative verge board on front gable – Deny without prejudice – Inappropriate.
- 4) Remove boxwood shrubs in front yard – Approve – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 022 (MP)
 Office Use Only

Name of Applicant: Carrie Pase
 Mailing Address: 5708 Junius St.
 City, State and Zip Code: Dallas TX 75214
 Daytime Phone: 214-543-2662 Fax: _____
 Relationship of Applicant to Owner: Self

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

PROPERTY ADDRESS: 5708 Junius St.
 Historic District: Junius 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.

Removal of overgrown Boxwood shrubs. Installation of spindled 3' tall handrail around perimeter of front porch. Maintenance painting with body + trim color (same as existing). Change of accent color from brown to red and grey to match new roof. Addition of appropriate

Signature of Applicant: Carrie Pase Date: 10-5-17
 Signature of Owner: Carrie Pase Date: 10-5-17
 (IF NOT APPLICANT) **OCT 05 2017**

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. 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:

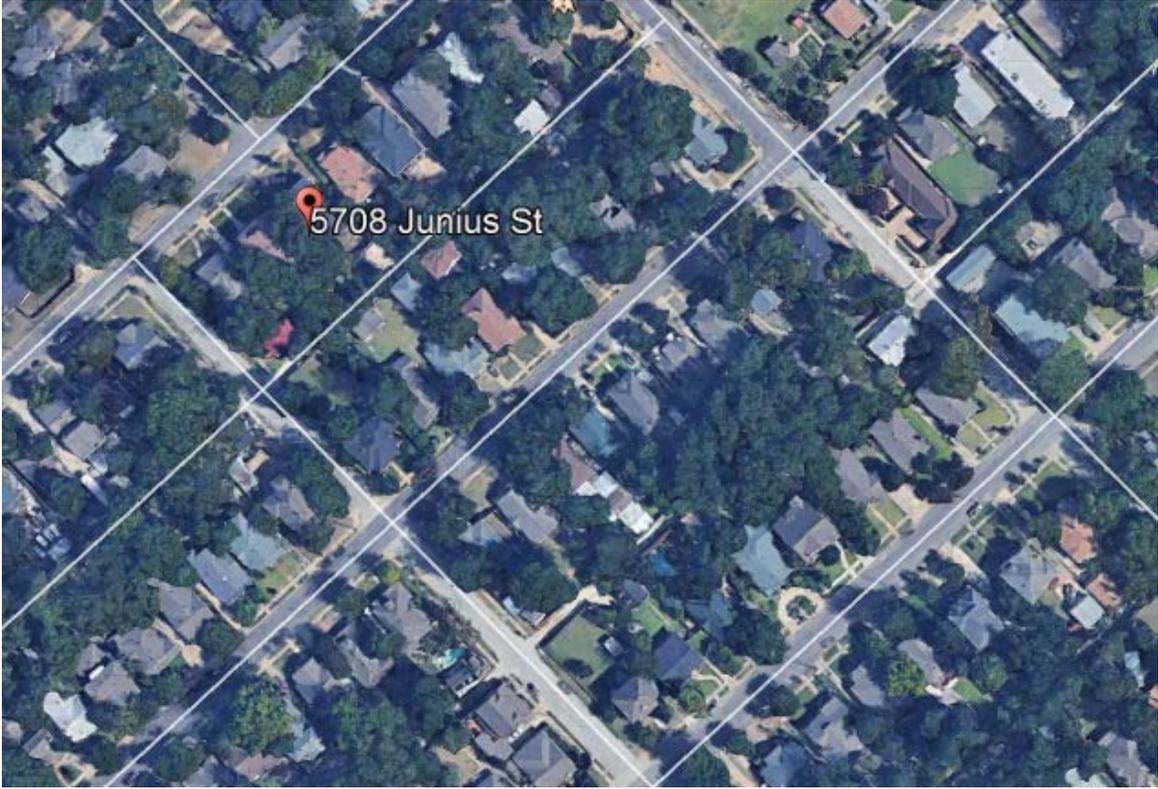
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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

*fine period architecture elements.
 Re-sod w/ St. Augustine grass.
 Bricked driveway
 Re-level (surface is currently warped)*



Aerial view



Front (North) elevation.



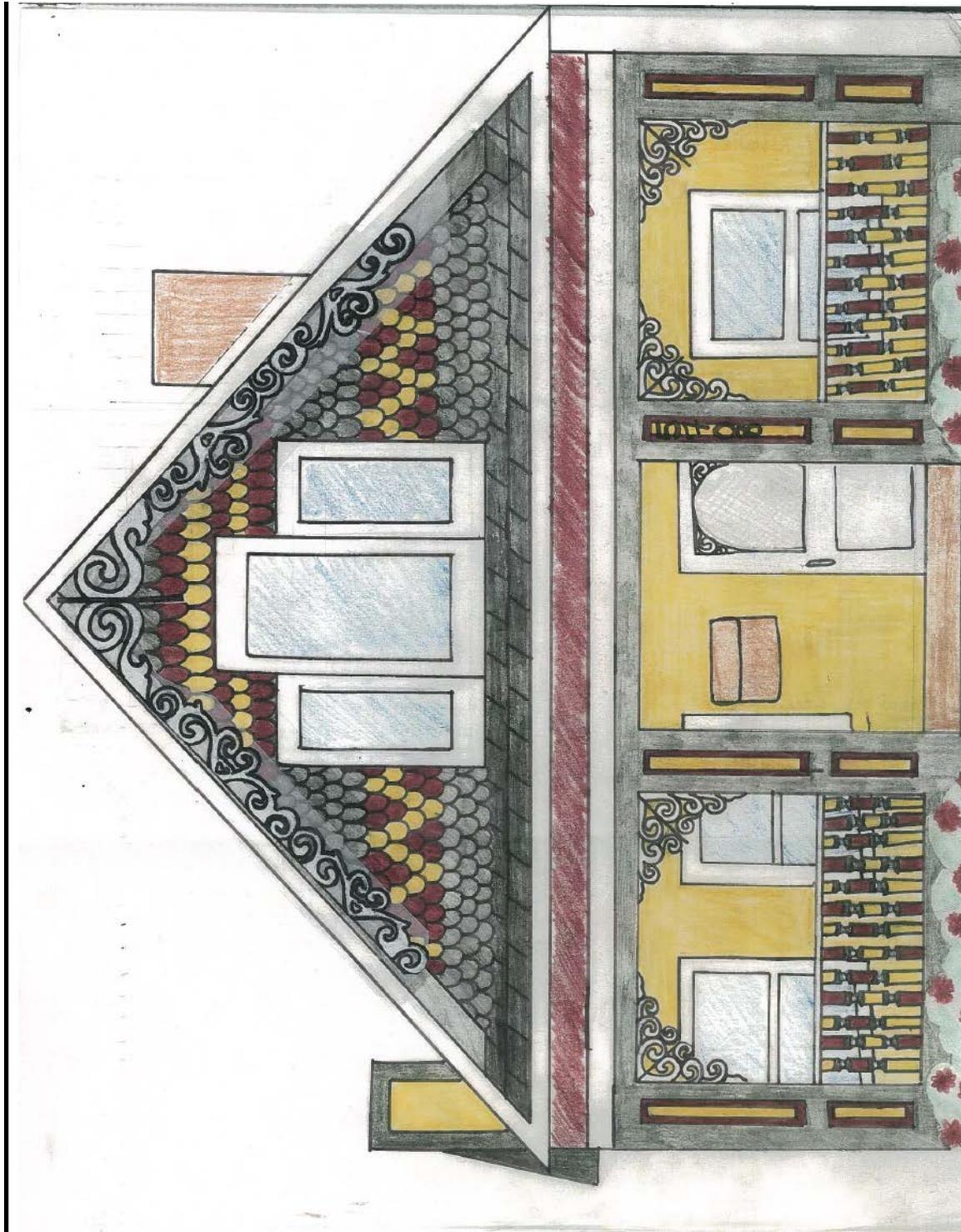
View to left (East) of 5708 Junius.



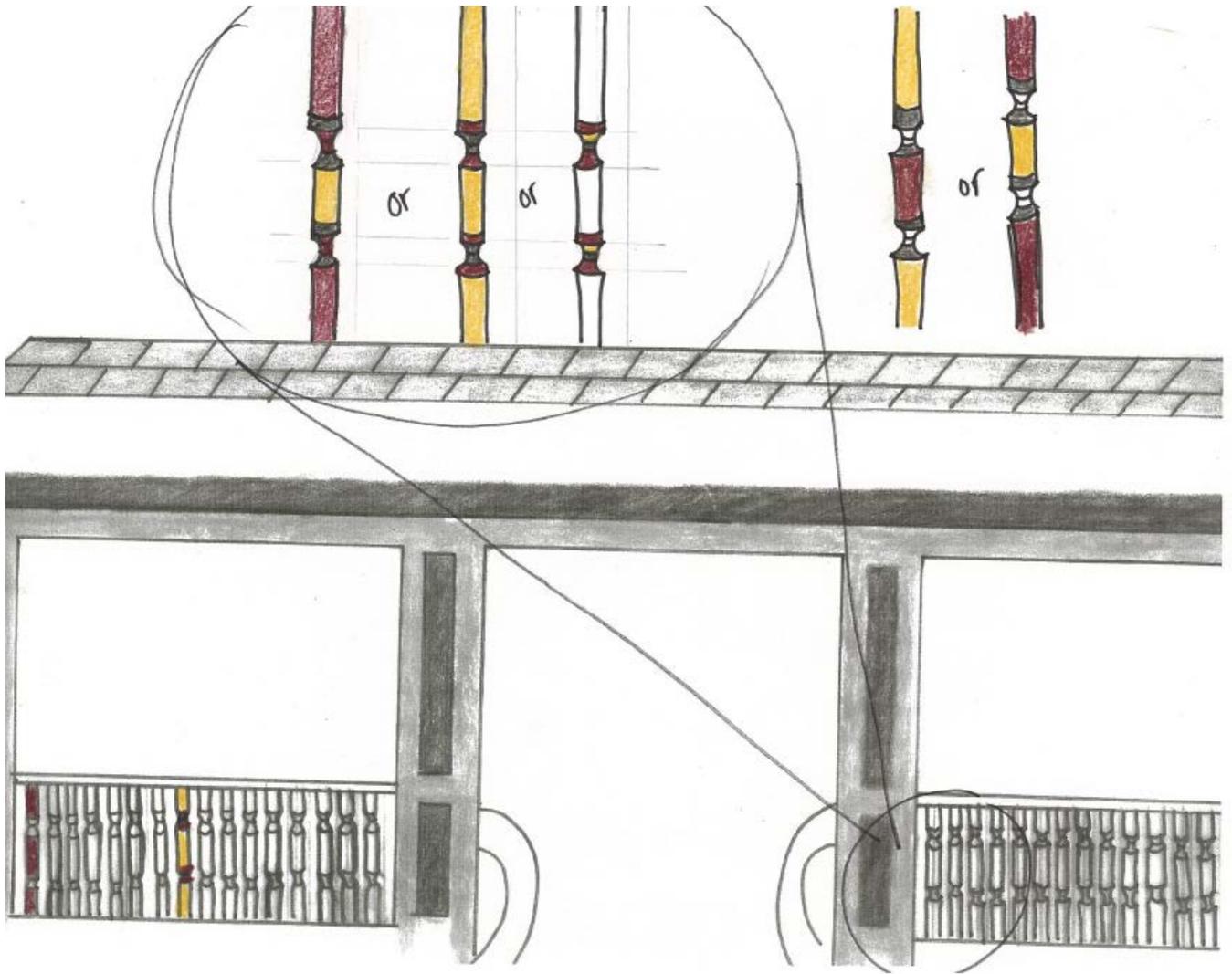
View to right (West) of 5708 Junius.



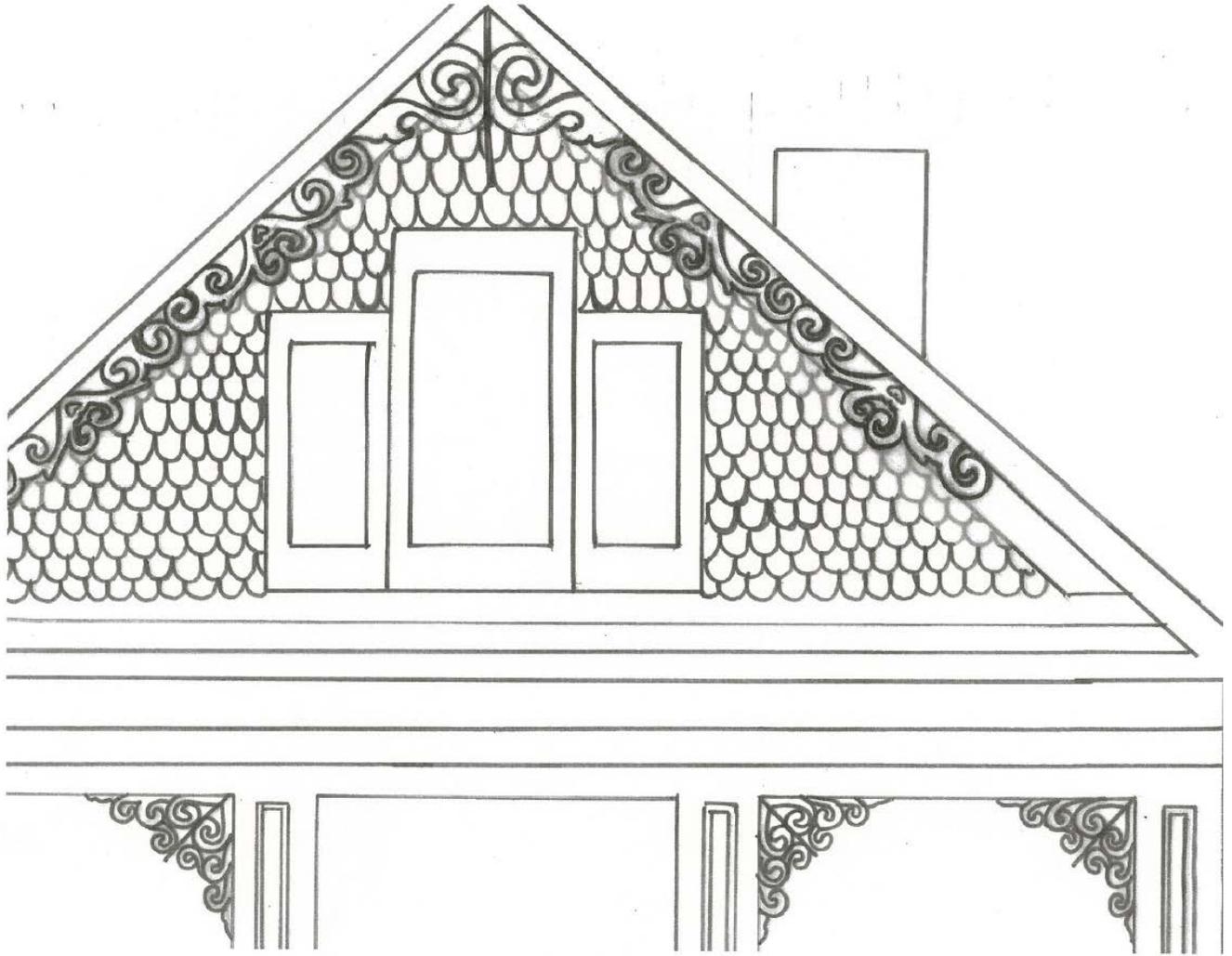
View across the street (North) from 5708 Junius.



Request #s 1, 2, and 3 – Drawing of proposed spindles, brackets, wood shingles, and verge boards.



Request #1 – Detailed drawing of proposed porch spindles.



Request #s1, 2, and 3 – Detailed drawing of proposed brackets, wood shingles, and verge boards.



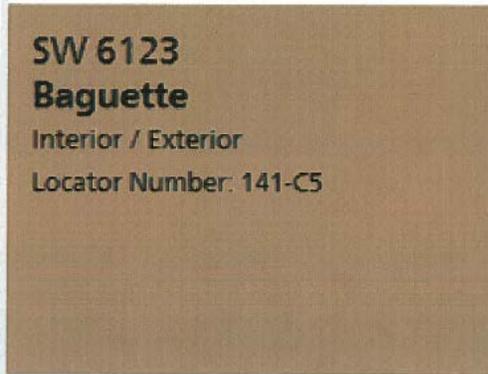
Request # 4 – Boxwood shrubs proposed for removal. Photo submitted by applicant.



Request #4 – Boxwood shrubs proposed for removal. Photo submitted by applicant.



Request #4 – Boxwood shrubs proposed for removal. Photo submitted by applicant.



Body



TRIM



ACCENT 1

Request #5 – Specifications for 3 of the 5 paint colors proposed.

SW 7585
Sundried Tomato
Interior / Exterior
Locator Number: 275-C4

ACCENT 2

SW 7048
Urbane Bronze
Interior / Exterior
Locator Number: 245-C7

ACCENT 3

Request #5 – Specifications for 2 of the 5 paint color proposed.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

SOI Standards

- #3 - Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Request #2 –

SOI Standards

- #3 - Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Request #3 –

SOI Standards

- #3 - Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Request #4 –

3.0 Site and Site Elements

3.5 Landscaping

- 3.5(b) Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.

Request #5 –

4.0 Facades

- 4.9 All structures must have a dominant body color and no more than three trim colors, including any accent colors. Front porch floors and ceilings do not count as one of these colors. The colors of a structure must complement each other and the overall character of this district. Complementing color schemes are encouraged throughout the blockface.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 10/12/2017

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth St.

Applicant Name: Carrie Pase
Address: 5708 Junius
Date of CA/CD Request: 10/5/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

1. Denied w/obj. - inappropriate
2. Denied w/o prej - inappropriate
3. " "
4. approve.
5. approve

Task force members present

<input checked="" type="checkbox"/> Eric Graham	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT
<input type="checkbox"/> Barbara Cohen	<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT

Ex Officio staff members present Marsha Prior

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

Maker: Laura

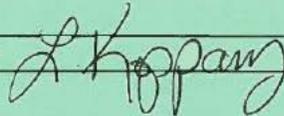
2nd: Eric

Task Force members in favor: 3

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 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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-010(LC)
LOCATION: 5201 Tremont Street
STRUCTURE: Main
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Liz Casso
DATE FILED: October 5, 2017
DISTRICT: Munger Place (H-11)
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Christopher Long

REPRESENTATIVE: None

OWNER: Christopher Long Properties LLC

REQUEST:

Install a freestanding mailbox at the front property line. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:

10/4/2010 – Landmark Commission denied the retention of a stone retaining wall on the front property line that was constructed without a CA (CA090-487(CH)).

8/5/2013 – Landmark Commission approved replacement of roof tiles, and painting all wood trim (CA123-578(MD)).

ANALYSIS:

The applicant has installed a freestanding mailbox at the front property line without a CA. It is bolted to the concrete in front of the left waterfall feature of the front walkway steps. The applicant has indicated that several packages have been stolen from the front of the residence. The applicant travels frequently for a week at a time and is often not home when prescriptions and vendor samples are delivered. He does not want to leave a note for the mail carrier asking them not to leave packages on the front doorstep for fear of missing a prescription delivery. Sending packages to his place of work is not feasible since his corporate office is located north of Frisco and he only visits it once a month (at best). The post office recommended the proposed mailbox to the applicant which requires a key to unlock and remove mail. The applicant believes the mailbox is complementary to the style of the residence.

There are currently no other examples of free-standing mailboxes in the historic district. It is not a common or a historic streetscape feature in the neighborhood. Mailboxes or mail slots located at the front entry of the residences are most typical.

The Task Force was not supportive of the proposed mailbox as it is not consistent with the character of the district. Their preference was for the mailbox to be located at the front porch or entry, which is most typical for the district. They suggested possibly incorporating a mail box or mail slot into the non-historic metal security bars that encloses the front porch. Staff mentioned this idea to the applicant. The applicant has already tried this in the past. If packages were left too close to the security bars, thieves were still able to pull the packages out and steal them. Other alternative delivery options were discussed at Task Force. These alternatives were researched by staff and provided to the applicant who could not be present at the Task Force meeting.

Alternatives discussed included:

UP Postal Service

- Delivery if Recipient is Not Home
 - If no one is home when the letter carrier attempts delivery, the letter carrier will leave a notice and return the item to the Post Office. The notice will have instructions on how the recipient may get their delivery.
 - No charge for this service.
 - <https://pe.usps.com/text/dmm100/sending-receiving.htm>
- P.O. Box
 - A P.O. Box may be rented to receive letters and packages. If a package is too large to fit in the box, a notice will be left in the P.O. Box for the recipient to pick up the package at the Post Office counter.
 - Rental prices vary according to the size of the box and Post Office location.
 - There are 10 P.O. Box rental locations within 5 miles of 5201 Tremont – the closest is 0.87 miles away.
 - <https://www.usps.com/manage/po-boxes.htm>
- Holding Mail
 - If a resident plans to be out of town on business or vacation, they may temporarily stop delivery of mail for up to 30 days by filling out a “Hold Mail” form at the Post Office or online. When the resident returns, they may pick up their mail at the Post Office or have schedule to have it delivered.
 - No charge for this service.
 - <https://pe.usps.com/text/dmm100/sending-receiving.htm>

FedEx

- Delivery if Recipient is Not Home
 - For packages not requiring a signature for release, the FedEx drivers will leave the package at a recipient's door, or other secure location, if the driver believes it is reasonable to do so. If the driver does not believe it is reasonable to leave a package, or the package requires a signature, they will typically attempt delivery three times before returning to the shipper. They will leave a door tag, notice of the attempted delivery. A resident

may leave instructions requesting that a package not be left at the door, and requesting that it be held for pickup at a secure location.

- No charge for this service.
- http://www.fedex.com/us/customersupport/tracking/signature/index.html?st_op_mobi=yes
- FedEx Delivery Manager
 - Leave delivery instructions.
 - A resident may use FedEx Delivery Manager to leave one-time-only or standing instructions for where they want their deliveries, including having packages held at a FedEx location for pickup.
 - Reroute your packages even when they're already on the way.
 - With FedEx Delivery Manager, a resident will be alerted to every FedEx package headed to their home, even if there is no tracking number. If the resident knows they won't be home and needs to redirect the delivery to a secure location they may do so with this service.
 - There are 14 FedEx locations that will hold packages within 4 miles of 5201 Tremont – the closest is 0.94 miles away.
 - No charge for the basic service, which includes holding packages for pickup at a FedEx location. There is a fee (starting at \$5) for certain additional services.
 - <https://www.fedex.com/apps/fdmenrollment/>

UPS

- My Choice Delivery
 - A resident may sign up for My Choice delivery service to set up delivery so that packages are sent to a UPS access point location for pickup.
 - No charge for this basic service, but a resident may upgrade to the premium service for a fee, which comes with additional services.
 - There are 20 access locations within 2.2 miles of 5201 Tremont – the closest is 0.8 miles away.
 - <https://www.ups.com/us/en/services/tracking/mychoice.page>

Mailboxes are not specifically addressed in the preservation criteria. However, Staff agrees with the Task Force that the mailbox is not appropriate or in-keeping with the historic character of the district and its historic and character-defining streetscape elements. One of these elements includes the waterfall steps found throughout the district, which this mailbox has been installed in front of. Therefore Staff has recommended denial without prejudice.

STAFF RECOMMENDATION:

Install a freestanding mailbox at the front property line. Work completed without 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 would have an adverse effect on the historic overlay district since curbside, free-standing mailboxes

are not a historic streetscape feature that has ever existed in the Munger Place Historic District.

TASK FORCE RECOMMENDATION:

Install a freestanding mailbox at the front property line. Work completed without Certificate of Appropriateness. – Deny without prejudice – Not consistent with character of district. Suggest place preferred mailbox at porch, perhaps at railing to provide security. Also discussed alternate delivery options might be considered.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 . 010 (LC)
 Office Use Only

Name of Applicant: Christopher Long
 Mailing Address: 5201 Tremont St
 City, State and Zip Code: Dallas, TX 75214
 Daytime Phone: 214-906-2662 Fax: _____
 Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 5201 Tremont St
 Historic District: Munger

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.

Had amazon packages stolen from small box near door & then the following month had prescriptions stolen from mail pharmacy. Called on our floor to reflect this demand. Got accused mail carrier & the pharmacy to get it & talked to two different mail carriers & post office & asked them guidance then placed @ end of walkway.

Signature of Applicant: Christopher Long Date: 9-11-17

Signature of Owner: _____ Date: OCT 05 2017
 (IF NOT APPLICANT)

RECEIVED BY

APPLICATION DEADLINE:

Application material must be completed and submitted by the FIRST THURSDAY 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.

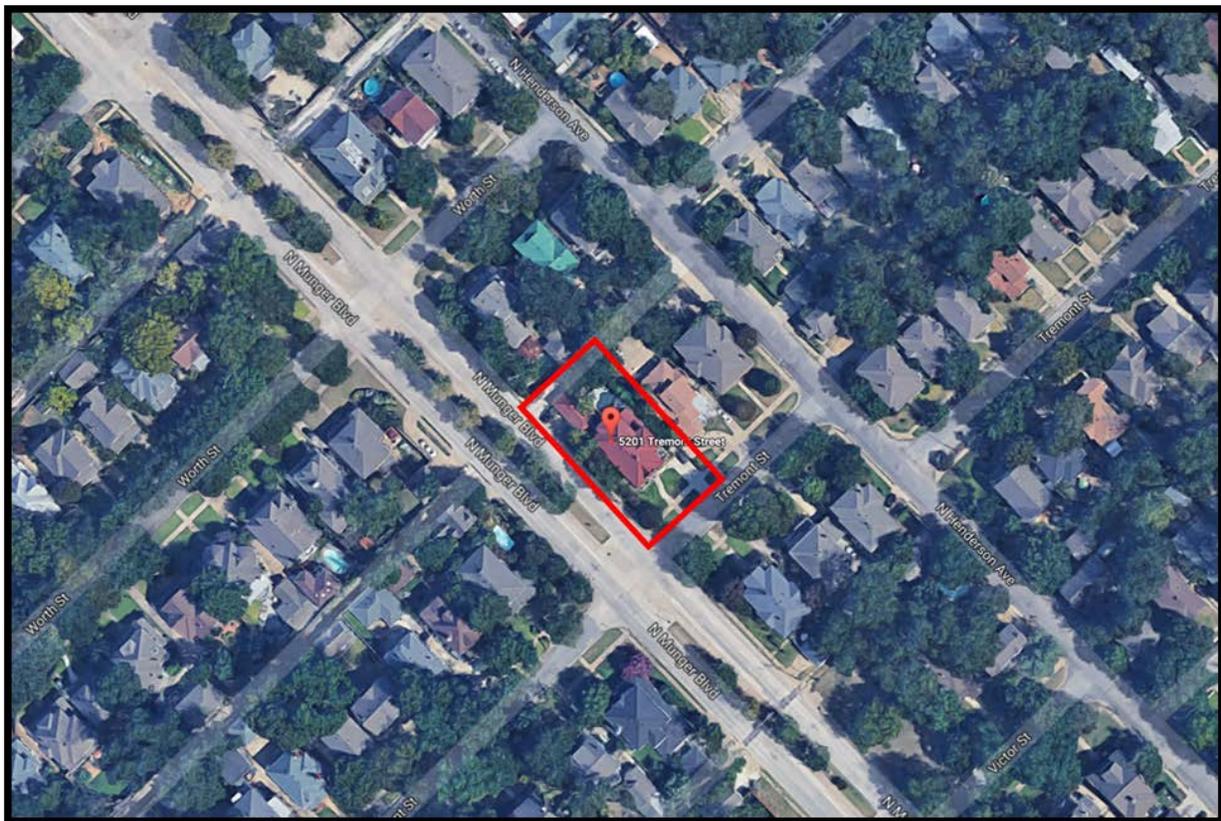
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:

- 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 _____

PROPOSED WORK:		Initials:
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.		
Had amazon package stolen from small box near door & then the following month had prescriptions stolen from mail Pharmacy Center we over 700.00 to replace ins. denied. Got assured mail would + when planning to put it in talked to two different mailman + post office & asked their guidance then placed @ end of walkway.		
Signature of Applicant:	<i>Christopher Jay</i>	Date: <i>9-21-17</i>

Close-up of Application Project Description



Site Aerial



Existing South (Front) Elevation



South (Front) Elevation Prior to Installation of Mailbox



Additional View of South (Front Elevation)



Streetscape – Facing Northwest from Tremont St



Streetscape – Facing Northeast from Tremont St



Streetscape – Facing Southeast from Tremont St (across street)



Streetscape – Facing Southwest from Tremont St (across street)



Proposed Mailbox



Proposed Mailbox



Back of Proposed Mailbox

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
DALLAS CITY CODE
Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 10/10/17
TIME: 5:30 pm
MEETING PLACE: Lakewood Library, 6121 Worth Street

Applicant Name: Christopher Long
Address: **5201 Tremont Street (H-11; Munger Place)**
Date of CR/CA/CD Request: 10/5/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

NOT CONSISTENT WITH CHARACTER OF DISTRICT.
SUGGEST PLACE PREFERRED MAIL BOX AT
PORCH, PERHAPS A RAILING TO PROVIDE
SECURITY
HAD DISCUSSED ALTERNATE DELIVERY OPTIONS
MIGHT BE CONSIDERED

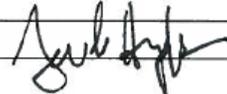
Task force members present

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

Ex Officio staff members present: Liz Casso

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

Maker: JOANNA HAMPTON
2nd: BETH BRADLEY
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force  DATE 10/10/17

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****NOVEMBER 6, 2017**

FILE NUMBER: CA178-032(MD)
LOCATION: 4604 Sycamore Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Mark Doty
DATE FILED: October 5, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-F
CENSUS TRACT: 0015.02

APPLICANT: Batts Holdings Inc

REPRESENTATIVE: None.

OWNER: BATTS HOLDINGS INCORPORATED

REQUEST:

- 1) Replace front door. Work completed without a Certificate of Appropriateness.
- 2) Replace back door. Work completed without a Certificate of Appropriateness.
- 3) Replace 100% of rear elevation siding with Pine 105. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

3/24/2017 - Staff approved the removal of a non-original pent roof above the balcony on the front elevation as well as the repair of the balcony flooring up to 20% to match existing. CA167-383(EH).

4/7/2017 - The Landmark Commission approved the replacement of 100% of siding on the side elevations of the main structure and up to 25% on the front and rear elevations to be #105 wood siding, along with the installation of Hardie siding on the bottom two laps of skirting on the main structure and staining of the board-on-board wood fence. CA167-331(EH).

5/4/2017 - The Landmark Commission approved the replacement of the front porch concrete steps with wood steps, installation of security cameras, landscaping, installation of two A/C units, and the removal of a Hackberry tree in the parkway. CA167-418(EH).

9/5/2017 – Landmark Commission approved the installation of foundation vents, HVAC roof penetrations, and two concrete landings on rear and accessory structure. (CA167-771(EH)).

The property is listed as contributing to the Peak's Suburban Addition Historic District.

ANALYSIS:

Request #1: Staff would prefer to see the 15 light French style door and matching sidelights as indicated in the Option C image. This door and sidelight treatment seems to be more appropriate to the structure than either the 'Craftsman' style door and sidelights currently installed or the faux 'Victorian' style of door that is Option B.

Request #2: Staff is fine with the rear door as installed since it is similar to the rear door approved by Landmark Commission March 2017.

Request #3: While not particularly supportive of the entire rear siding being replaced, Staff does acknowledge the rear is a non-protected façade and the installed siding does match the rest of the siding on the structure approved by Landmark Commission.

STAFF RECOMMENDATION:

- 1) Replace front door. Work completed without a Certificate of Appropriateness. – Approve - Approve Option C image dated 10/18/17 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace back door. Work completed without a Certificate of Appropriateness. – Approve - Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace 100% of rear elevation siding with Pine 105. Work completed without a Certificate of Appropriateness. – Approve - Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Replace front door. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Provide single light, half door light typical, to Victorian house in neighborhood.
- 2) Replace back door. Work completed without a Certificate of Appropriateness. – Approve.
- 3) Replace 100% of rear elevation siding with Pine 105. Work completed without a Certificate of Appropriateness. – Approve with conditions - Approve with conditions that evidence is provided that siding needs to be replaced.

C

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 178 - 032 (MD)
Office Use Only

Name of Applicant: Batts Holdings, Inc
Mailing Address : 756 Water Oak Drive
City, State and Zip Code: Plano, TX 75025
Daytime Phone: 469 877-3684 Fax: 972 499-0059
Relationship of Applicant to Owner : Same

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

PROPERTY ADDRESS: 4604 Sycamore Street, Dallas, TX 75204
Historic District: Peaks Suburban

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.

1. Approved front door no longer available, request commission approve installed front door.
2. Approved back door no longer available, request commission approve installed back door.
3. Commission approved replacing 25%. Replace 100% of back elevation siding with Pine 105 due to poor condition.

RECEIVED BY

Signature of Applicant: Douglas R. Batts Date: October 4, 2017
OCT 05 2017
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.

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.

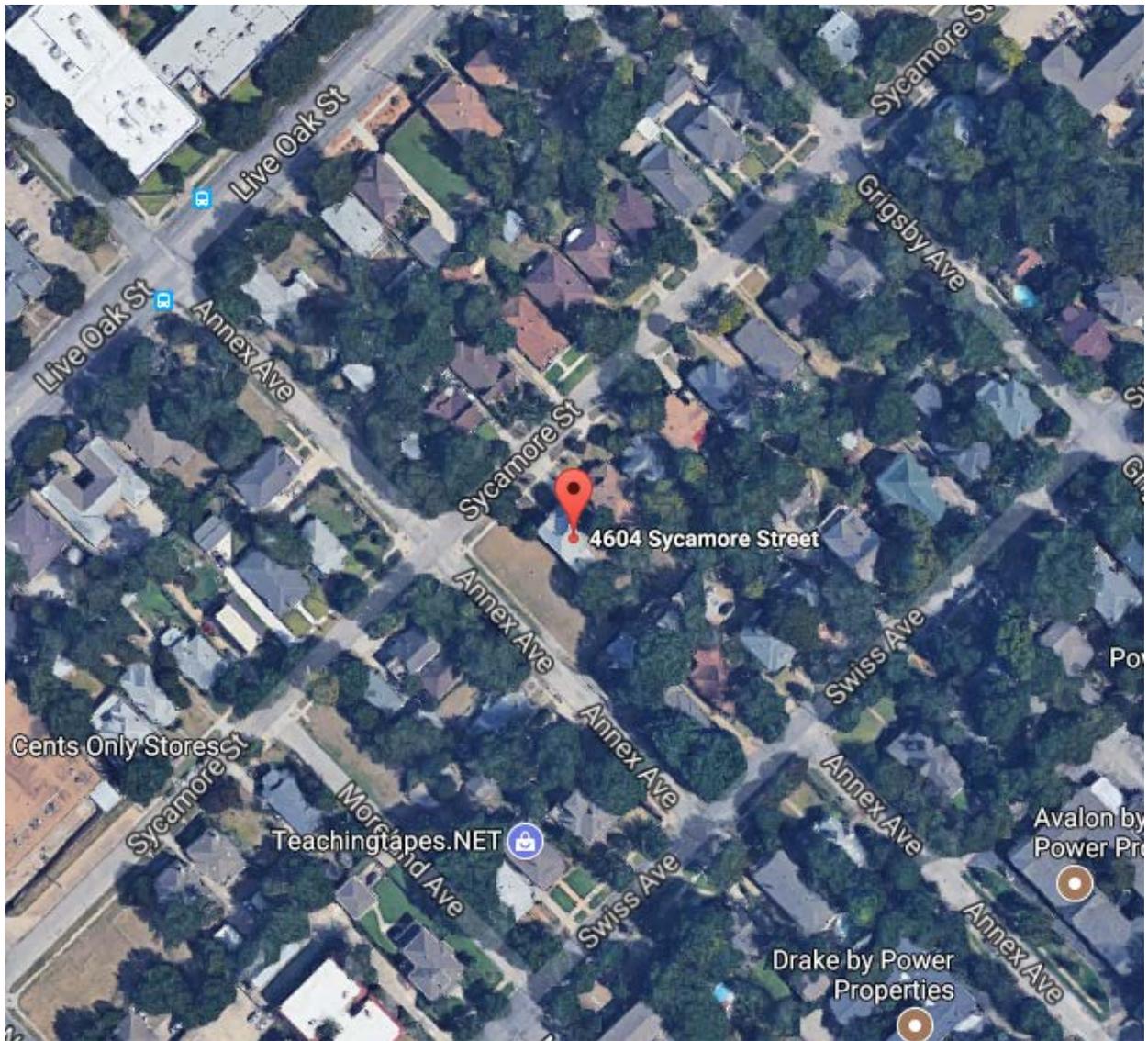
OTHER:

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



Aerial view.



Front elevation.



Residential property to left.



Vacant lot to right.



Residential properties across Sycamore Street.





Residential properties across Sycamore Street.



Request #1 - Option A– Currently installed without a Certificate of Appropriateness.



Request #1 - Option B – Faux 'Victorian' style doors found at a salvage warehouse.



Request #1 – Option C – Image of structure from 1990's indicating the style of door/sidelights found at that time.



Request #2 - Image of rear door installed.



96. 15-lite cottage/dollhouse door, 29 5/8" x 74", \$495.00

Proposed rear door

RECEIVED BY

FEB 16 2017

Current Planning

APPROVED BY

MAR 09 2017 *EH*

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

Request #2 – Rear door approved by Landmark Commission March 2017



Request #3 – Rear elevation indicated completed siding installation.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

Request #1

3.10 - Original doors and windows and their openings must remain intact and be preserved. Where replacement of an original door or window is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.

For Requests #2 and #3, since the work is on the rear elevation which is non-protected, the general standard for approval for non-contributing structures is used:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 10/12/2017

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Douglas Batts

Address: 4604 Sycamore Street

Date of CA/CD Request: 10/05/2017

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

1. DENY W/OUT PREJUDICE, PROVIDE SINGLE LIGHT, HALF DOOR LIGHT TYP. TO VICTORIAN HOUSES IN NEIGHBORHOOD

2. APPROVE

3. APPROVE W/ CONDITIONS THAT ~~IF~~ EVIDENCE IS PROVIDED THAT SIDING NEEDS TO BE REPLACED.

Task force members present

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

Ex Officio staff members present Mark Doty

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

Maker: KARNOWSKI

2nd: HERSCH

Task Force members in favor: UNANIMOUS

Task Force members opposed: NONE

Basis for opposition:

CHAIR, Task Force

Michael Karnowski

DATE

10/12/2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CD178-001(JKA)
LOCATION: 124 N Clinton Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: October 5, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Karl Sanford

OWNER: Karl Sanford

REQUEST: Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Demolition.

BACKGROUND / HISTORY:

06/04/2012 – Landmark approved new paint colors of the main structure (CA112-243(CH)).

05/06/2013 – Landmark approved the existing garage (CA123-394(MD)).

04/04/2016 – Landmark approved a rear addition and new windows (CA156-355(MD)).

05/31/2017 – A Routine Maintenance CA was issued to repair rotted siding and trim, replace the shingles, and install a 6' wood fence (CA167-589(JKA)).

08/18/2017 – Landmark denied the request to demolish the accessory structure without prejudice due to a lack of evidence (CD167-019(JKA)).

The main structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS: The applicant received approval to construct the existing garage in 2013. During the construction, the applicant demolished an older garage without a Certificate of Appropriateness. The garage that was demolished was in a different location than the new garage and, based on the 1922 Sanborn map, appears to have been the original auto garage. The photograph submitted of the original garage does not show any detail, and the applicant stated that no other photos exist of the structure. Without further information, Staff cannot determine if the new garage is more appropriate than an accessory structure that was apparently original to the site. Therefore, Staff is recommending Denial without Prejudice of the completed work.

NOTE: Staff verified with the City Attorney that the “replacement” standard can be used in this case even though the approval for the replacement garage has already been issued, and even though the new garage is in a different location than the original garage.

STAFF RECOMMENDATION: Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Demolition – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(h)(4)(A) because the applicant did not meet the burden of proof required to justify the work since no detailed information was submitted for the original structure.

TASK FORCE RECOMMENDATION: Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Work completed without a Certificate of Demolition – Deny without Prejudice – Provide more information.

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

CD <u>178 - 001 (JKA)</u> Office Use Only
--

1. Name of Applicant: KARL SANFORD
MAILING Address: 444 W. COMMERCE #2115 City DALLAS State TX Zip 75208
Daytime Phone: 214-475-3587 Fax: 177
Relationship of Applicant to Owner: AGENT
ADDRESS OF PROPERTY TO BE DEMOLISHED: 124 N CLINTON AVE Zip 75208
Historic District: WINNETKA

Proposed Work:

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

3. Describe work and submit required documents for the demolition standard you are applying:
(please see attached checklist)
REMOVE SHED, REPLACE W/ GARAGE

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadlines and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of Certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature] Date: 10/5/17
5. Signature of Owner: _____ Date: _____

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Sustainable Development and Construction

Date

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

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

Affidavit

Before me the undersigned on this day personally appeared
KARL SANFORD 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.



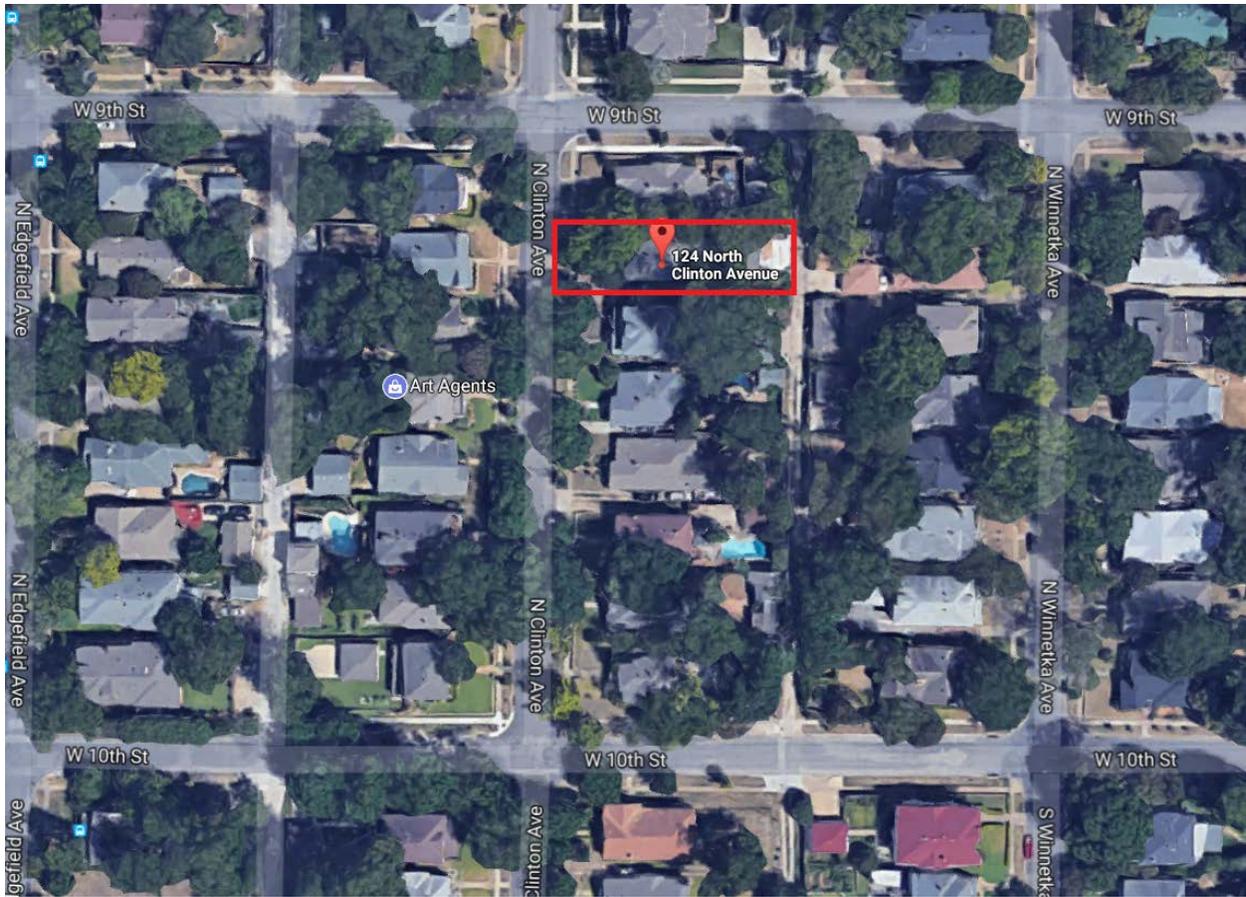
Affiant's signature

Subscribed and sworn to before me this 05th day of October, 2017





Notary Public



Aerial image



Main structure



To left



To right



Across street



View towards rear where original garage was located



Original garage

Site use after demolition:

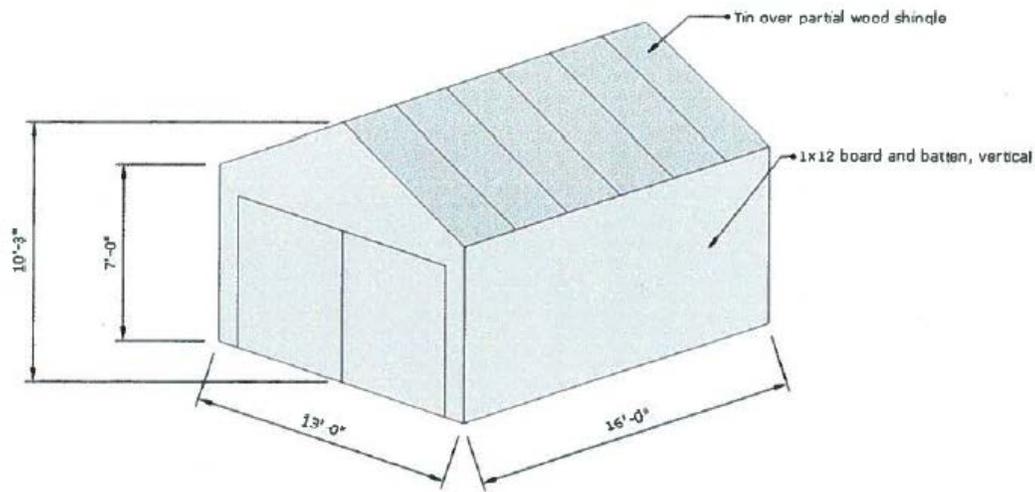


"Replacement" Structure

— Approx Location of removed structure

Rear yard with location of the previous garage indicated.

Approximate Structure Dimensions (N.T.S.)



A
001 APPROXIMATE DIMENSION OF SHED
scale: 1/4"=1'

Owner recollection of Structure:

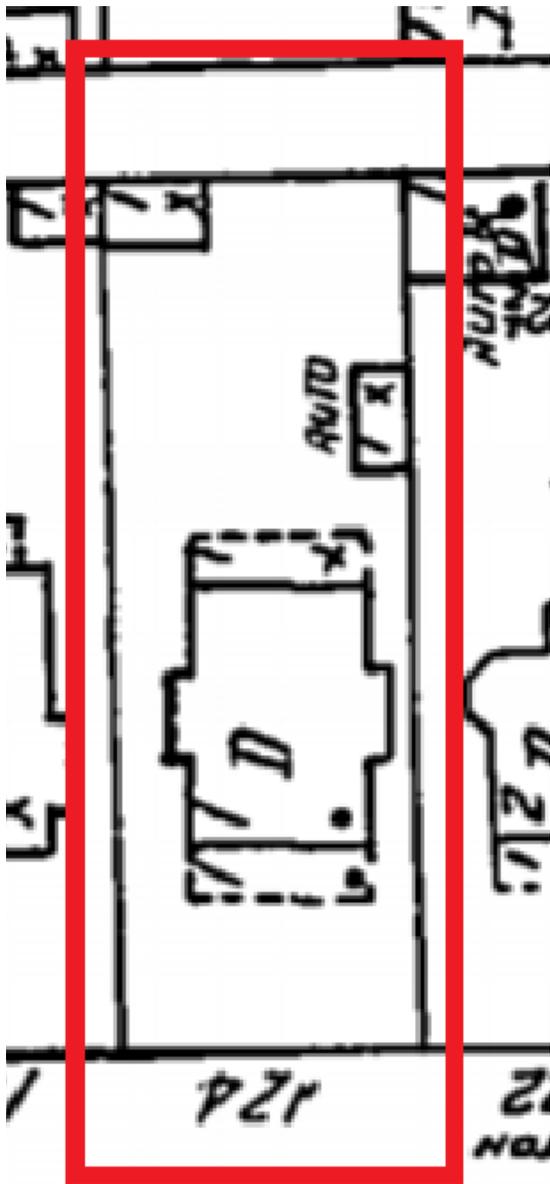
The building contained no foundation or slab. The walls were set directly on the ground. The walls and doors were constructed of nominal 1 x12 wood boards thought to be douglas fir oriented in a vertical direction with decorative battens on each seam. Running across the top and bottom of each wall was a nominal 2 x 4. The rafters were 2 x 4s as well on 24" centers with nominal 1x lumber running perpendicular to the rafters on centers necessary to support a wood shake roof. The wood shake roof was particularly intact but covered with a corrugate metal roof thought to be tin or other non-iron oxide producing material.

At the time of removal, the building had settled into the ground to a point the doors had become inoperable. The hinges of one door had been broken or removed to allow access to the structure.

Per the survey conducted 9/8/1994, the structure was location 98' from the front property line or stated differently, in the rear 35% of the lot.

The view of the structure from the street was obscured or mostly blocked by a 6' privacy fence.

Description of original garage provided by the applicant.



1922 Sanborn map showing the original garage

Photos of new structure (complete):

West and South Elevations

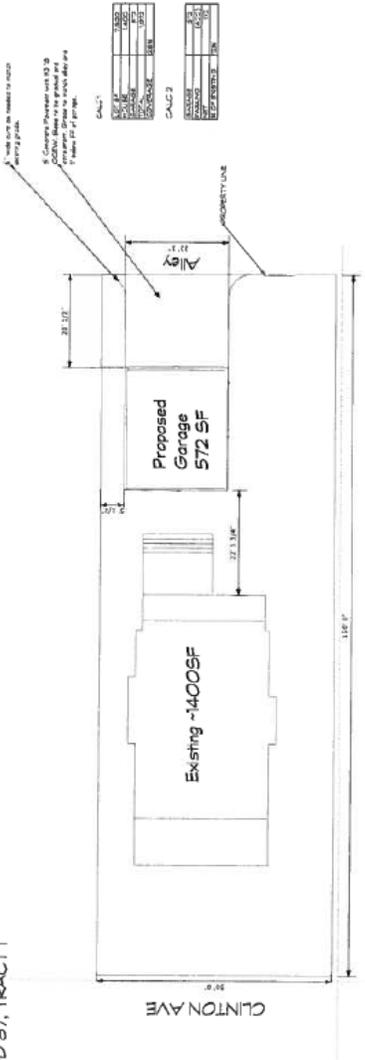


East Elevation (alley facing):

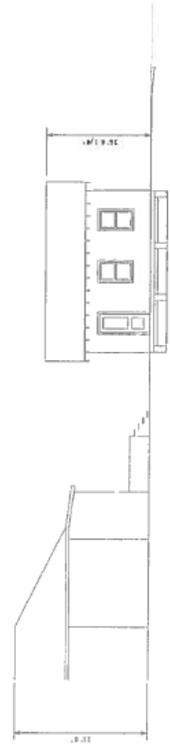


Photos of the new garage

124 N CLINTON AVE
 DALLAS TX 75208
 PD 87, TRACT 1



SITE PLAN



HEIGHT OF EXISTING STRUCTURE AND PROPOSED STRUCTURES

APPROVED BY
 MAY 09 2013
 Development Services
 Long Range Planning
CERTIFICATE OF APPROPRIATENESS

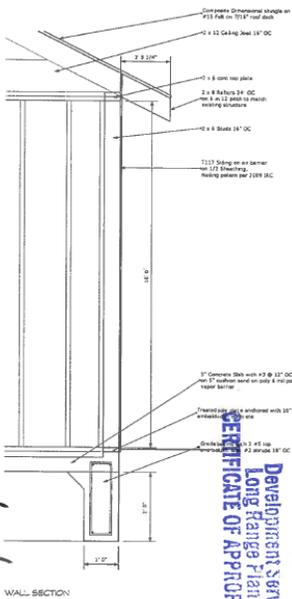
4/17/13

Previously approved new garage plans (CA123-394(MD)).

124 N CLINTON AVE
DALLAS TX 75208
PD 87, TRACT 1

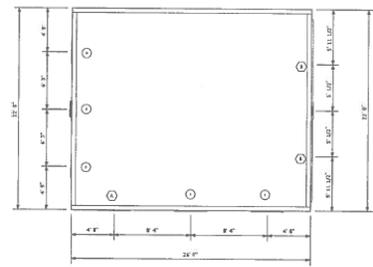
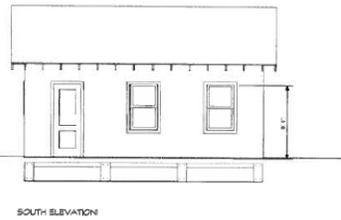
PROJECT: 2 CAR GARAGE
OWNER: KARL SANFORD
214.475.3587

Item	Quantity	Material	Notes
1	1	2x8 Joist	Support for floor joists
2	1	2x8 Joist	Support for floor joists
3	1	2x8 Joist	Support for floor joists
4	1	2x8 Joist	Support for floor joists
5	1	2x8 Joist	Support for floor joists
6	1	2x8 Joist	Support for floor joists
7	1	2x8 Joist	Support for floor joists
8	1	2x8 Joist	Support for floor joists
9	1	2x8 Joist	Support for floor joists
10	1	2x8 Joist	Support for floor joists
11	1	2x8 Joist	Support for floor joists
12	1	2x8 Joist	Support for floor joists
13	1	2x8 Joist	Support for floor joists
14	1	2x8 Joist	Support for floor joists
15	1	2x8 Joist	Support for floor joists
16	1	2x8 Joist	Support for floor joists
17	1	2x8 Joist	Support for floor joists
18	1	2x8 Joist	Support for floor joists
19	1	2x8 Joist	Support for floor joists
20	1	2x8 Joist	Support for floor joists
21	1	2x8 Joist	Support for floor joists
22	1	2x8 Joist	Support for floor joists
23	1	2x8 Joist	Support for floor joists
24	1	2x8 Joist	Support for floor joists
25	1	2x8 Joist	Support for floor joists
26	1	2x8 Joist	Support for floor joists
27	1	2x8 Joist	Support for floor joists
28	1	2x8 Joist	Support for floor joists
29	1	2x8 Joist	Support for floor joists
30	1	2x8 Joist	Support for floor joists
31	1	2x8 Joist	Support for floor joists
32	1	2x8 Joist	Support for floor joists
33	1	2x8 Joist	Support for floor joists
34	1	2x8 Joist	Support for floor joists
35	1	2x8 Joist	Support for floor joists
36	1	2x8 Joist	Support for floor joists
37	1	2x8 Joist	Support for floor joists
38	1	2x8 Joist	Support for floor joists
39	1	2x8 Joist	Support for floor joists
40	1	2x8 Joist	Support for floor joists
41	1	2x8 Joist	Support for floor joists
42	1	2x8 Joist	Support for floor joists
43	1	2x8 Joist	Support for floor joists
44	1	2x8 Joist	Support for floor joists
45	1	2x8 Joist	Support for floor joists
46	1	2x8 Joist	Support for floor joists
47	1	2x8 Joist	Support for floor joists
48	1	2x8 Joist	Support for floor joists
49	1	2x8 Joist	Support for floor joists
50	1	2x8 Joist	Support for floor joists
51	1	2x8 Joist	Support for floor joists
52	1	2x8 Joist	Support for floor joists
53	1	2x8 Joist	Support for floor joists
54	1	2x8 Joist	Support for floor joists
55	1	2x8 Joist	Support for floor joists
56	1	2x8 Joist	Support for floor joists
57	1	2x8 Joist	Support for floor joists
58	1	2x8 Joist	Support for floor joists
59	1	2x8 Joist	Support for floor joists
60	1	2x8 Joist	Support for floor joists
61	1	2x8 Joist	Support for floor joists
62	1	2x8 Joist	Support for floor joists
63	1	2x8 Joist	Support for floor joists
64	1	2x8 Joist	Support for floor joists
65	1	2x8 Joist	Support for floor joists
66	1	2x8 Joist	Support for floor joists
67	1	2x8 Joist	Support for floor joists
68	1	2x8 Joist	Support for floor joists
69	1	2x8 Joist	Support for floor joists
70	1	2x8 Joist	Support for floor joists
71	1	2x8 Joist	Support for floor joists
72	1	2x8 Joist	Support for floor joists
73	1	2x8 Joist	Support for floor joists
74	1	2x8 Joist	Support for floor joists
75	1	2x8 Joist	Support for floor joists
76	1	2x8 Joist	Support for floor joists
77	1	2x8 Joist	Support for floor joists
78	1	2x8 Joist	Support for floor joists
79	1	2x8 Joist	Support for floor joists
80	1	2x8 Joist	Support for floor joists
81	1	2x8 Joist	Support for floor joists
82	1	2x8 Joist	Support for floor joists
83	1	2x8 Joist	Support for floor joists
84	1	2x8 Joist	Support for floor joists
85	1	2x8 Joist	Support for floor joists
86	1	2x8 Joist	Support for floor joists
87	1	2x8 Joist	Support for floor joists
88	1	2x8 Joist	Support for floor joists
89	1	2x8 Joist	Support for floor joists
90	1	2x8 Joist	Support for floor joists
91	1	2x8 Joist	Support for floor joists
92	1	2x8 Joist	Support for floor joists
93	1	2x8 Joist	Support for floor joists
94	1	2x8 Joist	Support for floor joists
95	1	2x8 Joist	Support for floor joists
96	1	2x8 Joist	Support for floor joists
97	1	2x8 Joist	Support for floor joists
98	1	2x8 Joist	Support for floor joists
99	1	2x8 Joist	Support for floor joists
100	1	2x8 Joist	Support for floor joists

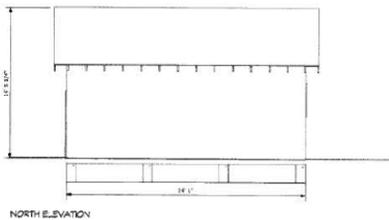


4/17/13

APPROVED BY
 Development Services
 Long Range Planning
CERTIFICATE OF APTITUDE
 MAY 09 2013



FLOOR PLAN



NORTH ELEVATION

Previously approved new garage plans (CA123-394(MD)).

T117 Wood (Pine) Siding



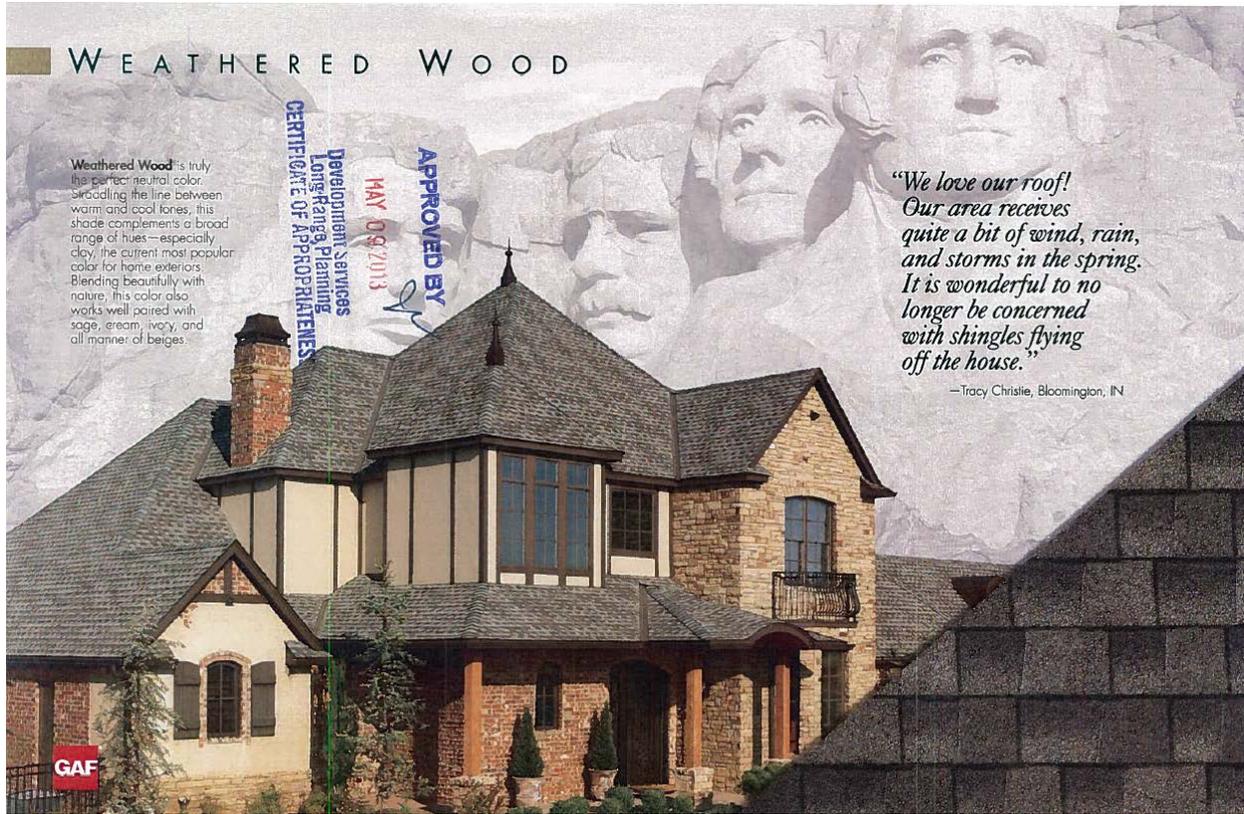
4/17/13

APPROVED BY

MAY 09 2013

Development Services
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

Previously approved new garage specifications (CA123-394(MD)).



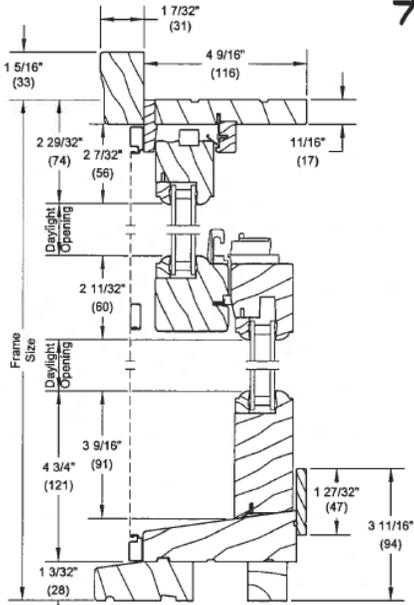
Previously approved new garage specifications (CA123-394(MD)).

Wood Ultimate Double Hung



Section Details: Operating

Scale: 3" = 1' 0"



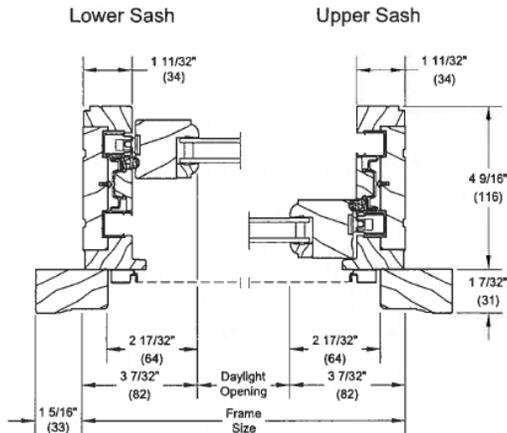
Head Jamb and Sill

APPROVED BY 4/17/13

MAY 08 2013

Single Hung

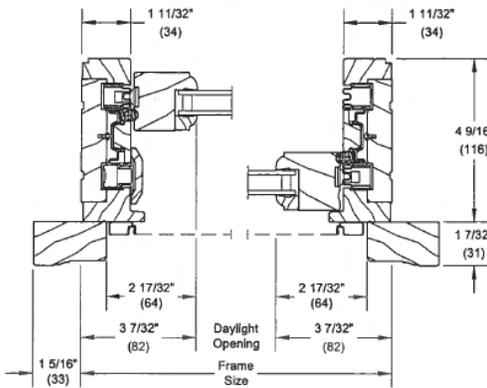
Development Services
Long Range Planning
CERTIFICATE OF APPROPRIATENESS



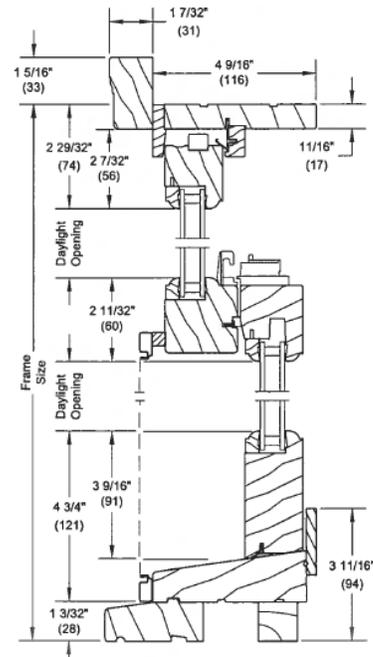
Lower Sash

Upper Sash

Jamb



Jamb



Head Jamb and Sill

Ver 2012.1 2012-12-17

CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed On: Apr 19, 2013, 2:00 pm
WUDH-15

19972255
Marvin Architectural Detail Manual

Previously approved new garage specifications (CA123-394(MD)).



America's Favorite Garage Doors®

Live Chat

Search Search

Home | Contact Us | Building Professionals | Warranty Registration | News | Blog | Careers | Dealer Log-in

Premium Steel Insulated Garage Doors



GARAGE DOORS

- Ideas
- Learn
- Residential Garage Doors
- WindCode Information
- Eco Friendly Garage Doors

Email this page

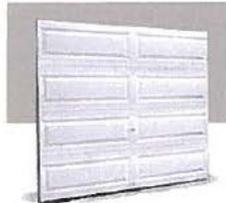
Print this page



ShareThis

OVERVIEW

3-layer steel construction features polystyrene or polyurethane insulation sandwiched between two layers of heavy-duty steel for excellent energy efficiency, strength, durability and quiet operation.



Classic™ Collection PREMIUM SERIES

- Three-layer insulated sandwiched steel construction (steel + insulation + steel)
- Two thickness options, 1 3/8" and 2"
- Two insulation options: polystyrene or polyurethane
- R-values range from 6.5 - 18.4
- Three panel designs to choose from: Elegant Long (shown here), Short or Flush
- Optional insulated or non-insulated windows
- Eight factory finish paint colors or Ultra-Grain®stained wood look
- Click on [Construction](#) or [Design Options](#) for more information



[Play Video](#)
Showcases design features of the Premium Series. [Download Script.](#)



LIFT MASTER® ELITE SERIES™

Clopay recommends the LiftMaster® Elite Series opener for these garage doors.

4/17/13
APPROVED BY
[Signature]
 MAY 09 2013
 Development Services
 Long Range Planning
CERTIFICATE OF APPROPRIATENESS

Previously approved new garage specifications (CA123-394(MD)).

AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR

+ ADD TO MY PROJECT + SHARE + PRINT



Options
Group Model All
Model
 6203 Shelf

Price Range: \$\$

Wood Options
 Hemlock

Glass Options

Got questions? A service representative is standing by.

Call customer service:
 1.800.535.3936
 Mon - Fri, 6am - 4:30pm (PST)

PRODUCT DETAILS

An engineered wood core that is better suited for climate changes. A myriad of glass options include clear, decorative and textured.

FEATURES

- Wood Options: hemlock, meranti mahogany
- Glass Options: energy efficient
- Maintenance Level: moderate
- Project Type: new construction and replacement
- Sustainable Solutions: reduced VOCs in the AuraLast® Wood process (compared to conventional dip-treat wood process)
- Warranty: limited 5-years

APPROVED BY
 MAY 09 2013
 Development Services
 Long Range Planning
CERTIFICATE OF APPROPRIATENESS

4/17/13

Previously approved new garage specifications (CA123-394(MD)).

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

_____ (4) Standard for approval. The landmark commission shall deny the application unless it makes the following findings:

(A) The landmark commission must deny an application to replace a structure with a new structure unless it finds that:

(i) the new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and

(ii) the owner has the financial ability and intent to build the new structure. The landmark commission must first approve the predesignation certificate of appropriateness

ATASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/11/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: KARL SANFORD
PROPERTY ADDRESS: 124 N CLINTON AVE
DATE of CA / CD REQUEST: 10/05/2017

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

PROVIDE MORE INFORMATION

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Katrina Whatley	<input type="checkbox"/> VACANT (Professional)
<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (Alt)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present 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 10/11/2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-044(JKA)
LOCATION: 222 S Edgefield Ave
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: October 5, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: John Greer, JPA Properties LLC

OWNER: JPA PROPERTIES LLC

REQUEST: Replace rear door.

BACKGROUND / HISTORY:

07/07/2017 – A Routine Maintenance CA was issued to repair the foundation on the main structure (CA167-715)).

08/07/2017 – Landmark approved new shingles and painting for the main and accessory structure (CA167-692(JKA)).

10/02/2017 – Landmark approve the replacement of two front doors (CA167-843(JKA)).

10/09/2017 – A Routine Maintenance CAs were written for window repair, replacement of the ribbon driveway, and lead walk replacement (CA178-039(JKA); CA178-040(JKA)).

10/13/2017 – A Routine Maintenance CA was issued for repair of the perma-stone façade (CA178-048(JKA)).

The structure is listed as non-contributing to the Winnetka Heights historic district.

ANALYSIS: The owner has stated that the existing door was damaged by the wrought iron burglar bars (which will be removed). The owner would like to replace the 15-light wood door with a full light metal door. The Winnetka Heights ordinance does not address doors on the rear façade. Staff believes that the proposed door is compatible with the historic overlay district and is recommending approval of the work with the finding that it meets City Code.

STAFF RECOMMENDATION: Replace rear door – Approve – Approve specifications dated 10-16-17 with the finding that the 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: Replace rear door – Deny without Prejudice – Keep door. No information provided why door is proposed for removal.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-044 (JKA)
 Office Use Only

Name of Applicant: John Greer, Member, JPA Properties LLC
 Mailing Address: 2705 Dog Leg Trl
 City, State and Zip Code: McKinney, TX 75069
 Daytime Phone: 214-460-8381 Fax: 972-852-3344
 Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 222 S 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.

- ~~1. Repair cracks and chips in granite on main structure~~
- ~~2. Power wash main structure~~
3. Replace back door with same style door but with single light; remove wrought-iron security door.

RECEIVED BY

Signature of Applicant:  Date: 10/4/2017
 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.

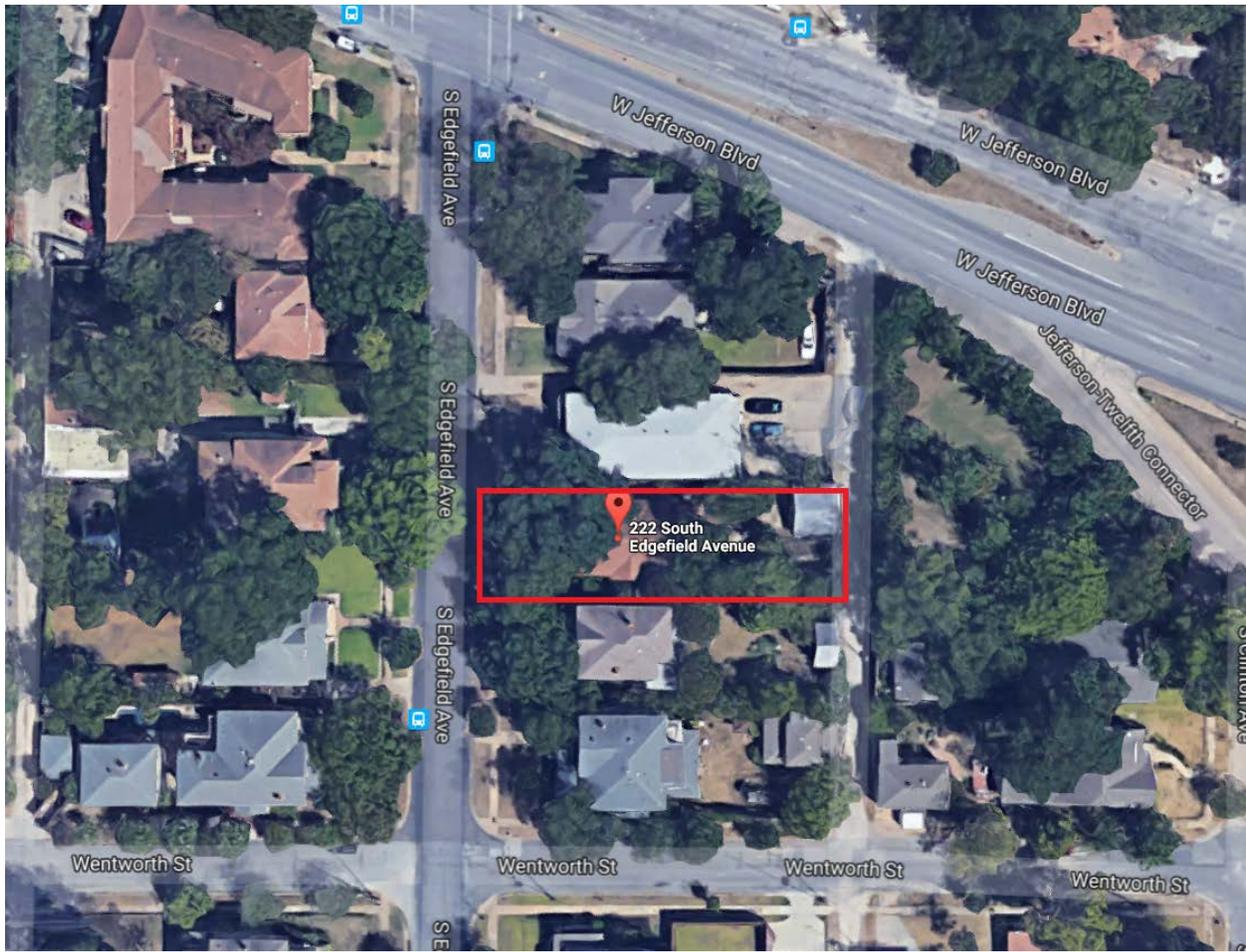
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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



Aerial image



Main structure



To right



To left



Across street



Rear elevation

The current back door is a 32" x 80" non-contributing 15-light wooden patio door. We propose replacing it with a similar (but steel single light) patio door. We also propose removing the wrought-iron security door on the interior of the doorframe.



Existing door

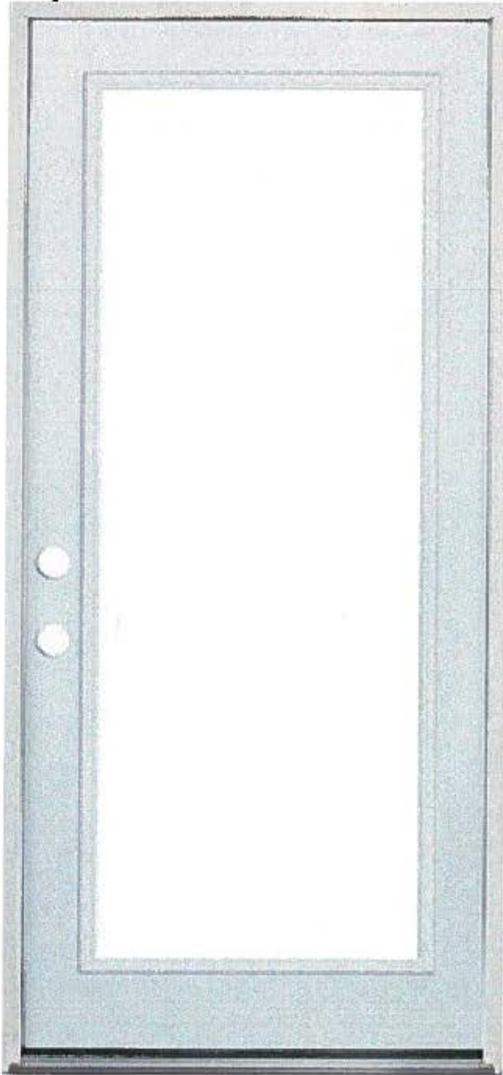


Existing door

CA178-044(JKA)

D7-10

Proposed Back Door:



Product Description

32" Clearview Exterior Steel Door.

- Prehung
- Primed
- In-swing
- Height: 80"
- Available in left and right hand
- Ready to paint
- Double pane glass

Proposed rear door

PRESERVATION CRITERIA CITED FOR 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.

ATASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/11/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: John Greer - JPA Properties LLC
PROPERTY ADDRESS: 222 S Edgefield Ave
DATE of CA / CD REQUEST: 10/05/2017

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

• KEEP DOOR AS ~~HOW~~ NO INFORMATION
PROVIDED WHY DOOR IS BEING PROPOSED TO
BE REMOVED

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Katrina Whatley	<input type="checkbox"/> VACANT (Professional)
<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (Alt)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present Jennifer Anderson

Simply Majority Quorum: yes no

Maker: Rachel

2nd: CHRISTINE

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 10/13/2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-024(JKA)
LOCATION: 224 S. Edgefield Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: October 5, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Stevis Forward

OWNER: Michael Fletcher

REQUEST: Install solid brush-concrete driveway in front and side yards.

BACKGROUND / HISTORY: None

The structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS: There is no driveway on the lot and the lack of curb cuts suggests that the lot has never had a driveway. Seven out of eleven homes on the blockface do not have a driveway. Of the four homes with driveways, one is a ribbon driveway while the other three are solid brush-concrete driveways. Elsewhere in the district, ribbon driveways are a defining feature of the Winnetka Heights historic district and Landmark Commission has encouraged their preservation. Staff is supportive of the installation of a ribbon driveway, but not supportive of the owner's request to install a solid driveway. Therefore, Staff is recommending Denial of the proposed work.

Note: Fencing is not included in this proposal. The owner may remove the existing chain link fence that is located in the proposed driveway footprint without a CA, but must return for a CA to install any new fencing.

STAFF RECOMMENDATION: Install solid brush-concrete driveway in front and side yards – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because a solid driveway would have an adverse effect on the historic overlay district since driveways in Winnetka Heights were historically ribbon driveways.

TASK FORCE RECOMMENDATION: Install solid brush-concrete driveway in front and side yards – Approve with Conditions - Driveway to be ribbon driveway. Fence location

to be modified, move to 50% of house (it seems dimension won't allow car to be parked inside fence). CA will be needed for fence modification.

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

CA 178-024 (JKA)
Office Use Only

Name of Applicant: Stevie Forward
 Mailing Address: 211 Idle Creek
 City, State and Zip Code: Desoto, TX.
 Daytime Phone: 214-562-4004 Fax: _____
 Relationship of Applicant to Owner: Contractor

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

PROPERTY ADDRESS: 224 S. Edgefield
 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.

Installing driveway, replacing new sidewalk and driveway approach (Will be newly installed)

RECEIVED BY

Signature of Applicant: Stevie Forward Date: 10/5/17 OCT 05 2017
 Signature of Owner: Mike Fletcher Date: 10-5-17
 (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.

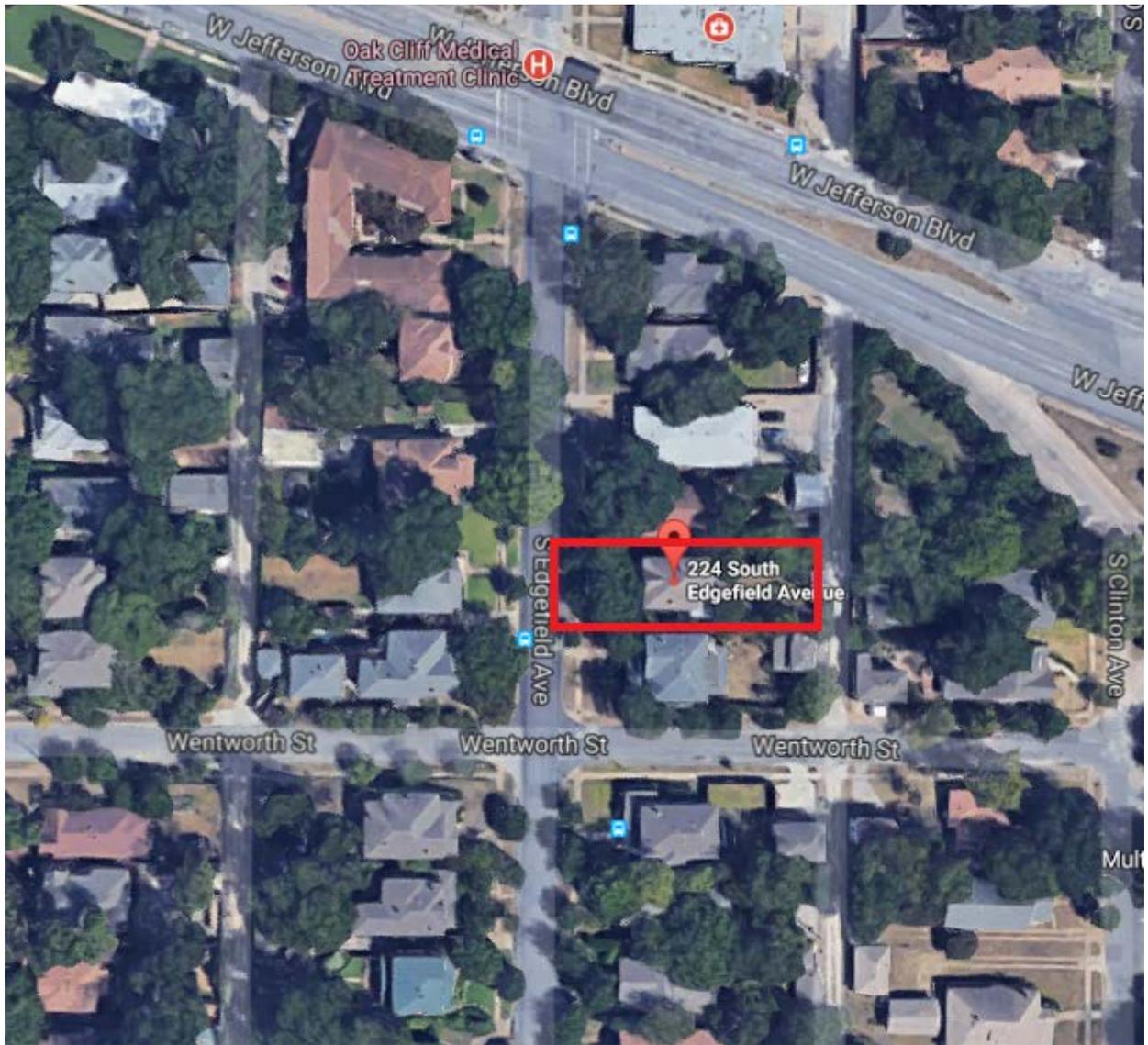
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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 _____



Aerial image



Main structure



To right



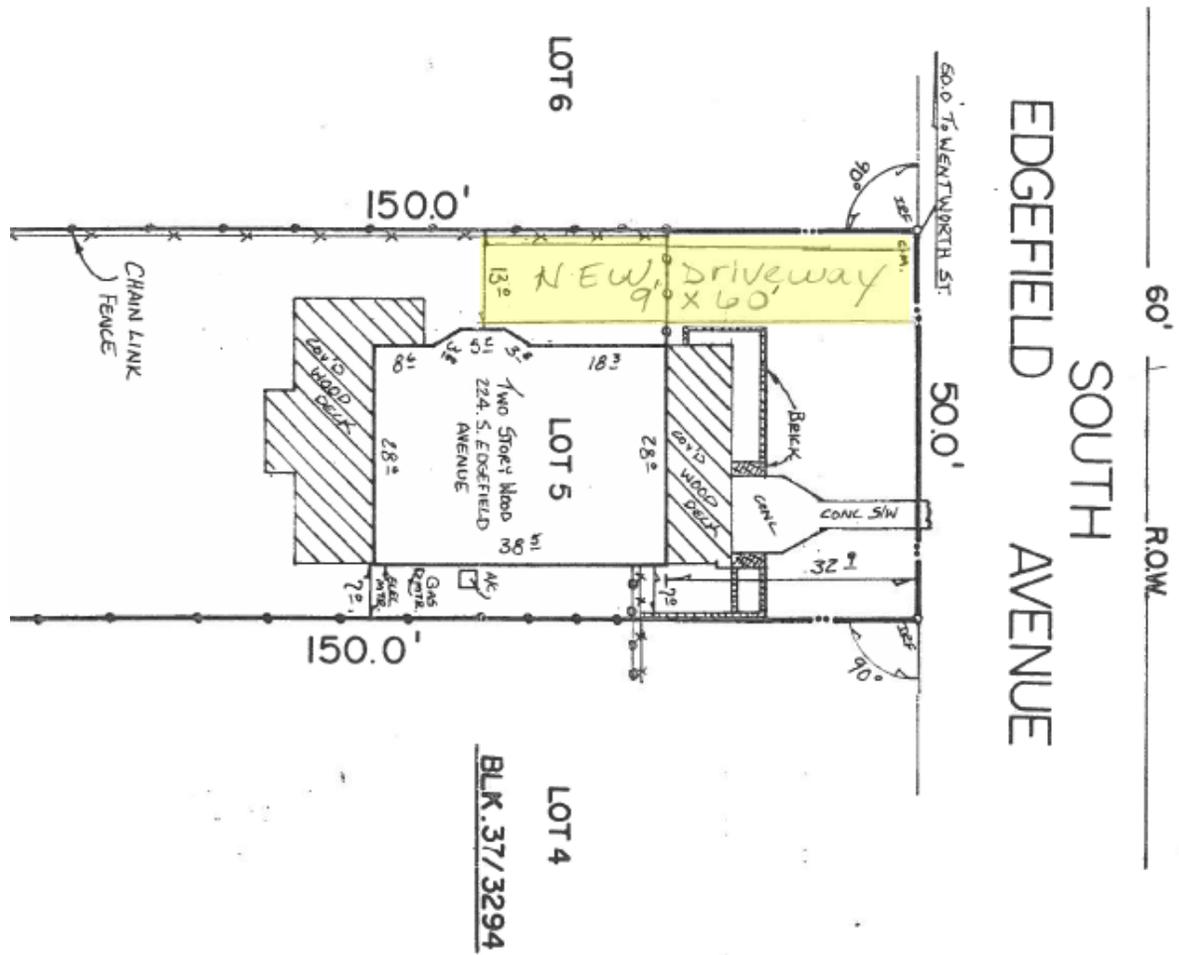
To left



Across street



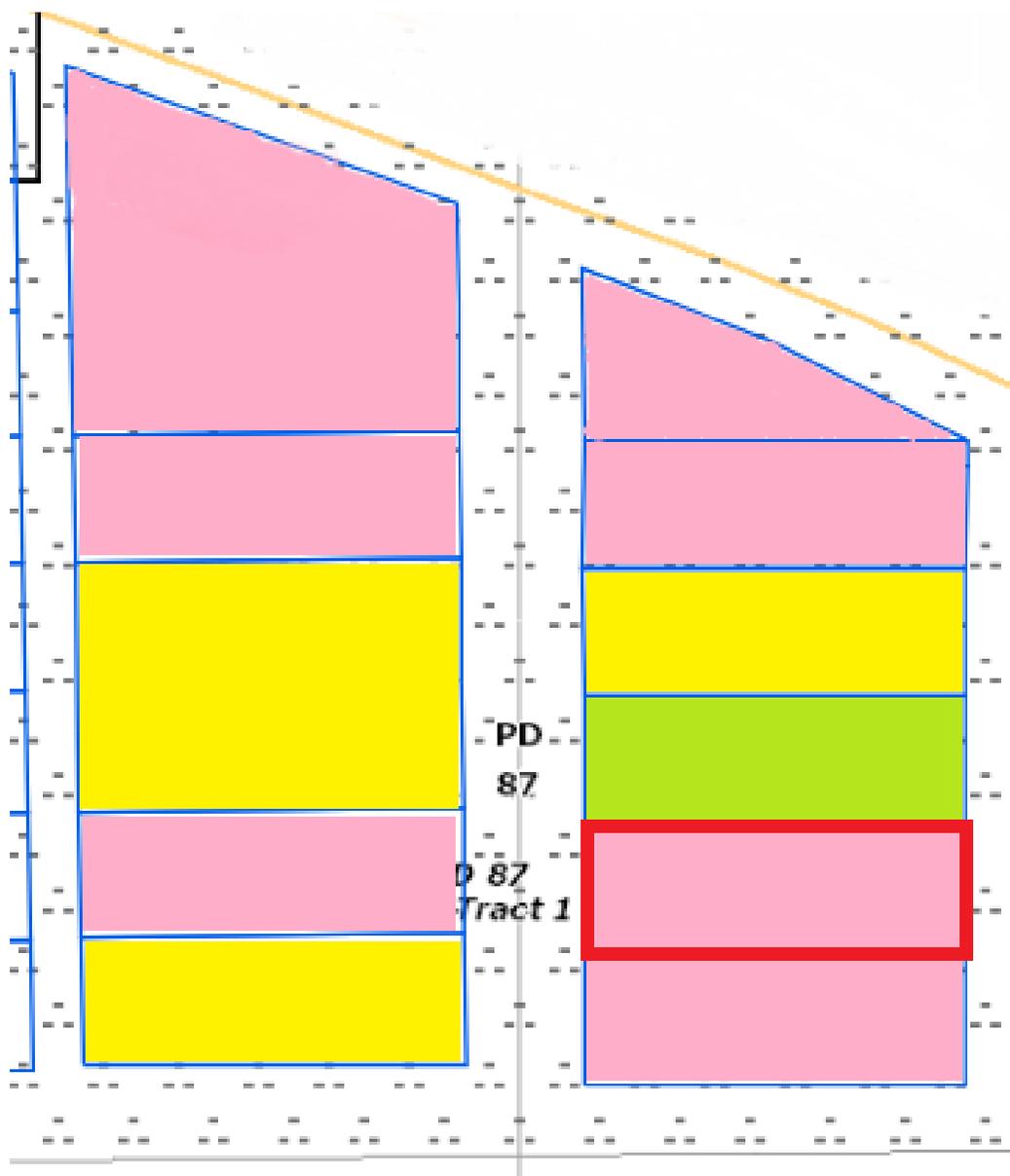
Location of proposed driveway



Site plan with proposed driveway highlighted



Examples of driveways on blockface



RED – No driveway

YELLOW – Solid driveway

GREEN – Ribbon driveway

Existing driveway conditions along 200 S Edgefield Ave

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

(i) for contributing structures:

(aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) The proposed work will not have an adverse effect on the architectural features of the structure;

(cc) **The proposed work will not have an adverse effect on the historic overlay district;** and

(dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

ATASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/11/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: STEVIS FORWARD
PROPERTY ADDRESS: 224 S EDGEFIELD AVE
DATE of CA / CD REQUEST: 10/05/2017

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

- ① DRIVEWAY TO BE 'RIBBON' DRIVEWAY
location
- ② FENCE TO BE MODIFIED / MOVE TO 50% OF
HOUSE (NOTE: IT SEEMS DIMENSION WON'T ALLOWED
CAR TO BE PARKED INSIDE FENCE)
- ③ C.A. WILL BE NEEDED FOR FENCE MODIFICATION

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Katrina Whatley	<input type="checkbox"/> VACANT (Professional)
<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (Alt)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present Jennifer Anderson

Simply Majority Quorum: yes no

Maker: ALFREDO

2nd: Rachel

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 10.18.2017

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**NOVEMBER 6, 2017**

FILE NUMBER: CA178-025(JKA)
LOCATION: 203 N. Rosemont Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD. No 87

PLANNER: Jennifer Anderson
DATE FILED: October 5, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0046.00

APPLICANT: DAVID HAEDGE

OWNER: DAVID G & RISA L HAEDGE

REQUEST:

1. Paint main structure. Body: Magnolia JG-04 "Weekend;" Trim: Sherwin Williams SW7636 "Origami White;" Accent: Sherwin Williams SW2818 "Renwick Heather."
2. Remove two Redbud trees and replace with two Crepe Myrtles.

BACKGROUND / HISTORY:

10/14/2009 – A Routine Maintenance CA was issued for siding repair and painting (CA090-084(MF)).

The structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS:

- 1) The teal color is proposed for the main body color and will replace the existing gray, the white trim color will be placed in the existing locations, and the Renwick Heather will replace the maroon on the window frames and doors. Staff believes that the colors chosen are appropriate and is recommending approval of the work with the finding that it meets the preservation criteria and City Code.
- 2) The owner stated that the trees are around 10 years old and are diseased. Signs of disease was observed by Staff. The lot is zoned single-family, so the owner is not required to mitigate the loss of the trees if they are removed. The owner would like to replace them with two faster growing Crape Myrtle trees in the same locations. The Winnetka Heights ordinance allows both Redbud trees and Crape Myrtle trees in the parkway. Crape Myrtle trees are common parkway trees in Winnetka Heights. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

1. Paint main structure. Body: Magnolia JG-04 "Weekend;" Trim: Sherwin Williams SW7636 "Origami White;" Accent: Sherwin Williams SW2818 "Renwick Heather" – Approve – Approve specifications dated 10-16-17 with the 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).
2. Remove two Redbud trees and replace with two Crepe Myrtles – Approve – Approve site plan dated 10-16-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(5) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1. Paint main structure. Body: Magnolia JG-04 "Weekend;" Trim: Sherwin Williams SW7636 "Origami White;" Accent: Sherwin Williams SW2818 "Renwick Heather" – Approve with Conditions – Provide paint chips.
2. Remove two Redbud trees and replace with two Crepe Myrtles – Deny without Prejudice – Keep trees or show evidence of disease and provide letter from arborist.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-025 (JKA)
 Office Use Only

Name of Applicant: DAVID HAEDGE
 Mailing Address: 203 N. ROSEMONT AVE
 City, State and Zip Code: DALLAS, TX 75209
 Daytime Phone: 214-941-4676 Fax: N/A
 Relationship of Applicant to Owner: SAME

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

PROPERTY ADDRESS: 203 N. ROSEMONT 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.
PAINT EXTERIOR. BODY MAGNOLIA WEEKEND 5G-04 TRIM: SW 7630
ORIGAMI WHITE. ACCENT: SW L918 RENAISSANCE HEATHER. REPLACE ROOF
GAF TIMBERLINE HD WEATHERED WOOD SHINGLES. REMOVE EXISTING
FENCE ON ALLEY. REPLACE WITH 4 FT CEDAR FENCE. REMOVE 2
DISEASED REDBUD TREES IN PARKWAY. REPLACE WITH
GRAPE MYRTLES

Signature of Applicant: [Signature] Date: 10/5/2017
 Signature of Owner: [Signature] Date: 10/5/2017
 (IF NOT APPLICANT)

RECEIVED BY

APPLICATION DEADLINE:
 Application material must be completed and submitted by the **FIRST THURSDAY OF EACH 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 214/870-4209 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 _____



Aerial image



Main structure



To right



To left



Across street



MAGNOLIA HOME
by JOANNA GAINES™
PREMIUM INTERIOR PAINT



WEEKEND

BODY

SW 7636

Origami White

Interior / Exterior

Locator Number: 259-C3

TRIM

SW 2818

Renwick Heather

Interior / Exterior

ACCENT

Proposed paint specifications (Request #1)



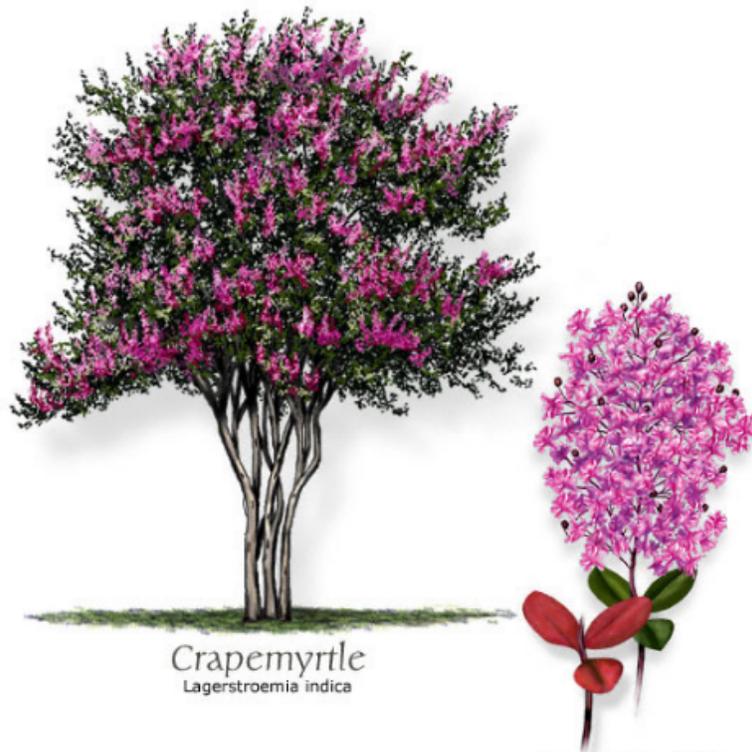
Redbud trees proposed for removal (Request #2)



Redbud tree proposed for removal (Request #2)



Redbud tree proposed for removal (Request #2)



Crapemyrtle
Lagerstroemia indica

Copyright © Robert O'Brien

Common Name:	Common Crapemyrtle
Latin Name:	<i>Lagerstroemia indica</i>
Tree Size:	Small
Leaf Type:	Deciduous
Growth Rate:	Moderate
Water Needs:	Dry
Tolerances:	Salty soil or sea-spray, drought, alkaline soils (pH > 7.5)
Attributes:	reliable fall color, showy or fragrant flower
Features:	Profuse spikes of white, pink, or purple flowers through summer, and smooth, peeling bark.
Comments:	Many sizes and colors available, but 'National Arboretum' cultivars are excellent choices.
Problems:	Aphids and powdery mildew affect many cultivars.
Firewise:	Yes

[Back](#) | [Print Results](#) | [Tree Planting Tools](#)

Proposed trees (Request #2)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1: Section 51P-87.111(a)(8)(C)

(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.

Request #2: Section 51P-87.111(b)(5)

(5) Parkway plantings. Only grass, trees, and flowers are permitted in the parkway. All trees in the parkway must be selected from the list labelled as Exhibit 87B, placed a uniform distance apart, and planted along a line parallel to the street. Flower beds may not comprise more than 50 percent of the parkway area.

10507 25423 072044
EXHIBIT 87B
EXHIBIT B 032856

The following trees are the only trees permitted in the parkway in this district:

American Elm	Juliube
Aristocrat Pear	Live Oak
Atlas Cedar	Mesquite
Bald Cypress	Mondale Pine
Blue Atlas Cedar	Pecan
Box Elder	Persimmon (Texas)
Bradford Pear	Photenia
Burr Oak	Pistachio
Calleryana Pear	Pond Cypress
Cedar Elm	Post Oak
Cherry Laurel	Purple Leaf Plum
Chinese Pistachio	Redbud
Chinese Tallow	Red Cedar
Crabapple	Red Oak
Crape Myrtle	Soapberry
Dawn Redwood	Southern Catalpa
Deciduous Holly or Possum Haw	Sugar Hackberry
Deciduous Yaupon Holly	Sweet Gum
Deopar Cedar	Texas Mountain Laurel
Flowering Peach	Tree of Heaven
Golden Raintree	Vitex
Hollywood Juniper	Water Oak
Japanese Black Pine	Wax Myrtle
Japanese Ligustrum	Yaupon Holly
Japanese Oak	
Jerusalem Thorn	

ATASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/11/2017

TIME: 5:30pm

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

APPLICANT NAME: DAVID HAEDGE

PROPERTY ADDRESS: 203 N ROSEMONT AVE

DATE of CA / CD REQUEST: 10/05/2017

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Approval
CONTRACT B PAINT - PROVIDE PAINT CHIPS APPROVED BY *CONDITION*
KEEP TREES - OR SHOW DISEASED TREES
AND PROVIDE LETTER/ FROM ARBORIST AS SUCH.

Task force members present

Alfredo Pena Katrina Whatley VACANT (Professional)
 Christine Escobedo Nicholas Dean VACANT (Alt)
 Jeff Cummings (Chair) Rachel Hoehn VACANT (Alt)

Ex Officio staff members present Jennifer Anderson

Simply Majority Quorum: yes no

Maker: *CHRISTINE*
2nd: *KATRINA*
Task Force members in favor: *ALL*
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force

DATE *10/12/2017*

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****NOVEMBER 6, 2017**

FILE NUMBER: Z167-351(LC)
LOCATION: 1907 Elm Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-619

PLANNER: Liz Casso
DATE FILED: July 12, 2017
DISTRICT: Harwood (H-48)
MAPSCO: 45-L
CENSUS TRACT: 0031.01

OWNER: 1907 Elm Holdings LP

REPRESENTATIVE: Patrick Hazard

REQUEST:

A Landmark Commission Authorized Hearing to consider amending historic overlay No. 48, Harwood Historic District, to create Tract C with preservation criteria.

ANALYSIS:

The property owner of 1907 Elm Street, located in the Harwood Historic District, is requesting to create a subdistrict ("Tract C") for this property. The purpose is to add preservation criteria that would allow the property owner to replicate and install a blade sign that closely matches the original Tower Theater blade sign that previously hung on this structure. A sign to match the original proportions of the Towner Theater sign currently exceeds the maximum allowed square footage permitted. At their July 2017 meeting, the Landmark Commission approved the new blade sign contingent on the owner amending the Harwood preservation criteria to allow the size (CA167-593(LC)).

The new preservation criteria for signage in Tract C can be found in Section 8 of the attached criteria.

STAFF RECOMMENDATION:

Approval, subject to preservation criteria.

DESIGNATION COMMITTEE RECOMMENDATION:

Approve creation of Tract C and preservation criteria amendments as edited.