



CITY OF DALLAS LANDMARK COMMISSION

Monday, April 1, 2019

AGENDA

BRIEFINGS:

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.

Kris Sweckard, Director
Mark Doty, Chief Planner Historic Preservation
Jennifer Anderson, Senior Planner
Liz Casso, Senior Planner
Melissa Parent, Planner
Marsha Prior, Planner

BRIEFING ITEMS

Update on efforts to reinvigorate the Dallas Historic Preservation Program – Katherine Seale

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

CONSENT ITEMS

1. 5732 WORTH ST

Junius Heights Historic District
CE189-001(MD)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$42,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant: Casillas, Christopher

Application Filed: 02/06/19

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$42,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 3939 GRAND AVE

Fair Park Historic District
CA189-363(MD)
Mark Doty

Request:

1. Hall of State - Install site drainage improvements.
2. Hall of State - Remove one Live Oak tree, one Shumard Oak tree, and seven Crepe Myrtles.
3. Hall of State - Install landscaping including Crepe Myrtles, Asian Jasmine, and Dwarf Holly bushes.
4. Hall of State - Construct accessible parking spaces,

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routes, and two ramps on front facade.

Applicant: Gensler - Marcel Quimby

Application Filed: 03/07/19

Staff Recommendation:

1. Hall of State - Install site drainage improvements. – Approve - Approve site drawings dated 4/1/2019 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.8(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Hall of State - Remove one Live Oak tree, one Shumard Oak tree, and seven Crepe Myrtles. – Approve - Approve landscape plan dated 4/1/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Hall of State - Install landscaping including Crepe Myrtles, Asian Jasmine, and Dwarf Holly bushes.- Approve - Approve landscape plan dated 4/1/2019 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.8(b)(c)(d) and (e), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Hall of State - Construct accessible parking spaces, routes, and two ramps on front facade. – Approve with conditions - Approve conceptually with the condition any changes recommended by Texas Historical Commission are resubmitted back to Landmark for review and with the suggestion that the railing design is simplified and is a matte metal material instead of copper with the finding that although the proposed work does not comply with Section 4.2(b)(3) in the Preservation Zone, Esplanade of State subdistrict that states alterations and additions are limited to rear or secondary facades of buildings where the alteration or addition is not visible from a character defining space, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district and with the finding the proposed work is consistent with the criteria for hardscape in the preservation criteria Section 3.10(b)(d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

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1. Hall of State - Install site drainage improvements. – Approve.
2. Hall of State - Remove one Live Oak tree, one Shumard Oak tree, and seven Crepe Myrtles – Approve.
3. Hall of State - Install landscaping including Crepe Myrtles, Asian Jasmine, and Dwarf Holly bushes – Approve.
4. Hall of State - Construct accessible parking spaces, routes, and two ramps on front façade – Approve with conditions -

3. 5429 REIGER AVE

Junius Heights Historic District
CA189-367(JKA)
Jennifer Anderson

Request:

1. Remove driveway on Reiger Avenue side and install grass.
2. Widen driveway on Reiger Avenue side.
3. Relocate driveway approach on North Augusta Street side.

Applicant: Forward, Stevis

Application Filed: 03/07/19

Staff Recommendation:

1. Remove driveway on Reiger Avenue side and install grass – Approve – The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Widen driveway on Reiger Avenue side – Approve – The proposed work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Relocate driveway approach on North Augusta Street side – Approve – The proposed work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove driveway on Reiger Avenue side and install grass – None – No quorum, comments only. Supportive.
2. Remove driveway on Reiger Avenue side – None – No quorum, comments only. Supportive.
3. Relocate driveway approach on North Augusta Street side – None – No quorum, comments only. Supportive.

4. 4837 SWISS AVE

Peak's Suburban Addition Historic District
CA189-361(MP)
Marsha Prior

Request:

1. Replace front porch sconce lights.
2. Replace mail slot on front elevation.
3. Replace house numbers on front elevation.

Applicant: Ledowsky, Michael

Application Filed: 03/07/19

Staff Recommendation:

1. Replace front porch sconce lights – Approve – Approve specification dated 4/1/19 with the finding the

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

2. Replace mail slot on front elevation – Approve – Approve specification dated 4/1/19 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace house numbers on front elevation – Approve – Approve specification dated 4/1/19 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Replace front porch sconce lights – Approve – Approve sconce lights as submitted.
2. Replace mail slot on front elevation – Approve – Approve mailbox as submitted.
3. Replace house numbers on front elevation – Approve – Approve house numbers as submitted.

Request:

Replace roll-up door and storefront on side facade with new storefront windows.

Applicant: Finan, Ryan

Application Filed: 03/07/19

Staff Recommendation:

Replace roll-up door and storefront on side facade with new storefront windows. – Approve - Approve drawings dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Replace roll-up door and storefront on side facade with new storefront windows - No quorum, comments only. Recommend approval of new storefront doors to replace roll-up doors.

Request:

1. Remove one tree from front parkway. Work completed without Certificate of Appropriateness.
2. Install three new windows on side facade.

Applicant: O'Daniel, Woody

Application Filed: 03/07/19

Staff Recommendation:

1. Remove one tree from front parkway. Work completed without Certificate of Appropriateness. - Approve - Approve completed work with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install three new windows on side facade. - Approve - Approve drawings and specifications dated 4/1/19 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii), and it meets the standards in City Code Section 51A-

5. **607 N CLINTON AVE**

Winnetka Heights Historic District

CA189-352(MLP)

Melissa Parent

6. **218 N WINNETKA AVE**

Winnetka Heights Historic District

CA189-364(MLP)

Melissa Parent

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

Task Force Recommendation:

1. Remove one tree from front parkway. Work completed without Certificate of Appropriateness - No quorum, comments only. Recommend approval of removing tree.
2. Install three new windows on side façade - No quorum, comments only. Recommend approval of three windows.

7. 310 S WINNETKA AVE

Winnetka Heights Historic District
CA189-356(MLP)
Melissa Parent

Request:

Install new landscaping in front yard.

Applicant: Cohen, Barbara

Application Filed: 03/07/19

Staff Recommendation:

Install new landscaping in front yard. - Approve - Approve landscape plan and plant specifications dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install new landscaping in front yard - No quorum, comments only. Recommend approval of landscape plans.

DISCUSSION ITEMS:

1. 800 BLAYLOCK DR

Lake Cliff Historic District
CA189-355(MLP)
Melissa Parent

Request:

Construct new multi-family duplex on vacant lot.

Applicant: Williams, Jenna

Application Filed: 03/07/19

Staff Recommendation:

1. Construct new multi-family duplex on vacant lot. . – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that states new construction must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios. Preservation criteria Sections 9.4 and 9.5.
2. Install new 4'-0" wrought iron fence. – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state interior side yard fences must be located in the rear 50% of the side yard. Preservation criteria Section 3.11b

Task Force Recommendation:

1. Construct new multi-family duplex on vacant lot - No quorum, comments only. Suggest changing windows to one-over-one. Suggest possibly changing railings to wood. Discussed 2 different sidings to break up look. Discussed window configuration. Need specs for patio

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2. 4803 GASTON AVE

Peak's Suburban Addition Historic District
CA189-360(MP)
Marsha Prior

door.

2. Install new 4'-0" wrought iron fence. - No quorum, comments only. Task force did not review this item separately.

Request:

Replace front balcony door. Work completed without a Certificate of Appropriateness.

Applicant: Moody, Travis

Application Filed: 03/07/19

Staff Recommendation:

Replace front balcony door. Work completed without Certificate of Appropriateness – Approve with conditions – Approve door with the condition that the wood muntins are removed to create a single light with the finding the completed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace front balcony door. Work completed without a Certificate of Appropriateness – Deny without prejudice – Door is not typical style to period of home (3 divided lights). Recommend photos of original door be presented to task force [or Staff and Landmark].

3. 5921 SWISS AVE

Swiss Avenue Historic District
CA189-362(MLP)
Melissa Parent

Request:

1. Construct wood pergola and outdoor kitchen in rear yard.
2. Replace rear brick driveway section with concrete driveway.
3. Install landscaping in rear yard.
4. Install one new window on rear facade of rear accessory structure.
5. Replace and enlarge one window opening with one custom wood door on rear accessory structure.

Applicant: David Rolston Landscape Architects -Jasmine

Application Filed: 03/07/19

Staff Recommendation:

1. Construct wood pergola and outdoor kitchen in rear yard. - Approve - Approve drawings and specifications dated 4/1/19 with the finding the proposed work is consistent with the criteria for accessory structures in the preservation criteria Section 51P-63.116(1)(A)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace rear brick driveway section with concrete driveway. - Approve with conditions - Approve proposed work with the condition that a revised drawing be submitted with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-63.116(2)(G)(i)(cc), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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3. Install landscaping in rear yard. - Approve - Approve landscape plan and planting specifications dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install one new window on rear facade of rear accessory structure. - Approve - Approve drawings and specifications dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace and enlarge one window opening with one custom wood door on rear accessory structure. – Approve - Approve drawings dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation

1. Construct wood pergola and outdoor kitchen in rear yard – Deny without prejudice - Pergola should be designed more in style and character of the house; i.e. a capital on the columns, allow structure to sit on capital.
2. Replace rear brick driveway section with concrete driveway – Deny without prejudice - Concrete driveway to be poured continuously with saw cuts to create desired pattern, with a continuous straight edge more in keeping with the age and character with the house.
3. Install landscaping in rear yard – Deny without prejudice - Recommend pool design to be less contemporary and more in keeping with the character of the house. Landscaping is approved as is.
4. Install one new window on rear facade of rear accessory structure – Deny without prejudice - Need additional elevations to verify locations of windows and doors to be removed and/or added. Provided drawings do not coordinate well. Window to be removed should be used to replace boarded window in the rear of the structure. Remaining window to remain in order to maintain character of the structure and provide natural light to existing shed. Plan of changing room and bath may need to be redesigned to allow these changes to occur with minimal demolition of existing structure.
5. Replace and enlarge one window opening with one custom wood door on rear accessory structure – Deny without prejudice - Suggest that new door be installed in exact location of existing window to be removed. Door needs to match shed door on east elevation. Provide specifications of door to be installed.

4. 1121 E 9TH ST

Tenth Street Neighborhood Historic District
CD189-006(MP)

Request:

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

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Marsha Prior

Initial Suspension

Code).

Applicant: Mendez, Mario

Application Filed: 02/07/19

Staff Recommendation:

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

Task Force Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – No quorum; comments only – Recommend denying because house is contributing structure. (This recommendation is from the February 12th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

5. 3517 HAVANA ST

Wheatley Place Historic District

CA189-358(MP)

Marsha Prior

Request:

1. Replace siding on rear elevation.
2. Replace rear door. Work completed without a Certificate of Appropriateness.

Applicant: Davis, Gerald

Application Filed: 03/07/19

Staff Recommendation:

1. Replace siding on rear elevation – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because synthetic siding would have an adverse effect on the historic overlay district.
2. Replace rear door. Work completed without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because a replacement door that does not match the original in material would have an adverse effect on the historic overlay district.

Task Force Recommendation:

1. Replace siding on rear elevation - No quorum; comments only - OK with Hardie board but match width to existing siding.
2. Replace rear door. Work completed without a Certificate of Appropriateness - No quorum; comments only - Approve selection of door and color.

6. 3611 MEADOW ST

Wheatley Place Historic District
CA189-359(MP)
Marsha Prior

Request:

Modify front porch, including portico and columns. Work completed without a Certificate of Appropriateness.

Applicant: Zamudio, Geraldo

Application Filed: 03/07/19

Staff Recommendation:

Modify front porch, including portico and columns. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 7.3 which states that historic columns, detailing, railings, and trim on porches and balconies are protected.

Task Force Recommendation:

Modify front porch, including portico and columns. Work completed without a Certificate of Appropriateness - No quorum; comments only - We don't object to the square columns; however, paint columns and the cladding of front face of portico white.

7. 426 S CLINTON AVE

Winnetka Heights Historic District
CA189-354(MLP)
Melissa Parent

Request:

Install two new steel front entrance doors. Work completed without Certificate of Appropriateness.

Applicant: Just, Joel

Application Filed: 03/07/19

Staff Recommendation:

Install two new steel front entrance doors. Work completed without Certificate of Appropriateness. - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-87.111(a)(17)(F)(iii) that prohibits front doors that do not contain at least one light.

Task Force Recommendation:

Install two new steel front entrance doors. Work completed without Certificate of Appropriateness - No quorum, comments only. Recommend replacing steel doors with wood doors that are compatible/appropriate to neighborhood.

8. 102 N WINNETKA AVE

Winnetka Heights Historic District
CA189-357(MLP)
Melissa Parent

Request:

Construct new addition in rear of main structure.

Applicant: Triple J Construction - Richard Fitzgerald

Application Filed: 03/07/19

Staff Recommendation:

Construct new addition in rear of main structure. – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant did not meet the burden of proof to justify the work.

Task Force Recommendation:

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Construct new addition in rear of main structure - No quorum, comments only. Suggest more pictures of existing structure at back of house where addition will be built. Retain 5 windows being removed for potential use at some future date.

9. 711 ELM ST

West End Historic District
CA189-290(LC)
Liz Casso

Under Advisement

Request:

Construct 5-story vertical addition to existing 5-story structure.

Applicant: Merriman Anderson Architects – Adam Jones

Application Filed: 02/07/19

Staff Recommendation:

Construct 5-story vertical addition to existing 5-story structure. – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2 for height, which states that existing structures shall not be renovated to exceed 100 feet in height.

Task Force Recommendation:

Construct 5-story vertical addition to existing 5-story structure. – Approve with conditions - Approve with conditions: 1) Additional articulation of glazing be added particularly at the 6th floor; 2) Building height to comply with ordinance; 3) Metal panels be red color and recommend submitting sample. (Task Force did not review the updated design submitted after the March 4, 2019 meeting.)

10. 1601 CHALK HILL RD

Eagle Ford School
Liz Casso

Request:

A Landmark Commission Authorized Hearing to consider an Historic Overlay for Eagle Ford School, on the west side of Chalk Hill Road, south of Tom Landry Freeway.

Applicant: Eagle Ford School Limited Liability Co

Application Filed: 02/06/19

Staff Recommendation:

Approve, subject to preservation criteria.

Designation Committee Recommendation: Approve, subject to preservation criteria, and with Committee edits to nomination

OTHER BUSINESS ITEMS:

Approval of Minutes from March 4, 2019.

DESIGNATION COMMITTEE:

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 §551.09]



LANDMARK COMMISSION

4/1/2019

FILE NUMBER: CE189-001(MD)

PLANNER: Mark Doty

LOCATION: 5732 Worth Street

DATE FILED: 2/6/2019

COUNCIL DISTRICT: 14

DISTRICT: Junius Heights

SIZE OF REQUEST: 1,129

MAPSCO: 46-C

APPLICANT: Christopher Casillas

OWNER: CASILLAS CHRISTOPHER THOMAS

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$42,000 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This single-family house was built in 1921 and is a contributing structure in the historic district.

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

| | |
|----------------------------|-----------|
| Improvements Value (2018): | \$160,100 |
| Land Value: | \$121,800 |
| Required Expenditures: | \$40,025 |
| Estimated Expenditures: | \$41,000 |
| Estimated Total Exemption: | \$25,080 |

Notes on the estimated exemptions:

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

** Tax estimates are based on the new city tax rate of 0.7767%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".

The applicant has started rehabilitation on the property, including; foundation, plumbing, HVAC, and electrical. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be 4/1/2022. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of \$42,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

(Properties where part of the rehabilitation work has
been previously completed)

Address: 5732 WORTH Street

Applicant: CHRISTOPHER CASILLAS

Contact info: cheisc7@gmail.com 805 252 7973
+ a.nguyenet@gmail.com 201 745 6193



Application Requirements

- ☐ Completed Step 1 Application..... All requested information must be provided, and where necessary forms should be signed and notarized
- ☐ List of expenditures to date..... Please provide a chart, as shown later in this packet, listing the receipts and expenditure documentation submitted. Copies of the receipts should be submitted as backup documentation with this chart. A blank chart is attached to this form for your convenience.
- ☐ Backup documentation of expenditures spent to date..... Receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Please do not provide original documents, copies only.
- ☐ Estimated costs of rehabilitation yet to be completed List of applicable expenses. Eligible expenses are listed in the General Information packet.
- ☐ Statement of Understanding Signed and notarized by the property owner; use the form included in this packet.
- ☐ DCAD Account Information Go to www.dallascad.org then search for appraisals, search by address, search for the address of the property in question, and attached a copy of the account information to this application.
- ☐ Photographs of existing conditions..... Pictures taken of the structure prior to rehabilitation. Be sure to document the areas that will be rehabilitated.

Additional Requirements

Check all statements that apply and please provide the information shown to the right for those items.

- ☐ Does the rehabilitation include any exterior work?..... Provide a copy of the front page of the Certificate of Appropriateness for the rehabilitation.
- ☐ Has the property has received any previous tax relief? Provide the documentation explaining the duration and amount of all previous tax relief.

Additional Requirements (cont).

- ☐ Is the property is in a TIF district? Documentation of any additional tax incentives the property is set to receive, such as tax credits from the county, National Trust, grants, Texas Historic Commission or other entities. If you are unsure if the property is in a TIF district, locate your property on the DCAD website's map and turn on the Tax Increment Zone layer.
- ☐ Is this an Urban Historic District exemption?..... Provide a breakdown of the square footage for residential, retail, commercial, and other nonresidential uses, number of jobs created, and residential units created in the proposed project.
- ☐ Has the property had past code violations? Contact the Code Compliance Department at 214-670-5708 if the property has had past code violations. An email from their department stating that the violations have been resolved will suffice.
- ☐ Is the owner not listed as the owner in DCAD records Provide a copy of the property deed.
- ☐ Is the lot is a divided lot or split between several lots? Provide a copy of the property deed.
- ☐ Is the property unplatted (no lot or block number)? Provide a copy of the property deed.
- ☐ Is it is owned by a partnership, LLC, or other entity?..... Provide a copy of the property deed or documentation that the signatory has the authority to sign on behalf of the entity.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 5732 NORTH STREET

Legal description: Lot 8 Block 8/1652

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

Building name (if applicable): _____

Historic district or pending historic district: JUNIUS HEIGHTS

Year the historic structure was built: 1921

Is this a contributing structure? _____

Owner Information

Please list all of the property owner(s): CHRISTOPHER GASILAS

Mailing address: 5732 NORTH ST.

City, state and zip code: Dallas, TX 75214

Phone number: 805 252 7973 Fax number: _____

Email: CHRISC7@gmail.com

Applicant Information (if different from the property owner)

Applicant name: Amanda Nguyen

Mailing address: "

City, state and zip code: "

Phone number: 281 745 6193 Fax number: _____

Email: a.nguyener@gmail.com

Rehabilitation Information

Estimated Rehabilitation Investment: \$ 76,442 (Total)

Current Use: Residential Proposed Use: Residential

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? No

If not, when will the application for a CA be considered? EOY 2019 - Beg. 2020

Projected Construction Time and Estimated Date of Completion: 2019 - EOY 2020

[FRONT PORCH]

Lien Holder Information (if applicable)

Primary mortgage company: Wells Fargo
Contact person: N/A - or Loan Specialist
Correspondence address: 1931 Greenville Ave. Ste. 110 ; Dallas TX 75206
Secondary mortgage company: _____
Contact person: _____
Correspondence address: _____
Other lienholder: _____
Contact person: _____
Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: 2/6/2019
Improvement Value: 160,100
Land Value: 121,800
Has the Property Received Any Previous Tax Relief? If so, Please Explain: No
Is this in a TIF District? No

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

If Applying for an Urban Historic District Conversion Exemption

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

Type of Exemption that is being applied for:

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

**** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab**

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

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

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

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

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

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

Record of expenditures for work that has already been completed

In order to qualify for the exemption, you must provide receipts or other documentation such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required minimum expenditure on the approved rehabilitation work has been completed. The Landmark Commission may approve rehabilitation work completed up to **three years** prior to the date the Landmark Commission Certificate of Eligibility is approved.

Payment documentation must be recorded, labeled and totaled when submitted to staff.

Work completed prior to the Certificate of Eligibility application MUST be approved by the Landmark Commission. All expenditures you want to have counted towards your required threshold that have already been spent MUST be submitted with this application.

Please provide a chart, similar to the one shown below, summarizing the receipts and expenditure documentation submitted. Please keep the following in mind:

- Receipts, pay schedules, and bank withdraw transactions with work invoices are all acceptable methods of payment documentation.
- Copies of the payment documentation should be submitted as backup documentation with this chart.
- Payment documentation should be copied, please do not turn in originals.
- A pay schedule certified by a licensed architect or engineer may be submitted in lieu of this chart.

Please contact staff if you have a specific question on how to record a payment. A blank chart is attached to this form for your convenience.

- Provide the date of the payment
- List the name of the company to which the payment was made
- Provide the category of work completed, such as, plumbing, interior work, painting, foundation work, etc.
- Each receipt should be copied onto a sheet of paper. Please label each page with a page number. List the page number in the chart so that staff can correspond each receipt with the page on which the receipt is located. More than one receipt may be on a page.
- Provide the amount paid

| 1234 SAMPLE ADDRESS | | | | |
|---------------------|---------------------------|----------------------|---------------------|------------|
| Date | Company | Type of Work | Receipt Page Number | Amount |
| 9/30/2003 | Lakewood Hardware | Plumbing | 1 | \$14.00 |
| 10/11/2003 | The Restore | Exterior Doors | 2 | \$106.09 |
| 10/31/2003 | Sam's Electric | Electrical work | 2 | \$40.68 |
| 12/27/2003 | The Restore | Exterior Windows | 3 | \$201.59 |
| 1/5/2004 | Home Depot | Floors | 4 | \$58.54 |
| 1/8/2004 | Williams Concrete Inc | Foundation | 5 | \$160.21 |
| 3/10/2004 | Porcelain Patch and Glaze | Purchase | 6 | \$400.00 |
| 3/16/2004 | Craddock Lumber Company | Cabinetry | 6 | \$121.67 |
| 3/25/2004 | ICI Paints | Exterior House Paint | 6 | \$76.95 |
| 9/9/2005 | Roofing Company | Roofing | 7 | \$320.27 |
| TOTAL: | | | | \$1,500.00 |

Record of expenditures for work that has already been completed

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

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

| Date | Company | Category of Work | Receipt Page Number | Amount |
|--------------------|-------------------|-------------------|---------------------|------------------|
| 7/23/18 | AIR PATROL | Heating / Cooling | 1 | 9,200.00 |
| 6/12/18 | DALROCK | Foundation | 2 | 24,225.00 |
| 8/20/18 | ADT Security | Security / Fire | 3 | 1,660.54 |
| 7/23/18 | | | | |
| 7/18/18 | Hendricks Service | Plumbing for HVAC | 4 | 1,050.00 |
| 8/20/18 | Hendricks Service | Plumbing & GAS | 5 & 6 | 882.00 |
| 9/26/18 | Hendricks Service | Plumbing Repair | 7 & 8 | 3,850.00 |
| 7/23/18 | | | | |
| 7/24/18 | Lakewood Electric | Electrical | 9 | 475.00 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| TOTAL: | | | | 41,342.54 |

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

Cost Estimates of work that has not yet been completed

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

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

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

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

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

| | Amount |
|--|-------------------------|
| 1. <u>Electrical (Bathroom)</u> | <u>1,000.00</u> |
| 2. <u>Flooring (Bath + Bedrooms)</u> | <u>3,800.00</u> |
| 3. <u>Painting (Interior)</u> | <u>500.00</u> |
| 4. <u>Plumbing (Bathroom)</u> | <u>3,300.00</u> |
| 5. <u>Sheetrocking (Foundation settle cracks) + closet</u> | <u>2900.00</u> |
| 6. <u>PORCH (Demo + Rebuild)</u> | <u>~ 15,000.00</u> |
| 7. <u>Exterior Door</u> | <u>1000.00</u> |
| 8. <u>DEMO (Sheetrocking, floors, Attic Fan)</u> | <u>2000.00</u> |
| 9. <u>Insulation</u> | <u>600.00</u> |
| 10. <u>Kitchen Reno: Plumbing + flooring, carpentry</u> | <u>~ 5,000.00</u> |
| Total estimated expenditures of applicable costs: | <u>35,100.00</u> |

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

Statement of Understanding

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

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

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

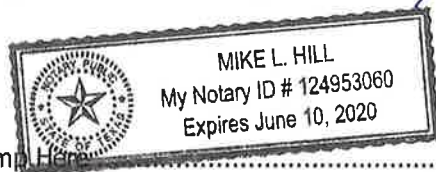
I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

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

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

Owner's Name: Christopher Casillas
Owner's Signature: [Signature]

This instrument was acknowledged before me on February 5, 2019
by (print name of owner) Christopher Casillas



Notary Stamp Here..... Notary Signature



Residential Account #00000168229000000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land Exemptions](#) [Estimated Taxes](#) [History](#)

Address: 5732 WORTH ST

Neighborhood: 1DSG08

Mapsco: 46-C (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

CASILLAS CHRISTOPHER THOMAS
5732 WORTH ST
DALLAS, TEXAS 752144611

| Owner Name | Ownership % |
|-----------------------------|-------------|
| CASILLAS CHRISTOPHER THOMAS | 100% |

- 1: JUNIUS HEIGHTS
 - 2: BLK 8/1652 LT 8
 - 3: 58.5X150
 - 4: INT201800002159 DD12282017 CO-DC
 - 5: 1652 008 00800 1001652 008
- Deed Transfer Date:** 1/3/2018

| 2018 Certified Values | |
|-----------------------------------|-------------|
| Improvement: | \$160,100 |
| Land: | + \$121,800 |
| Market Value: | = \$281,900 |
| Revaluation Year: | 2018 |
| Previous Revaluation Year: | 2017 |

| | | | | | |
|-----------------------------|--------------|---------------------------|------------------|----------------------------|---------|
| Building Class | 04 | Construction Type | FRAME | # Baths (Full/Half) | 1/ 0 |
| Year Built | 1921 | Foundation | POST | # Kitchens | 1 |
| Effective Year Built | 1921 | Roof Type | GABLE | # Bedrooms | 2 |
| Actual Age | 98 years | Roof Material | COMP SHINGLES | # Wet Bars | 0 |
| Desirability | FAIR | Fence Type | CHAIN | # Fireplaces | 1 |
| Living Area | 1,129 sqft | Ext. Wall Material | FRAME | Sprinkler (Y/N) | N |
| Total Area | 1,129 sqft | Basement | NONE | Deck (Y/N) | N |
| % Complete | 100% | Heating | CENTRAL FULL | Spa (Y/N) | N |
| # Stories | ONE STORY | Air Condition | CENTRAL FULL | Pool (Y/N) | N |
| Depreciation | 60% | | | Sauna (Y/N) | N |

| # | Improvement Type | Construction | Floor | Exterior Wall | Area (sqft) |
|---|-------------------|--------------|------------|---------------|-------------|
| 2 | DETACHED QUARTERS | | CONCRETE | FRAME | 990 |
| 3 | DETACHED CARPORT | | UNASSIGNED | ALUMINIUM | 126 |

| # | State Code | Zoning | Frontage (ft) | Depth (ft) | Area | Pricing Method | Unit Price | Market Adjustment | Adjusted Price | Ag Land |
|---|--------------------------|--------------------------------|---------------|------------|------------------------|----------------|------------|-------------------|----------------|---------|
| 1 | SINGLE FAMILY RESIDENCES | SINGLE FAMILY DISTRICT 7,500 S | 58 | 150 | 8,700.0000 SQUARE FEET | STANDARD | \$14.00 | 0% | \$121,800 | N |

*** All Exemption information reflects 2018 Certified Values. ***

No Exemptions

| | City | School | County and School Equalization | College | Hospital | Special District |
|-------------------------------|------------|------------|--------------------------------|-----------------------------|-------------------|-------------------|
| Taxing Jurisdiction | DALLAS | DALLAS ISD | DALLAS COUNTY | DALLAS CO COMMUNITY COLLEGE | PARKLAND HOSPITAL | UNASSIGNED |
| Tax Rate per \$100 | \$0.7767 | \$1.412035 | \$0.2531 | \$0.124 | \$0.2794 | N/A |
| Taxable Value | \$281,900 | \$281,900 | \$281,900 | \$281,900 | \$281,900 | \$0 |
| Estimated Taxes | \$2,189.52 | \$3,980.53 | \$713.49 | \$349.56 | \$787.63 | N/A |
| Tax Ceiling | | | | | N/A | N/A |
| Total Estimated Taxes: | | | | | | \$8,020.72 |

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

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

History

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Front Porch : Demo and Rebuild (EOY 2019)



Pictures don't include

Before / After :

- Foundation
- HVAC
- rehapped plumbing
& electricity

But! invoices & project
descriptions
included.



Main Bedroom Wall
Damage and Cracks



Closet - 2019

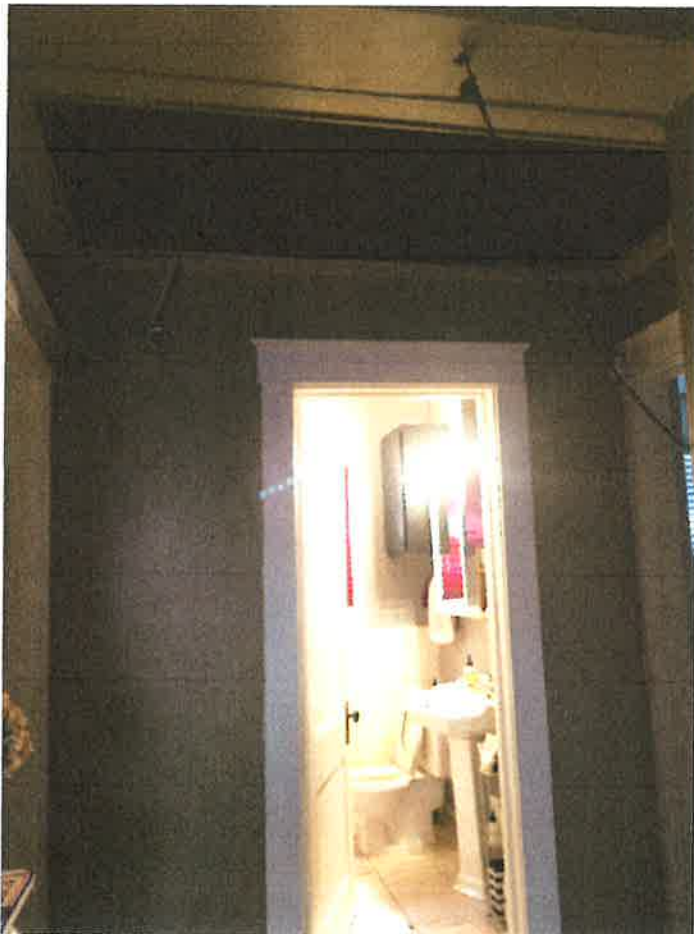
Master Closet is unfinished - Movement of HVAC to attic left gaps in an already unfinished closet. Full closet restoration to be done.



Other side of only closet in house



Bathroom Demo and Renovation - 2019
Updating tub, toilet, and sink. All fixtures,
and sheetrocking bathroom for new tile.



Old Attic Fan Demo, and fill in ceiling.

Wall Cracks (multiple) from Foundation Damage and Settling - 2019 Plans

Guest Bedroom



Kitchen Updates in 2020 to include



Flooring to replace cracked tile

New Counter Tops

Potentially New Carpentry for Cabinets.

Appliances

Other tasks:

Painting

Miscellaneous Plumbing and Electrical Needs for Bathroom and Closet Restoration

Re-insulating Walls in Bedroom and closet

Waterproofing walls / floors around bathroom

Property was incredibly poorly taken care of by previous owners -

We'll be working on the exterior home (including Front Porch) in 2020, working to keep original windows, exterior structures, etc.



Air Patrol Air Conditioning,
Heating & Fireplaces INC.
13644 Neutron Road
Suite 100
Dallas, TX 75244
LIC#TACLP02212

Invoice

| Date | Invoice # |
|-----------|-----------|
| 7/23/2018 | 6890 |

| |
|---|
| Bill To |
| Chris Caillas 5732 worth St. Dallas, TX 75214 |

PAID
08/06/2018

| |
|---|
| Ship To |
| Chris Caillas 5732 worth St. Dallas, TX 75214 |

| Terms | Due Date | Rep | Ship Date |
|----------------|-----------|-------|-----------|
| Due on receipt | 7/23/2018 | Shawn | 7/23/2018 |

| Description | Qty | Rate | Serviced | Amount |
|--|-----|----------|-----------|----------|
| <ul style="list-style-type: none"> - 24ABC636, S#2518E19206 Carrier 16 SEER 3 Ton Single Stage air conditioning unit with R410A refrigerant - CNPHP4821ALA, S#1718X70190 Carrier High efficiency evaporator coil - 58PHB070-1-12, S#1718A20940 Carrier High performance boost 80 gas furnace - Carrier Cor touch screen Programmable thermostat with WIFI connectivity. S#4317W811730 - Emergency drain pan with safety float switch - Relocate the system into attic space - New supply air plenum - New return air plenum - Add two more return airs on the ceiling in bedrooms - Hang and support system properly in the attic - Install manual control dampers to better balance the air flow - Install a new set of flue pipe through the roof including roof jacket - Run primary and secondary drain lines - Install a Quick blast valve to clear the drain line on yearly bases - Insulate first section of drain line per code requirement - Mastic seal the connection on both plenum to prevent air infiltration - New set of copper lines including lineset cover - Use nitrogen during brazing to prevent scaling inside copper lines - Pressure and leak test the system - Install new Filter drier to maintain purity of refrigerant - New electrical disconnect box - Replace the electrical wire and conduit - Install safety caps on outdoor unit - Install new concrete slab for outdoor unit | | 9,200.00 | 7/23/2018 | 9,200.00 |

| | |
|------------------------------|------------------|
| Thank you for your business. | Total |
| Tel: 214- 261-0034 | Payments/Credits |
| Fax: 214- 261-0035 | Balance Due |



Air Patrol Air Conditioning,
Heating & Fireplaces INC.
13644 Neutron Road
Suite 100
Dallas, TX 75244
LIC#TACLP02112

Invoice

| Date | Invoice # |
|-----------|-----------|
| 7/23/2018 | 6890 |

| |
|---|
| Bill To |
| Chris Caillas 5732 worth St. Dallas, TX 75214 |

| |
|---|
| Ship To |
| Chris Caillas 5732 worth St. Dallas, TX 75214 |

PAID
08/06/2018

| Terms | Due Date | Rep | Ship Date |
|----------------|-----------|-------|-----------|
| Due on receipt | 7/23/2018 | Shawn | 7/23/2018 |

| Description | Qty | Rate | Serviced | Amount |
|---|-----|------|-----------|--------|
| **20 year warranty on heat exchanger **10 year warranty on parts ** 2 year labor warranty - City permit and inspection - Haul out old equipment and materials | | | 7/23/2018 | |

| | |
|------------------------------|-------------------------------------|
| Thank you for your business. | Total \$9,200.00 |
| Tel: 214- 261-0034 | Payments/Credits -\$9,200.00 |
| Fax: 214- 261-0035 | Balance Due \$0.00 |

ESTIMATE



Chris Casillas
 5732 Worth Street
 Dallas, Texas 75214
 (805) 252-7973

DALROCK FOUNDATION REPAIR, INC

3608 Preston Road Suite 146
 Plano, Texas 75093
 Phone: (972) 578-8800
 Email: dalrockpiers@gmail.com
 Fax: (214) 295-9817
 Web: Dalrock.com

Estimate # 0 1371
 Date 06/12/2018
 PO # Rex

| Description | Quantity | Rate | Total |
|--|----------|------------|-------------|
| Concrete footing piers | 39.0 | \$275.00 | \$10,725.00 |
| Footing shall be excavated by 2.5 x 2.5 x 3.0. # 4 rebar will be placed in footing. 3000 PSI concrete will be poured. Allow to dry for 4 days before jacking. Pads and blocks shall be used in craw space. Blacks shall be 6 inch in diameter with .25 in steel shims. | | | |
| Excavate at craw space allowing room to install concrete pads and blocks. | 1.0 | \$7,000.00 | \$7,000.00 |
| A - Engineering (Initial & Final) | 1.0 | \$500.00 | \$500.00 |
| Engineer inspection and report before the repairs and Engineers final inspection and report after the repairs. | | | |
| French drain | 1.0 | \$4,000.00 | \$4,000.00 |
| Underground drain - Giving a credit of \$1,000.00 | | | |
| Wood replacement - if needed | 1.0 | \$5,000.00 | \$5,000.00 |
| Replace rotted wood in needed areas - The balance for the french drain came to \$3,000.00 - Giving a Credit of \$2,000.00 | | | |

| | |
|-----------------|--------------------|
| Subtotal | \$27,225.00 |
| Discount | \$3,000.00 |
| Total | \$24,225.00 |

Notes:

Customer was informed that beams or joist may need to be replaced, quoted an extra \$5,000 but was told any funds not needed will be returned as he is taking out a loan from EnerBankUSA.

In accordance with your request, Dalrock foundation Repair, Inc visited the above residence or reviewed Engineering reports to determine the current condition of the foundation. The deflection of the foundation exceeds the guideline normally expected for slab foundations.

Support is required to lift the foundation and correct the slab deflection. Only partial recovery of the identified elevation deflection can be expected. Recovery is normally one half of the elevation loss.

Foundation settlement is usually a result of: Excessive moisture (floods), Hot dry weather conditions (droughts), Improper lot grading, drainage and Large trees growing to near the perimeter of the foundation.

We look forward to working with you. If you have any question please feel free to call me, my cell number is 972-369-6198 or visit our website at: www.dalrock.com

Best Regards,
Rex Hise / Owner / Dalrock



Dalrock Foundation Repair

| Name | Address | Date |
|----------------|--------------------------|---------------|
| Chris Casillas | 5732 Worth Street Dallas | June 11, 2018 |

The property is a one story wood structure built with wood tree slumps to support the floor system above the grade.
 The existing supports have failed and the house shows severe signs of settlement.

We recommend a total of 39 new cement supports with steel shims. Excavation will have to be done to install the supports under the structure.

Our bid does not include replacement of any rotten wood members.

Drawing not to scale

Chris Casillas



Chris <chrisc7@gmail.com>

Your ADT Security Order Confirmations**ADT Security Services** <ADT@business.adt.com>

Reply-To: ADT Security Services <support-b2xek0ybgv3j0faup4beyqc0r0gr9c@safehome.adt.com>

To: chrisc7@gmail.com

Mon, Aug 20, 2018 at 2:34 PM

Your order confirmation is here.



ADT Always There ®

Contact Your Security Specialist

Call: 1 2146808114

THANK YOU FOR YOUR ORDER

Dear Chris Casillas,

Thank you for choosing ADT® Security Services. We are excited to welcome you into the ADT family.

Gwendolyn Osborne, Security Specialist

gosborne@adt.com

1 2146808114

ADT Security Services

Customer Information:

Chris Casillas
805 252 7973**Customer Account Number:**
402700721

Additional Contact Info:

Your Local ADT Manager:JW Fleming
jwwfleming@adt.com
+1 8172478551

Service Address:

5732 Worth St
Dallas, TX
75214

Home Security:

| | Qty | Install | Monthly |
|-------------------------------------|-----|----------|---------|
| [L3 001] - Control Package: | 1 | \$0.00 | \$49.99 |
| [BUNDLE] - Wireless Sensors - | 1 | \$150.00 | \$0.00 |
| Motion - Keyfob Bundle with: | | | |
| [3G4000RF-ADTUSA] - Cellguard for 1 | | \$100.00 | \$0.00 |
| Pulse | | | |
| [IHUB BUNDLE] - Broadband | 1 | \$100.00 | \$0.00 |
| External Gateway & Interactive | | | |
| Module | | | |
| [SWPCW6150C] - (RF) SWPro 3000 1 | | \$149.00 | \$0.00 |
| Control + Std. KP | | | |

Accessories:

| | | | |
|----------------------------------|---|----------|--------|
| [5800PIR-RES] - RF Motion w/ Pet | 2 | \$340.00 | \$0.00 |
|----------------------------------|---|----------|--------|

3

| | | |
|---|---|-----------------|
| Immunity up to 80lbs., 35'x40' coverage | | |
| [5853] - Honeywell W/Less Glass Break Detector | 4 | \$620.00 \$0.00 |
| [W3-ADT] - W/Less Smoke Detector w/ Sounder | 2 | \$200.00 \$0.00 |
| [5800CO] - Wireless CO Detector, Transmitter and 3V battery included. | 2 | \$200.00 \$0.00 |

Solution Subtotal: \$1,859.00 \$49.99

Additional Fees:

| | | |
|---|---|----------------|
| [APERMIT] - Municipal Police/Alarm Use Permit - Customer Responsibility | 1 | \$0.00 \$0.00 |
| [CON] - Connection-Activation Fee | 1 | \$25.00 \$0.00 |

Fees Subtotal: \$25.00 \$0.00

Promotional Discounts:

| | | |
|---|---|------------------|
| Control Level Sale: \$350 off install (Min. purchase is \$399) | 1 | \$-350.00 \$0.00 |
| Intro Rate Rebate Offer: \$18 off Monthly Monitoring for First 6 Months | 1 | \$-0.01 \$0.00 |

Discounts Subtotal: \$-350.01 \$0.00

Permits:**Reinstatement Charges**

Past Due Amount \$0.00

Pre Pay Amount \$0.00

| | | |
|----------------------------|-----------|--------|
| Install Taxes [†] | \$126.55 | |
| Monthly Taxes [†] | | \$4.13 |
| Total Savings Install | \$-350.01 | |
| Total Savings Monthly | | \$0.00 |

TOTAL INSTALLATION PRICE[†] \$1,660.54

TOTAL MONTHLY SERVICE CHARGE[†] \$54.12

DEPOSIT RECEIVED 08/20/2018[†] \$0.00

REMAINING INSTALLATION BALANCE[†] \$1,660.54

TOTAL DUE AT INSTALLATION[†] \$607.63

**ADT Security Services. Providing rapid response and peace of mind, 24 hours a day.®**

[†]*Install and Monthly Taxes Amount, Amount Due at Installation and Balance Due are estimates; final amounts will be calculated and detailed on your bill.*

*Requires 36-month monitoring contract. This is an order only. You agree that all terms, conditions and other provisions set forth in your existing contract/agreement with ADT shall apply to all services and/or materials provided hereunder. Refer to ADT.com/legal for Residential, Small Business and Pulse Terms and Conditions and Contract Information

1501 Yamato Road, Boca Raton FL, 33431

License information available at www.ADT.com or by calling 800.ADT.ASAP.

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Unauthorized use is strictly prohibited.



Billing Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Hedrick Mechanical, Inc.
11130 Petal Street, Suite 100
Dallas, Texas 75238

Estimate 22791001
Job 12711
Estimate Date 7/18/2018
Completed Date
Technician Pete Hernandez
Customer PO

Job Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Estimate Details

Gas estimate : Customer is having ACHV unit moved from down stairs closet to attic space. The unit is being moved to provide more living space. Will have to reroute gas line up into the attic for furnace by connecting from the 3/4 gas beneath the unit in crawl space and bringing up the side of the house on outside wall and into attic. Line will be secured when installed and tested for leaks. Permit and handling is included. If any additional gas leaks are found it will be extra to find and fix them.

(Will take about 40' of pipe to run from crawl space to attic)

| Task # | Description | Quantity | Your Price | Your Total |
|--------------------------|-----------------------------------|----------|------------|------------|
| Plumbing/Custom | Plumbing Service/Repair per quote | 1.00 | \$1,050.00 | \$1,050.00 |
| Potential Savings | | | | \$0.00 |
| Sub-Total | | | | \$1,050.00 |
| Tax | | | | \$0.00 |
| Total | | | | \$1,050.00 |

Thank you for your business.

TACL8011445E-HVAC regulated by the Texas Department of Licensing and Regulation, PO Box 12157, Austin, TX 78711, 800-803-9202. M37456 Kevin Lee Walton- Plumbing regulated by the Texas State Board of Plumbing Examiners, PO Box 4200, Austin, TX , 78765-4200, 800-845-6584.

I authorize you to proceed with the above work at the price of \$1,050.00.

4



Billing Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Hedrick Mechanical, Inc.
11130 Petal Street, Suite 100
Dallas, Texas 75238

Invoice 13576
Invoice Date 8/20/2018
Completed Date
Technician Pete Hernandez
Customer PO

Job Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Description of Work

\$298.00 for the repair under water heater completed on 08/14/18

Gas leak Isolation: \$298.00 for up to 2 hours testing \$125.00 per additional hours.

Upon completion of Gas Leak Location, you will be quoted for the price for repairs.

Found leak at 1 inch thread protector on main gas line used as coupling on the pipe.
Will need to cut out this coupling and replace it and retest to make sure there aren't anymore leaks.
To replace 1 inch coupling on gas main and retest to make sure there aren't anymore leaks.

| Task # | Description | Quantity | Your Price | Your Total |
|---------|---|----------|------------|------------|
| SFPL2-M | Gas-Leak Repair - under water heater | 1.00 | \$298.00 | \$298.00 |
| SFPL3-J | Electronic Leak Detection- includes up to 2 hours of leak detection | 1.00 | \$298.00 | \$298.00 |
| SFPL2-B | Replace Gas CSST Fittings, per Each | 1.00 | \$143.00 | \$143.00 |

| Paid On | Type | Memo | Amount |
|-----------|-------------|------|----------|
| 8/20/2018 | Credit Card | | \$739.00 |

Potential Savings \$102.82-\$611.00

Sub-Total \$739.00

Tax \$0.00

Total Due \$739.00

Payment \$739.00

Balance Due \$0.00

Thank you for your business.

TACLB011445E-HVAC regulated by the Texas Department of Licensing and Regulation, PO Box 12157, Austin, TX 78711, 800-803-9202. M37456 Kevin Lee Walton- Plumbing regulated by the Texas State Board of Plumbing Examiners, PO Box 4200, Austin, TX, 78765-4200, 800-845-6584.

I authorize you to proceed with the above work at the price of \$739.00.

8/20/2018

I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree that the amount of \$739.00 is the total upfront price I have agreed to.

8/20/2018

I authorize Hedrick's Service Now to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.



Billing Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Hedrick Mechanical, Inc.
11130 Petal Street, Suite 100
Dallas, Texas 75238

Estimate 22923525
Job 13576
Estimate Date 8/20/2018
Completed Date
Technician Pete Hernandez
Customer PO

Job Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Estimate Details

Gas repair : To replace 1 inch coupling on gas main and retest to make sure there aren't anymore leaks.

| Task # | Description | Quantity | Your Price | Your Total |
|--------------------------|-------------------------------------|----------|------------|-----------------|
| SFPL2-B | Replace Gas CSST Fittings, per Each | 1.00 | \$143.00 | \$143.00 |
| Potential Savings | | | | \$14.30-\$15.00 |
| Sub-Total | | | | \$143.00 |
| Tax | | | | \$0.00 |
| Total | | | | \$143.00 |

Thank you for your business.

TACLB011445E-HVAC regulated by the Texas Department of Licensing and Regulation, PO Box 12157, Austin, TX 78711, 800-803-9202. M37456 Kevin Lee Walton- Plumbing regulated by the Texas State Board of Plumbing Examiners, PO Box 4200, Austin, TX , 78765-4200, 800-845-6584.

I authorize you to proceed with the above work at the price of \$143.00.

8/20/2018



Billing Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Hedrick Mechanical, Inc.
11130 Petal Street, Suite 100
Dallas, Texas 75238

Invoice 15143
Invoice Date 9/26/2018
Completed Date
Technicians Pete Hernandez
ZBrandon Polston
Customer PO

Job Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Description of Work

To make one soil access from outside wall, and tunnel in 5ft , make repairs as needed, backfill dirt, and clean up work area.

Repairs will be made with pvc piping.

90 fitting to vent stack is broken.

If any additional breaks are found it will be an additional charge.

| Task # | Description | Quantity | Your Price | Your Total |
|-----------|----------------------------|----------|------------|---------------------------------|
| SLC4 | Slab Leak Repair Per Quote | 1.00 | \$2,750.00 | \$2,750.00 |
| Paid On | Type | Memo | Amount | |
| 9/27/2018 | Credit Card | 4304 | \$2,750.00 | |
| | | | | Potential Savings \$0.00 |
| | | | | Sub-Total \$2,750.00 |
| | | | | Tax \$0.00 |
| | | | | Total Due \$2,750.00 |
| | | | | Payment \$2,750.00 |
| | | | | Balance Due \$0.00 |

Thank you for your business.

TACLB011445E-HVAC regulated by the Texas Department of Licensing and Regulation, PO Box 12157, Austin, TX 78711, 800-803-9202. M37456 Kevin Lee Walton- Plumbing regulated by the Texas State Board of Plumbing Examiners, PO Box 4200, Austin, TX, 78765-4200, 800-845-6584.

I authorize you to proceed with the above work at the price of \$2,750.00.

Project

9/26/2018

I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree that the amount of \$2,750.00 is the total upfront price I have agreed to.

Project

9/26/2018

I authorize Hedrick's Service Now to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

@

7

9/27/2018



Billing Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Hedrick Mechanical, Inc.
11130 Petal Street, Suite 100
Dallas, Texas 75238

Invoice 15172
Invoice Date 9/28/2018
Completed Date
Technicians Pete Hernandez
ZBrandon Polston
Customer PO

Job Address
CASILLAS, CHRIS
5732 Worth Street
Dallas, TX 75214 USA

Description of Work

To dig up one soil access 3x3 outside, repair break on 4 inch cast iron drain, will put clean outs as part of the repair, backfill, and clean up the work area.

| Task # | Description | Quantity | Your Price | Your Total |
|--------|----------------------------|----------|------------|------------|
| SLC4 | Slab Leak Repair Per Quote | 1.00 | \$1,100.00 | \$1,100.00 |

| Paid On | Type | Memo | Amount |
|-----------|-------------|------|------------|
| 9/28/2018 | Credit Card | 4303 | \$1,100.00 |

Potential Savings \$0.00

Sub-Total \$1,100.00

Tax \$0.00

Total Due \$1,100.00

Payment \$1,100.00

Balance Due \$0.00

Thank you for your business.

TACLB011445E-HVAC regulated by the Texas Department of Licensing and Regulation, PO Box 12157, Austin, TX 78711, 800-803-9202. M37456 Kevin Lee Walton- Plumbing regulated by the Texas State Board of Plumbing Examiners, PO Box 4200, Austin, TX, 78765-4200, 800-845-6584.

I authorize you to proceed with the above work at the price of \$1,100.00.

I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree that the amount of \$1,100.00 is the total upfront price I have agreed to.

I authorize Hedrick's Service Now to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

9/28/2018

8



Lakewood Electrical

9214 Angora St
Dallas, Tx 75214
TECL 29287
214-434-8735

Invoice

Invoice No: 1073
Date: 07/24/2018
Terms: NET 0
Due Date: 07/24/2018

Bill To: Chris Casillas
chrisc7@gmail.com
5732 Worth St
Dallas, TX, 75214

| Description | Quantity | Rate | Amount |
|---|----------|----------|-----------|
| New 8 foot ground rod interconnected to the electrical panel with #6 bare ground wire. | 2 | \$175.00 | \$350.00* |
| Cold water ground interconnected to the electrical panel with #4 ground within 4 feet of the earth. | 1 | \$125.00 | \$125.00* |

*Indicates non-taxable item

Payment Details

<documentnumberformatxml><inv>167</inv><est></est><po></po><crn></crn></documentnumberformatxml>

| | |
|----------|----------|
| Subtotal | \$475.00 |
| Total | \$475.00 |
| PAID | \$0.00 |

 Pay Now

Invoice2go 

| | |
|-------------|----------|
| Balance Due | \$475.00 |
|-------------|----------|

9

**LANDMARK COMMISSION****APRIL 1, 2019**

FILE NUMBER: CA189-363(MD)
LOCATION: 3939 Grand Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 7
ZONING: CS

PLANNER: Mark Doty
DATE FILED: March 7, 2019
DISTRICT: Fair Park
MAPSCO: 46-K & 46-L
CENSUS TRACT: 0203.00

APPLICANT: City of Dallas – Park and Recreation Department

REPRESENTATIVE: None

OWNER: CITY OF DALLAS

REQUEST:

- 1) Hall of State - Install site drainage improvements.
- 2) Hall of State - Remove one Live Oak tree, one Shumard Oak tree, and seven Crepe Myrtles.
- 3) Hall of State - Install landscaping including Crepe Myrtles, Asian Jasmine, and Dwarf Holly bushes.
- 4) Hall of State - Construct accessible parking spaces, routes, and two ramps on front facade.

BACKGROUND / HISTORY:

4/7/2014 – Landmark Commission approved installation of LED lighting on Hall of State roofline (CA134-212(AA)).

ANALYSIS:

Request #1 – The Hall of State, one of the most important buildings architecturally in the entire state, is also located in the lowest point of Fair Park and within the Mill Creek flood zone. While some of the extensive flooding issues will be addressed with the Mill Creek Tunnel improvement currently under construction, additional relief will be needed to get water away from the structure. These remedies include; replacement of storm drains with larger pipes and catch basins, reworked grading around the building, including a approximately 10'-0" wide and 4" deep contour ADA compliant swale that will provided a path for water around the building rather than into the building, and catch basins and trench drains at building entry access areas that would provide a separate drainage option for water before it enters the building.

Request #2 – Certified City Staff reviewed both trees and the seven Crepe Myrtles. The Live Oak, while deemed healthy and not a risk of imminent failure, is being recommended for removal due to the close proximity to the other Live Oak, as well as the impact on the root system with the proposed drainage plan. The Shumard Oak was also reviewed and was deemed an imminent threat of failure. The Basic Tree Risk Assessment Form for both trees can be found in the associated application folder. Staff is supportive of the removal of both trees. The seven Crepe Myrtles will also need to be removed due to the grading changes for the drainage issues. Since the Crepe Myrtles are healthy, discussions are occurring to transplant them to another location at Fair Park

Request #3 – As the narrative and historic images the Applicant provided notates, the current landscaping plantings do not reflect the historic landscaping plan for Fair Park and in most cases, especially in respect to the large holly hedges, are not appropriate and hide damage or impedes repair of the limestone walls behind. Staff is supportive of the installation of the more appropriate landscaping plan, especially the addition of Asian Jasmine on those areas along the back of the building that are too shady to support grass.

Request #4 –Overall Staff is supportive conceptually of the proposed ramp design, with a request that if the design of the ramp railing could be simplified and another material rather than bronze be used. Staff's concern is that the railing will bring more attention to the new ramp rather than make it less noticeable. Staff will be interested to see the final recommendation and comments from Texas Historical Commission.

STAFF RECOMMENDATION:

- 1) Hall of State - Install site drainage improvements. – Approve - Approve site drawings dated 4/1/2019 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.8(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Hall of State - Remove one Live Oak tree, one Shumard Oak tree, and seven Crepe Myrtles. – Approve - Approve landscape plan dated 4/1/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Hall of State - Install landscaping including Crepe Myrtles, Asian Jasmine, and Dwarf Holly bushes. - Approve - Approve landscape plan dated 4/1/2019 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.8(b)(c)(d) and (e), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Hall of State - Construct accessible parking spaces, routes, and two ramps on front facade. – Approve with conditions - Approve conceptually with the condition any changes recommended by Texas Historical Commission are resubmitted back to Landmark for review and with the suggestion that the railing design is simplified and is a matte metal material instead of copper with the finding that although the proposed work does not comply with Section 4.2(b)(3) in the Preservation Zone, Esplanade of State subdistrict that states

alterations and additions are limited to rear or secondary facades of buildings where the alteration or addition is not visible from a character defining space, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district and with the finding the proposed work is consistent with the criteria for hardscape in the preservation criteria Section 3.10(b)(d), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Hall of State - Install site drainage improvements. – Approve.
- 2) Hall of State - Remove one Live Oak tree, one Shumard Oak tree, and seven Crepe Myrtles. – Approve.
- 3) Hall of State - Install landscaping including Crepe Myrtles, Asian Jasmine, and Dwarf Holly bushes. – Approve.
- 4) Hall of State - Construct accessible parking spaces, routes, and two ramps on front facade. – Approve.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 189-363 [MD]
Office Use Only

Name of Applicant: Marcel Quimby, FAIA
Mailing Address: 5005 Greenville Ave
City, State and Zip Code: Dallas, Texas 75223
Daytime Phone: 214 273 1500 Alternate Phone: _____
Relationship of Applicant to Owner: Architect

OFFICE USE ONLY

Main Structure:
☒ Contributing
☐ Non-contributing

PROPERTY ADDRESS: Hall of State, 3939 Grand Ave., Dallas
Historic District: Fair Park 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.

1. Site and Storm Drainage Design
2. Landscape Improvements
3. Tree Removal
4. Ramps to site and building

RECEIVED BY

MAR 07 2019

Signature of Applicant: MARCEL Date: March 7, 2019
Signature of Owner: [Signature] Date: 3/7/19
(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.

Signed drawings and/or specifications are enclosed ___ Yes ___ No

Sustainable Construction and Development

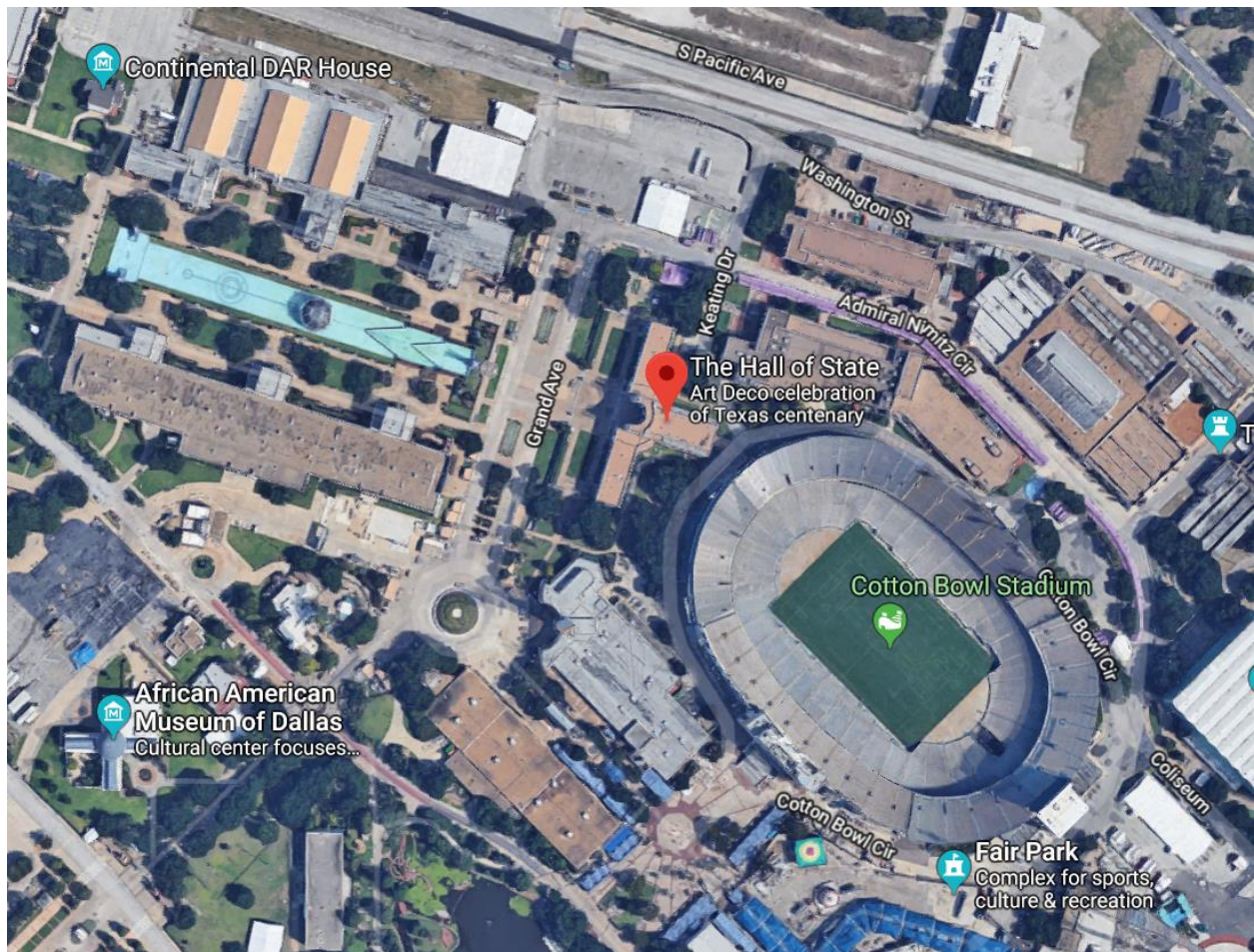
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 060518



Aerial site plan



Hall of State – Front (West) elevation



Court of Honor in front of Hall of State – looking north



Centennial Building and portion of Esplanade – looking northwest



Esplanade – Looking west



Centennial Building and portion of Esplanade – looking southwest



Court of Honor in front of Hall of State – looking north

HALL OF STATE BUILDING – CERTIFICATE OF APPROPRIATENESS FAIR PARK, DALLAS, TEXAS

This Certificate of Appropriateness addresses the following changes to the building and the site:

1. Site and Storm Drainage Design
2. Tree Removal
3. Landscaping
4. Accessible Route with two ramps to the building

BACKGROUND OF THE HALL OF STATE BUILDING

To celebrate the 100th anniversary of Texas's independence from Mexico in 1836, the Centennial Exposition was held to both mark this historic milestone and showcase Texas's accomplishments. This exhibition was held in Dallas, TX at Fair Park; the site of the annual State Fair of Texas which was redesigned to accommodate this event. The Hall of State Building was constructed as the State of Texas's contribution to the remarkable exposition. Located at the terminus of the grand Esplanade, the Hall of State was intended to be the most elaborate building at the Exhibition.

The building was designed by Texas Centennial Architects Associates and Adams and Adams Architects of San Antonio. The Texas Centennial Architects' was a collaborative of many of Dallas' established and up an coming architectural firms and individual architects - H. B. Thompson, DeWitt and Washburn, Fooshe and Cheek, Walter B. Sharp, Ralph Bryan, Anton Korn, Mark Lemmon, Flint and Broad, T. J. Galbraith and Arthur Thomas. Adams and Adams were responsible for the interior decoration and provided preliminary designs for murals, sculpture and other artwork, hired the artists and collaborated in the execution of the artwork. The mechanical engineer was Kribbs & Landauer, Dallas, Texas and the structural engineer was R. O. Jameson.

The building's exterior of Texas Cordova Cream limestone, integral art, sculpture and murals, and interior finishes from Texas showcased the state's natural materials and its remarkable artists and architecture. The cost of building was \$1.2 million; \$1 million for the building and \$200,000 for interiors – furnishings, equipment, murals, sculptures and other artwork. The building was the most expensive building (based on cost/square foot) constructed in the state of Texas at that time. The building was a huge success, and the State of Texas leased the building to the City of Dallas, with stipulation the building remain open as an exhibit of Texas history. Dallas Historical Society (founded in 1922) leased the building from the City in 1938, and operated the building as a museum. The State of Texas retained ownership of the building until 1976 when ownership was transferred to the City of Dallas. The City of Dallas City retains ownership of the building and the Dallas Historical Society continues to operate the building as a historical museum, open to the public.

1. SITE AND STORM DRAINAGE IMPROVEMENTS

The Hall of State has several factors onsite and in the surrounding public right-of-way that contribute to the massive flooding problems the building occasionally experiences during heavy rain events.

- Firstly, the Hall of State is located in one of the lowest points within Fair Park. A significant amount of storm drainage passes the building both sheet flowing in the street and conveyed inside the public subsurface storm drains in Admiral Nimitz and Grand Avenue.
- Secondly, the public storm drains located within the public right-of-way surrounding the site are undersized. A flood study was completed by a separate consultant that shows the limits of surcharging during heavy rain events. This means there is not enough pipe capacity to convey all the Fair Park storm drainage downstream fast enough. This leads to the public storm system backing up and storm drainage coming out of the curb inlets in the public right-of-way at the intersection of Admiral Nimitz and Grand Avenue. The storm water then backs up to a point where it enters the northeast door as well as the north auditorium exit doors. The long-awaited Mill Creek Drainage Tunnel will increase capacity downstream of Fair Park; this is currently in construction. Construction will not be complete for several years. Drainage Studies by other consultants show that even after the Mill Creek Drainage Tunnel project is complete, the Hall of State site will still experience flooding from storm drainage backing up out of the public system.
- The third contributing factor is the onsite private storm drain system, which is believed to be the original storm drainage system installed with the construction of the Hall of State in 1936. The onsite private drainage system has certainly met if not exceeded its intended life span and is in need of replacement and upsizing. Clogging from debris and the generally undersized storm drains and inlets contribute to flooding the building is experiencing.

Ideally the public storm drainage system within the public Right-of-Way should be studied and a drainage improvement project undertaken to upsize the public storm drains, so the pipe capacity can be increased to handle the quantity of storm drainage being conveyed by the system. This is an entirely different project that would require funds that the current Hall of State renovation and improvements cannot absorb. Limits of such a project could require storm drains to be upsized from the Hall of State site all the way to the proposed Mill Creek Tunnel. A drainage study would be necessary to confirm the limits.

Proposed site drainage improvements

As mentioned previously, even after the Mill Creek Drainage Tunnel is completed, the Hall of State area will still experience flooding from the public storm drainage system, largely due to undersized storm drains within Fair Park itself. The goal of the proposed onsite drainage improvements in the current Hall of State project is to provide the Hall of State with as many cost-effective drainage protective measures as possible with the understanding that flooding could potentially occur in the future due to heavy rains and the undersized public storm system. Three protective measures are proposed.

First, onsite private storm drains should be replaced with new larger diameter drainage pipes as well as larger catch basins. This will increase the onsite pipe capacity and allow water to leave the site faster. In the event the public system begins to back up, larger pipes will provide more capacity for the water to back up into before it surcharges into the Hall of State site.

Second, grading around the building should be reworked to provide positive drainage away from the

structure. In addition to this fine grading, an overflow path should be established for storm water to escape back towards the street before it reaches the building entrances. This will be accomplished by a surface drainage swale in the existing lawn; this will be ten feet wide, 4" in depth and will appear as part of the lawn (not a hard surface). When this swale is dry, it will have minimal impact on the site. Currently when the area floods the water at the northeast side of the building has nowhere to go but into the below grade Auditorium. The proposed escape path is set at an elevation that should allow water to crest the highpoint and flow downstream before reaching the building finish floor elevation at the door.

Third, the catch basins and trench drains at high risk areas (auditorium doors and areas with known flooding) around the building will be isolated into a separate storm drain system. This isolated system is proposed so that in the event the public storm drainage system backs up, water is not coming out of the inlets directly at the doors. The isolated system will drain to a sump pump and then be pumped to the existing public storm drain in Cotton Bowl Circle, which has more pipe capacity and is less likely to surcharge than the storm drainage system in Admiral Nimitz.

2. PROPOSED TREE REMOVAL

In conjunction with drainage improvements at the northwest side of the Hall of State building, the existing grades will be adjusted. This change in grade will adversely affect the finished elevation at several existing trees. These trees are proposed to be removed:

- A 32" diameter Live Oak near the intersection of Admiral Nimitz and Keating Drive. This live oak is growing in the shadow of a large, 40" dia. live oak that will remain in place.
- A grouping of crepe myrtles near the north wall of the Hall of State. The grade adjacent to the building at this location will be raised, and these crepe myrtles will not survive this. These will be replaced by a grouping of new crepe myrtles in the same approximate location.
- A 20" diameter Shumard Oak is within the proposed swale, and the grade in this area will be changed. This tree is poor condition due to decay at branch stubs, root fungus and overall decline. It has been previously identified for removal by the Park Department.

3. PROPOSED LANDSCAPE

According to Dallas ordinance no. 27079, "Landscaping (at the Texas Centennial Exposition in 1936) was designed to reflect Texas's indigenous plant materials from the varied regions of the state. Nearly all of the historic landscape is missing and what remains has not been fully documented". Since 1936, all the original landscape has been removed. and replaced with the existing landscape -. Mature live oak trees are now located to the sides and rear of the building. This existing plant palette consists of well-established canopy trees (live oaks), ornamental trees (crepe myrtles), evergreen shrubs, groundcover and grass. Limestone walls are currently obscured by Holly shrubs at the front of the building and Photinia shrubs at the site walls. The existing grade conditions prohibit positive drainage throughout the site, contributing to sparse vegetation and ongoing erosion.

Proposed Landscaping improvements – due to the restoration of the exterior limestone building and site walls, the holly bushes will be removed and replaced with dwarf hollies and dwarf yaupon hollies that better reflect the form and size of the original planting, at the following locations:

- In front of the Hall of State (primary façade)
- Adjacent to the limestone site wall facing Grand Avenue.
- Adjacent to the limestone site wall (at Grand Avenue), facing the Courtyard.

- Adjacent to the limestone site walls at the north and south sides, facing the Courtyards and lawn areas on the opposite side of these site walls.

New St. Augustine grass (sod) and Asian ground jasmine ground cover will be planted at the sides and rear of the building in conjunction with the grading changes to provide positive slope away from the building and drainage improvements. New crape myrtles will replace those at the north side of the building that are to be removed due to change in grade associated with site drainage improvements.

4. PROPOSED ACCESSIBLE ROUTE AND RAMPS TO THE HALL OF STATE

A new route to provide accessible access for all persons to enter the Hall of State is proposed. In summary, the existing van accessible parking spaces will be relocated to Admiral Nimitz Drive, a new site ramp to access the Courtyard and a new ramp at the North Colonnade is proposed to access the building.

Much thought was given to the location of these accessible parking spaces. While the Hall of State site is large, there were a number of constraints for their location:

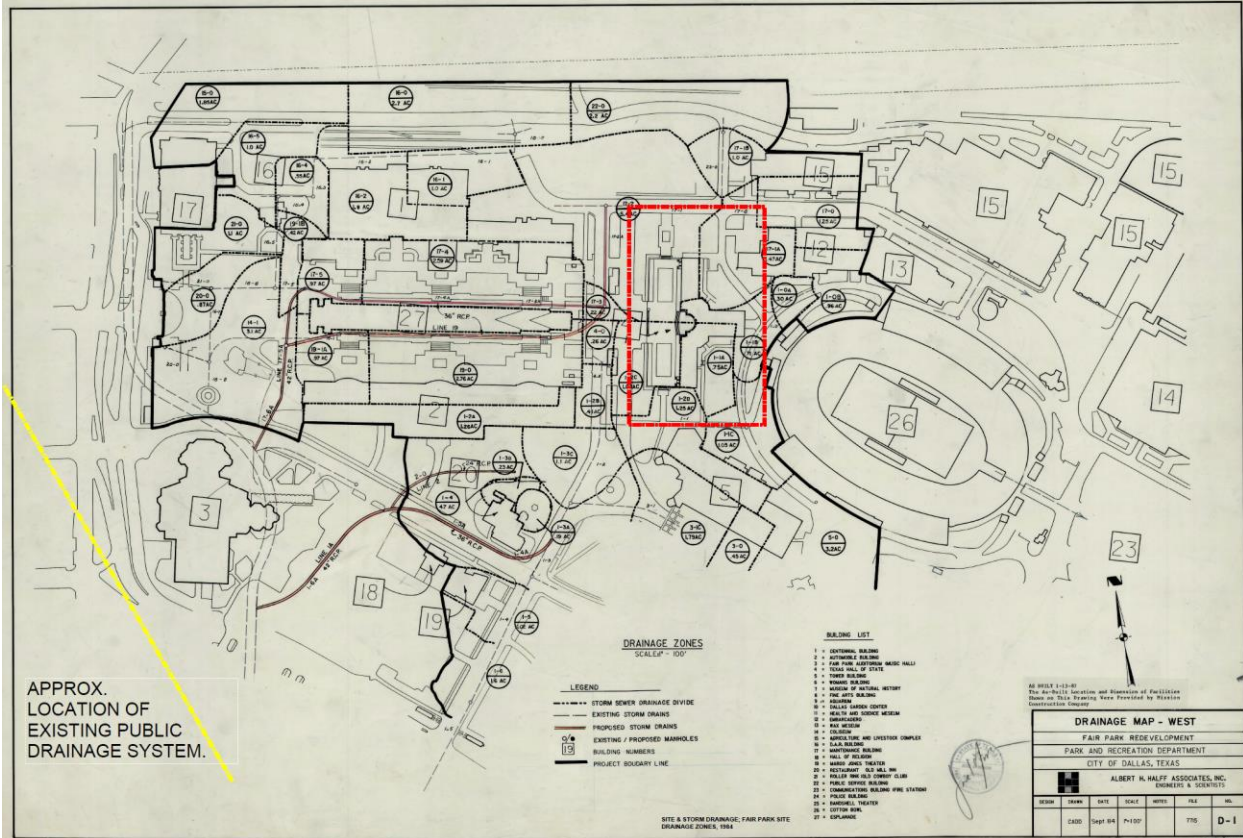
1. No permanent parking spaces will be allowed on Grand Ave in front of the Hall of States' courtyard walls.
2. As there are a number of large events throughout the year that require this section of Grand Ave to be closed to vehicular traffic, Spectra and the Park Department objected to parking spaces between the Tower Building and Admiral Nimitz.
3. Parking spaces cannot be located under tree canopies (and over the roots of the trees)
4. Parking spaces cannot conflict with existing sidewalks, driveways.
5. Parking spaces cannot conflict with existing storm inlets within curbs at streets.
6. Parking spaces cannot conflict with existing below-grade and below-grade electrical meters, transformers and other electrical equipment.
7. Parking spaces must be a minimum of 30' from street corners.
8. Parking spaces must not conflict with the proposed swale that is part of the protective measures for site drainage improvements.

Another solution would be to located these in an existing parking lot across Admiral Nimitz. However this street has crown, and it's not sure where a suitable location where the accessible route could cross along Admiral Nimitz – requiring a longer path to the Hall of State. It was decided this route would be too long to consider.

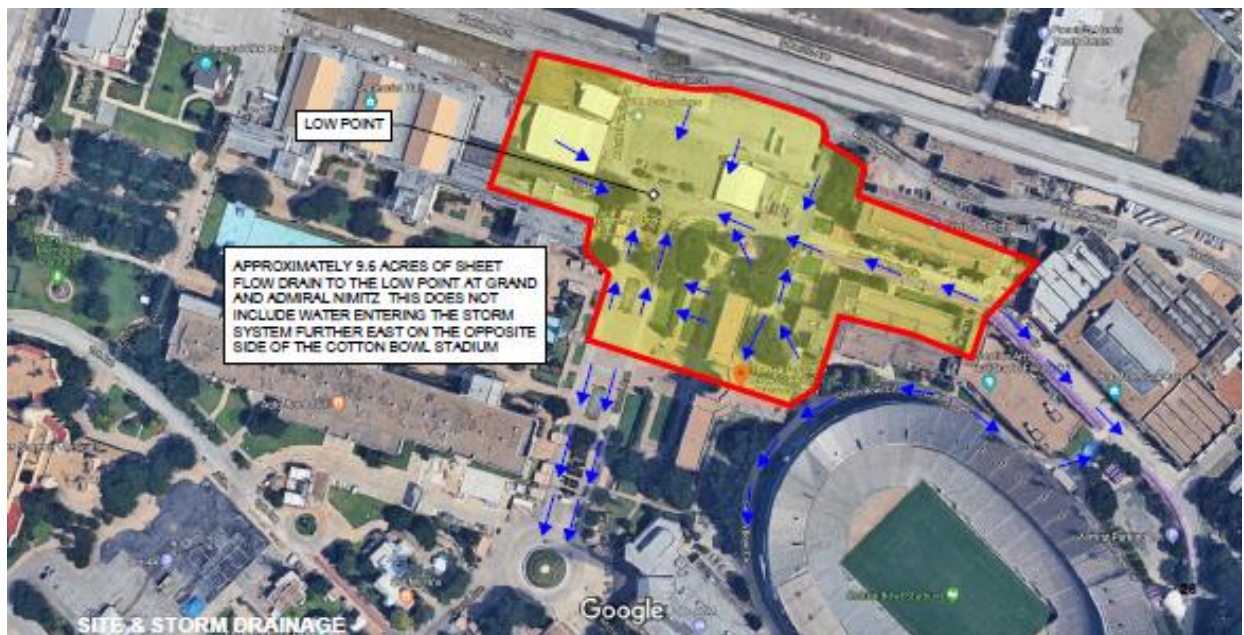
When reviewing these constraints in the field, we found a few areas along the perimeter of the site where 2 parallel parking spaces could be located (these require 50' linear feet of curb). Utilizing two head-in parking requires only 27' and could only be located along Admiral Nimitz Circle – the location reflected in the 'Parking Location Review' drawing and another location further away from the entrance.

New sidewalks will be provided at these site areas; these will be of exposed aggregate to match adjacent sidewalks. The existing accessible parking spaces and associated sidewalks will be demolished.

A detailed description of this proposed route is described in more detail in a Memo provided to Texas Historical Commission. A copy of this letter and THC's response is included with Conceptual design for these proposed ramps, at end of this CA package.

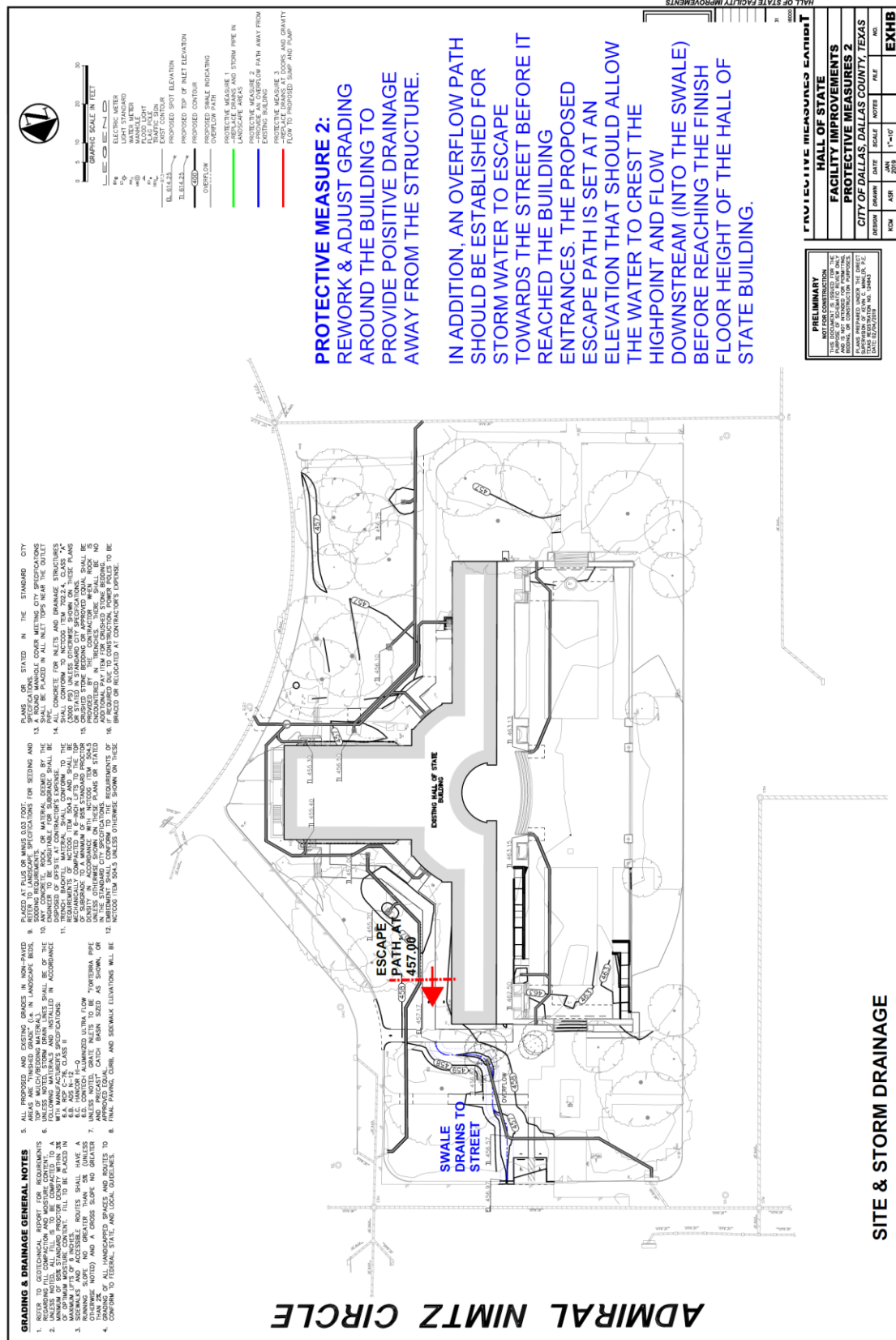


Request #1 – Existing drainage flow and routes. Hall of State indicated by the red box. The yellow line is the location of the existing public drainage system that will be improved with the new Mill Creek drainage tunnel.





Request #1 – Northwest façade of Hall of State where majority of water collects and sometimes enters the building.





Request #1 – Overall site drainage improvements.

PHOTOGRAPHS – REMOVAL OF TREES



Existing 20" Shumard Oak tree proposed to be removed due to decline. This tree has been previously identified by the Park Department for removal.



Existing grouping of crape myrtle trees proposed to be removed. These are in area to be regraded for site drainage improvements. New grouping of crape myrtles will be planted in this location.

PHOTOGRAPHS – REMOVAL OF TREES



Existing 20" Shumard Oak tree proposed to be removed due to decline. This tree has been previously identified by the Park Department for removal.



Existing grouping of crape myrtle trees proposed to be removed. These are in area to be regraded for site drainage improvements. New grouping of crape myrtles will be planted in this location.



Existing 32" diameter Live Oak tree at right proposed to be removed due to its location in area to be regraded for site drainage improvements. Note this tree is under adjacent, larger, 40" live oak tree and is already leaning towards sunlight to the south. View from side of building.



View of existing 32" diameter live oak tree at left, proposed to be removed. Note larger 40" diameter live oak at right side. View from Keating Drive behind building.

HISTORIC PHOTOGRAPHS – HISTORIC LANDSCAPE

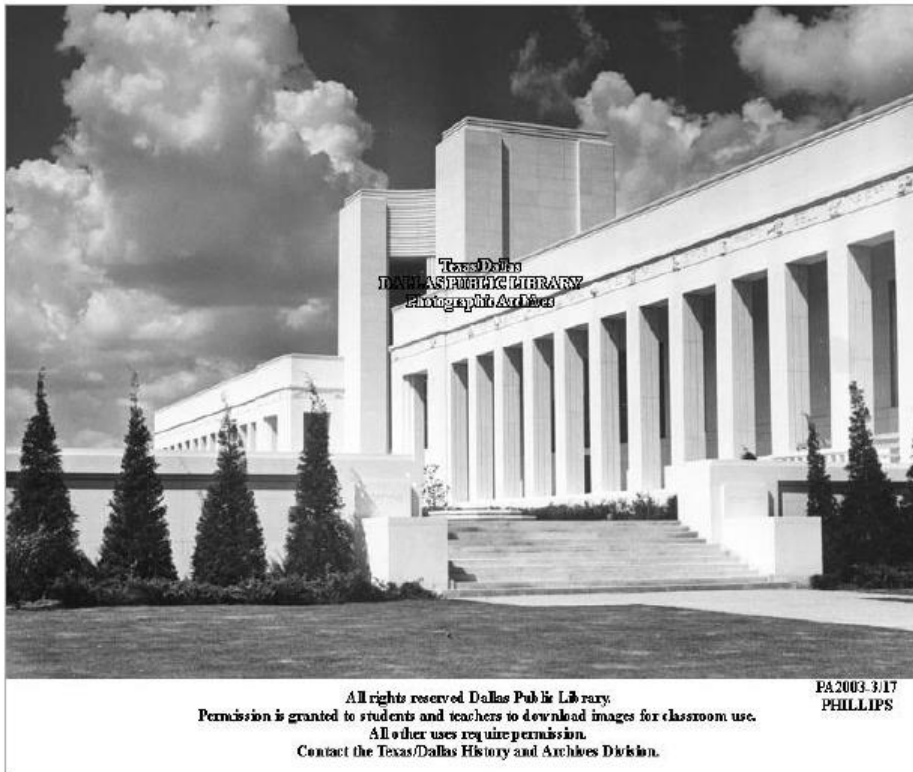


Hall of State, c. 1936.



Hall of State, 1936. Note low plantings in front of limestone façade and site walls.

Request #3 – Historic landscaping



Hall of State, c. 1936/37. Note low plantings in front of site wall. Courtesy of Dallas Public Library, Texas/Dallas History and Archives Division.



Hall of State, c. 1954. Note visibility of limestone site wall at Courtyard. Courtesy of State Fair of Texas.

Request #3 – Historic landscaping

PHOTOGRAPHS AND IMAGES - EXISTING LANDSCAPE



Site wall at south side of building, obscured by shrubs. These shrubs are proposed to be removed and replaced with dwarf shrubs



Site wall at south side of building, obscured by shrubs. These shrubs, and shrubs around small tree are proposed to be removed and replaced with seasonal plantings.



Site wall at north side of building, obscured by shrubs. These shrubs are proposed to be removed and replaced with dwarf shrubs.



Courtyard side of north site (limestone) wall, obscured by shrubs, looking north. These shrubs are proposed to be removed and replaced with dwarf shrubs. Note proposed site ramp will be located at the far end of this wall, w/in the Courtyard. South side of wall is similar.



Hall of State front façade, view of south wing, obscured by shrubs. These shrubs are proposed to be removed and replaced with dwarf shrubs.



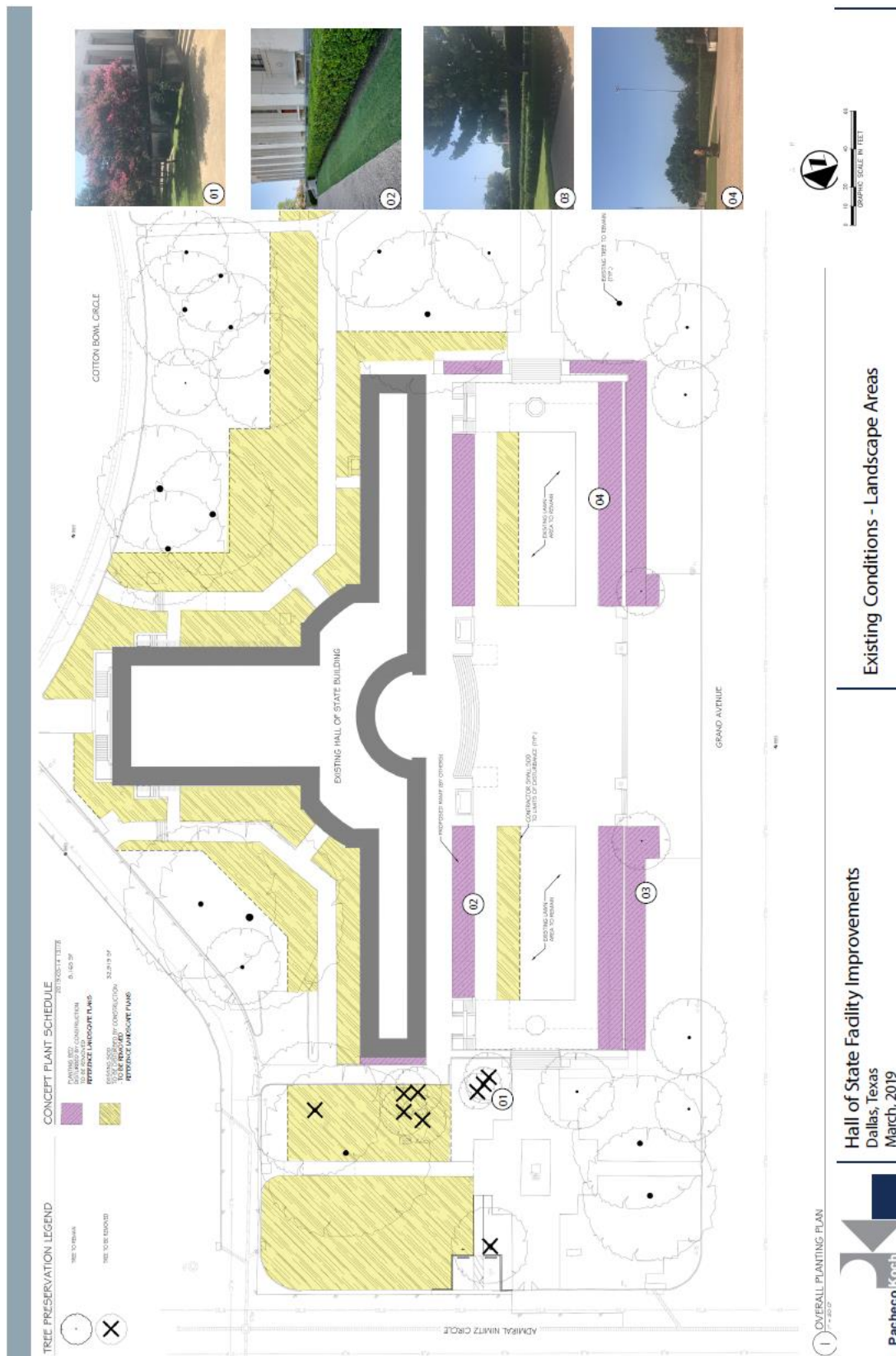
Hall of State front façade, view of north wing, obscured by shrubs. These shrubs are proposed to be removed and replaced with dwarf shrubs. Proposed ramp to building will be located at this façade.



Hall of State view of rear lawn at north portion of site. Ground cover (Asian jasmine) is propose for lawn area at right, between sidewalk and building. Note this area will be re-graded to provide positive drainage away from building w/in ground cover.



Hall of State view of rear lawn at south portion of site. Ground cover (Asian jasmine) is also proposed for lawn area at right, between sidewalk and building. Note this area will be re-graded to provide positive drainage away from building w/in ground cover.



Request #3 – Existing landscape and proposed landscaping removal plan.



Request #3 – Proposed new landscape plan.



Request #4 – Existing accessible parking spaces on Northeast side of building. Notice also the flow of rainwater, indicated by the leaves, that goes back the low area behind the building.



Request #4 - Area of proposed accessible parking spaces. Notice the lack of curbing or designated parking spaces along Nimitz.



1. EXISTING LOCATION OF PROPOSED ROUTE TO SITE RAMP



2. EXISTING LOCATION OF PROPOSED ROUTE TO SITE RAMP

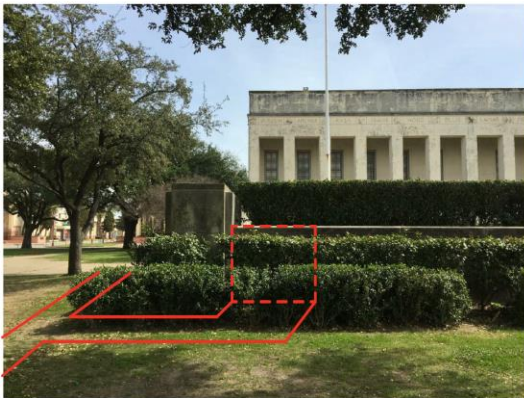
HALL OF STATE FACILITY IMPROVEMENTS **Gensler**

3939 GRAND AVENUE
DALLAS, TX | 3/7/19 | PR-8

PRELIMINARY
THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR
REGULATORY APPROVAL, PERMIT OR
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ISSUED DATE: 3/7/2019
ARCHITECT / DESIGNER: ERIC DEL ANGEL
ARCHITECT LICENSE NUMBER: 16866



EXISTING CONDITIONS



3. EXISTING AREA OF PROPOSED SITE RAMP VIA GRAND AVE.



4. EXISTING AREA OF PROPOSED SITE RAMP VIA COURTYARD

HALL OF STATE FACILITY IMPROVEMENTS

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3939 GRAND AVENUE
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ARCHITECT LICENSE NUMBER: 10468

EXISTING CONDITIONS



5. EXISTING LOCATION OF PROPOSED ROUTE @ COURTYARD



6. EXISTING LOCATION OF PROPOSED ROUTE TO BUILDING RAMP

HALL OF STATE FACILITY IMPROVEMENTS

Gensler

3939 GRAND AVENUE
DALLAS, TX | 3/7/19 | PR-10

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ARCHITECT LICENSE NUMBER: 19466

EXISTING CONDITIONS



7. EXISTING LOCATION OF PROPOSED BUILDING RAMP ENTRANCE



8. EXISTING LOCATION OF PROPOSED BUILDING RAMP

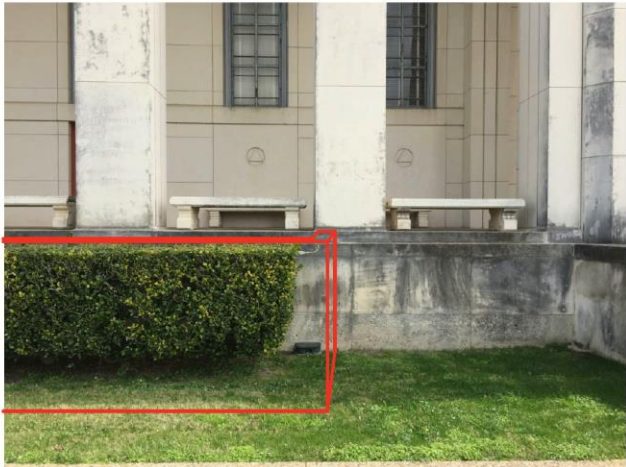
HALL OF STATE FACILITY IMPROVEMENTS

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3939 GRAND AVENUE
DALLAS, TX | 3/7/19 | PR-11

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ARCHITECT / DESIGNER: ERICK DEL ANGEL
ARCHITECT LICENSE NUMBER: 19466

EXISTING CONDITIONS



9. EXISTING LOCATION OF RAMP ENTRANCE @ COLONNADE



10. EXISTING LOCATION OF EGRESS ROUTE @ COLONNADE

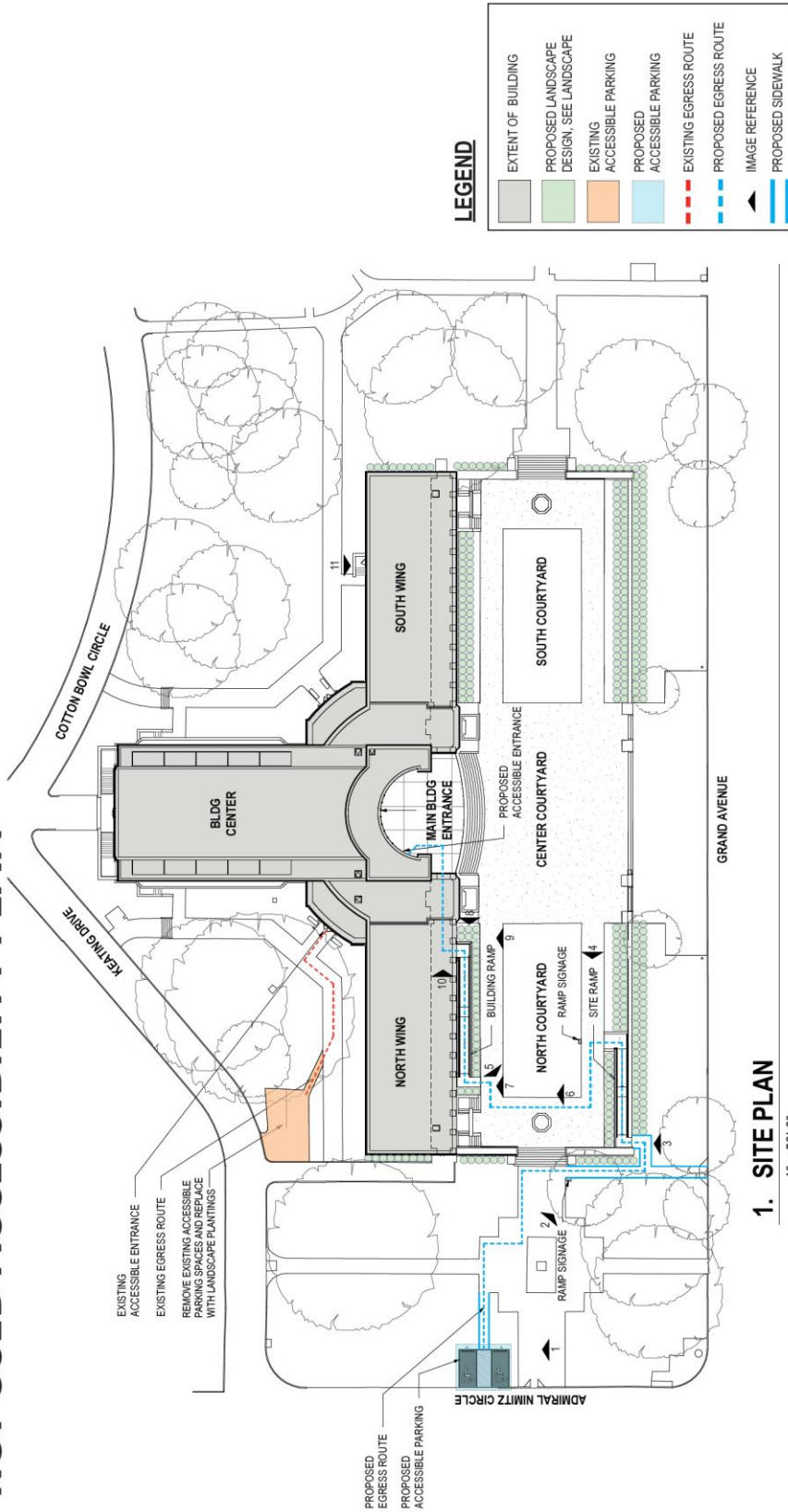
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3939 GRAND AVENUE
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ARCHITECT / DESIGNER: ENOKI DEL ANGELO
ARCHITECT LICENSE NUMBER: 19886

PROPOSED ACCESSIBILITY PLAN

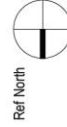


3939 GRAND AVENUE
DALLAS, TX | 3/7/19 | PR-1

HALL OF STATE FACILITY IMPROVEMENTS

Gensler

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ISSUED DATE: 3/7/2019
ARCHITECT: GENSLER, INC. (FIRM)
ARCHITECT LICENSE NUMBER: 14867



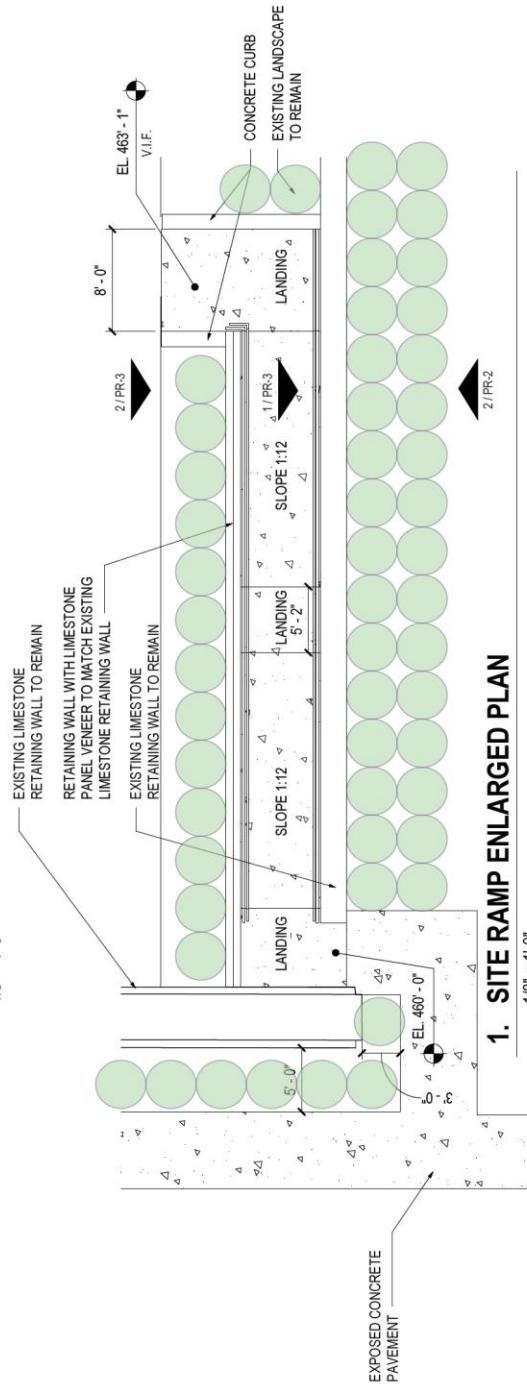
SITE RAMP

Request #4 – Plan of proposed ramp from grade to Courtyard.



2. SITE RAMP ELEVATION - EAST

1/8" = 1'-0"



HALL OF STATE FACILITY IMPROVEMENTS

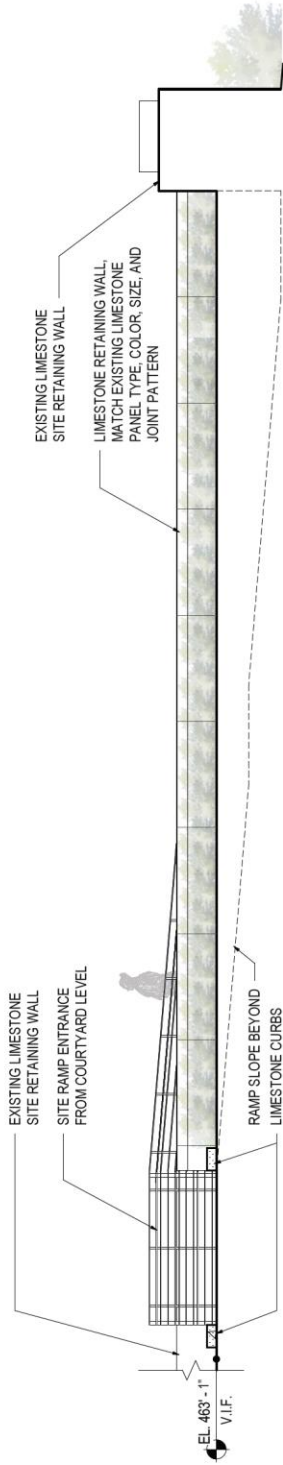
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DALLAS, TX | 3/7/19 | PR-2

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REGULATORY APPROVAL PERMIT OR
ISSUANCE OF PERMITS
ARCHITECT/DESIGNER: ERIC DEL ANGEL
ARCHITECT LICENSE NUMBER: 14496

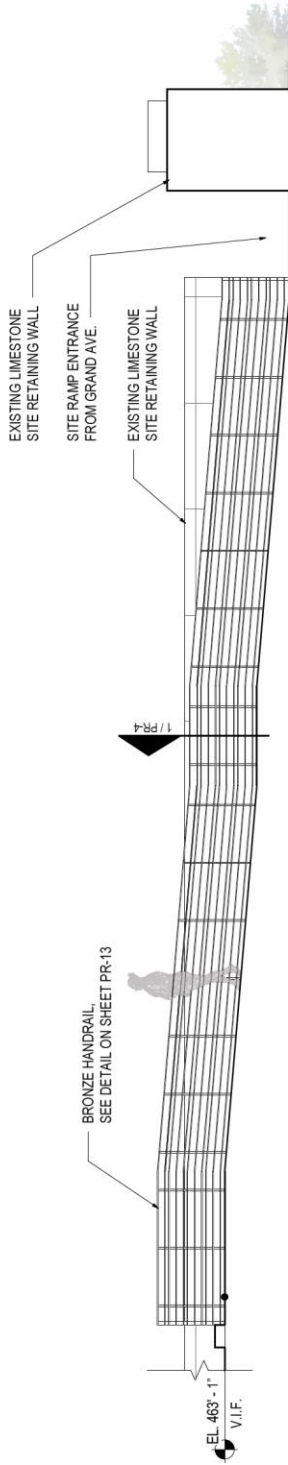


Gensler

SITE RAMP



2. SITE RAMP ELEVATION - WEST



1. SITE RAMP ELEVATION - WEST

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 RECORDING NOT REQUIRED.
 ISSUED DATE: 3/7/19
 ARCHITECT (DESIGNER): EROK DEL'ANIEL
 ARCHITECT LICENSE NUMBER: 19496

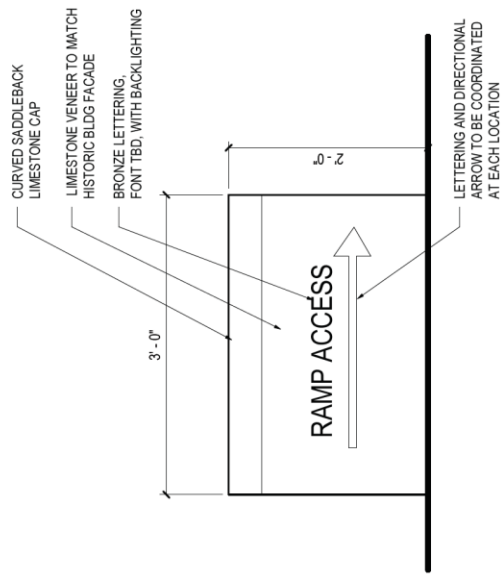
3939 GRAND AVENUE
 DALLAS, TX | 3/7/19 | PR-3

HALL OF STATE FACILITY IMPROVEMENTS

Gensler

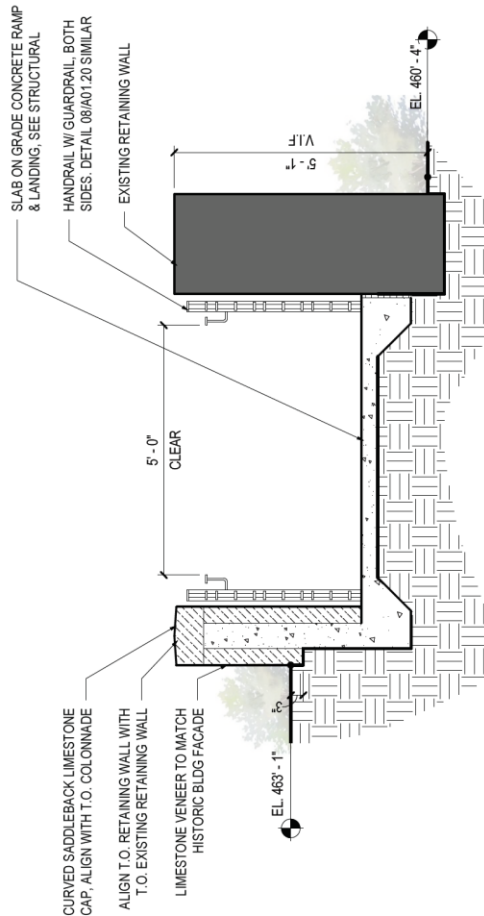
Request #4 – Elevation of proposed ramp from grade to Courtyard.

SITE RAMP



2. DIRECTIONAL SIGNAGE TO RAMP, TYP.

1" = 1'-0"



1. SITE RAMP SECTION @ LANDING

1/2" = 1'-0"

HALL OF STATE FACILITY IMPROVEMENTS

3939 GRAND AVENUE
DALLAS, TX | 3/7/19 | PR-4

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ARCHITECT LICENSE NUMBER: 19496

BLDG RAMP

2. BUILDING RAMP ELEVATION - EAST

1/8" = 1'-0"

EXISTING BENCHES TO REMAIN, TYP.

DRAIN, SEE CIVIL

EXPOSED CONCRETE WALKWAY

RAMP SLOPE BEYOND BLDG RAMP ENTRANCE FROM COURTYARD GROUND LINE VARIES

COLUMNS @ COLONNADE BEYOND HANDRAIL, SEE DETAIL ON SHEET PR-13

EXTERIOR LIMESTONE PANEL WALL AT RAMP. STONE SIZE AND JOINTS TO MATCH HISTORIC FACADE

LEVEL 01
468'-0"

THRESHOLD

7'-0" V.I.F.

LANDING
SLOPE 1:12
5'-0"

LANDING
SLOPE 1:12
5'-0"

EL 463'-1" V.I.F.

EL 468'-0"

1. BUILDING RAMP ENLARGED PLAN

HALL OF STATE FACILITY IMPROVEMENTS

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ARCHITECT / DESIGNER: EROD DEL ANGEL
PLANNING / LICENSE NUMBER: 3666

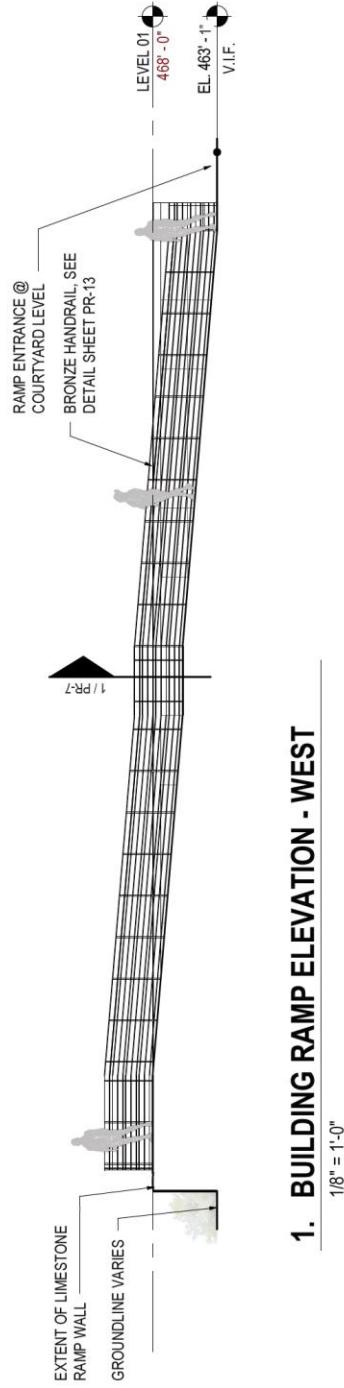
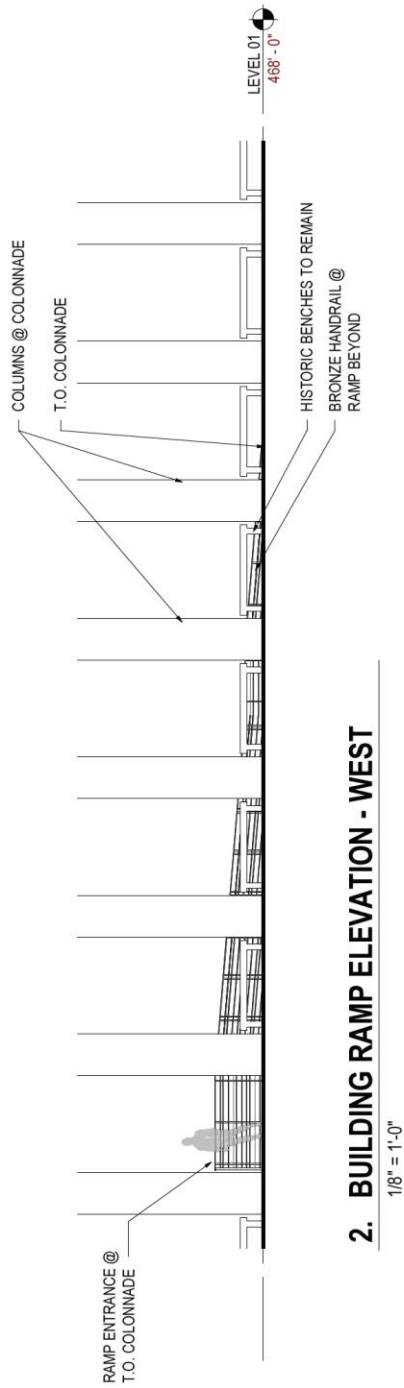
3939 GRAND AVENUE
DALLAS, TX | 3/7/19 | PR-5

Ref North

Gensler

C X-41

BLDG RAMP



HALL OF STATE FACILITY IMPROVEMENTS
3939 GRAND AVENUE
DALLAS, TX | 3/7/19 | PR-6

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ISSUED DATE: 3/7/2019
ARCHITECT: DESIGNER ERICK DEL ANGEL
ARCHITECT LICENSE NUMBER: 9486

Request #4 – Plan/elevation of proposed ramp from Courtyard to Colonnade.

Section of proposed ramp from Courtyard to Colonnade.

C X-43



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ISSUED DATE: 3/7/2019
ARCHITECT / DESIGNER: ERICK DEL ANGELO
ARCHITECT LICENSE NUMBER: 10496

HISTORIC GUARDRAIL



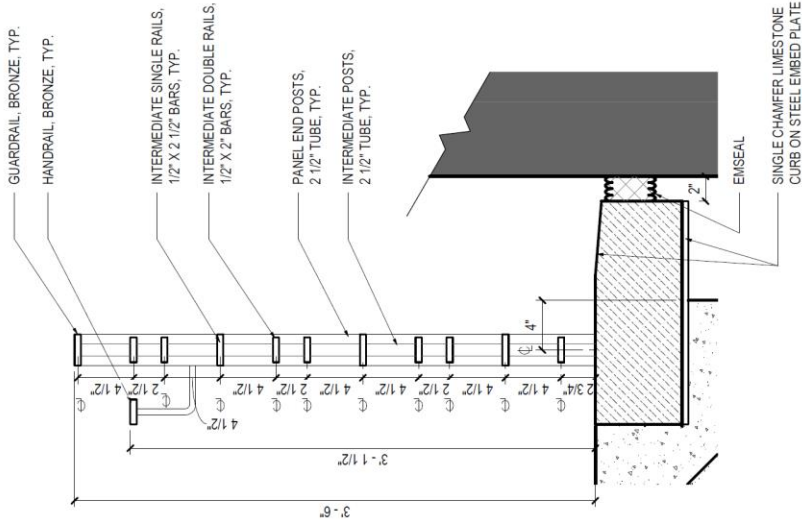
11. HISTORIC GUARDRAIL IMAGE

HALL OF STATE FACILITY IMPROVEMENTS



3939 GRAND AVENUE
DALLAS, TX | 3/7/19 | PR-13

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ARCHITECT: DESIGNER: ERICK DEL ANGEL
ARCHITECT LICENSE NUMBER: 1986



12. PROPOSED HANDRAIL DETAIL, TYP

1 1/2" = 1'-0"

Memorandum

Gensler

| | | | |
|--------------|--|----------------|--------------|
| To | Elizabeth Brummett, THC | Fax No. | |
| From | Felicia Santiago, Gensler | Telephone No. | |
| | | Date | 2/22/19 |
| Project | HOS facility improvements | Project Number | 027.7547.000 |
| Subject | Conceptual Review: Hall of State Building Ramp | File | 1CL |
| Distribution | This is page 1 of 1 | | |

Memorandum/Discussion/Observations

Current Route Status:

The Hall of State building, built in 1936, currently provides access into the building for individuals with two accessible parking spaces at the rear of the building. The accessible route to the building begins with these parking spaces and continues with sidewalks that lead to the locked rear entrance vestibules at the Lower Level. Adjacent to the rear entrance vestibule doors are call buttons for the user to notify the Dallas Historical Society of help needed. A staff member then comes to unlock the door to provide assistance to a chair lift thereby giving the user full access to the building. The current accessible route is inconvenient and arduous.

Several aspects of this route are not compliant with current accessibility regulations:

1. *Parking* – Additional signage needed and striping of the access aisle.
2. *Route* – Patch and repair needed for existing holes and damage to sidewalk.
3. *Accessible Entrance* – Current door is 30" wide and needs to be 36" minimum.
4. *Chair Lift* – Current lift is missing doors and unreliable working controls.

Proposed Route and Ramps:

The Hall of State is owned by the City of Dallas. Given the condition of the non-compliant route and arduous access to the building, an accessible route from Grand Avenue to the entrance plaza in front of the building is preferred. This will for the first time, allow all individuals to access the building at the front door and enter into the Hall of Heroes. The City of Dallas and Gensler have reviewed several alternative locations for a ramp to access the entry plaza (the main entrance into the building) and would like to propose the attached conceptual design for your review and comments.

Site Ramp:

This concept allows access to the courtyard by a new site ramp that is connected to the public right of way. This site ramp is located at the northwest corner of the courtyard and requires a penetration through the historic limestone retaining wall. Removal of 1 stone panel is needed to access the first landing. The ramp then continues behind the historic retaining wall with a rise of approx. 24" to the courtyard level sidewalk. The accessible route then continues along the existing sidewalks in the courtyard to the new building ramp in front of the building.

Building Ramp:

The building ramp is located at the north end of the North Wing and is aligned parallel with the building rising to meet the Colonnade finished floor. From the courtyard the building ramp wall is partially visible through proposed plantings and it matches the Colonnade stone panel color, size, and joint pattern. The proposed wall also matches the existing height of the Colonnade finished floor. The ramp walls are constructed of concrete, faced with Cordova Cream limestone – both shell stone at the base and smooth stone above – to match the existing façade beyond. Guard and handrails will extend along the sides of the ramp. There is only one existing exterior railing at the building – at the lower level, adjacent to the exterior door at the rear façade. This existing rail was used as the conceptual basis for the proposed rail design. This guardrail will be constructed of aluminum bar stock, and relate to the historic horizontal bar rhythm and rail panel dimensions.

HE_090718

HE_090718

Felicia Santiago

From: Lisa Hart <Lisa.Hart@thc.texas.gov>
Sent: Tuesday, February 26, 2019 2:47 PM
To: Felicia Santiago
Subject: Hall of State conceptual ADA ramp design

Dear Ms. Santiago,

Thank you for the conceptual design documents (dated2/22/2019) for the two proposed ADA ramps at the Hall of State, Fair Park, Dallas, Texas. The Texas Historical Commission believes the conceptual design is in keeping with The Secretary of the Interior's Standards for the Treatment of Historic Properties. We look forward to working with you as you further develop the ramps project.

In addition, we understand there are "routine" maintenance work items to be developed, such as cleaning, window/door repair, stone panel repair and targeted waterproofing. We look forward to comprehensively reviewing these work items in the near future and receiving a SAL permit application at the appropriate time.

Thank you for your interest in preserving an important part of Texas history. Lisa

Lisa Hart
Program Specialist
Division of Architecture
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.6000
www.thc.texas.gov



Initial correspondence about the proposed ramp design with Texas Historical Commission.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1—

3.8 Landscaping,

- b. Historic landscape elements, including water features, must be preserved or restored. New landscape design must be compatible with the historic landscape.

Request #2 –

There is no specific criteria for tree removal in the Fair Park preservation criteria, so Staff is using the general standard for approval located in the Dallas 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.

Request #3 –

3.8 Landscaping,

- b. Historic landscape elements, including water features, must be preserved or restored. New landscape design must be compatible with the historic landscape.
- c. Historic planting plans must be referred to for plant material specifications as a basis for restoration, or as a guide in the development of a new and compatible design. A listing of historic plant materials and approved alternate plant materials may be obtained from the Park and Recreation Department.
- d. The appearance of landscaping may, where appropriate, be restored using substitute materials that are better suited to this planting zone or to maintenance limitations. An interpretation of the historic landscape design is permitted.
- e. Landscape design, in its mature state, must not obstruct view corridors or buildings that were historically unobstructed.

Request #4 –

4. **PRESERVATION ZONE.**

4.2 Esplanade of State Subdistrict.

b. Preservation criteria.

3. Alterations and additions are limited to rear or secondary facades of buildings where the alteration or addition is not visible from a character defining space.

3.10 Hardscape.

- b. Permitted hardscape materials include concrete, exposed aggregate concrete, and asphalt. Colored concrete and stone paving may be used in limited quantities as accent materials in the following locations: thresholds, transitions between paving, covered entrances, semi-enclosed patios and terraces, or where used as part of a restoration or reconstruction project.
- d. New hardscape must be compatible with the 1936 design.

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 3/13/2019

TIME: 11:00 am

MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Marcel Quimby, FAIA – Gensler

Address: 3939 Grand Avenue (Hall of State)

CA Request: 3/7/2019

RECOMMENDATION:

☒ Approve _____ Approve with conditions _____ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

Task force members present

| | | |
|--|--|------------------------------|
| <input checked="" type="checkbox"/> Bob Hilbun | <input checked="" type="checkbox"/> Gary Skotnicki | _____ Jennifer Picquet-Reyes |
| <input checked="" type="checkbox"/> Craig Holcomb | <input checked="" type="checkbox"/> Ann Piper | _____ (Alternate #1) |
| <input checked="" type="checkbox"/> David Chase | _____ Virginia McAlester | _____ (Alternate #2) |

Ex Officio staff members Present ☒ Mark Doty ☒ Liz Casso ☒ Dee Ann Hirsch

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

Maker: *AP*

2nd: *GS*

Task Force members in favor: *ALL*

Task Force members opposed: *NONE*

Basis for opposition:

CHAIR, Task Force 

DATE *3/13/19*

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, with a staff briefing at a time to be determined at a later date.

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**APRIL 1, 2019**

FILE NUMBER: CA189-367(JKA)
LOCATION: 5429 Reiger Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 397

PLANNER: Jennifer Anderson
DATE FILED: March 7, 2019
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.02

APPLICANT: Stevis Forward

OWNER: Junius Heights Baptist Church

REQUEST:

- 1) Remove driveway on Reiger Avenue side and install grass.
- 2) Widen driveway on Reiger Avenue side.
- 3) Relocate driveway approach on North Augusta Street side.

BACKGROUND / HISTORY: None.

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

ANALYSIS:

The existing driveway and parking lot is infilled with gravel. The proposed changes to the driveways and parking lots are meant to improve traffic flow through the property. An existing driveway on the Reiger Avenue side would be removed and infilled with grass, while a second one is proposed to be widened by 4 feet. The circular drive on the side of the main structure will provide a safer pick up and drop off location. Brush concrete is proposed for the center part of the parking lot and circular drive, but the outer parking lot and the driveways would remain gravel with matching infill added where needed. The proposed work is compatible with the preservation criteria and City Code. Staff is recommending approval of the proposed work.

STAFF RECOMMENDATION:

- 1) Remove driveway on Reiger Avenue side and install grass – Approve – The proposed work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Widen driveway on Reiger Avenue side – Approve – The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Relocate driveway approach on North Augusta Street side – Approve –The proposed work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Remove driveway on Reiger Avenue side and install grass – None – No quorum, comments only. Supportive.
- 2) Widen driveway on Reiger Avenue side – None –No quorum, comments only. Supportive.
- 3) Relocate driveway approach on North Augusta Street side – None –No quorum, comments only. Supportive.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 367 [JKA]
Office Use Only

Name of Applicant: Steve Forward
Mailing Address: 211 Idle Creek Ln.
City, State and Zip Code: Desoto, TX 75115
Daytime Phone: 214-562-4004 Alternate Phone: 972-748-4228
Relationship of Applicant to Owner: Contractor

OFFICE USE ONLY

Main Structure:

☐ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 5429 Reiger Ave.
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.

Removing and replacing concrete. Wanting to close (1) drive approach on Reiger Ave. and replace with curb & gutter. Replacing damaged sidewalk and widen (2) drive approaches. Demo (1) driveway completely.

Signature of Applicant: Steve Forward Date: 2/24/19

Signature of Owner: Debbie Lyons Date: 2/25/19 MAR 07 2019
(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.

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

Sustainable Construction and Development

Date

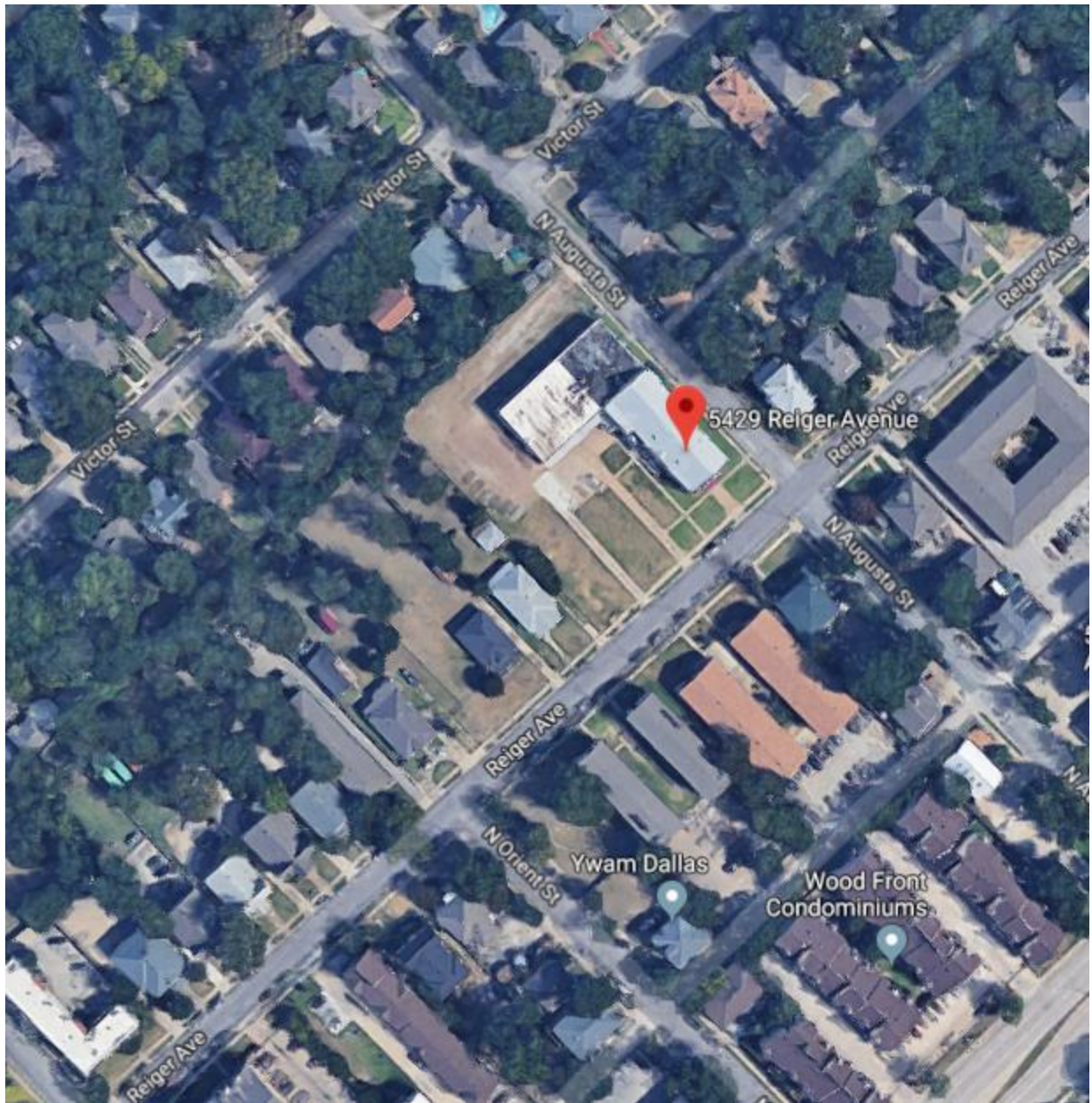
Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 060518

This is to help you better understand what the Church board trying to achieve. When the church was built car chassis were narrower. The driveway approaches can't accommodate the vehicles of today. The churches buses have a hard time getting in and out. I have the site plan numbered.

- 1) Replacing sidewalk & widening drive approach.
- 2) Closing off unwanted drive approach and installing sod.
- 3) The drive approach is off-centered in the rear parking area.
- 4) X's on the site plan is demolished concrete
- 5) I've enclosed several pictures via email.



Aerial image



Main structure



To Left



To Right



Across Street



Main structure and addition on south (Reiger Street) side



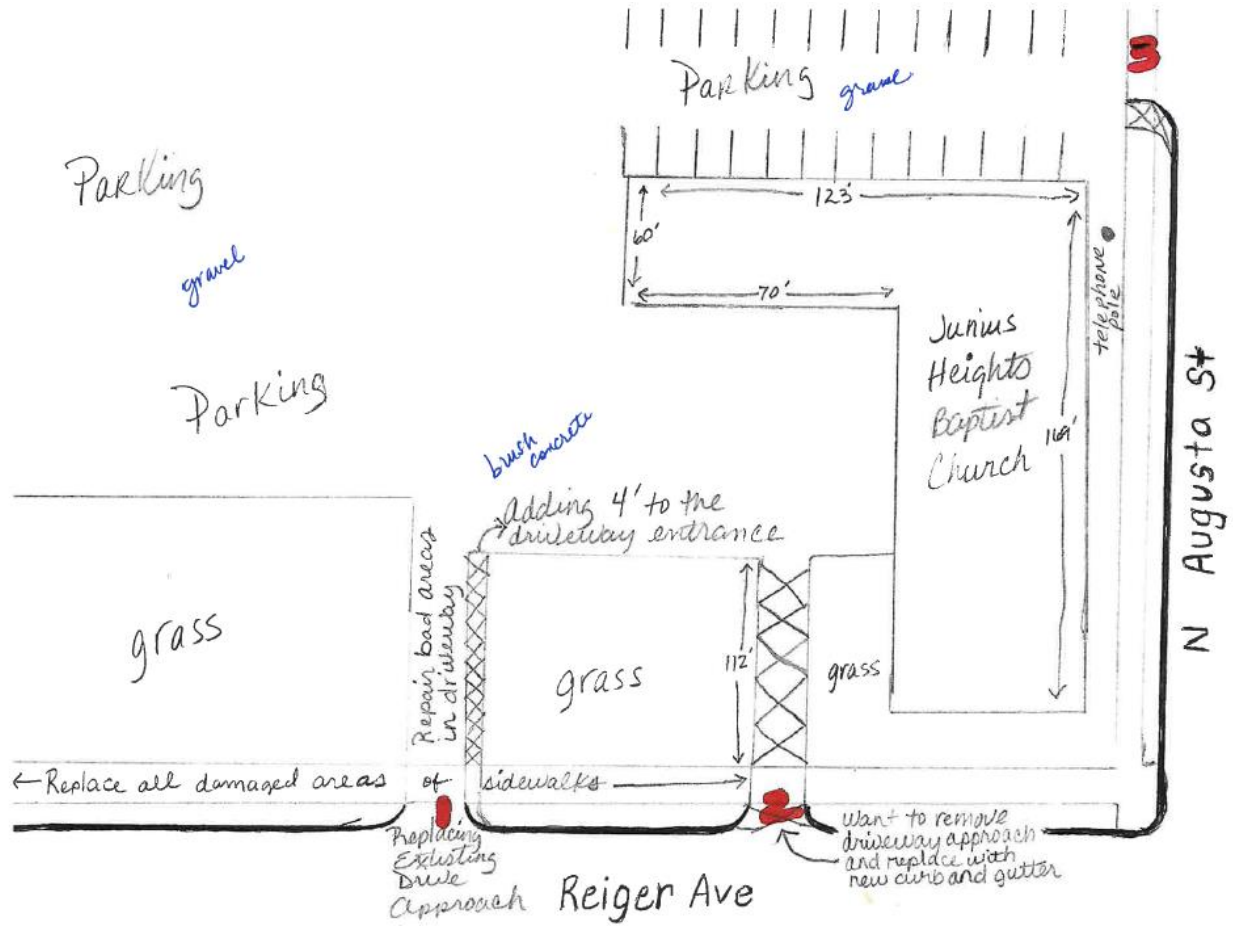
Parking lot on southwest side



Parking lot and entry on east (N. Augusta) side



Proposed Site Plan



Proposed site plan with dimensions

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

- 3.2 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted. Replacement of existing walkways and steps must be consistent with the original style.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 03/14/2019

TIME: 5:30 P.M.

MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: STEVIS FORWARD

Address: 5429 REIGER AVE

Date of CA/CD Request: 03/07/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

Supportive of plan

Task force members present

☒ Rene Schmidt (Chair)

☒ Mary Mesh

☐ Barbara Cohen

☒ Laura Koppang

☒ Terri Raith

☐ Morgan Harrison

☐ Eric Graham

☐ Aaron Trecartin

☐ VACANT

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker:
2nd.

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room SES, 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****APRIL 1, 2019**

FILE NUMBER: CA189-361(MP)
LOCATION: 4837 Swiss Ave
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Marsha Prior
DATE FILED: March 7, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Michael Ledowsky

REPRESENTATIVE: None.

OWNER: MICHAEL A LEDOWSKY

REQUEST:

- 1) Replace front porch sconce lights.
- 2) Replace mail slot on front elevation.
- 3) Replace house numbers on front elevation.

BACKGROUND / HISTORY: None

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

ANALYSIS:

Staff is recommending approval for all three proposed porch elements – porch sconce lights, mailbox, and house numbers. Both Staff and Task Force believe the three elements are appropriate to the house and would not have an adverse effect on the historic overlay district.

STAFF RECOMMENDATION:

- 1) Replace front porch sconce lights – Approve – Approve specification dated 4/1/19 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Replace mail slot on front elevation – Approve – Approve specification dated 4/1/19 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Replace house numbers on front elevation – Approve – Approve specification dated 4/1/19 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Replace front porch sconce lights – Approve - Approve sconce lights as submitted.
- 2) Replace mail slot on front elevation – Approve – Approve mailbox as submitted.
- 3) Replace house numbers on front elevation – Approve – Approve house numbers as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 361 (MP)
Office Use Only

Name of Applicant: Michael Ledowsky
Mailing Address: 4837 Swiss Ave
City, State and Zip Code: Dallas, TX 75204
Daytime Phone: (214) 566-5976 Fax: _____
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 4837 Swiss Ave
Historic District: Dallas TX 75204

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

PROPOSED WORK:

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

Replace front porch sconce lights w/ similar mounted sconce light
Replace mail box to match neighbors mail box
Replace house numbers to match neighbors

Images attached

Signature of Applicant: [Signature]

Date: 2/28/19

RECEIVED BY

Signature of Owner: _____

(IF NOT APPLICANT)

Date: MAR 07 2019

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

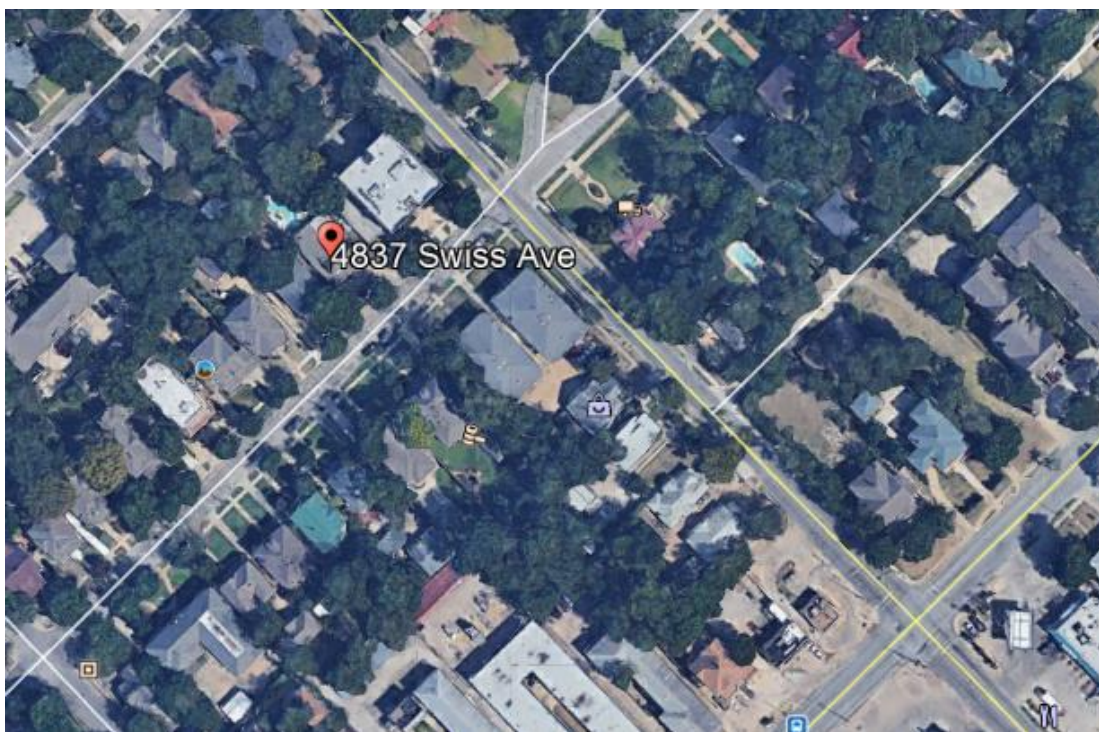
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Aerial view



Front (South) elevation.



View to left (West) of 4837 Swiss.



View to right (East) of 4837 Swiss.



View across (South) of 4837 Swiss.



Request #1 – Current sconce light.



Finish: Dark Weathered Zinc (DWZ)

| Length | Width | Height | Cube | Weight |
|--------|-------|--------|--------|--------|
| 33.75 | 14.25 | 13.5 | 3.757 | 13 |
| 48 | 40 | 75 | 83.333 | 260 |
| 48 | 40 | 75.18 | 83.533 | 265 |

Request #1 – Proposed sconce lights.



Request #2 – Current mail slot.



Wallmount Mailbox
Black With Satin Nickel Plaque

Eagle & Leaf & Fleur De Lis Designs

Powder-Coated Aluminum Mailbox
Sold with a lockable insert Or No
Lock
Color: Black
Plaque Finish: Satin Nickel
Height: 14 3/8" Width: 14 7/8"

Request #2 – Proposed mailbox.

LARGE ROUNDTANGLE HOUSEMARK® ADDRESS PLAQUES



Numbers sold separately.

SPECIFICATIONS

| | |
|--|--------------|
| Large Roundtangle HouseMark Address Plaque | |
| Model | S1-LRBL |
| Color | Black |
| Frame Finish | Satin Nickel |
| Height | 9 5/16" |
| Number Height | 3 1/2" |
| Width | 18 11/16" |
| Depth | 3/4" |
| Weight | 4.85 lbs. |

Request #3 – Proposed plaque with house numbers.



Request #s 1, 2, and 3 – Proposed locations: Light sconces and mail box to go at approximately same location as current; house numbers to go above mail box.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

Request #1 –

There is no specific criteria for this structure in the Peak's Suburban Addition preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

Request #2 –

There is no specific criteria for this structure in the Peak's Suburban Addition preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

Request #3 –

There is no specific criteria for this structure in the Peak's Suburban Addition preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

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

DATE: 3/14/2019

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Michael Ledowsky

Address: 4837 Swiss

Date of CA/CD Request: 3/7/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Approve since lights, mail box, &
house numbers as submitted.*

Task force members present

| | | |
|---|---|--|
| <input checked="" type="checkbox"/> Leslie Nepveux (Chair/Arch) | <input checked="" type="checkbox"/> Jim Anderson | <input checked="" type="checkbox"/> Patricia Simon |
| <input type="checkbox"/> Aimee Sanborn (Pr) | <input checked="" type="checkbox"/> Kathy Finch | <input type="checkbox"/> Jennifer Suito |
| <input type="checkbox"/> VACANT (Pr) | <input type="checkbox"/> VACANT (Edison/LaVista Alt.) | |
| <input type="checkbox"/> VACANT (Edison/La Vista Res) | | |

Ex Officio staff members present ☐ Marsha Prior

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

Maker: *Jim Anderson*

2nd: *Patricia Simon*

Task Force members in favor: *ALL*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE: *3.14.19*

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****APRIL 1, 2019**

FILE NUMBER: CA189-352(MLP)
LOCATION: 607 N Clinton Ave
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Melissa Parent
DATE FILED: March 7, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Ryan Finan

OWNER: CLINTON OAK CLIFF LLC

REQUEST:

Replace roll-up door and storefront on side facade with new storefront windows.

BACKGROUND / HISTORY:

1/8/2007: Landmark Commission approved the replacement of two garage doors with new glass storefront and the installation of new signage (CA067-183(JA)).

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

ANALYSIS:

Staff is recommending approval of the new storefront windows. The building is no longer used as an auto-repair shop, and the new storefront windows will allow the structure to accommodate other uses while still complying with the ordinance and be compatible with the historic overlay district.

STAFF RECOMMENDATION:

Replace roll-up door and storefront on side facade with new storefront windows. - Approve - Approve drawings dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Replace roll-up door and storefront on side facade with new storefront windows. – No quorum, comments only. Recommend approval of new storefront doors to replace roll-up doors.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 352 (MLP)
Office Use Only

Name of Applicant: RYAN FINAN
Mailing Address: 3121 MCWINNET ST
City, State and Zip Code: MELESSA TX 75454
Daytime Phone: 972 524 8417 Alternate Phone: 972 526 6231
Relationship of Applicant to Owner:

OFFICE USE ONLY

Main Structure:

☒ Contributing

☒ Non-contributing

PROPERTY ADDRESS: 607 N CLINTON DALLAS TX 75208
Historic District: WINNEKA 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.

WE ARE PROPOSING TO REMOVE THE EXISTING
ROOF UP DOWN & REBUILD UP STOREFRONT AND
REPLACE WITH STRUCTURAL STEEL AND INSULATED
GLASS STOREFRONT TO TIE INTO AND BE CONGRUENT
WITH THE EXISTING ONE ELEVATION STEEL WAREHOUSE
WINDOW SYSTEMS

Signature of Applicant: [Signature]

Date:

RECEIVED BY
3/7/2019

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

Date:

MAR 07 2019

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 also must be submitted to the Commission must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

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OTHER:

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

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.

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

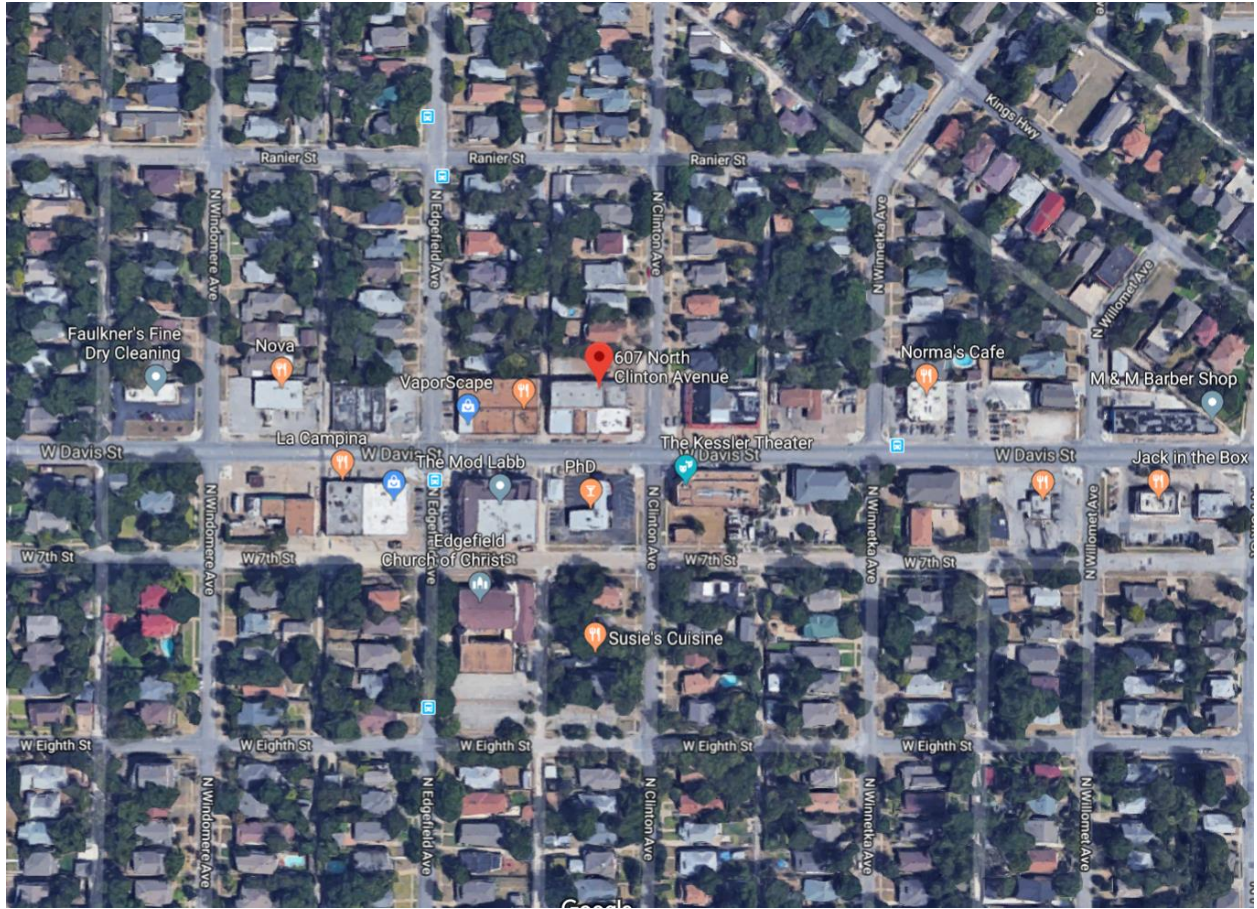
Sustainable Construction and Development

Date

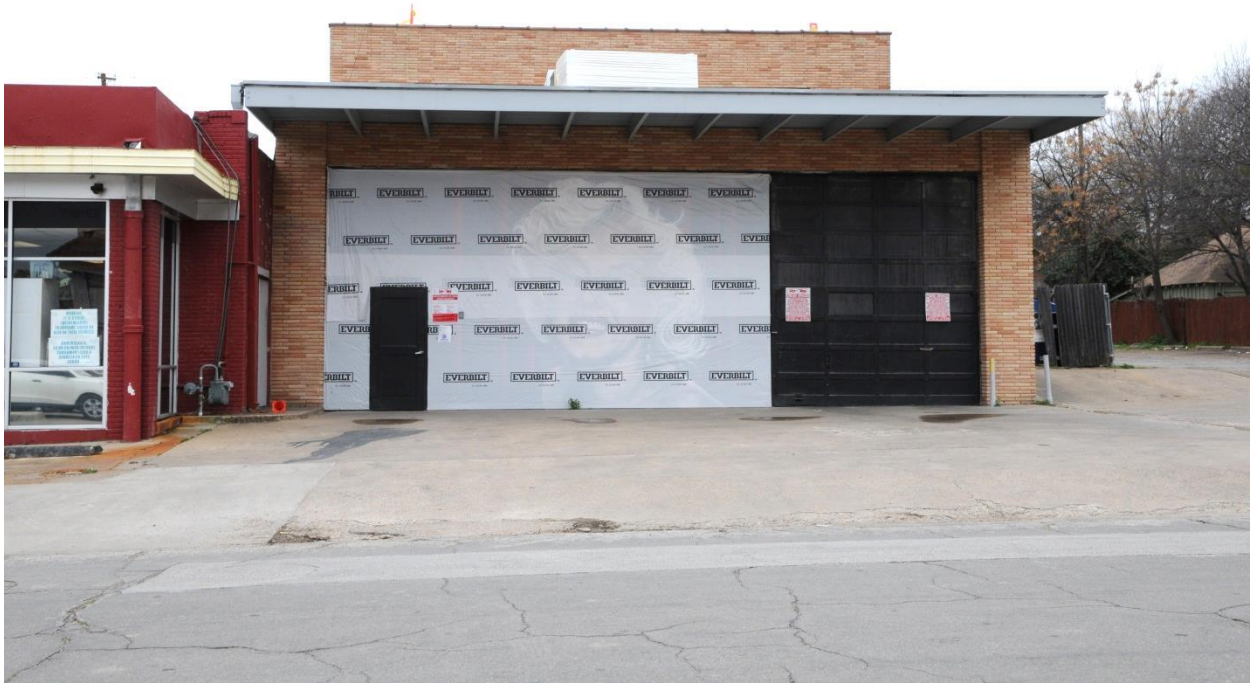
Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 080518



Aerial view



Front facade



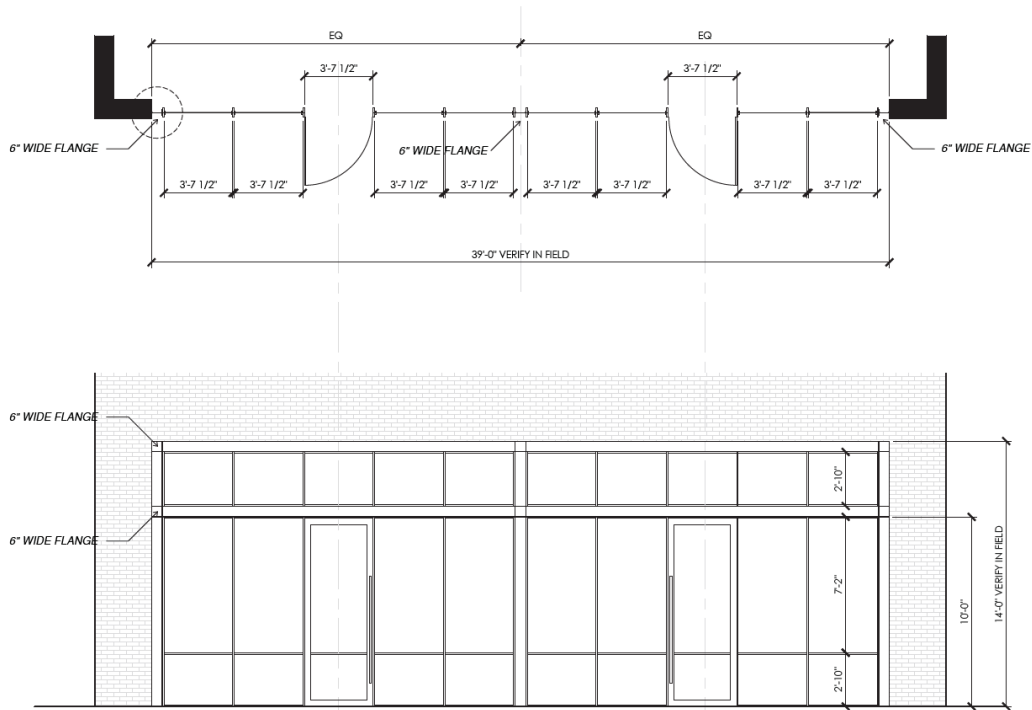
Property adjacent to the left



Property adjacent to the right



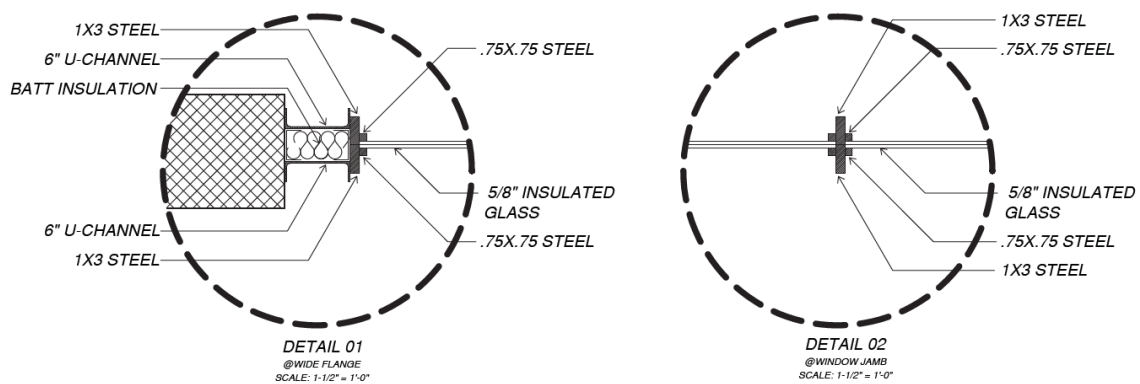
View across N Clinton



607 N. CLINTON AVENUE
DALLAS, TEXAS

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

Proposed elevation



607 N. CLINTON AVENUE
DALLAS, TEXAS

ENLARGED WINDOW DETAILS
SCALE: 1-1/2" = 1'-0"

Window detail

CA189-352(MLP)

CX-7



Rendering of proposed final look

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

NON-CONTRIBUTING STANDARDS:

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.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 3/13/2019

TIME: 5:30pm

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

APPLICANT NAME: Ryan Finan
PROPERTY ADDRESS: 607 N Clinton
DATE of CA / CD REQUEST: 3/5/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Recommend approval of new storefront doors to
replace roll-up doors*

Task force members present

| | | |
|--|--|--|
| <input type="checkbox"/> Alfredo Pena | <input 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 type="checkbox"/> Jeff Cummings (Chair) | <input type="checkbox"/> Rachel Hoehn | <input type="checkbox"/> VACANT (Alt) |

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☐ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/13/2019

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

APRIL 1, 2019

FILE NUMBER: CA189-364(MLP)
LOCATION: 218 N Winnetka Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Melissa Parent
DATE FILED: March 7, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Woody O'Daniel

REPRESENTATIVE: None

OWNER: ODANIEL WOODY

REQUEST:

- 1) Remove one tree from front parkway. Work completed without Certificate of Appropriateness.
- 2) Install three new windows on side facade.

BACKGROUND / HISTORY:

12/3/2018 – Landmark Commission denied without prejudice: the construction of an addition with an attached garage. Landmark Commission approved: construction of new porch columns, railing, and floor; removal of asphalt shingles on the front gable; and removal of an existing walkway and construction of new walkway (CA189-099(MP)).

1/7/2019 – Landmark Commission approve an addition to the main structure and a detached garage (CA189-168(MP)).

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

ANALYSIS:

Request #1: Staff is recommending approval of the tree removal in the front yard. The tree was becoming quite large and was eclipsing views of the structure.

Request #2: Staff is recommending approval of the additional three windows on the side façade. These windows will be added on to the previously approved addition, and will match windows already approved for the addition.

STFF RECOMMENDATION:

- 1) Remove one tree from front parkway. Work completed without Certificate of Appropriateness. - Approve - Approve completed work with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install three new windows on side facade. - Approve - Approve drawings and specifications dated 4/1/19 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Remove one tree from front parkway. Work completed without Certificate of Appropriateness. – No quorum, comments only. Recommend approval of removing tree.
- 2) Install three new windows on side facade. – No quorum, comments only. Recommend approval of three windows.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 364 (MLP)
Office Use Only

Name of Applicant: Woody O'Daniel
Mailing Address: 315 N. Winnieka Ave
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 214.505.6630 Alternate Phone: _____
Relationship of Applicant to Owner: SAME

OFFICE USE ONLY

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 315 N. Winnieka Ave
Historic District: Winnieka 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.

Remove Tree

RECEIVED BY

MAR 07 2019

Signature of Applicant: Woody O'Daniel

Date: 2/27/2019

Signature of Owner: Woody O'Daniel
(IF NOT APPLICANT)

Date: 2/27/2019

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 SBN, 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 SBN 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.

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

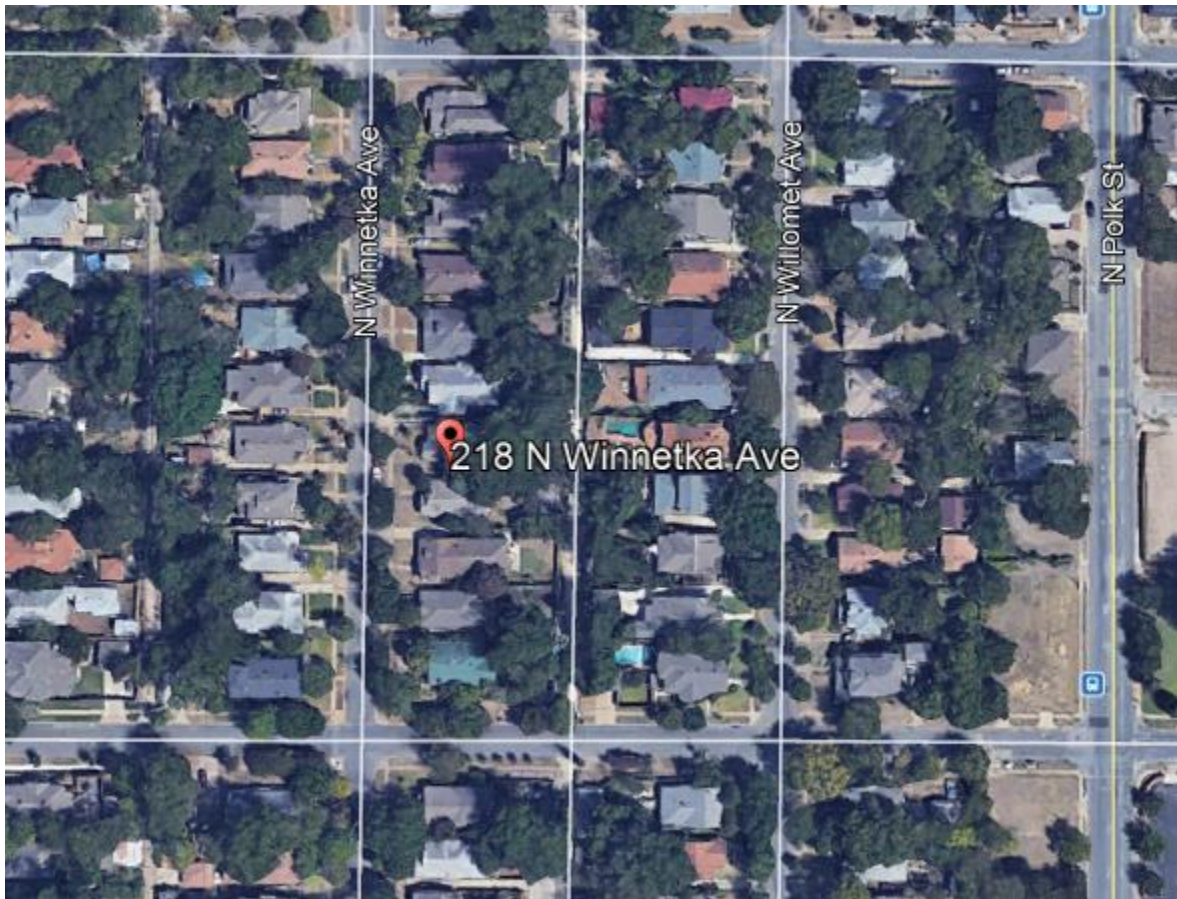
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 060518



Aerial view



Front façade



Property adjacent to the right



Property adjacent to the left



View across S Winnetka

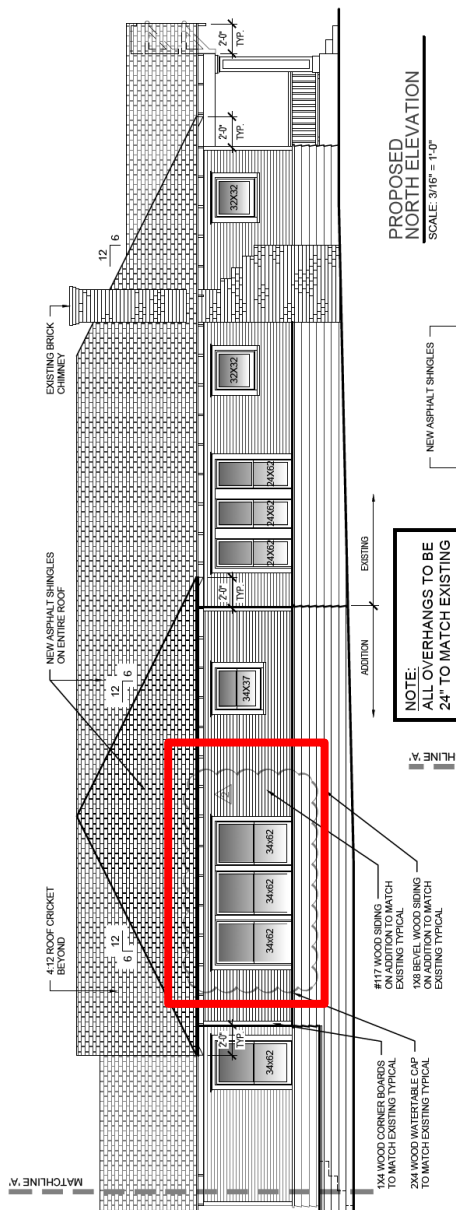
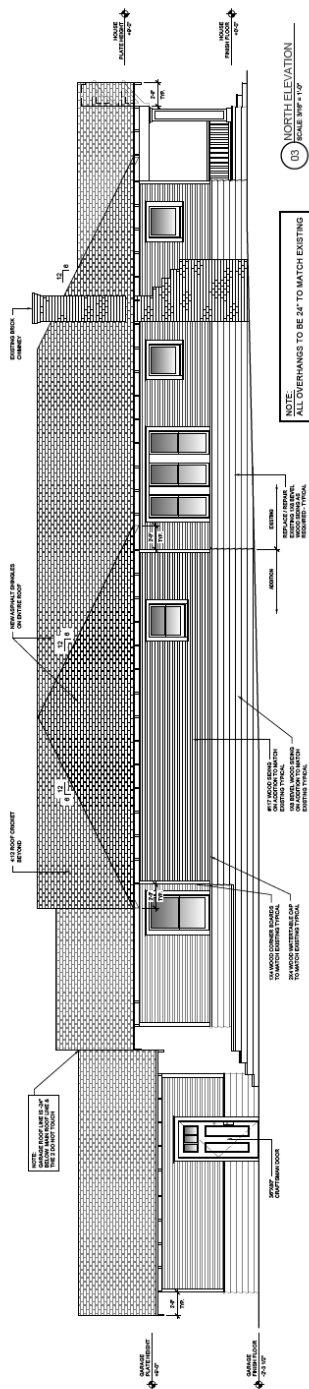


Request #1 - May 2018 view of tree in parkway from Google



Removed tree

Request #1: Remove one tree from front parkway. Work already completed.



Elevation previously approved

Revised elevation with new ganged windows

Windows to match those previously approved – Jeld-Wen 2500 Aluminum-clad Wood

Request #2: Install three new windows on side facade

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111

(a) Building placement, form, and treatment

(17) Windows and doors

(F) Style

(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.

CONTRIBUTING STANDARDS:

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.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 3/13/2019
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Woody O'Daniel
PROPERTY ADDRESS: 218 N Winnetka
DATE of CA / CD REQUEST: 3/5/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

> Recommend approval if 3 windows
> Recommend approval if removing tree

Task force members present

| | | |
|--|--|--|
| <input type="checkbox"/> Alfredo Pena | <input 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 type="checkbox"/> Jeff Cummings (Chair) | <input type="checkbox"/> Rachel Hoehn | <input type="checkbox"/> VACANT (Alt) |

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☐ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/13/2019

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**APRIL 1, 2019**

FILE NUMBER: CA189-359(MLP)
LOCATION: 310 S Winnetka Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Melissa Parent
DATE FILED: March 7, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Barbara Cohen

REPRESENTATIVE: None

OWNER: NOEL NICOLA E

REQUEST:

Install new landscaping in front yard.

BACKGROUND / HISTORY:

8/1/2011: Landmark Commission approved the installation of a new porch railing, the removal of 2nd-story balcony, the installation of an 8' wood fence, and new paint on the main structure. Denied was a request to replace brick planters (CA101-301(CH)).

12/3/2012: Landmark Commission denied the installation of 25 aluminum windows on main structure (CA123-085(CH)).

1/11/2013: Landmark Commission denied the installation of 26 vinyl windows on main structure (CA123-186(MD)).

3/4/2013: Landmark Commission approved the installation of eight new wood windows and 18 aluminum window sashes on main structure (CA123-255(MD)).

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

ANALYSIS:

Staff is recommending approval of new front yard landscaping.

STAFF RECOMMENDATION:

Install new landscaping in front yard. - Approve - Approve landscape plan and plant specifications dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install new landscaping in front yard. – No quorum, comments only. Recommend approval of landscape plans.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

| |
|--------------------|
| CA 189 - 356 (MLP) |
| Office Use Only |

Name of Applicant: BARBARAS GARDEN / BARBARA COHEN
Mailing Address: 8920 GARLAND RD
City, State and Zip Code: DALLAS, TX 75228
Daytime Phone: 865-384-3196 Alternate Phone: _____
Relationship of Applicant to Owner: LANDSCAPER

| | |
|--|--|
| OFFICE USE ONLY | |
| Main Structure: | |
| <input checked="" type="checkbox"/> Contributing | |
| <input type="checkbox"/> Non-contributing | |

PROPERTY ADDRESS: 310 S. WINNETKA
Historic District: WINNETKA

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.

RECREATE GARDEN BEDS IN FRONT OF THE HOME
EXPAND EXISTING BEDS - ADD 2 4x8 BEDS ON WALKWAY
REMOVAL OLD SOD INSTALL NEW ST. AGUSTINE IN MAIN LAWN
AREA
INSTALL SPRINKLER SYSTEM

RECEIVED BY

Signature of Applicant: [Signature] Date: 3/11/19 2019

Signature of Owner: [Signature] Date: 3/4/19
(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.

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 060518



Aerial view



Front façade



Property adjacent to the right



Property adjacent to the left



View across S Winnetka



Liriope



Oakleaf hydrangea



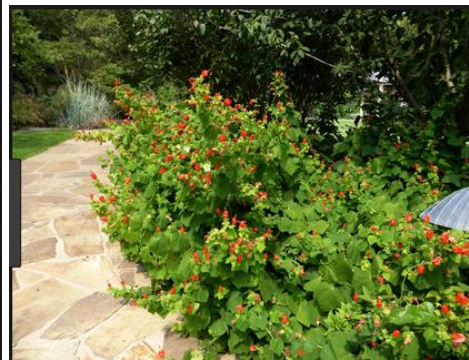
Japanese maple



Rockrose



Abelia



Turks Cap

Plant specifications

CA189-359(MLP)

CX-9



Blue & black salvia



Hypericum



Oxeye Daisy



Loropetalum



Echinacea



Oxalis



Hameln grass



Rosemary trailing



Brakelights yucca



Lambs Ear



Drift Rose



Santolina grey

CA189-359(MLP)

CX-11



4 Nerve daisy



Homestead verbena



Salvia greggii

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

CONTRIBUTING STANDARDS:

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.

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 3/13/2019

TIME: 5:30pm

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

APPLICANT NAME: Barbara Cohen

PROPERTY ADDRESS: 310 S Winnetka

DATE of CA / CD REQUEST: 3/5/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

Recommend approval of landscape plans

Task force members present

| | | |
|--|--|--|
| <input type="checkbox"/> Alfredo Pena | <input 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 type="checkbox"/> Jeff Cummings (Chair) | <input type="checkbox"/> Rachel Hoehn | <input type="checkbox"/> VACANT (Alt) |

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☐ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/13/2019

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****APRIL 1, 2019**

FILE NUMBER: CA189-355(MLP)
LOCATION: 800 Blaylock
STRUCTURE: No structure
COUNCIL DISTRICT: 1
ZONING: PD No. 468

PLANNER: Melissa Parent
DATE FILED: March 7, 2019
DISTRICT: Lake Cliff
MAPSCO: 45-W
CENSUS TRACT: 0020.00

APPLICANT: Jenna Williams

REPRESENTATIVE: None.

OWNER: GRBK FRISCO LLC

REQUEST:

- 1) Construct new multi-family duplex on vacant lot.
- 2) Install new 4'-0" wrought iron fence.

BACKGROUND / HISTORY: None.

ANALYSIS:

Request #1: Staff is recommending denial without prejudice of the construction of a new duplex. While staff is supportive of new construction on the site, the submission includes several items that are not compatible, either with the district or with the architectural style, including an attached garage, sections of vertical siding, porch column configuration and railing detail that is not appropriate and a fenestration pattern that should be consistent with the structure style. The applicant did provide an alternate option where the vertical siding is placed in a regular horizontal pattern, however staff believes that the fenestration pattern and porch column/rail detail still needs work. Staff worked with the applicant to try to get some of these issues resolved, however the applicant is choosing to forego most of those recommendations and try to get the structure approved as submitted.

Request #2: Staff is recommending denial without prejudice of the new wrought iron fence. While staff is supportive of the fencing style and height, it does not comply with the ordinance as it is several feet into the front 50% of an interior side façade.

STAFF RECOMMENDATION:

- 1) Construct new multi-family duplex on vacant lot. – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that

states new construction must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios. Preservation criteria Sections 9.4 and 9.5.

- 2) Install new 4'-0" wrought iron fence. – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state interior side yard fences must be located in the rear 50% of the side yard. Preservation criteria Section 3.11b

TASK FORCE RECOMMENDATION:

- 1) Construct new multi-family duplex on vacant lot. – No quorum, comments only. Suggest changing windows to one-over-one. Suggest possibly changing railings to wood. Discussed 2 different sidings to break up look. Discussed window configuration. Need specs for patio door.
- 2) Install new 4'-0" wrought iron fence. – No quorum, comments only. Task force did not review this item separately.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 355 (MLP)
Office Use Only

Name of Applicant: Jenna Williams
Mailing Address: 150 Turtle Creek Blvd #1030
City, State and Zip Code: Dallas, TX 75207
Daytime Phone: 469-567-3518 Alternate Phone: _____
Relationship of Applicant to Owner: Agent

OFFICE USE ONLY

Main Structure:
____ Contributing
☒ Non-contributing

PROPERTY ADDRESS: 800 Blaylock
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.

Two story, craftsman style duplex/manor house.

RECEIVED BY

MAR 07 2019

Signature of Applicant: Jenna Williams Date: 3/5/19
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

Signed drawings and/or specifications are enclosed ____Yes ____No

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 060518



Aerial view



View of vacant lot from Blaylock



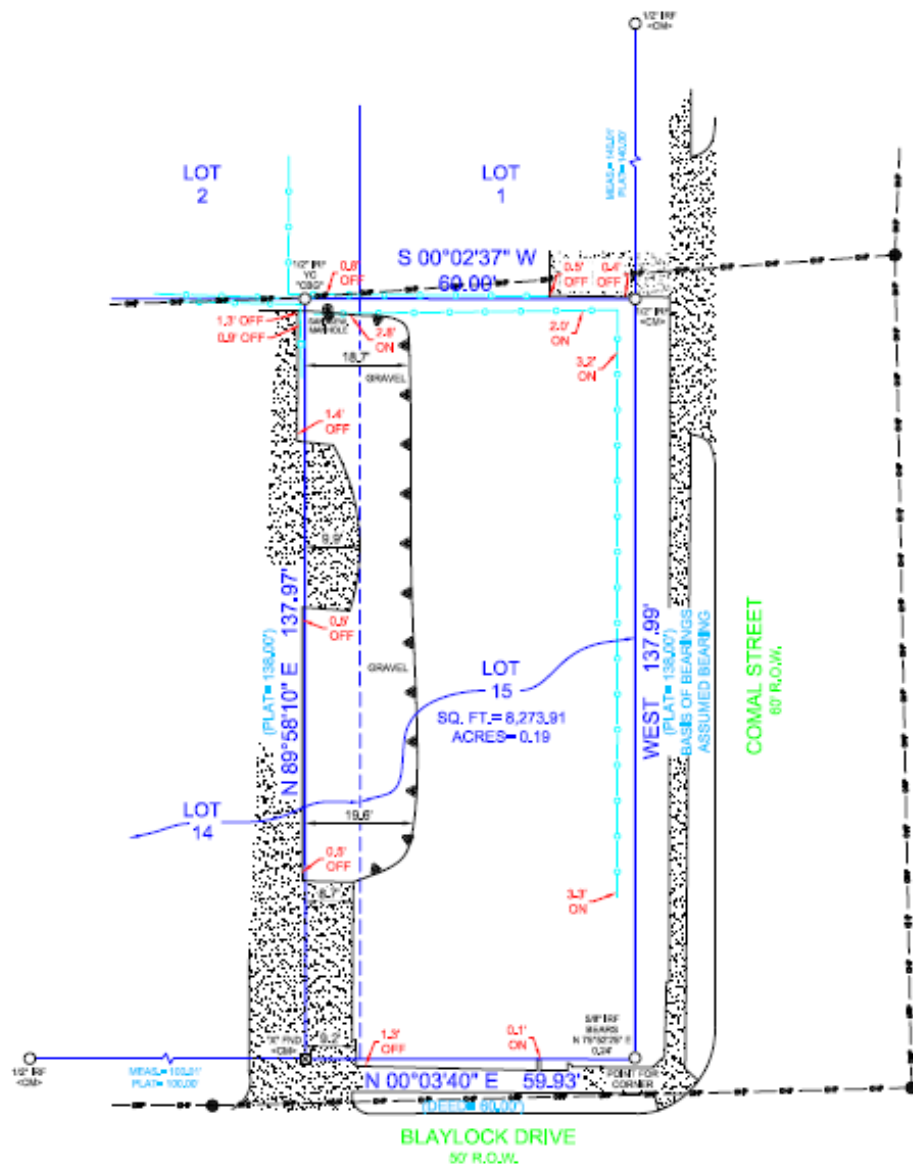
Adjacent multi-family property to the left



View across Comal St



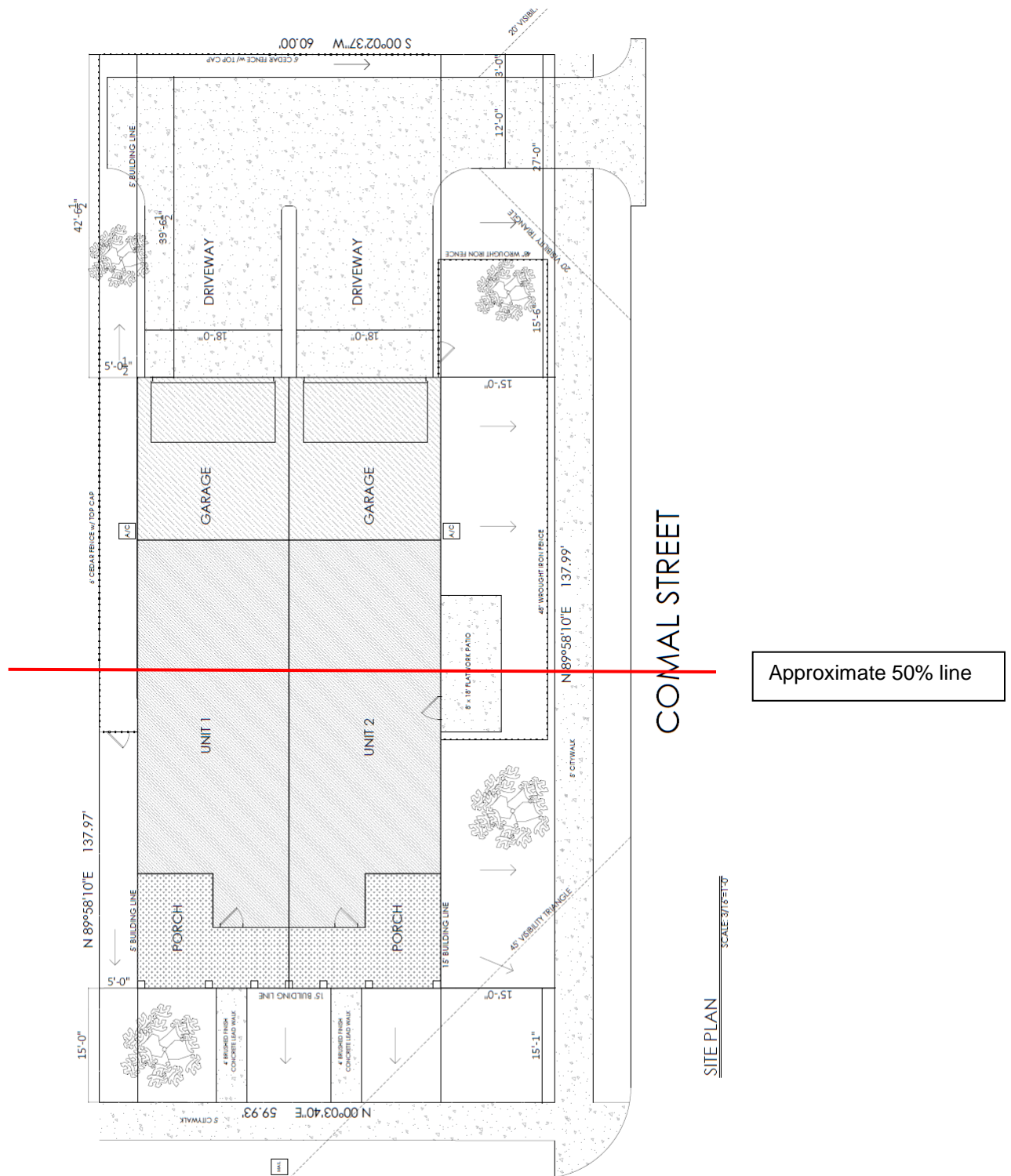
View across Blaylock Dr.

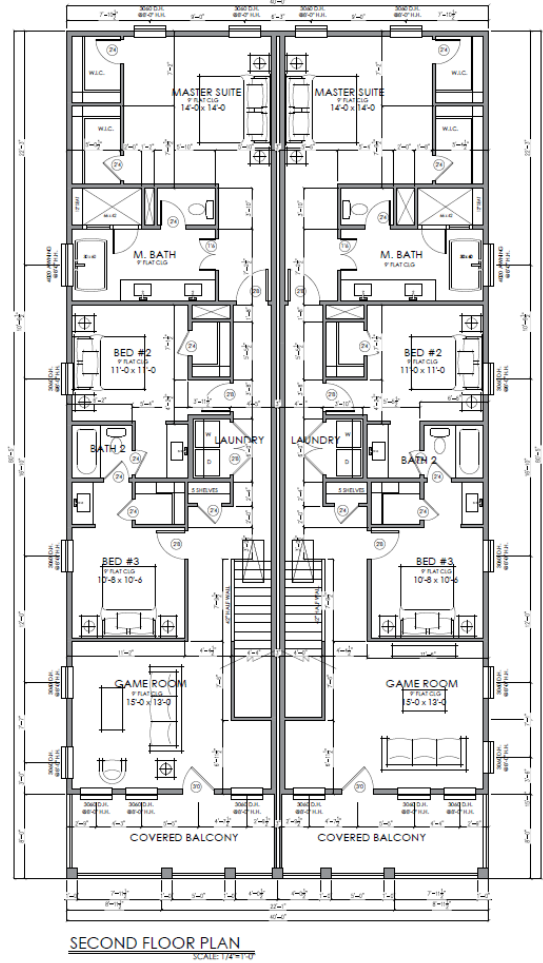
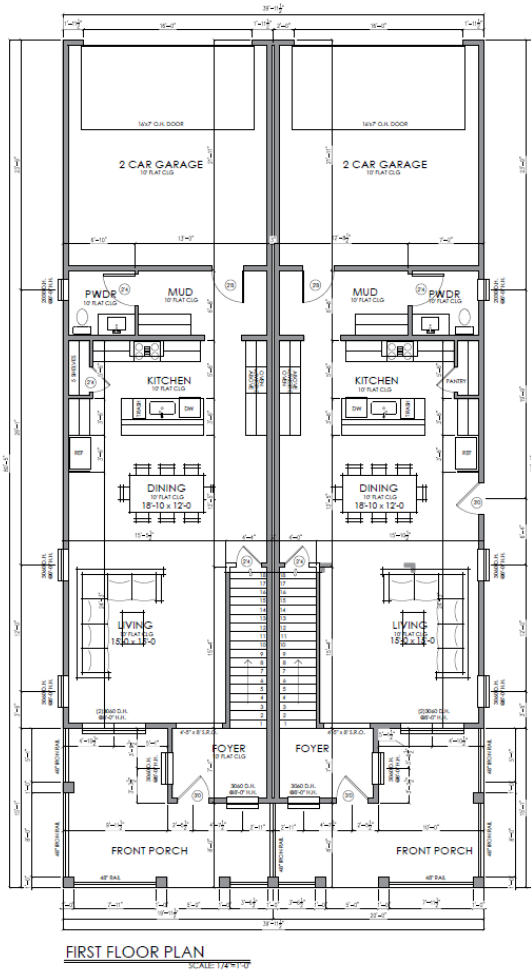


CA189-355(MLP)

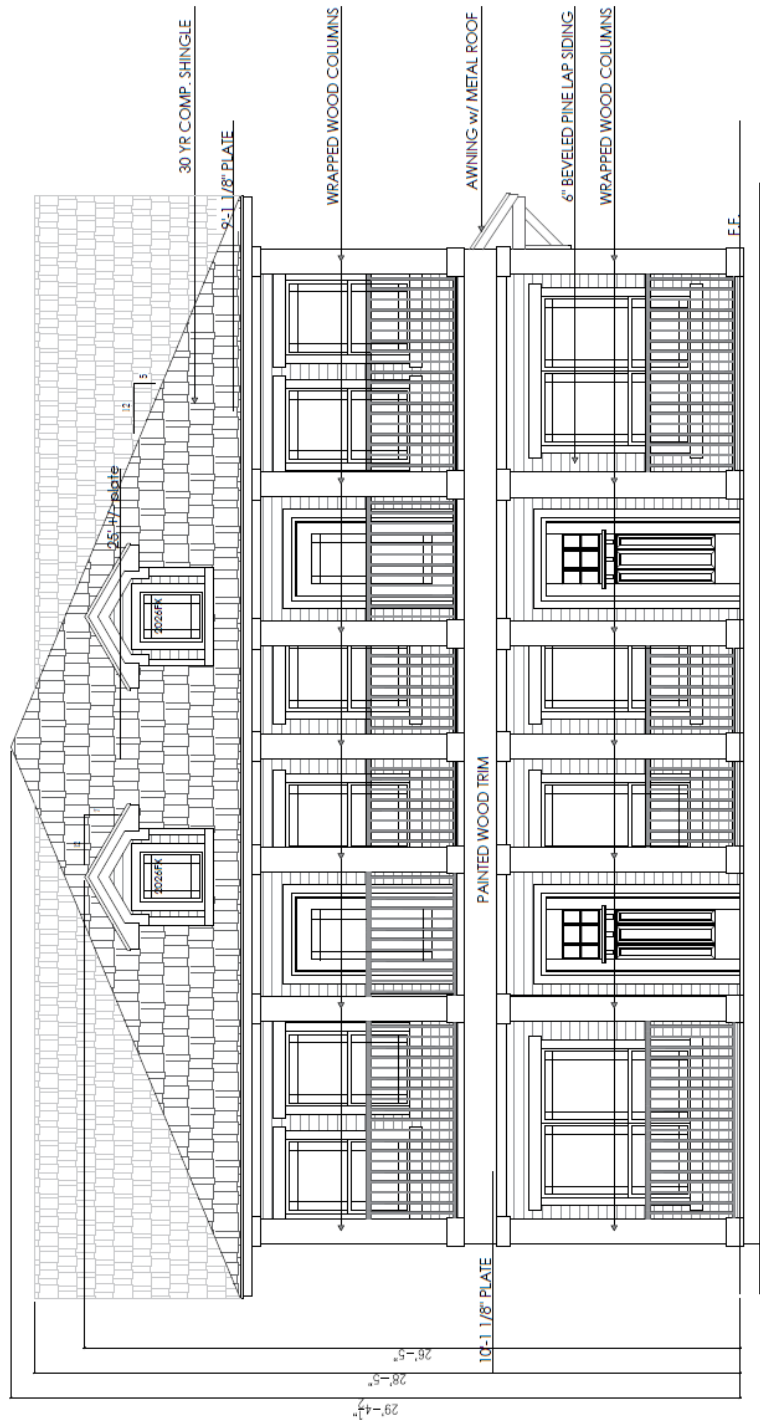
CX-8

BLAYLOCK DRIVE



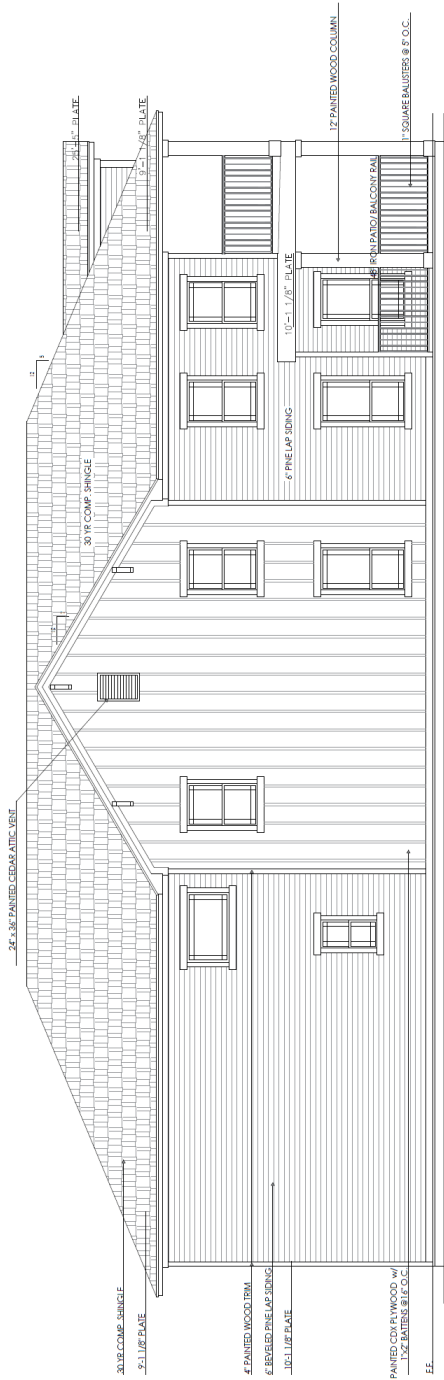


Proposed floorplans

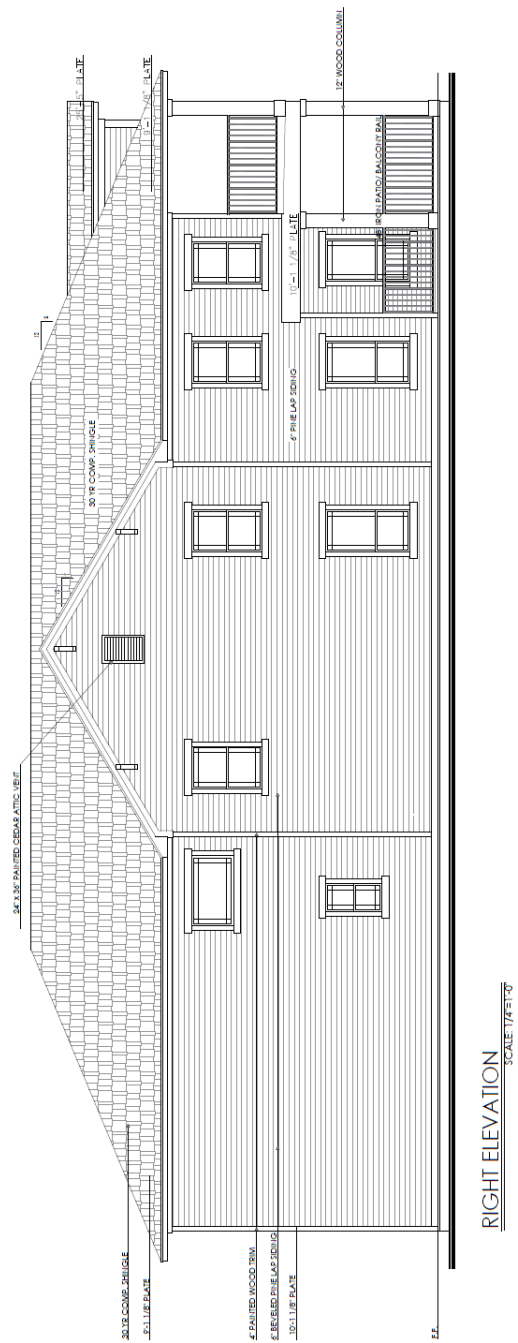


FRONT ELEVATION
SCALE: 1/4"=1'-0"

Proposed front elevation (facing Blaylock/Lake Cliff Park)

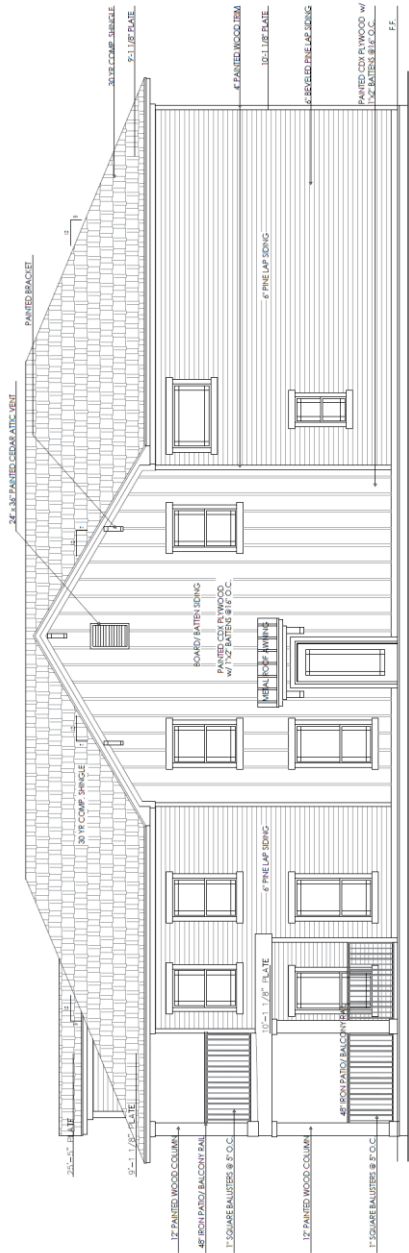


Option A with Vertical siding



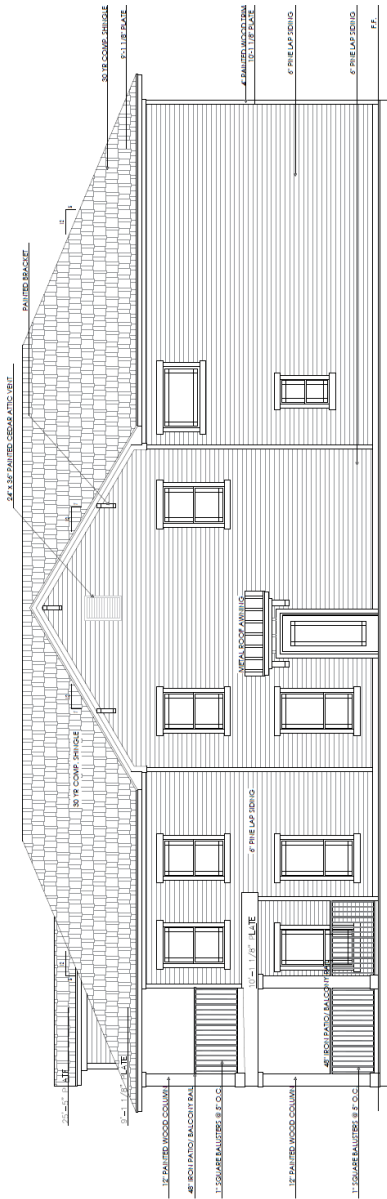
Option B with horizontal siding

Proposed side elevation (Facing interior lot side)



Option A with Vertical siding

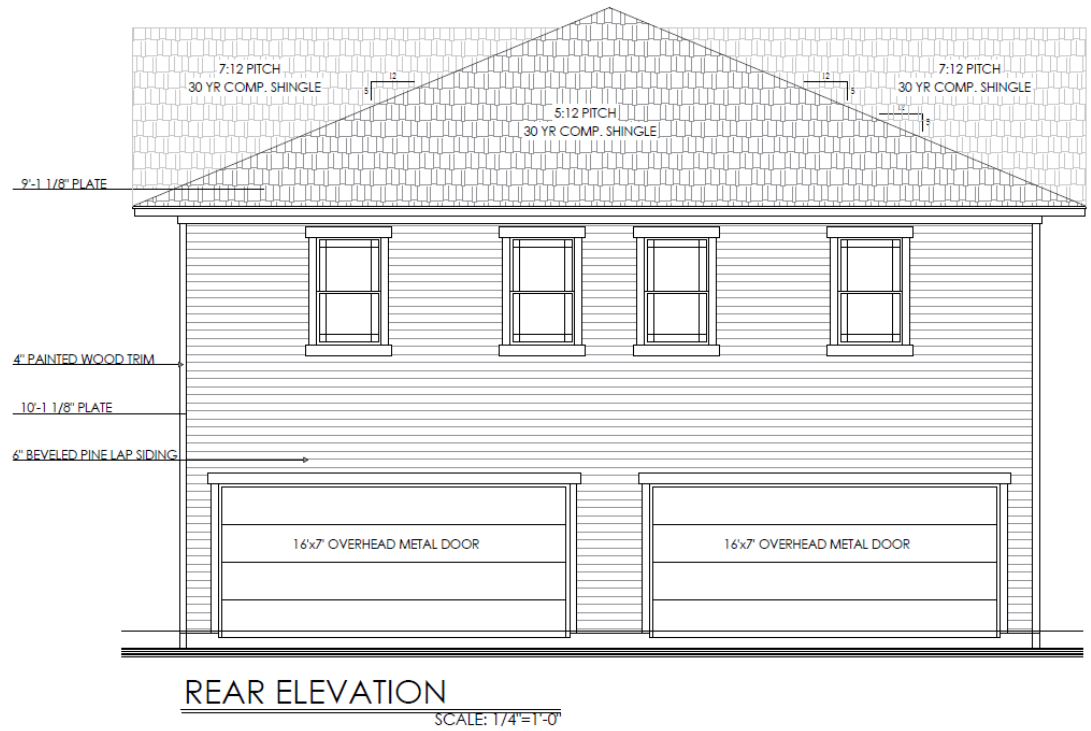
LEFT ELEVATION
SCALE 1/4"=1'-0"



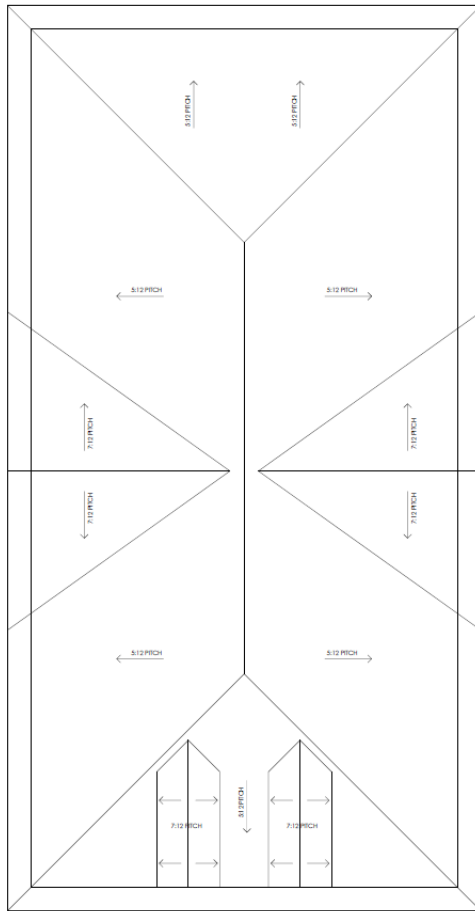
Option B with horizontal siding

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

Proposed side elevation (Facing Comal St. – cornerside facade)

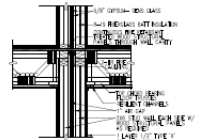
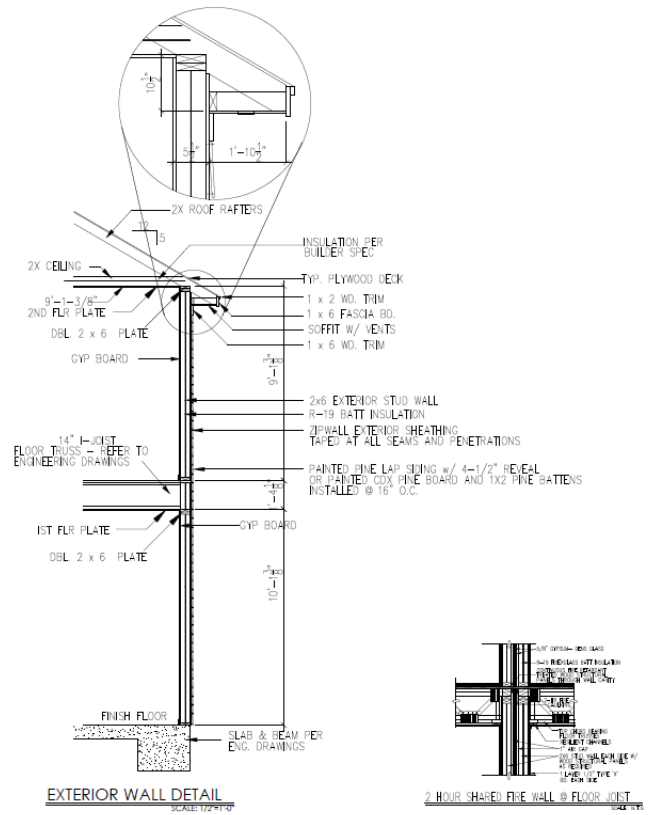


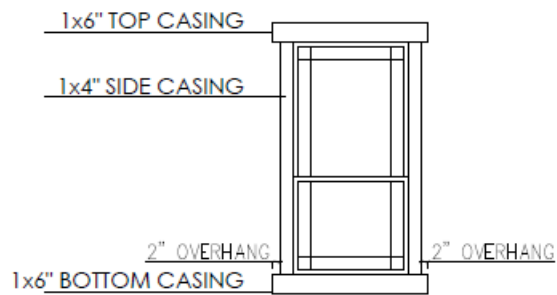
Proposed rear elevation



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

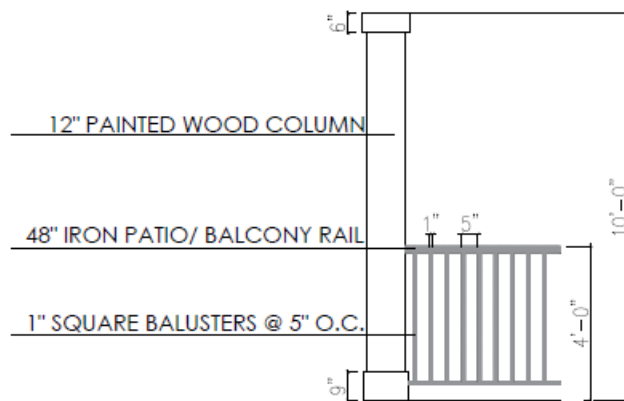
Proposed roof plan





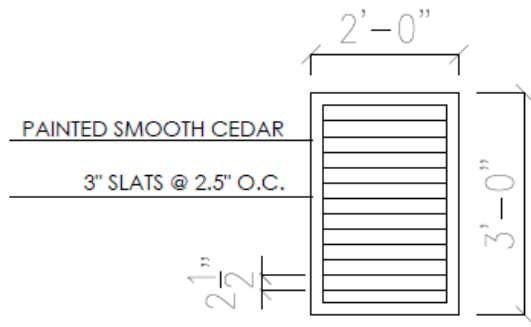
1.0 WINDOW CASING DETAIL
SCALE: 1/2"=1'-0"

Original window spec shows a Prairie style lite configuration. Both staff and TF asked that they use a simple 1-over-1, which applicant has agreed to.

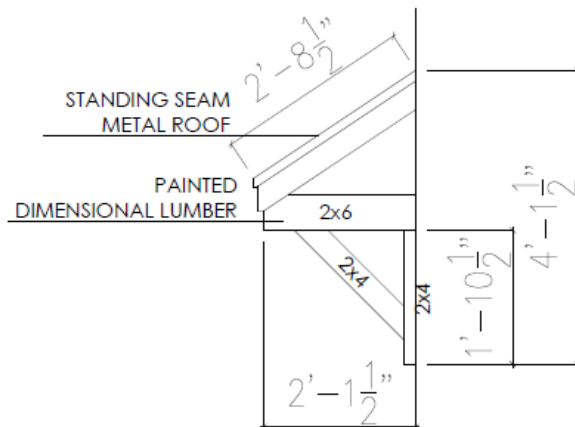


2.0 RAIL/ COLUMN DETAIL
SCALE: 1/2"=1'-0"

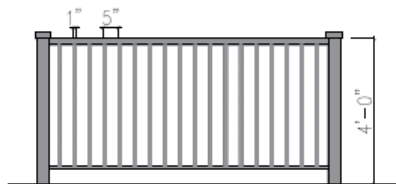
Proposed details



3.0 ATTIC VENT DETAIL
SCALE: 1"=1'-0"



4.0 PATIO DOOR AWNING
SCALE: 1"=1'-0"

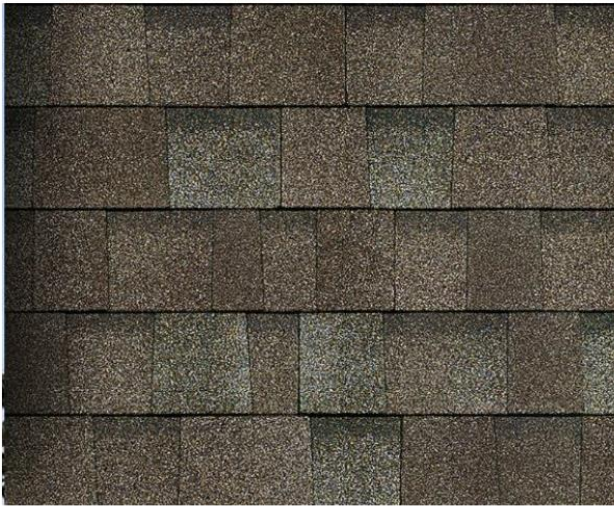


6.0 STREET FENCE
SCALE: 1"=1'-0"

Proposed details

Roof

Owen's Corning – 30 year shingle – Driftwood

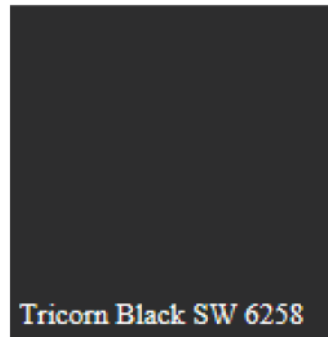


Exterior Paint

SW 7005 Pure White – Trim/Fascia/Soffit

SW 7072 Online – Siding/Garage Door

SW 6258 Tricorn Black - Railing



Proposed specifications

Garage Doors

Wayne Dalton Classic Steel Garage Door

Style: 9605 series, Ranch Style with Prairie II windows

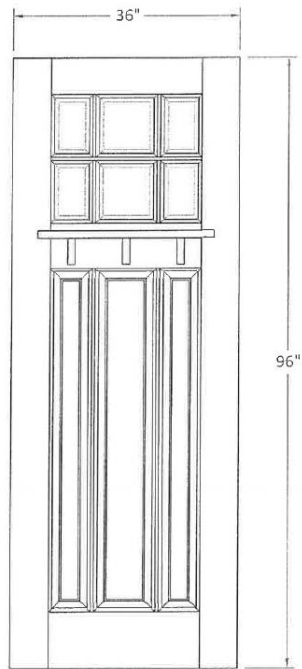
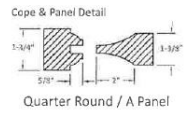
Color: SW 7005 Pure White



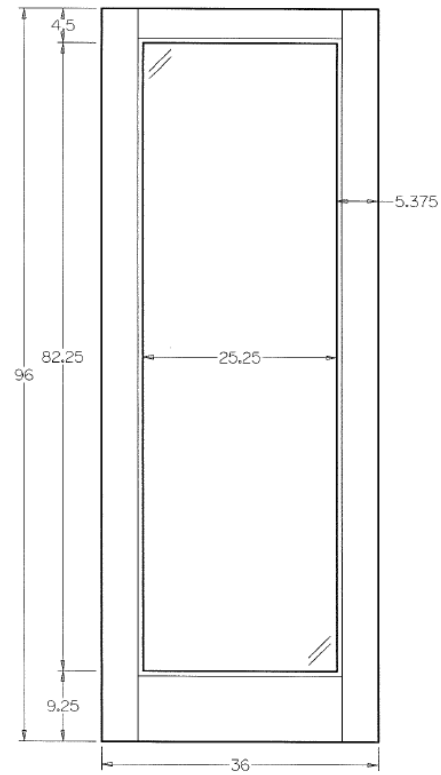
Proposed garage door specification



Vertical Siding: propose 2" wide batten strips installed at every 16" O.C. over a CDX Plywood. This allows (3) batten strips each per every 48" panel



Proposed front door



Proposed side/patio door

Entry / Patio Doors

SW 3524 Chestnut



Proposed door specifications



Rendering provided by applicant

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

3.11 Fence location

(b) Interior side yard fences must be located in the rear 50 percent of the interior side yard; this may be a solid fence. Interior side yard fences must be located behind the open front porch of an adjacent house. The portion of the fence in the front 50 percent of the interior side yard and that portion facing main street must be at least 70 percent open. Chain link fences are not allowed in the front 50 percent of the interior side yard.

9.4 The color, details, form, materials, and general appearance of new construction, including accessory buildings, and additions must be compatible with the existing historic structure.

9.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 3/13/2019
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Jenna Williams
PROPERTY ADDRESS: 800 Blaylock
DATE of CA / CD REQUEST: 3/5/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

- Suggested changing windows to one over one
- Suggested possibly changing Railings to wood
- Discussed 2 different sidings to break up look.
- Discussed window configuration
- Need spec's for patio door

Task force members present

| | | |
|--|--|--|
| <input type="checkbox"/> Alfredo Pena | <input 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 type="checkbox"/> Jeff Cummings (Chair) | <input type="checkbox"/> Rachel Hoehn | <input type="checkbox"/> VACANT (Alt) |

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☐ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/13/2019

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****APRIL 1, 2019**

FILE NUMBER: CA189-360(MP)
LOCATION: 4803 Gaston Ave
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Marsha Prior
DATE FILED: March 7, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-A, 46-B
CENSUS TRACT: 0015.04

APPLICANT: Travis Moody

REPRESENTATIVE: None.

OWNER: MOODY TRAVIS

REQUEST:

Replace front balcony door. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

3/4/2019 – Landmark Commission approved the following tasks: replace rear door, remove tree in front yard, and install landscaping (CA189-304(MP)).

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

ANALYSIS:

Both Staff and Task Force believe that the style of the installed door is not historically accurate for this high-style Neo-Classical house. A more typical door would be one with a single light as opposed to three lights. Staff is recommending approval with the condition that the muntins be removed to create a single light. Task Force also discussed this option, but in the end, decided to deny without prejudice.

STAFF RECOMMENDATION:

Replace front balcony door. Work completed without a Certificate of Appropriateness – Approve with conditions – Approve door with the condition that the wood muntins are removed to create a single light with the finding the completed work is consistent with preservation criteria Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Replace front balcony door. Work completed without a Certificate of Appropriateness – Deny without prejudice – Door is not typical style to period of home (3 divided lights). Recommend photos of original door be presented to task force [or Staff and Landmark].

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 189-360 [MP]
Office Use Only

Name of Applicant: TRAVIS MOODY
Mailing Address: 4803 GASTON AVENUE
City, State and Zip Code: DALLAS, TX 75246
Daytime Phone: 210-902-9556 Fax: _____
Relationship of Applicant to Owner: Home Owner

PROPERTY ADDRESS: 4803 GASTON AVENUE
Historic District: PEAKS

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

PROPOSED WORK:

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

Replace vinyl ~~back door~~ balcony door with maple doors, painted same color as exterior trim. The top half of the new doors will be 3 lite, and lower half is a single raised panel. Exterior trim color has been previously approved!

RECEIVED BY

Signature of Applicant: _____ Date: MAR 07 2019
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Current Planning

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

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OTHER:

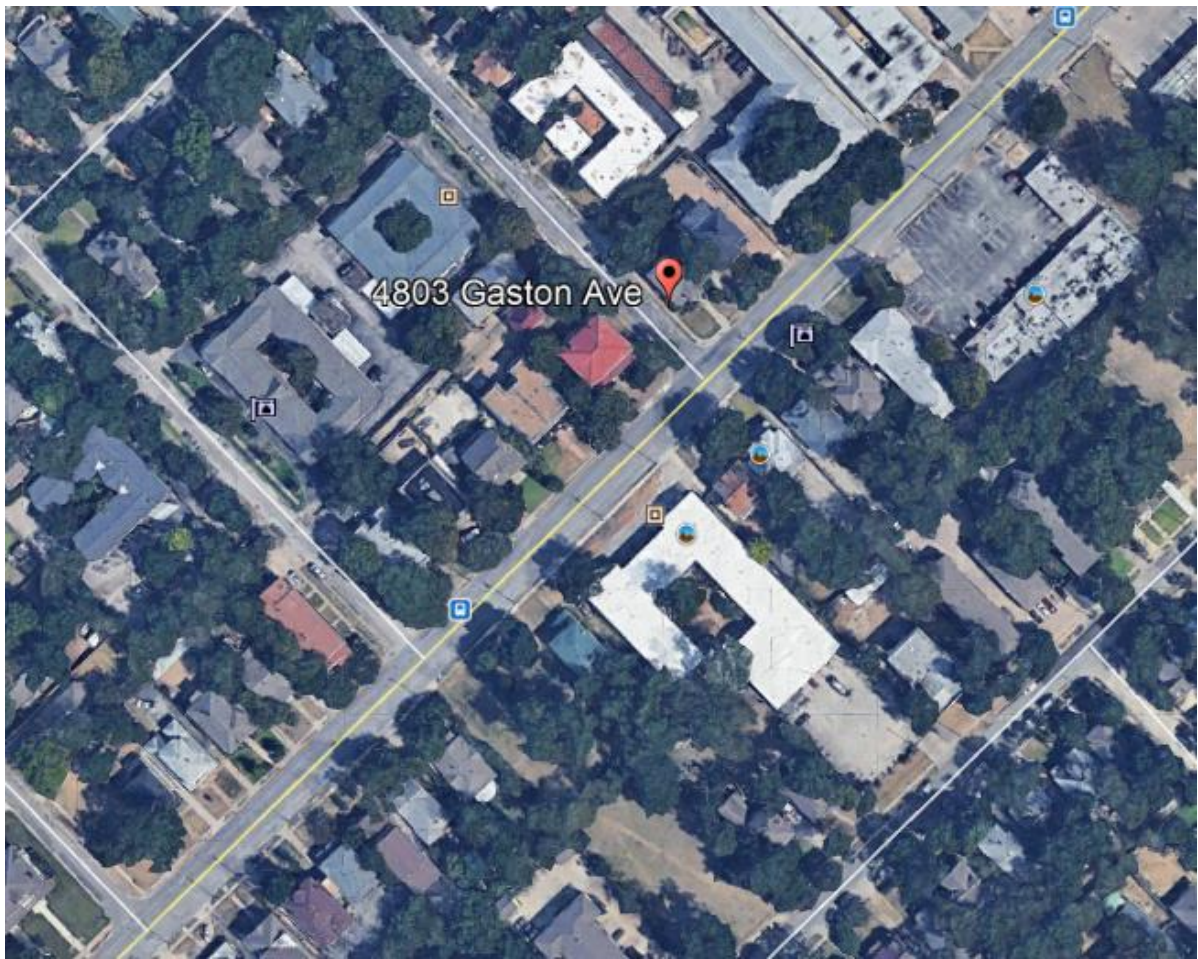
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Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Sustainable Construction and Development

Date



Aerial view



Front (South) elevation.



View to left (West) of 4803 Gaston.



View to right (East) of 4803 Gaston.



View across (South) of 4803 Gaston.



Balcony door installed on front elevation.



Google image from August 2011 showing a 6-light Craftsman-style door.



Google image from June 2016 showing a French door.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

3.0 Fenestration and Openings

- 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.

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

DATE: 3/14/2019

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Travis Moody

Address: 4803 Gaston

Date of CA/CD Request: 3/7/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

Deny without prejudice: door is not typical style to period of home (3 divided lights). Recommend photos of original door be presented to task force.

Task force members present

| | | |
|---|---|--|
| <input checked="" type="checkbox"/> Leslie Nepveux (Chair/Arch) | <input checked="" type="checkbox"/> Jim Anderson | <input checked="" type="checkbox"/> Patricia Simon |
| <input type="checkbox"/> Aimee Sanborn (Pr) | <input checked="" type="checkbox"/> Kathy Finch | <input type="checkbox"/> Jennifer Suitonu |
| <input type="checkbox"/> VACANT (Pr) | <input type="checkbox"/> VACANT (Edison/LaVista Alt.) | |
| <input type="checkbox"/> VACANT (Edison/LaVista Res) | | |

Ex Officio staff members present ☐ Marsha Prior

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

Maker: ~~Patricia Simon~~ Patricia Simon

2nd: ~~Jim Anderson~~ Jim Anderson

Task Force members in favor: JA + LN + PS + KF

Task Force members opposed: ~~Patricia Simon~~

Basis for opposition:

CHAIR, Task Force

DATE: 3.14.19

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**APRIL 1, 2019**

FILE NUMBER: CA189-362(MLP)
LOCATION: 5921 Swiss Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-63

PLANNER: Melissa Parent
DATE FILED: March 7, 2019
DISTRICT: Swiss Avenue
MAPSCO: 46-B
CENSUS TRACT: 0014.00

APPLICANT: David Rolston Landscape Architects

REPRESENTATIVE: Jasmine Flowers

OWNER: GORDON JEFFREY S & KELLY P

REQUEST:

- 1) Construct wood pergola and outdoor kitchen in rear yard.
- 2) Replace rear brick driveway section with concrete driveway.
- 3) Install landscaping in rear yard.
- 4) Install one new window on rear facade of rear accessory structure.
- 5) Replace and enlarge one window opening with one custom wood door on rear accessory structure.

BACKGROUND / HISTORY:

07-09-12: Staff approved the replacement of the tile roof, gutters, broken window panes and the installation of paint on the main structure following the hail storm. CA112-606(CH).

05-05-2017: Landmark commission approved landscaping in the front yard (CA167-411(EH)).

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

ANALYSIS:

Request #1: Staff is recommending approval of construction of a wood pergola in the rear yard. Task force had some design concerns regarding the pergola. The overall feeling was that it looked “too contemporary”, however the design submitted is not unlike several other pergolas that Landmark has approved of in Swiss Avenue. Pergola is in the rear of an interior lot and will not be visible from the public right-of-way.

Request #2: Staff is recommending approval with conditions of the replacement of the rear section of brick driveway. Applicant is asking to replace only the rear portion of driveway that begins at the rear of the carport on the side façade of the main structure. While applicant submitted a configuration that was multiple smaller concrete pads laid out in a staggered pattern, task force suggested, and applicant is fine with one concrete pad with a solid edge and using saw cuts to create the desired pattern. Applicant was unable to get revised drawings to staff prior to deadline, so we have conditioned the request to include that a final revised drawing be submitted for approval.

Request #3: Staff is recommending approval of new landscaping, comprised of native Texas plantings.

Request #4: Staff is recommending approval of the new window on the accessory structure. The window opening exists, but is currently boarded over. Task force asked that the applicant use the requested removed window from the other façade, however the window and opening are different sizes, and installation of that window would require the applicant to cut into the masonry to enlarge the opening, which the applicant does not want to do. Although the new window is clad, it will be located on the rear façade of a rear accessory structure, and will not be visible to the public.

Request #5: Staff is recommending approval of the new door on the accessory structure. The applicant originally requested to remove two window openings on the rear accessory structure and to install a new door. The requested opening for the new door was in a separate location from either of the window openings. After much push back from task force, the applicant agreed to leave one window in place, and to install the new door in the space of the original opening of the other window. New door will be custom made to match the existing door on the front façade of the accessory structure.

STAFF RECOMMENDATION:

- 1) Construct wood pergola and outdoor kitchen in rear yard. - Approve - Approve drawings and specifications dated 4/1/19 with the finding the proposed work is consistent with the criteria for accessory structures in the preservation criteria Section 51P-63.116(1)(A)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace rear brick driveway section with concrete driveway. - Approve with conditions - Approve proposed work with the condition that a revised drawing be submitted with the finding the proposed work is consistent with the criteria for sidewalks, driveways, and curbing in the preservation criteria Section 51P-63.116(2)(G)(i)(cc), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install landscaping in rear yard. - Approve - Approve landscape plan and planting specifications dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 4) Install one new window on rear facade of rear accessory structure. - Approve - Approve drawings and specifications dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Replace and enlarge one window opening with one custom wood door on rear accessory structure. - Approve - Approve drawings dated 4/1/19 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Construct wood pergola and outdoor kitchen in rear yard – Deny without prejudice – Pergola should be designed more in style and character of the house; i.e. a capital on the columns, allow structure to sit on capital.
- 2) Replace rear brick driveway section with concrete driveway – Deny without prejudice – Concrete driveway to be poured continuously with saw cuts to create desired pattern, with a continuous straight edge more in keeping with the age and character with the house.
- 3) Install landscaping in rear yard – Deny without prejudice – Recommend pool design to be less contemporary and more in keeping with the character of the house. Landscaping is approved as is.
- 4) Remove two window openings on side façade and install one new window on rear façade of rear accessory structure – Deny without prejudice – Need additional elevations to verify locations of windows and doors to be removed and/or added. Provided drawings do not coordinate well. Window to be removed should be used to replace boarded window in the rear of the structure. Remaining window to remain in order to maintain character of the structure and provide natural light to existing shed. Plan of changing room and bath may need to be redesigned to allow these changes to occur with minimal demolition of existing structure.
- 5) Install one custom wood door on rear accessory structure – Deny without prejudice – Suggest that new door be installed in exact location of existing window to be removed. Door needs to match shed door on east elevation. Provide specifications of door to be installed.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 362 (MLP)
Office Use Only

Name of Applicant: DAVID BOLSTON LANDSCAPE ARCHITECTS

Mailing Address: 5607 DYER STREET

City, State and Zip Code: DALLAS, TX 75206

Daytime Phone: 214 354 5383 Alternate Phone: 214 202 1261

Relationship of Applicant to Owner: LANDSCAPE ARCHITECT

OFFICE USE ONLY

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 5921 SWISS AVENUE

Historic District: SWISS AVENUE

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.

ARBOR STRUCTURE IN BACKYARD ADJACENT TO CARRIAGE HOUSE

POOL IN BACKYARD WITH SPA

OUTDOOR ~~RESTROOM~~ ~~RESTROOM~~ GRILLING STATION

RECEIVED BY

Signature of Applicant:

Date: 3/14/2019

Signature of Owner:

Date: March 5, 2019

(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 BBN, 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.

Signed drawings and/or specifications are enclosed Yes No

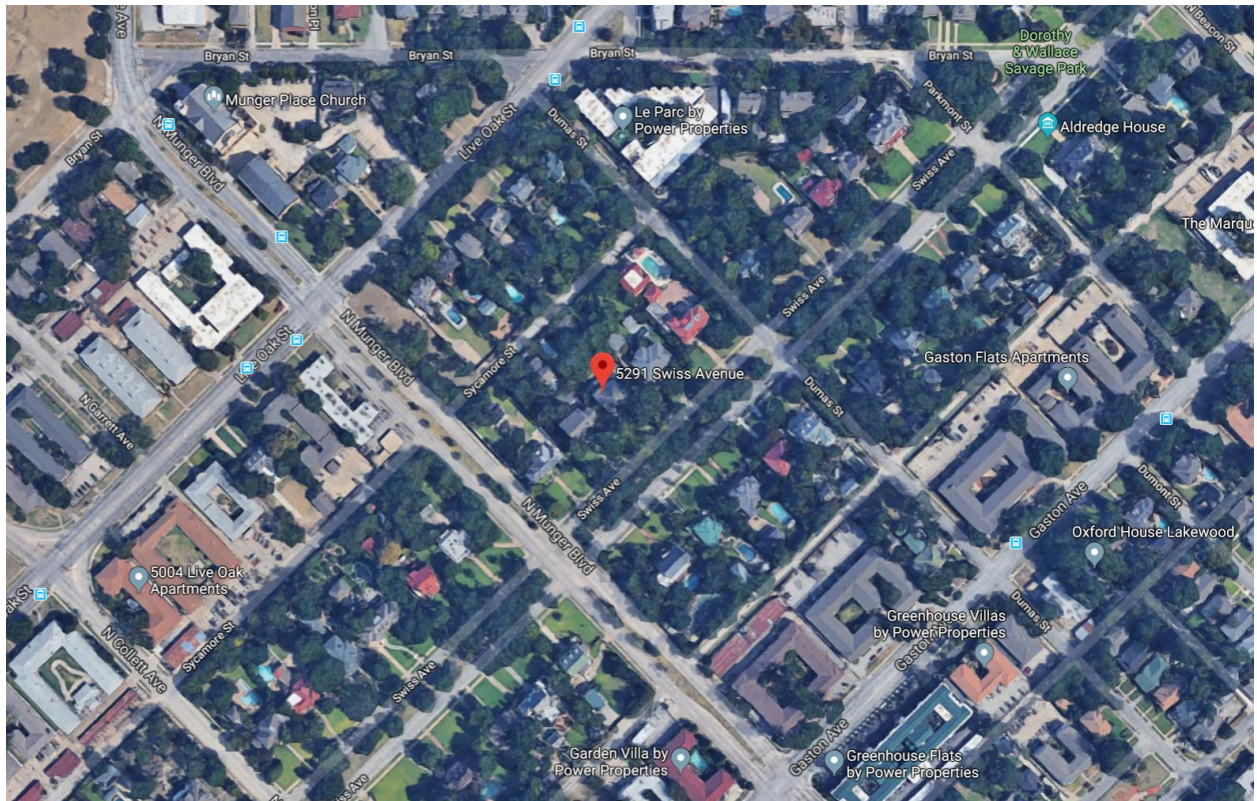
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 060518



Aerial view.



Front elevation.



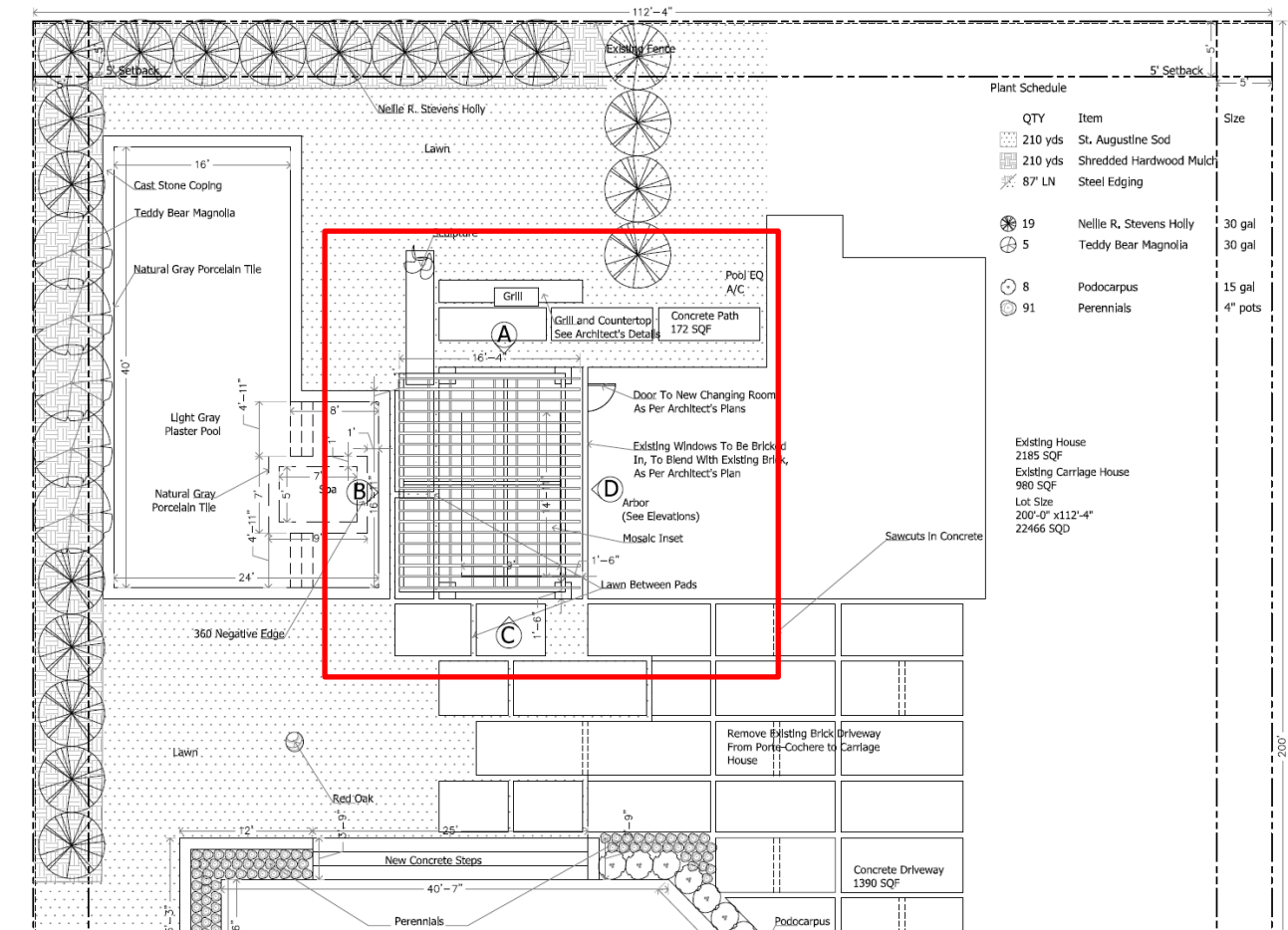
Property adjacent to the right



Property adjacent to the left



View across Swiss Ave



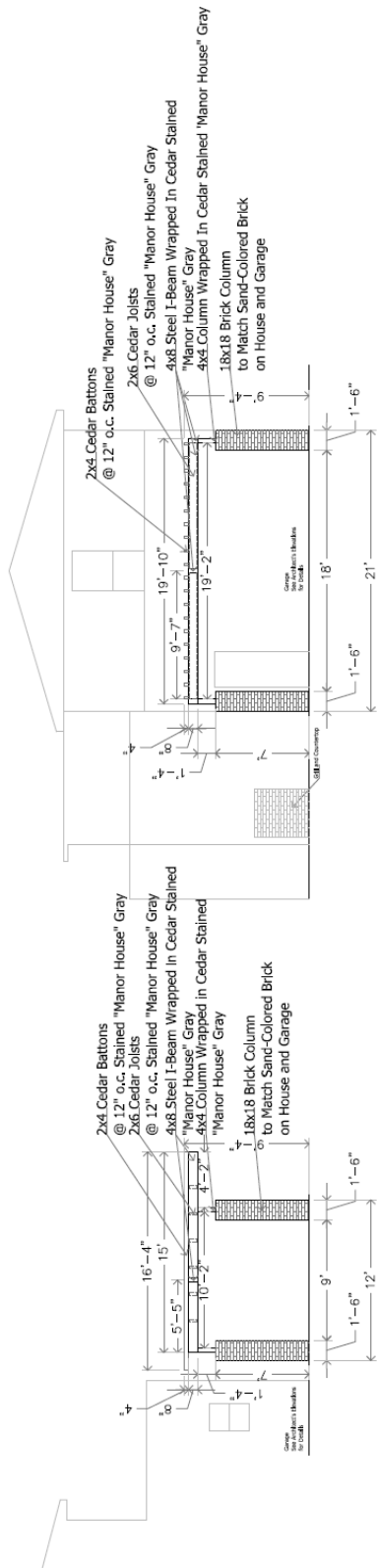
Proposed site plan of rear yard



View of existing accessory structure

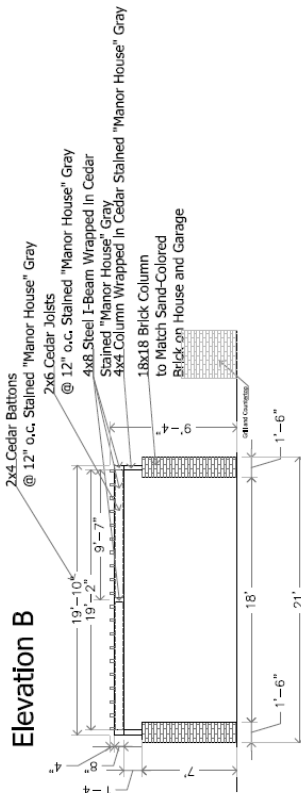
Request #1: Construct wood pergola and outdoor kitchen in rear yard.

Proposed pergola elevation view



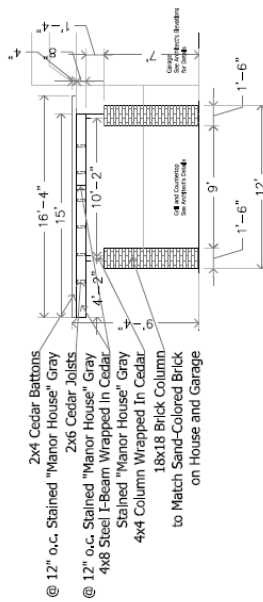
Elevation A

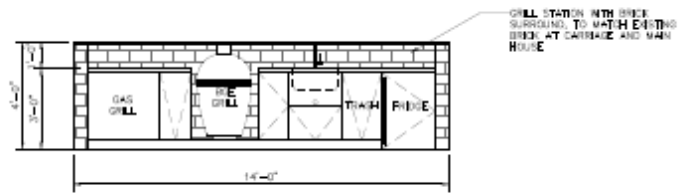
Elevation B



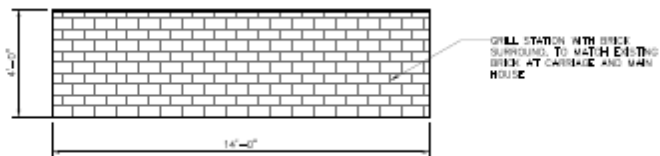
Elevation C

Elevation D

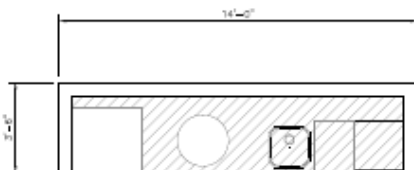




GRILL STATION FRONT FACADE 05
SCALE: 1/4"=1'-0"



GRILL STATION BACK FACADE 06
SCALE: 1/4"=1'-0"



GRILL STATION PLAN 07
SCALE: 1/4"=1'-0"

Proposed outdoor kitchen detail



SuperDeck Exterior Waterborne Solid Color Deck Stain




★★★★★

11 Reviews

[Write a Review](#)

[See all Superdeck products](#)

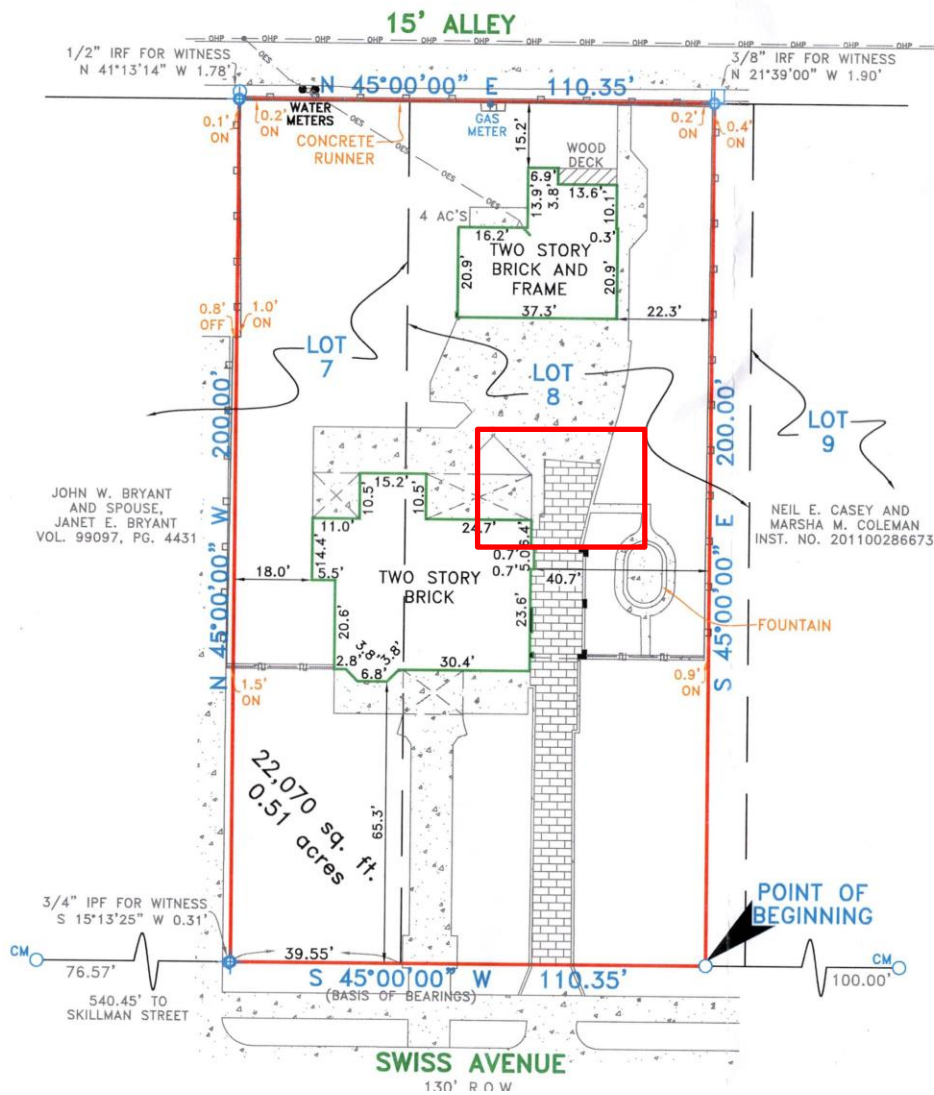
Provides durable, opaque protection for many exterior horizontal wood surfaces. It is recommended to consult the manufacturer of your composite deck for staining procedures. Featuring Color Guard helps reduce the surface temperature by up to 20°F when compared to conventional coatings.

| Color | Options | Price |
|--|---|--------------------------------------|
|  <p>SW 7505 Manor House</p> <p>Remove Color</p> | <p>Container Size:</p> <p>1 Gallon  </p> <p>Base:</p> <p>Deep Base</p> <p>Change Base</p> | <p>Sign in and o</p> |

Proposed pergola stain color

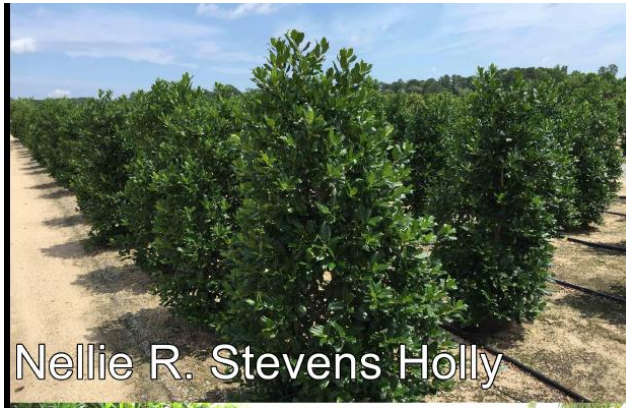


All brick will match existing



Existing site

Request #2: Replace rear brick driveway section with concrete driveway.



Nellie R. Stevens Holly

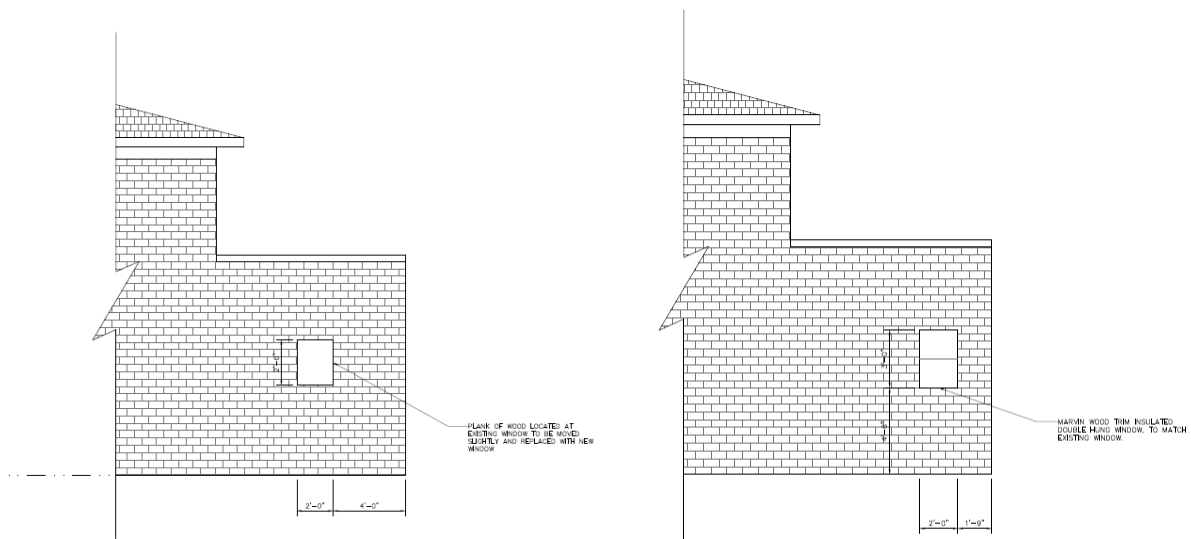


Podocarpus



Teddy Bear Magnolia

Proposed plantings



EXISTING NORTH ELEVATION **04**
SCALE: 1/4"=1'-0"

NEW NORTH ELEVATION **02**
SCALE: 1/4"=1'-0"

Proposed North elevation – new window



Remove existing plank of wood and install new Marvin wood clad insulated window

Existing view

Request #4: Install one new window on rear facade of rear accessory structure.

CLAD ULTIMATE DOUBLE HUNG NEXT GENERATION

Sierra White

CX-17



EXISTING WEST ELEVATION 03

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



NEW WEST ELEVATION 01

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

Request #5: Replace and enlarge one window opening with one custom wood door on rear accessory structure.



New door will match the wood door on the front façade of the accessory structure.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

51P-63.116(1) Building placement, form, and treatment

(A) Accessory buildings

- (i) are only permitted in the rear yard no closer than 15 feet to a main building

51P-63.116(2) Landscaping

(G) Sidewalks, driveways, and curbing

(i) Materials

- (cc) All private sidewalks and driveways must be constructed of brush finish concrete, brick, tile, or slate. Gravel is allowed in the center strip of a ribbon driveway. Any material used in sidewalk or driveway must be compatible in texture, color, and style with a main building.

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
SWISS AVENUE/MUNGER PLACE

DATE: 03/12/19
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: David Rolston Landscape Architects – Jasmine Flowers
Address: 5921 Swiss
Date of CA/CD/CR Request: 03/05/19

RECOMMENDATION:

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

Recommendation / comments/ basis:

1. Pergola should be designed more in style and character to the house; i.e. a capital on the column, allow structure to sit on capital)
- 2a. Concrete driveway to be poured with continuous ly with saw cuts to create desired pattern with a continuous straight edge more in keeping with the age and character with the house.
b. provide elevation to clearly define new steps to back porch to verify alignment to the house. Recommend existing steps to remain.
3. Recommend Pool design to be less contemporary and more in keeping with the character of the house. Landscaping is approved as is.
4. Need additional elevations to verify locations of windows and doors to be removed and/or added. Provided drawings do not coordinate well. Suggest that new door be installed in exact location of existing Cont...

Task force members present

| | | |
|---|---|--|
| <input checked="" type="checkbox"/> Joanna Hampton (Chair) | <input checked="" type="checkbox"/> Kari Houston Osborn (Munger Alt.) | <input checked="" type="checkbox"/> John Gormley |
| <input checked="" type="checkbox"/> Wesley Powell | <input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.) | <input type="checkbox"/> Elizabeth Mast |
| <input checked="" type="checkbox"/> Cheryl Scott | <input checked="" type="checkbox"/> Greg Johnston | |
| <input checked="" type="checkbox"/> Mark Guest (Vice-Chair) | | |

Ex Officio staff members present : Melissa Parent ☒ X

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

Maker: Greg Johnston

2nd: Wes Powell

Task Force members in favor: 6

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force [Signature]

DATE 03/12/2019

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.

Window to be removed. Window to be removed be used to replace boarded window in the rear of the structure. The remaining window to remain in order to maintain character of the structure and provide natural light to existing shed.

- Plan of Changing room and bath may need to be redesigned to allow these changes to occur with minimal ~~demolition~~ demolition of existing structure.

5. Door needs to match shed door on east elevation
- Provide specifications of door to be ~~provided~~ installed.



LANDMARK COMMISSION

APRIL 1, 2019

FILE NUMBER: CD189-006(MP)
LOCATION: 1121 E. 9th Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 4
ZONING: PD No. 388

PLANNER: Marsha Prior
DATE FILED: February 7, 2019
DISTRICT: Tenth Street
MAPSCO: 55-B
CENSUS TRACT: 0041.00

APPLICANT: Mario Mendez

REPRESENTATIVE: None

OWNER: MENDEZ MARIO

REQUEST:

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

BACKGROUND / HISTORY:

12/1/2014 – Landmark Commission approved the Certificate for Demolition (CD145-004(MD)).

3/4/2019 – Landmark Commission entered into an initial suspension to identify an interested party.

The structure is listed as contributing per the Tenth Street National Register District.

ANALYSIS:

During the initial suspension, the property owner was in contact with interested parties; however, no terms of agreement could be reached. Applicant wishes to move forward with request to demolish the structure.

STAFF RECOMMENDATION:

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

TASK FORCE RECOMMENDATION:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – No quorum; comments only – Recommend to deny because house is contributing structure. (This recommendation is from the February 12th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

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

CD 189 - 006 (MP)
Office Use Only

1. Name of Applicant: Mario Mendez

MAILING Address: 2034 Ravenhurst Dr City Allen State TX Zip 75013

Daytime Phone: 214 656 3719 Fax: _____

Relationship of Applicant to Owner: _____

ADDRESS OF PROPERTY TO BE DEMOLISHED: 1121 E 9th ST Dallas TX Zip 75203

Historic District: _____

Proposed Work:

2. Indicate which 'demolition standard(s)' you are applying:

- ☐ Replace with more appropriate/compatible structure
☐ No economically viable use
☐ Imminent threat to public health / safety
☒ Demolition noncontributing structure because newer than period of significance
☒ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;

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

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

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla SBN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

RECEIVED BY

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 structures is also available for review.

4. Signature of Applicant: Mario Mendez Date: February 4, 2019

5. Signature of Owner: Mario Mendez Date: February 4, 2019
(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Date

Sustainable Development and Construction

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

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

Affidavit

Before me the undersigned on this day personally appeared

_____ 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.

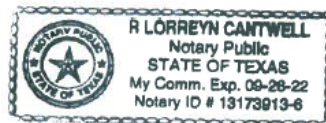
Mario Mendez

Affiant's signature

Subscribed and sworn to before me this 4 day of February, 2019

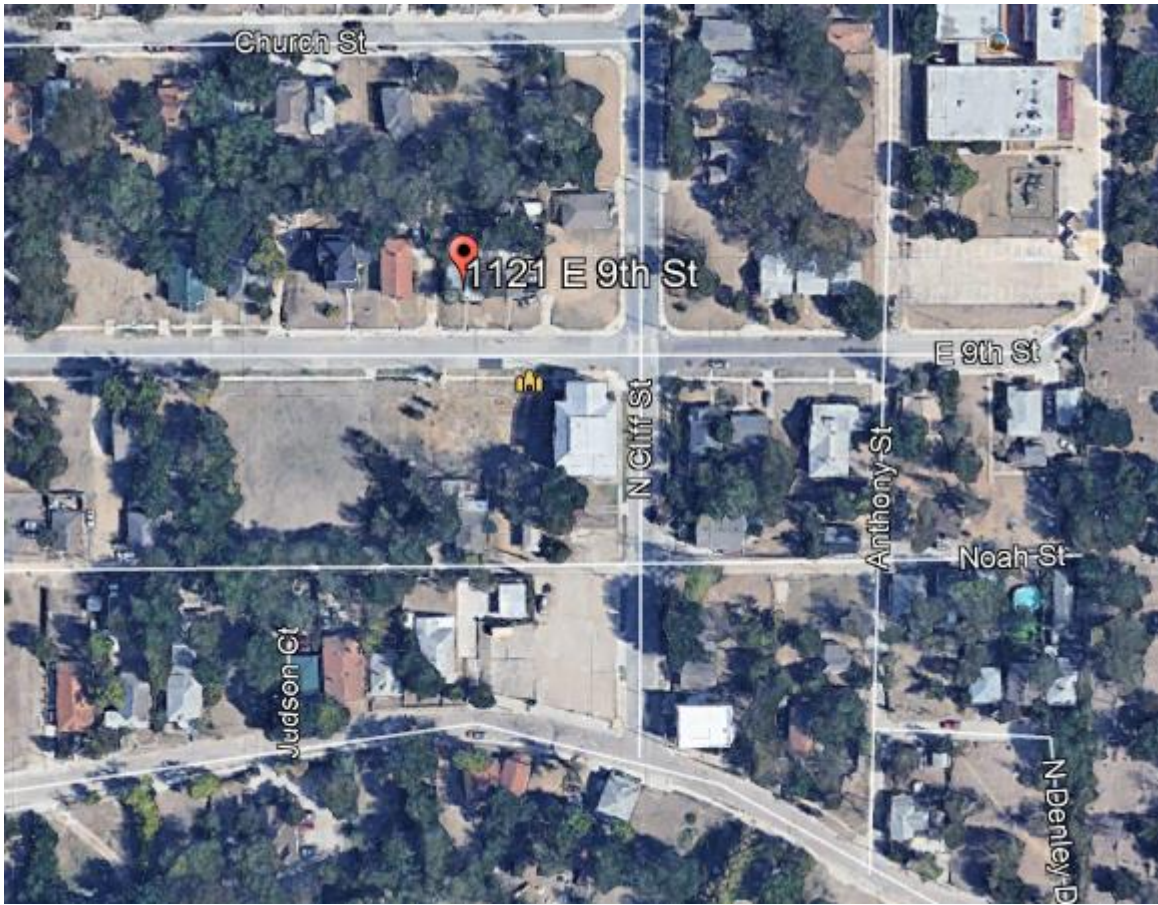
R. Lorrey Cantwell

Notary Public



For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city , a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:

- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.



Aerial view



South (front) elevation.



Photo showing left (West) side and front elevation.



Photo showing right (East) side and front elevation.



Photo from June 2018 showing front elevation.



Photo from June 2018 showing front and portion of right side elevation.


Residential Account #00000251476000000
[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#) [History](#)
Property Location (Current 2019)

Address: 1121 E 9TH ST
Neighborhood: 4DSA10
Mapsc: 55-B (DALLAS)

[DCAD Property Map](#)
[2018 Appraisal Notice](#)
Electronic Documents (ENS)
[File Homestead Exemption Online](#)

[Print Homestead Exemption Form](#)
Owner (Current 2019)

MELENZ MARIO
 2034 RAVENHURST DR
 ALLEN, TEXAS 750132968

Multi-Owner (Current 2019)

| Owner Name | Ownership % |
|--------------|-------------|
| MELENZ MARIO | 100% |

Legal Desc (Current 2019)

1: OAK CLIFF ORIGINAL
 2: BLK 84B/3066 E1/2 LOT 10
 3:
 4: INT201700265745 DD07282017 CO-DC
 5: 3066 84B 01000 2003066 84B
Deed Transfer Date: 9/20/2017

Value

| 2018 Certified Values | | |
|----------------------------|------|-----------|
| Improvement: | | \$0 |
| Land: | | + \$4,030 |
| Market Value: | | = \$4,030 |
| Revaluation Year: | 2018 | |
| Previous Revaluation Year: | 2017 | |

Main Improvement (Current 2019)

No Main Improvement.

Information from Dallas Central Appraisal District.

2/7/2019

DCAD: Residential Acct Detail

Additional Improvements (Current 2019)

No Additional Improvements.

Land (2018 Certified Values)

| # | State Code | Zoning | Frontage (ft) | Depth (ft) | Area | Pricing Method | Unit Price | Market Adjustment | Adjusted Price | Ag Land |
|---|--------------------------|--------------------------------|---------------|------------|------------------------|----------------|------------|-------------------|----------------|---------|
| 1 | SFR - VACANT LOTS/TRACTS | INDUSTRIAL/MANUFACTURING DISTR | 50 | 107 | 5,375.0000 SQUARE FEET | STANDARD | \$1.50 | -50% | \$4,031 | N |

* All Exemption information reflects 2018 Certified Values. *

Exemptions (2018 Certified Values)

No Exemptions

Estimated Taxes (2018 Certified Values)

| | City | School | County and School Equalization | College | Hospital | Special District |
|------------------------|----------|------------|--------------------------------|-----------------------------|-------------------|------------------|
| Taxing Jurisdiction | DALLAS | DALLAS ISD | DALLAS COUNTY | DALLAS CO COMMUNITY COLLEGE | PARKLAND HOSPITAL | UNASSIGNED |
| Tax Rate per \$100 | \$0.7767 | \$1.412035 | \$0.2531 | \$0.124 | \$0.2794 | N/A |
| Taxable Value | \$4,030 | \$4,030 | \$4,030 | \$4,030 | \$4,030 | \$0 |
| Estimated Taxes | \$31.30 | \$56.91 | \$10.20 | \$5.00 | \$11.26 | N/A |
| Tax Ceiling | | | | | N/A | N/A |
| Total Estimated Taxes: | | | | | | \$114.66 |

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

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

Information from Dallas Central Appraisal District.



201800162381
ORDER 1/2

No. S50-004172-01

CITY OF DALLAS,
Plaintiff,

VS.

1121 E. 9TH STREET,
Defendant,

§
§
§
§
§
§
§

IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

AGREED ORDER

On the 11th day of June 2018 came on for public hearing the above-styled and numbered cause. Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, this Court has jurisdiction and makes the following findings:

A vacant structure intended for human occupancy exists on the property located at 1121 E. 9th Street City of Dallas, Dallas County, Texas (hereinafter "structure"). The structure violates numerous minimum housing standards in Chapter 27 of the Dallas City Code as specifically set forth in Plaintiff's Petition and Notice of Public Hearing.

The structure is dilapidated, substandard, unfit for human habitation, a hazard to the public health, safety and welfare, constitutes an urban nuisance, and cannot be repaired without substantial reconstruction. Each owner, mortgagee or lienholder identified was given at least 10 days advanced notice of this public hearing by certified mail, return receipt requested. Alvaro Alvarado appeared regarding this property and agreed to the entry of this order. No other interested persons appeared for the public hearing regarding the property.

It is therefore ORDERED that the structure and any accessory structure(s) be **demolished** by the owner(s), mortgagee(s), lienholder(s) and other persons having an interest in the structure within 30 days.

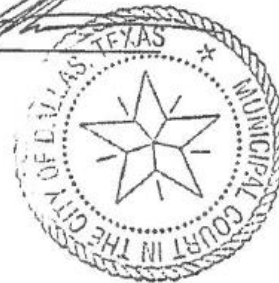
It is further ORDERED that if said persons fail to abide by the order of this Court within the allotted time, the City of Dallas, through its agents and contractors, is authorized to remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property, enter the Property,

Court order.

inspect, photograph, and measure the Property for purposes of documentation, demolish the structure and any accessory structure(s) on the property, remove all components and personalty, and place a lien on the property where allowed by law for its incurred expenses. The demolition is to include the foundation of the structure and all debris is to be fully and completely removed.

Signed this 11th day of June 2018

Presiding Judge



AGREED AS TO FORM AND SUBSTANCE:

Allen R. Griffin
Allen R. Griffin
Assistant City Attorney

Mario Mendez
Owner of 1121 E. 9th Street.

NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFEREES

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
06/20/2018 09:07:21 AM
\$30.00



JF2

201806162381

Court order.



DATE: May 2, 2018

TO: Landmark Commission

FROM: Allen Griffin, Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Asst. Director
Theresa Pham, Assistant City Attorney
Mark Doty, Chief Planner
Trena Law, LMC Coordinator

SUBJECT: Notice of Hearing Before a Court Where City is Requesting Demolition

Pursuant to 51A-4.501(i)(4), please be advised that the following properties are located within a City of Dallas Historic District and the City has filed a lawsuit requesting the repair or demolition of the structure(s) located on this property:

- (1) 1121 E. 9th Street (Tenth Street): Owner of Record per DCAD, Mario Mendez 2034 Ravenhurst Drive, Allen, Texas 75013.

Please be advised that a hearing is scheduled with regard to the above-named property on May 7, 2018 at 1:30 p.m. If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

Hearing notice.



DATE: June 6, 2018

TO: Landmark Commission

FROM: Allen Griffin, Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Asst. Director
Theresa Pham, Assistant City Attorney
Mark Doty, Chief Planner
Trena Law, LMC Coordinator

SUBJECT: Notice of Hearing Before a Court Where City is Requesting Demolition

Pursuant to 51A-4.501(i)(4), please be advised that the following properties are located within a City of Dallas Historic District and the City has filed a lawsuit requesting the repair or demolition of the structure(s) located on this property:

- (1) 1121 E. 9th Street (Tenth Street): Owner of Record per DCAD, Mario Mendez 2034 Ravenhurst Drive Allen, Texas 75013-2968;

Please be advised that a hearing has been re-set with regard to the above-named property for June 11, 2018 at 1:30 p.m. If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

Hearing notice, re-scheduled.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(i)(7).

The landmark commission shall approve the certificate for demolition if it finds that:

- (A) a court or other tribunal has issued a final order requiring that the demolition of the structure pursuant to Texas Local Government Code Chapters 54 or 214; as amended; and
- (B) suspension of the certificate for demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **2/12/2019**

TIME: **4:00 pm**

MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Mario Mendez

Address: 1121 E 9th (Tenth Street Neighborhood HD)

Date of CA/CD Request: 2/7/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

*PERMISSION TO DENY BECAUSE
HOUSE IS CONTRIBUTING STRUCTURE*

Task force members present

☐ Kathleen Lenihan

☒ Jay Taylor

☐ Pamela Harrison

☐ Patricia Williams

☒ Andrew Wallace

☐ Alonzo Harris

☒ Barbara Wheeler

Ex Officio staff members Present ☐ Marsha Prior ☒ Liz Casso

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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



LANDMARK COMMISSION

APRIL 1, 2019

FILE NUMBER: CA189-358(MP)
LOCATION: 3517 Havana
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595

PLANNER: Marsha Prior
DATE FILED: March 7, 2019
DISTRICT: Wheatley Place
MAPSCO: 46-T
CENSUS TRACT: 0037.00

APPLICANT: Gerald Davis

REPRESENTATIVE: None

OWNER: FIELDS DOROTHY

REQUEST:

- 1) Replace siding on rear elevation.
- 2) Replace rear door. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None

The structure is listed as noncontributing to the Wheatley Place historic district.

ANALYSIS:

Request #1 – The house is currently clad in a synthetic material (vinyl), but replacement materials are to return to original materials whenever possible. Thus, Staff is recommending deny without prejudice because Hardie board is not a historically accurate siding. Task Force did not have a quorum, but members who were present did not object to Hardie board.

Request #2 – Staff is recommending deny without prejudice because steel is not a historically accurate material, and thus, would have an adverse effect on the historic overlay district. Task Force did not have a quorum, but members who were present did not object to the steel door.

STAFF RECOMMENDATION:

- 1) Replace siding on rear elevation – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because synthetic siding would have an adverse effect on the historic overlay district.
- 2) Replace rear door. Work completed without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because a replacement door that does not

match the original in material would have an adverse effect on the historic overlay district.

TASK FORCE RECOMMENDATION:

- 1) Replace siding on rear elevation – No quorum; comments only – OK with Hardie board but match width to existing siding.
- 2) Replace rear door. Work completed without a Certificate of Appropriateness – No quorum; comments only – Approve selection of door and color.

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

CA 189-358(MP)
Office Use Only

Name of Applicant: Gerald Davis for Dorothy Fields
Mailing Address: 1319 Martin Luther King Blvd.
City, State and Zip Code: Dallas Texas 75215
Daytime Phone: 214 924-6401 Alternate Phone: 214 426-9468
Relationship of Applicant to Owner: Contractor / Shalom Builders

OFFICE USE ONLY
Main Structure:
☐ Contributing
☐ Non-contributing

PROPERTY ADDRESS: 3517 Havana St
Historic District: Wheatley South Dallas

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.

Repair / Reconstruct the 3517 Havana address after a fire in June 2018
Re-Roof back Section of the house, Repair siding on rear of the house
Replace back door

Signature of Applicant: Gerald Davis

Date: 3/1/2019

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Signature of Owner:

(IF NOT APPLICANT)

Date: MAR 07 2019

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 BBN, 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.

Signer: drawings and/or specifications are enclosed ☐ Yes ☐ No

Sustainable Construction and Development

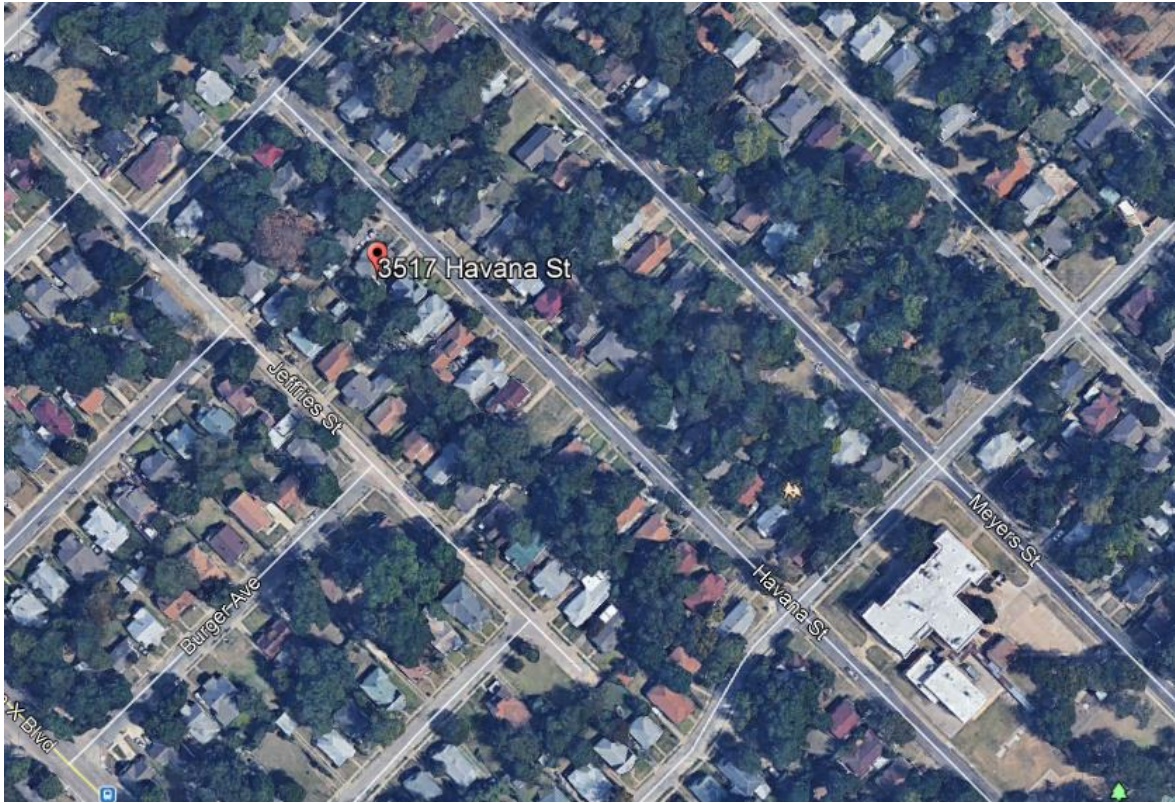
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 06/05/15



Aerial view



Front (East) elevation.



View to left (South) of 3517 Havana.



View to right (North) of 3517 Havana.



View across (South) from 3517 Havana.



Rear of house where siding and door were burned.



 [Save to Favorites](#)

James Hardie 

HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Select Cedarmill Lap Siding

 [View Product](#)

Request #1 – Hardie board proposed for rear siding.



Request #2 – Steel door installed in rear.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #s 1 –

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

Request #s 2 –

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT

WHEATLEY PLACE / TENTH STREET

DATE: 3/12/2019

TIME: 4:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla, Conference Room 5BN

Applicant Name: Gerald Davis

Address: 3517 Havana (Wheatley Place HD)

Date of CA/CD Request: 3/7/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

- ②. APPROVE SELECTION OF DOOR AND COLOR
- ①. MATCH WIDTH OF HANDIE BOARD TO EXISTING SIDING

Task force members present

☐ Kathleen Lenihan

☐ Patricia Williams

☐ Alonzo Harris

☒ Jay Taylor

☒ Andrew Wallace

☐ Barbara Wheeler

☐ Pamela Harrison

Ex Officio staff members Present ☐ Marsha Prior ☒

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Jay Taylor

DATE 03.12.19

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

APRIL 1, 2019

FILE NUMBER: CA189-359(MP)
LOCATION: 3611 Meadow
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595

PLANNER: Marsha Prior
DATE FILED: March 7, 2019
DISTRICT: Wheatley Place
MAPSCO: 46-U
CENSUS TRACT: 0037.00

APPLICANT: Geraldo Zamudio / Maria Valdez

REPRESENTATIVE: None

OWNER: GERALDO ZAMUDIO

REQUEST:

Modify front porch, including portico and columns. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None

The structure is listed as contributing to the Wheatley Place historic district.

ANALYSIS:

Request #1 – Staff is recommending deny without prejudice because squared porch columns are not typical of a house with Colonial-style influences. The round columns appear to be an original, character-defining feature. In addition, the scale and dimension of the original portico was more appropriate for the style and size of this house. Task Force did not have a quorum, but they were ‘ok’ with the square columns and wanted to ensure that the portico be painted to match the current trim on the house.

STAFF RECOMMENDATION:

Modify front porch, including portico and columns. Work completed without a Certificate of Appropriateness – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 7.3 which states that historic columns, detailing, railings, and trim on porches and balconies are protected.

TASK FORCE RECOMMENDATION:

Modify front porch, including portico and columns. Work completed without a Certificate of Appropriateness – No quorum; comments only – We don’t object to the square columns; however, paint columns and the cladding of front face of portico white.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 359 (MP)
Office Use Only

Name of Applicant: Geraldo Zamudio

Mailing Address: 526 Sunnyside Ave.

City, State and Zip Code: Dallas, TX 75211

Daytime Phone: 214-488-5499 Alternate Phone: _____

Relationship of Applicant to Owner: _____

OFFICE USE ONLY

Main Structure:

____ Contributing

____ Non-contributing

PROPERTY ADDRESS: 3611 Meadow St

Historic District: Wheatley Place

PROPOSED WORK:

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

Two Cedar posts where replaced on the front porch. Previous ones where loose. Add wood shutters to front windows.

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Signature of Applicant: [Signature]

Date: 11-26-18 MAR 07 2019

Signature of Owner: _____
(IF NOT APPLICANT)

Date: _____

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.

Signed drawings and/or specifications are enclosed ____ Yes ____ No

Sustainable Construction and Development

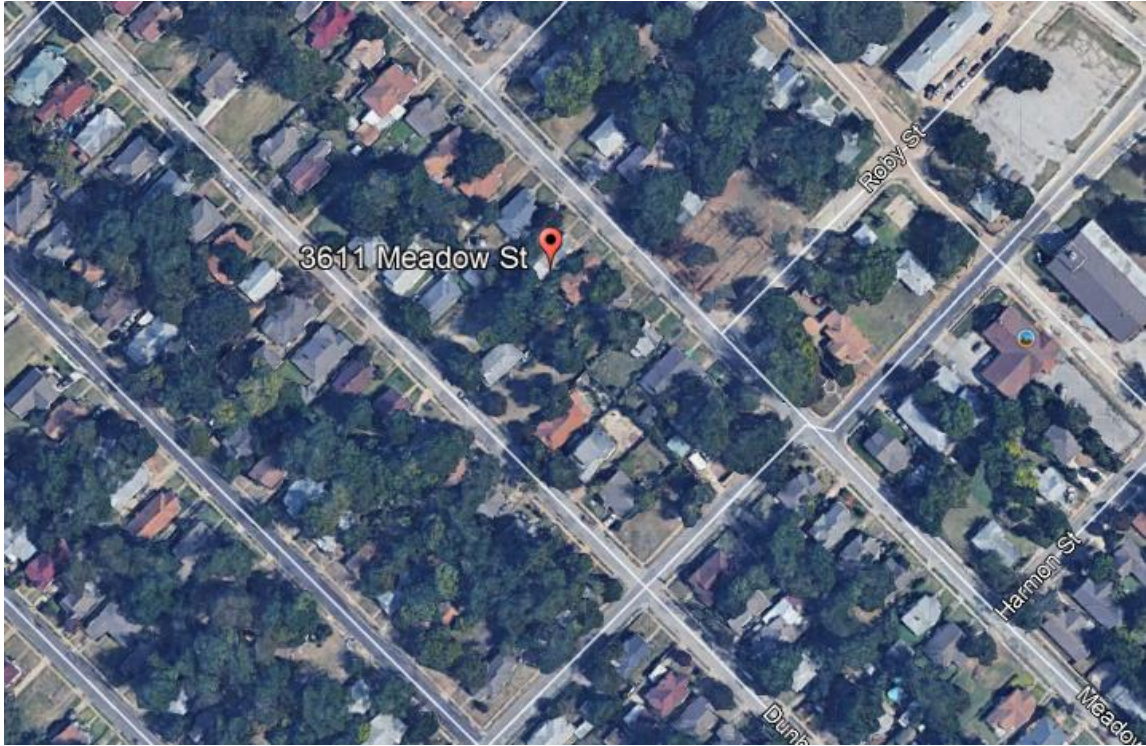
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 060518



Aerial view



Front (East) elevation.



View to left (South) of 3611 Meadow.



View to right (North) of 3611 Meadow.



View across (South) from 3611 Meadow.



Front elevation showing altered columns and portico. Photo submitted by applicant.



Measurements of new columns.



Google image from October 2008 showing original columns and portico.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

7.0 Porches and Balconies

- 7.3 Historic columns, detailing, railings, and trim on porches and balconies are protected. Railings and ramps are allowed if necessary for the elderly or handicapped, but only for the period needed.

TASK FORCE RECOMMENDATION REPORT

WHEATLEY PLACE / TENTH STREET

DATE: **3/12/2019**

TIME: **4:00 pm**

MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Geraldo Zapudio / Maria Valdez

Address: 3611 Meadow (Wheatley Place HD)

Date of CA/CD Request: 3/7/2019

RECOMMENDATION:

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

Recommendation ~~/comments/~~ basis:

① We don't object to the square columns. However, paint them white to match previous columns.

② Paint cladding of front face of portico to match previous condition.

Task force members present

☐ Kathleen Lenihan

☒ Jay Taylor

☐ Pamela Harrison

☐ Patricia Williams

☒ Andrew Wallace

☐ Alonzo Harris

☒ Barbara Wheeler

Ex Officio staff members Present ☐ Marsha Prior ☐

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Andrew Wallace

DATE

3/12/2019

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**APRIL 1, 2018**

FILE NUMBER: CA189-354(MLP)
LOCATION: 426 S. Clinton Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Melissa Parent
DATE FILED: March 7, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Joel Just

OWNER: AMERICAN NATIONAL INVESTORS CORP

REQUEST:

Install two new steel front entrance doors. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:

06/08/2017 – Landmark approved demolition of the garage (CD167-016(JKA)), an accessory structure, painting, shingles, and skirting for the main structure (CA167-554(JKA)).

06/15/2017 – A Routine CA was issued to replace the porch floor with tongue-and-groove flooring (CA167-638(JKA)).

11/03/2017 – A Routine CA was issued for foundation repair (CA178-115(JKA)).

02/14/2018 – A Routine CA was issued to stabilize the front porch (CA178-329(JKA)).

03/14/2018 – Landmark approved the removal of windows on the north, south, and rear facades (CA178-313(JKA)).

02/14/2018 – A Routine CA was issued to stabilize the porch columns and repair skirting (CA178-329(JKA)).

05/07/2018 – Landmark denied without prejudice a request to remove shakes from front gable and replace with #117 siding (CA178-478(JKA)).

The structure is contributing to the Winnetka Heights historic district.

ANALYSIS:

Staff is recommending denial without prejudice of the installation of two steel doors on the front façade. Work was completed by a previous owner, and the existing doors are not compatible with the style of the main structure. This work was previously denied by the Landmark Commission (CA167-554(JKA)) in June 2017. Applicant submitted a last minute secondary option for a craftsman style door that staff feels would be most appropriate for the style of the home, however the applicant would prefer to leave the existing steel doors as is.

STAFF RECOMMENDATION:

Install two new steel front entrance doors. Work completed without Certificate of Appropriateness. - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-87.111(a)(17)(F)(iii) that prohibits front doors that do not contain at least one light.

TASK FORCE RECOMMENDATION:

Install two new steel front entrance doors. Work completed without Certificate of Appropriateness – No quorum, comments only. Recommend replacing steel doors with wood doors that are compatible/appropriate to neighborhood.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 354 [MLP]
Office Use Only

Name of Applicant: American National Investors Corp. (by its President, Joel Just)
Mailing Address: 3904 Sharp Ln
City, State and Zip Code: Richardson, TX 75082
Daytime Phone: 214-336-7542 Fax: _____
Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 426 S Clinton Ave, Dallas, TX
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.

Reinstall front door in the same location as one that was previously removed.

Restore door opening to the same size it was before.

RECEIVED BY

MAR 07 2019

Signature of Applicant: [Signature] Date: 3-6-19 Planning
By Joel Just, President, American National Investors Corp.
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

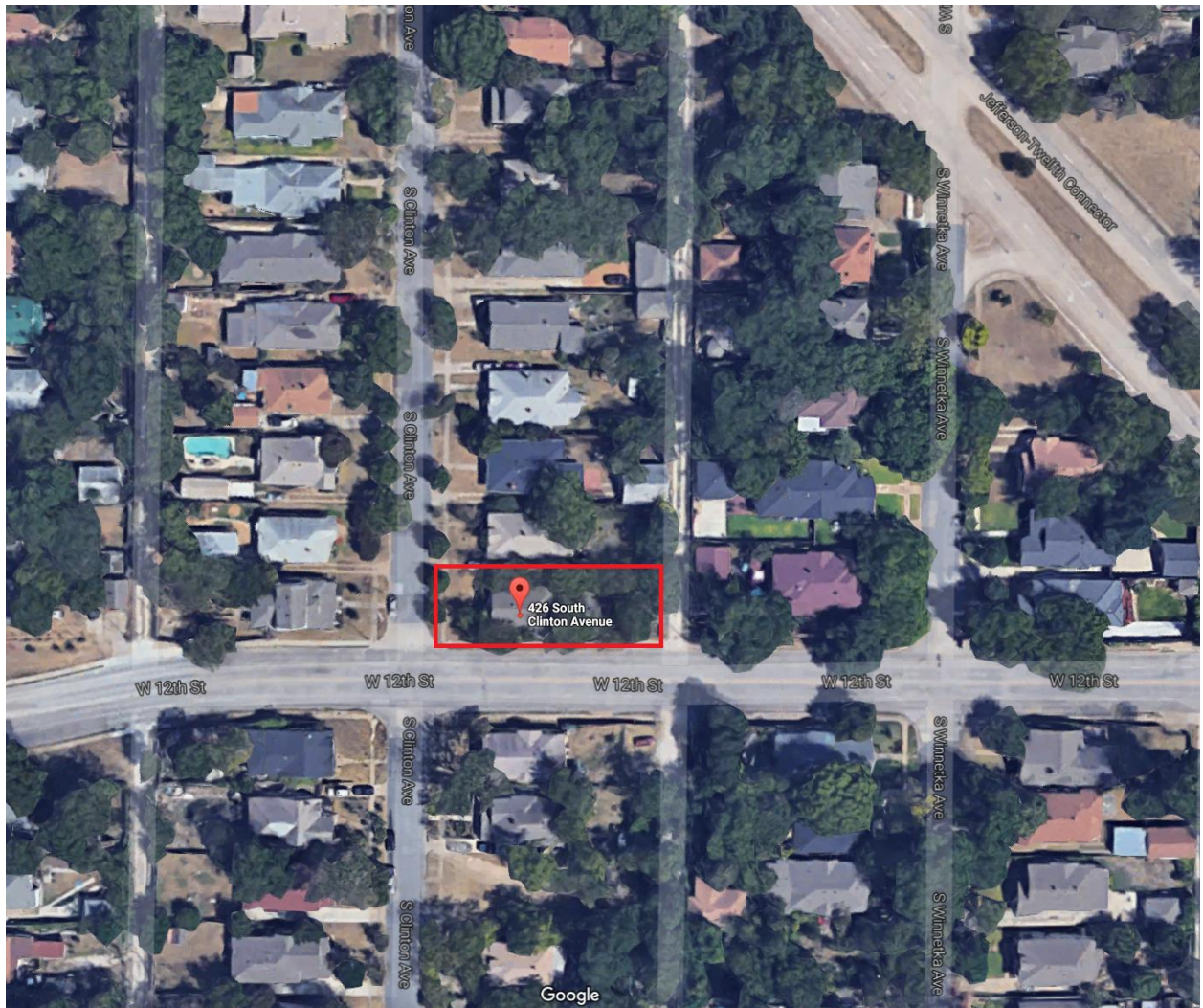
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Aerial image



Front façade



Property adjacent to the left



Property across S Clinton



Property across W 12th St.



View of existing doors



Front view shows demarcation line of original opening



Previously existing conditions prior to door alterations



Condition of front opening when applicant purchased home



- Slab Dimensions: 36" x 80"
- Unit Dimensions: 37-11/16" x 82-3/4"
- Door Thickness: 1-3/4"
- Jamb Width: 4-9/16"
- Wood Type: Mahogany
- Glass Style: Flemish Style Dual Insulated Beveled Glass
- True Divided Lites
- Comes Unfinished
- 8-Lite 2-Panel Design
- Right Hand Inswing

Home Towne Collection 500 Flemish Prehung Exterior Wood Door

Option 2 – Craftsman style door

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111

(a) Building placement, form, and treatment

(17) Windows and doors

(F) Style

(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.

CONTRIBUTING STANDARDS:

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.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 3/13/2019
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Joel Just
PROPERTY ADDRESS: 426 S Clinton
DATE of CA / CD REQUEST: 3/5/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Recommend replacing steel doors w/ wood doors
that are compatible / appropriate to neighborhood*

Task force members present

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

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☐ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/13/2019

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

APRIL 1, 2019

FILE NUMBER: CA189-357(MLP)
LOCATION: 102 N. Winnetka Ave
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Melissa Parent
DATE FILED: March 7, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Triple J Construction

REPRESENTATIVE: Richard Fitzgerald

OWNER: LAWS JAMIE RAE

REQUEST:

Construct new addition in rear of main structure.

BACKGROUND / HISTORY:

9/9/2004: Landmark Commission approved the installation of a satellite dish with the condition that it be located in the rear interior quadrant of the roof (CA034-209(JA)).

5/6/2013: Landmark Commission approved new paint colors on main and accessory structures (CA123-395(MD)).

10/12/18: Landmark Commission approved the replacement of an existing iron fence with a new board-on-board wood fence (CA178-957(JKA)).

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

ANALYSIS:

Staff is recommending denial without prejudice of the proposed work due to lack of information. Applicant submitted drawings of only the portion of the structure where the new addition will be going, and no comparative elevation drawings to show what currently exists. Applicant submitted a photo just before deadline what is existing, which include 5 original window openings that will need to be removed to conduct this work.

STAFF RECOMMENDATION:

Construct new addition in rear of main structure. – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant did not meet the burden of proof to justify the work.

TASK FORCE RECOMMENDATION:

Construct new addition in rear of main structure. – No quorum, comments only. Suggest more pictures of existing structure at back of house where addition will be built. Retain 5 windows being removed for potential use at some future date.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

| |
|----------------------------------|
| CA <u>189</u> - <u>357</u> [MLP] |
| Office Use Only |

Name of Applicant: TRIPLE T. CONSTRUCTION
Mailing Address: 3343 E. DOWNEY
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 214 733 3308 Fax:
Relationship of Applicant to Owner: GC

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

PROPERTY ADDRESS: 102 N. WINNETKA
Historic District: WINNETKA HEIGHTS

PROPOSED WORK:

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

ADDITION TO REAR OF MAIN HOUSE. PLANS ATTACHED.

RECEIVED BY

MAR 07 2019

Signature of Applicant: [Signature] Date: 3-2-19
Signature of Owner: [Signature] Date: Current Planning
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

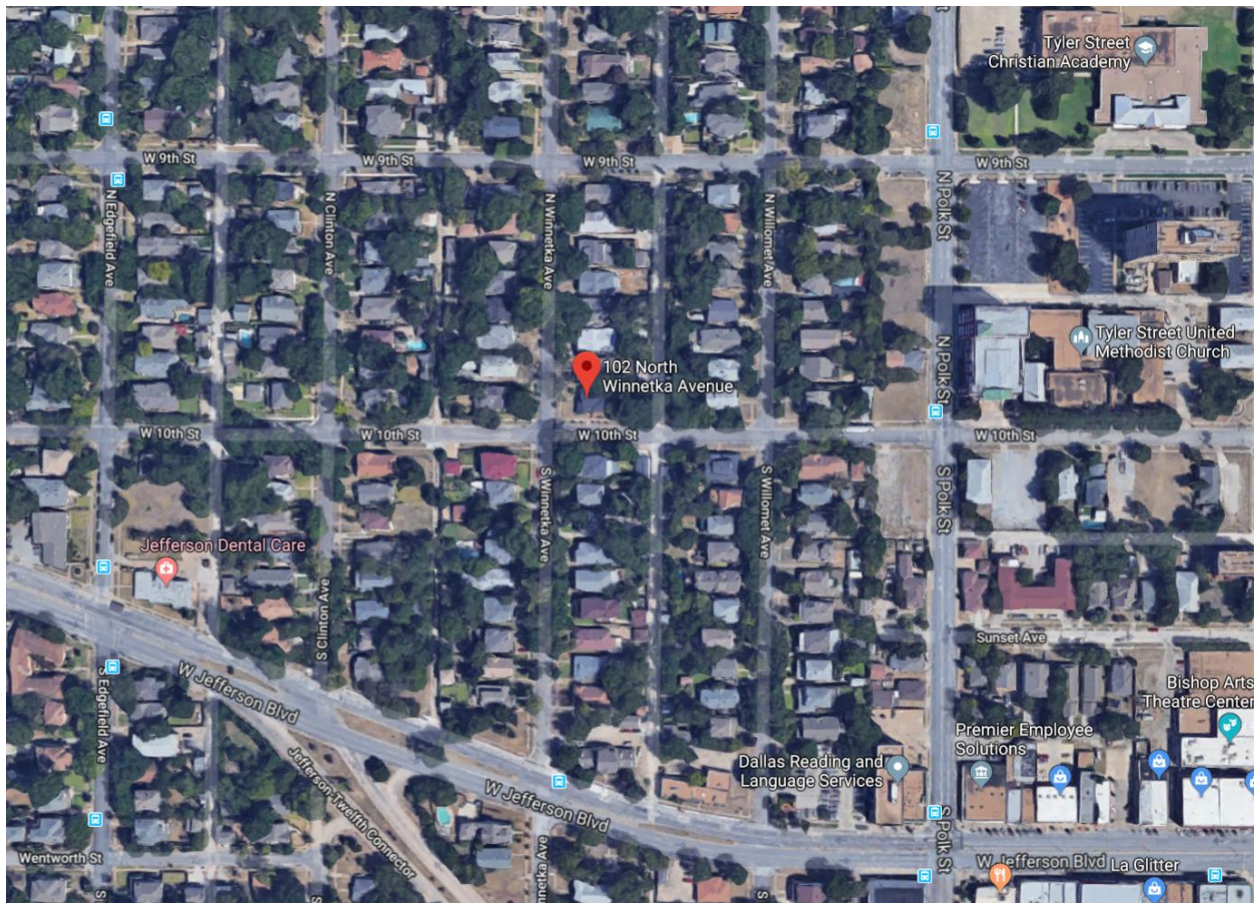
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Aerial image



Front façade



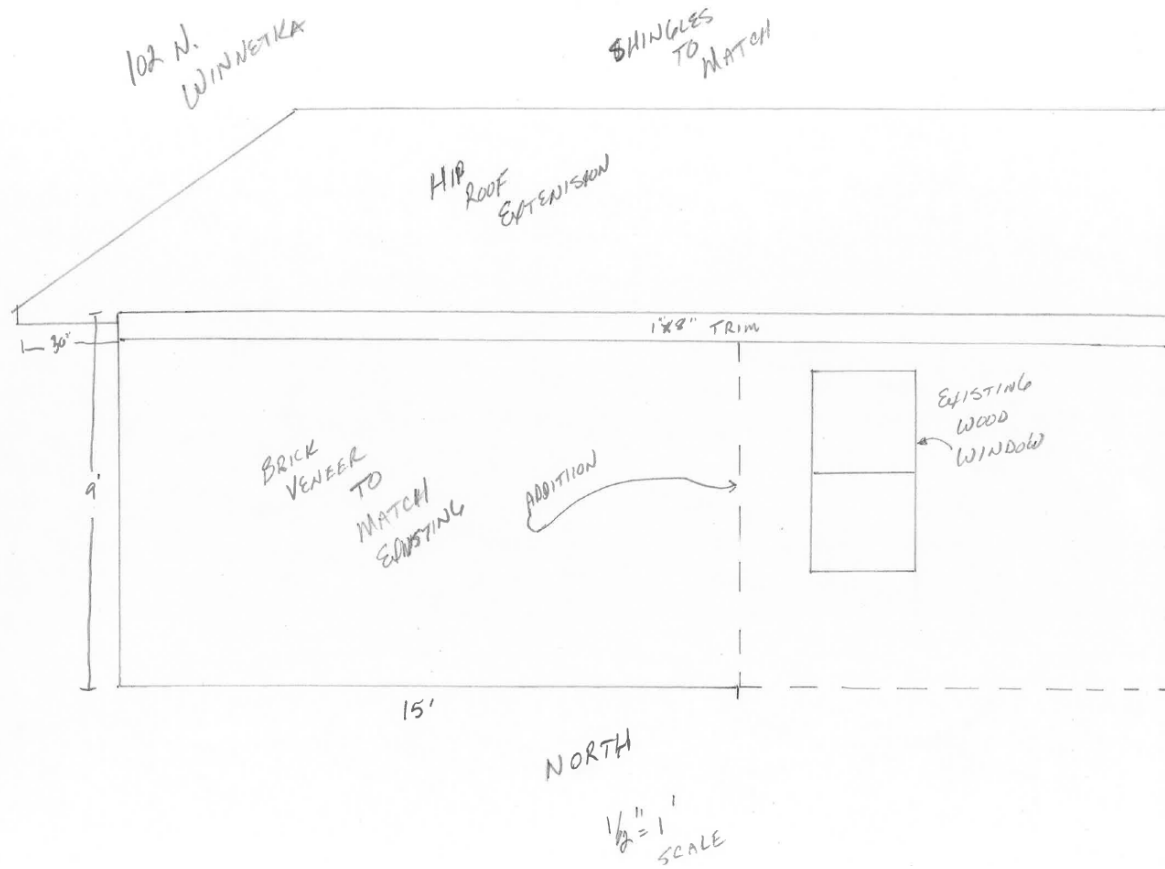
Property adjacent to the left



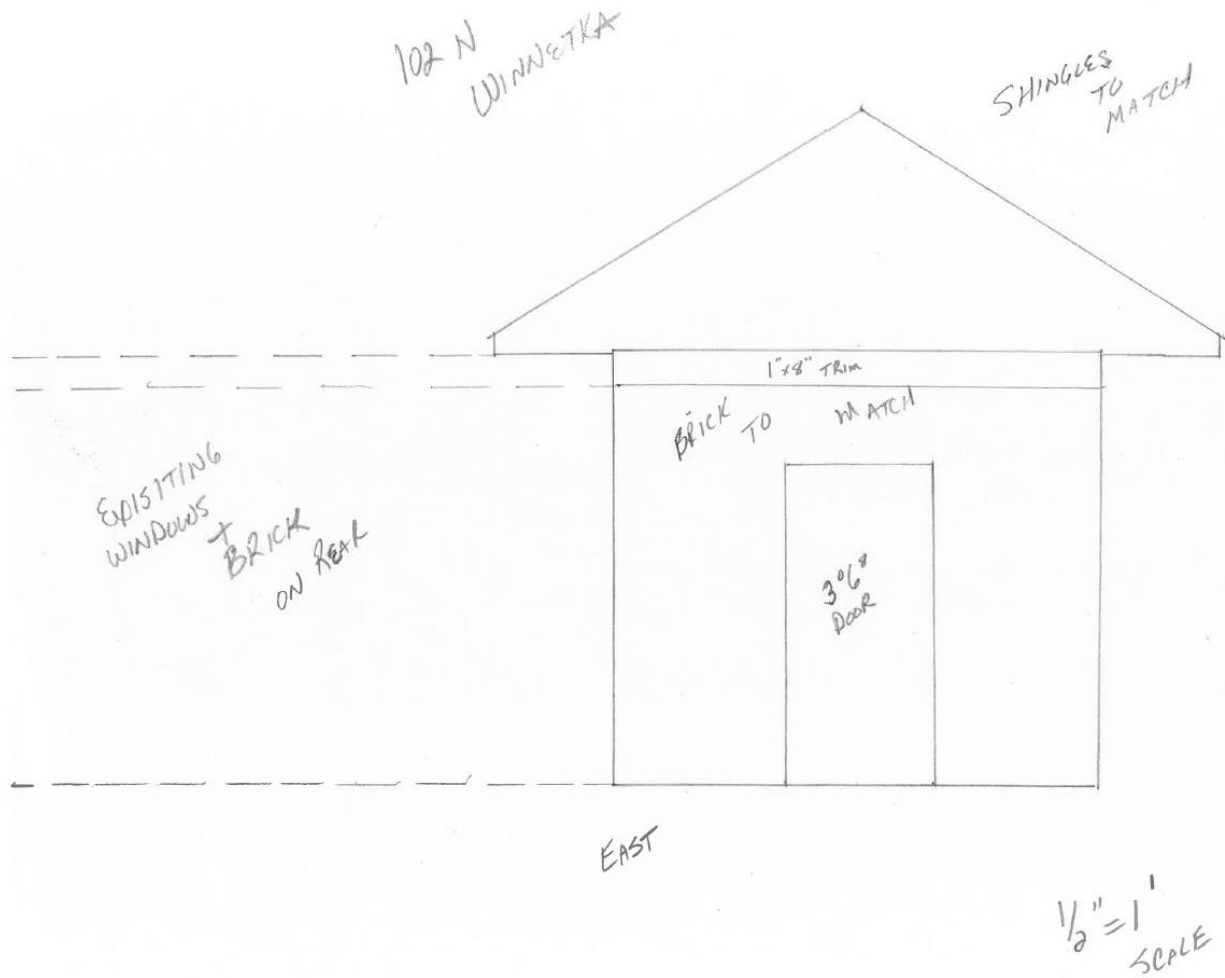
Property across N Winnetka



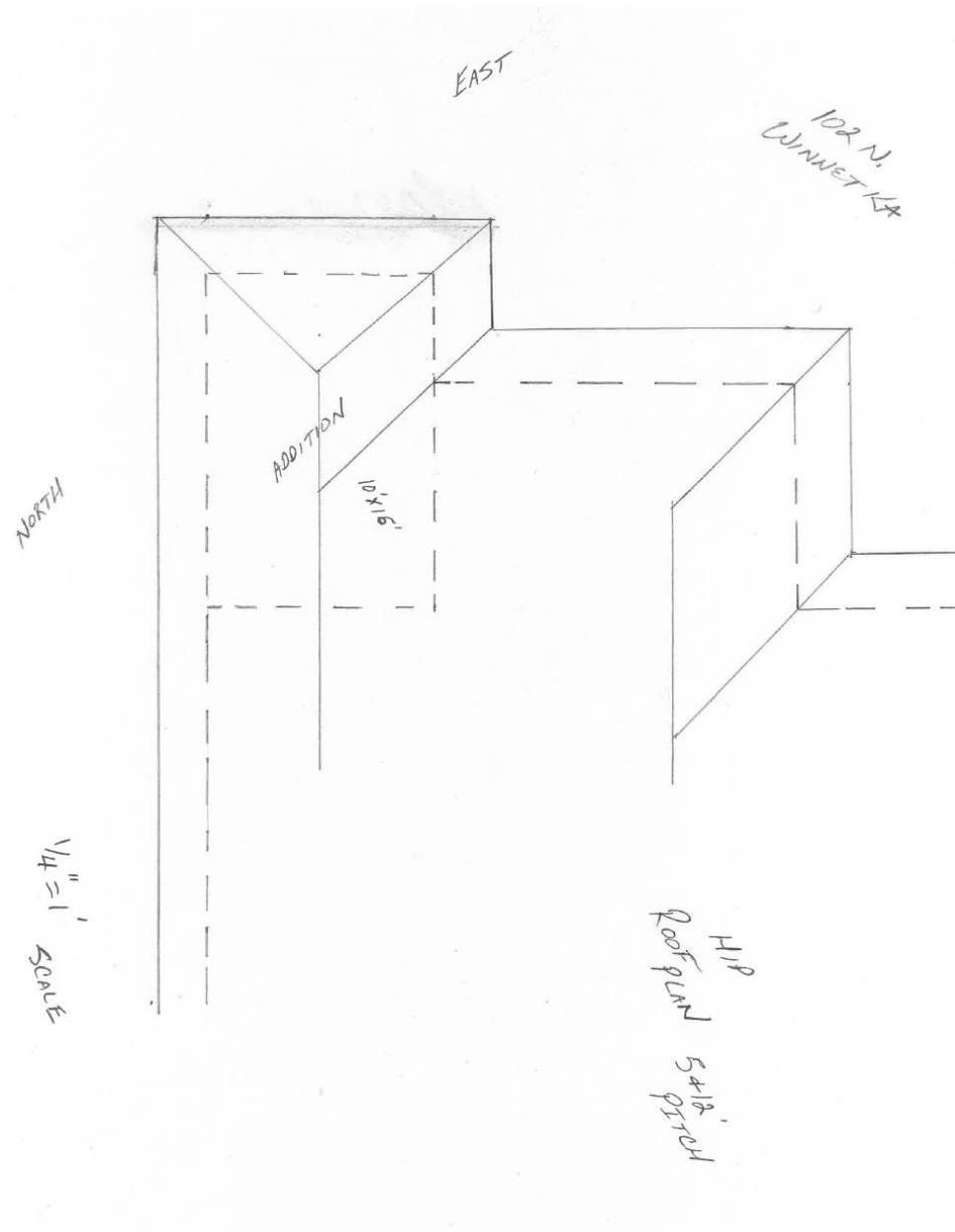
Property across W 10th St.



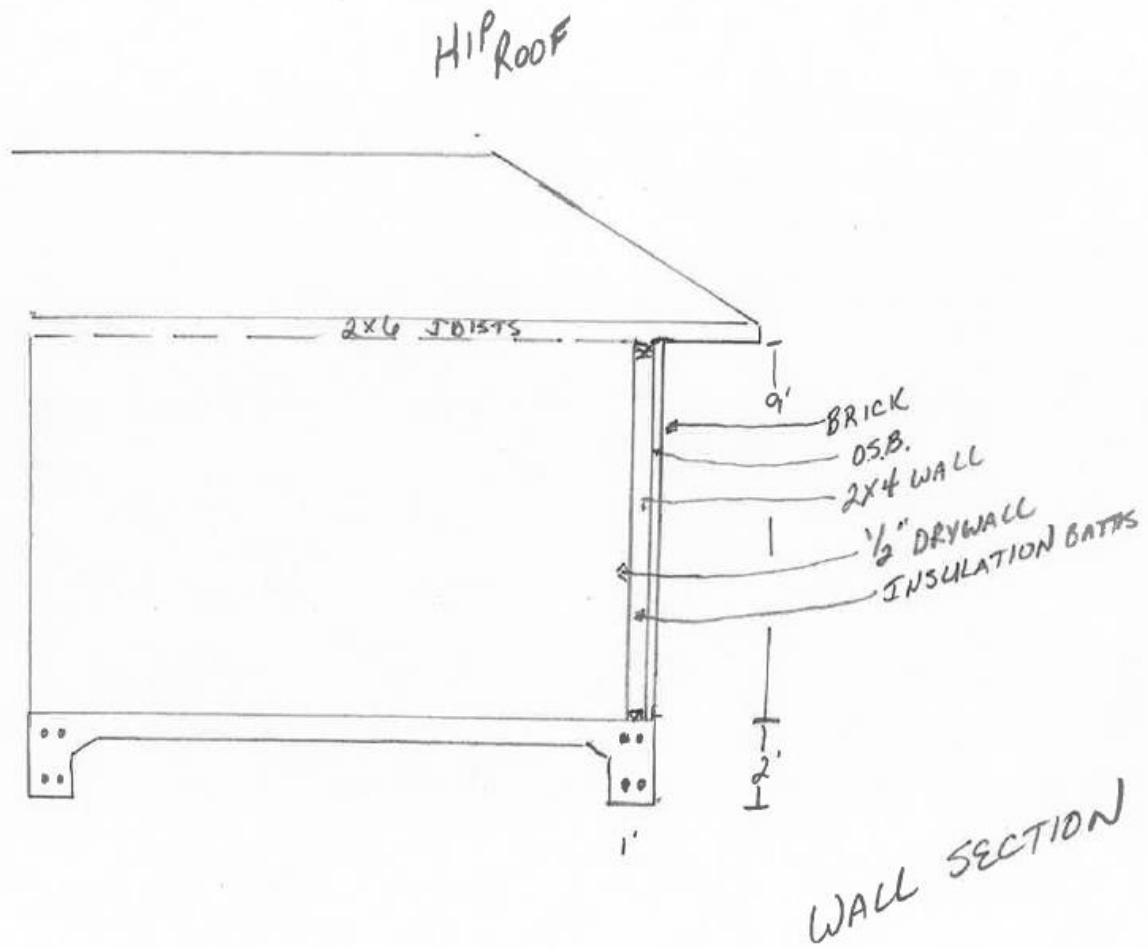
Proposed side elevation



Proposed rear elevation



Proposed roof plan



1/4" = 1'
SCALE

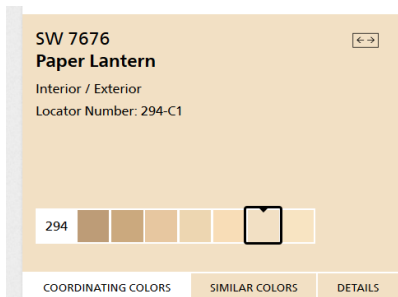
Proposed wall section



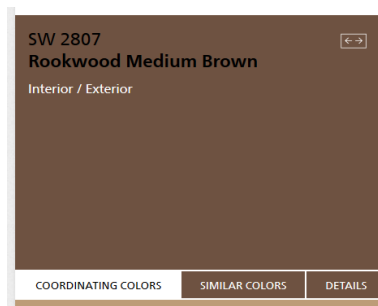
Photos of existing rear elevations



Brick from exterior portion taken out for addition will be reused (matches column brick)



Body & trim color



Accent color

Specifications

CA189-357(MLP)

CX-15



Exterior View

Door specification

JELD-WEN >

32 in. x 80 in. Flush Primed Steel Prehung Left-Hand Inswing Front Door

★★★★★ (35) [Write a Review](#) [Questions & Answers \(8\)](#)

- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 33-7/16 in. x 81-3/4 in.

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.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 3/13/2019

TIME: 5:30pm

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

APPLICANT NAME: Triple J Construction – Richard Fitzgerald

PROPERTY ADDRESS: 102 N Winnetka

DATE of CA / CD REQUEST: 3/5/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

> Suggest more pictures of existing structure of at
back of house; where addition will be built
> Retain 5 windows being removed for potential
use @ some future date

Task force members present

| | | |
|--|--|--|
| <input type="checkbox"/> Alfredo Pena | <input 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 type="checkbox"/> Jeff Cummings (Chair) | <input type="checkbox"/> Rachel Hoehn | <input type="checkbox"/> VACANT (Alt) |

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☐ yes ☒ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 3/13/2019

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

APRIL 1, 2019

FILE NUMBER: CA189-290(LC)
LOCATION: 711 Elm Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: February 7, 2019
DISTRICT: West End (H-2)
MAPSCO: 45-P
CENSUS TRACT: 0031.01

APPLICANT: Merriman Anderson Architects

REPRESENTATIVE: Adam Jones

OWNER: E711 HOLDINGS LLC

REQUEST:

Construct 5-story vertical addition to existing 5-story structure.

BACKGROUND / HISTORY:

6/3/2013 – Landmark Commission approved restoration and rehabilitation of a storefront (CA123-477(MD)).

1/6/2014 – Landmark Commission approved installation of attached signage on the north, south, and west facades for an Urban Smoothie store (CA134-106(MD)).

9/6/2016 – Landmark Commission approved an attached sign on the east elevation, and denied installation of a projecting banner sign on the east elevation (CA156-712(MD)).

8/6/2018 – Landmark Commission reviewed a Courtesy Review to construct a vertical addition (CR178-017(LC)).

ANALYSIS:

711 Elm Street was constructed in 1925. It was the first parking garage to be constructed in the City of Dallas, and was built for the Sanger Department Store, which was located across the street. Amazingly, this structure continues to maintain its original use as a parking garage. There have been no significant alterations made to this structure. The owner would like to construct a vertical addition in order to change the use of the property to a hotel.

At their March 4, 2019, meeting, the Landmark Commission motioned to hold this case under advisement until their next meeting on April 1st. The Commission expressed a

preference for the Courtesy Review design presented at the August 2018 meeting and requested design changes based on that original design. The following were the Commission's comments:

- The Commission requested to see a sample of the proposed metal panels, particularly the red color.
- The Commission was supportive of the proposed height of the building at 108-ft, and understood that the elevator penthouse would extend above this.
- There was a preference for the original glazing solution shown in the Courtesy Review design, which included more pronounced mullions.
- There was a preference for the original 6th floor design, which is the floor between and connecting the historic structure below to the upper portion of the addition. The Courtesy Review design included an "eyebrow" or flat awning along the 6th floor level that the Commission expressed wanting to see return. However, this feature was not added back to the updated design.
- On the East (Austin St) Elevation, the Commission requested the metal panels on the right side be extended both on the top and bottom of the addition to follow the broken line of the historic parapet below as it did in the Courtesy Review design.

The National Park Service's *Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns*, states that rooftop additions should generally not be more than one story in height, and should be set back at least one full bay from primary elevations. Because the proposed addition is not in-keeping with the National Park Service's guidance on vertical additions, and the addition does not meet the preservation criteria for height because it is over 100-ft, Staff has recommended denial without prejudice.

STAFF RECOMMENDATION:

Construct 5-story vertical addition to existing 5-story structure. – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2 for height, which states that existing structures shall not be renovated to exceed 100 feet in height.

TASK FORCE RECOMMENDATION:

Construct 5-story vertical addition to existing 5-story structure. – Approve with conditions – Approve with conditions: 1) Additional articulation of glazing be added particularly at the 6th floor; 2) Building height to comply with ordinance; 3) Metal panels be red color and recommend submitting sample. (Task Force did not review the updated design submitted after the March 4, 2019 meeting.)

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 290 (LC)
Office Use Only

Name of Applicant: Nimesh Patel, Icon Lodging
Mailing Address: 1212 Corporate Drive, Suite 350
City, State and Zip Code: Irving, Texas 75038
Daytime Phone: 972-638-7545 Alternate Phone: N/A
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 711 Elm Street, Dallas, TX
Historic District: 75202

OFFICE USE ONLY

Main Structure:

☒ Contributing
☐ Non-contributing

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.

Vertical addition to existing 5-level parking garage.

Addition is set back 1 structural bay from the primary Elm St. facade.

RECEIVED BY

Signature of Applicant: [Signature] Date: 2/7/19 FEB 07 2019

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

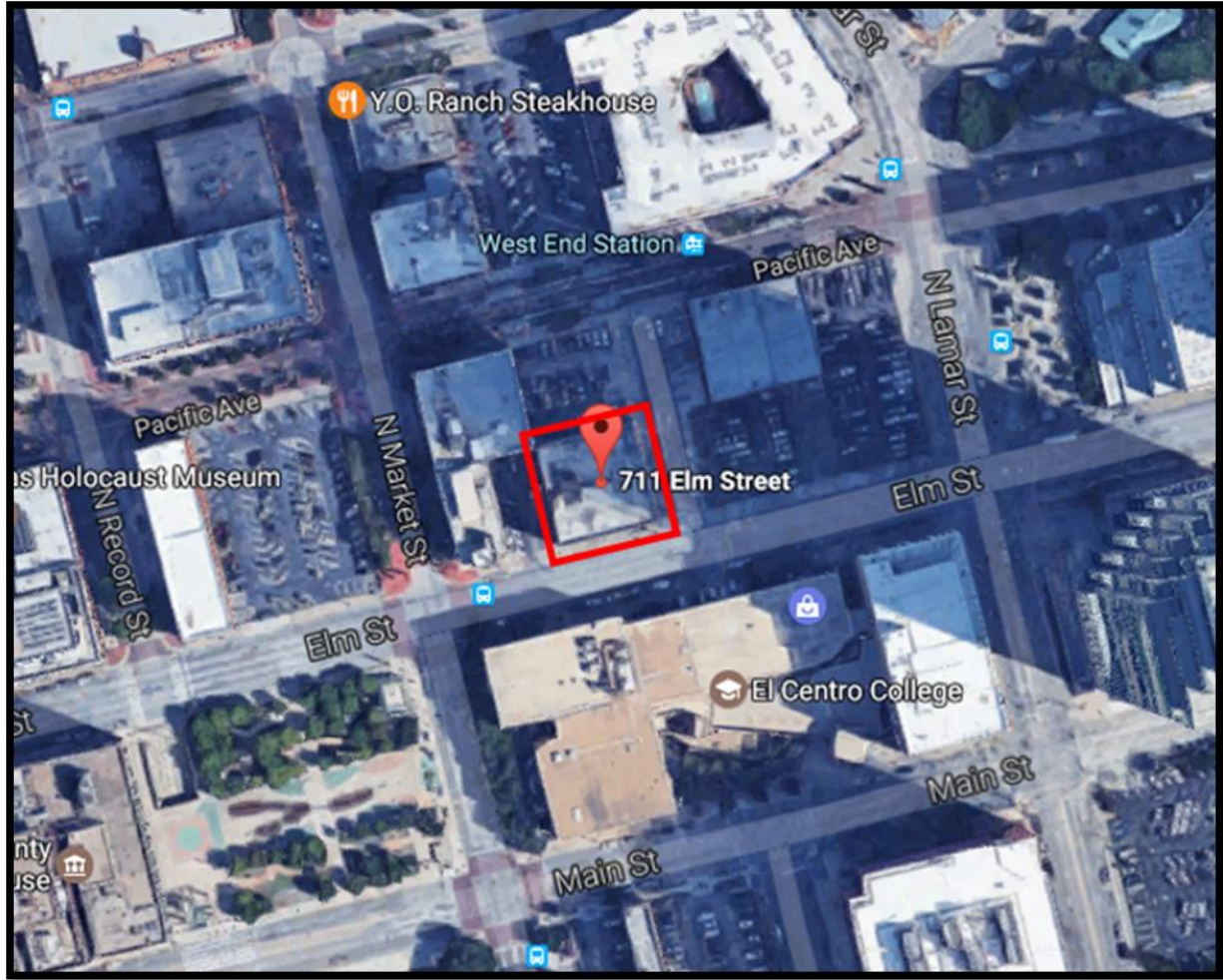
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 060518



Site Aerial



Existing South (Front) & East Elevations



Existing East Elevation



Existing East & North (Rear) Elevations



Existing West Elevation



Streetscape – Facing Northwest from Elm St



Streetscape – Facing Northeast from Elm St



Streetscape – Facing Southeast from Elm St (across street to the south)



Streetscape – Facing Southwest from Elm St (across street to the south)

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 711 ELM STREET, in the city of DALLAS, DALLAS COUNTY, Texas.

STATE OF TEXAS;
COUNTY OF DALLAS;

BEING all of Lot 7 and Lot 8 in Block 16/39 of the Original Town of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 143, Page 401 of the Deed Records of Dallas County, Texas, being a tract of land conveyed to Sandicap 711 Elm Partners LP as recorded in C.C. # 20120184430, Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for corner from which the corner of a building bears North 12 degrees S3 minutes 56 seconds East, a distance of 0.34 feet, and 7 inches from rod being at the first corner of said lot, to Vol. 2428, Page 1395 of the Deed Records of Dallas County, Texas, the Southeast corner of Lot 3, also called tract of land conveyed to B. Avery & Sons Ltd at Dallas, Texas, the Southwest corner of Lot 3, also called tract of land conveyed to B. Avery & Sons Ltd at Dallas, Texas, the South corner of Lot 3, also called tract of land conveyed to J. W. Carroll L&C as recorded in C.C. # 20100018303, official public records of Dallas County, Texas;

THENCE North 76 degrees 00 minutes 00 seconds East, along the South line of said Hill Carroll LLC tract, a distance of 100.00 feet to a point in a building from which the corner of said building bears North 19 degrees 49 minutes 57 seconds West, a distance of 0.76 feet, said point being in the West Right of Way of North Austin Street;

THENCE South 14 degrees 02' minutes 07' seconds East, along the said West Right of Way of North Austin Street, a distance of 100.00 feet to a point in building from which the corner of said building bears South 55 degrees 57' minutes 19' seconds East, a distance of 0.41 feet, said point being the intersection of the said West Right of Way of North Austin Street and the North Right of Way line of Han Street;

THENCE South 76 degrees 07 minutes 36 seconds West, along the said North Right of Way of Elm Street, a distance of 100.00 feet to an "X" found for corner from which the corner of a building bears South 13 degrees 56 minutes 54 seconds East, a distance of 0.45 feet, said point being the Southeast corner of said Dallas County Community College District tract;

THENCE North 14 degrees 02 minutes 08 seconds West, along the East line of said Dallas County Community College District tract, a distance of 90.78 feet to the PL ACE OF BEGINNING and containing 0.989 square feet or 0.229 of an acre of land.

The undersigned does hereby certify to Happy State Bank, Chicago Title Insurance Company, E713 Holdings LLC that the survey was this day made on the ground on the property legally described herein prepared by the undersigned and is correct; that there are no visible discrepancies, conflicts, storages in area, boundary line, easements, encroachments, or other matters that would affect the survey. That said property has access to and from a public roadway and that the plat herein is a true, correct, and accurate representation of the property described herein above. Further, the undersigned hereby certifies that he has calculated the quantity of land and acreage contained with the tract shown on this plat of survey and described herein and certifies that the quantity of land shown here is correct.

Surveyor
Society of Professional Surveyors Manual of Practice of Land Surveying in Texas

BRIAN RHODES REGISTERED
PROFESSIONAL LAND SURVEYOR #5962



WWW.RHODESSURVEILING.COM



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

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

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
HAPPY STATE BANK, CHICAGO TITLE INSURANCE COMPANY,
5711
USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

Scale: $1'' = 20'$
Date: 7/22/2015
G. F. No. 4712007977
Job no.: 82682
Drawn by: BR/ CW



THE ABOVE DESCRIBED PROPERTY
DOES NOT LIE IN A FLOOD HAZARD
AREA ACCORDING TO THE FEMA
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO.
48113C 0345 J ZONE X B-23-2001

TITLE AND ABSTRACTING WORK FURNISHED BY _____ CHICAGO TITLE _____



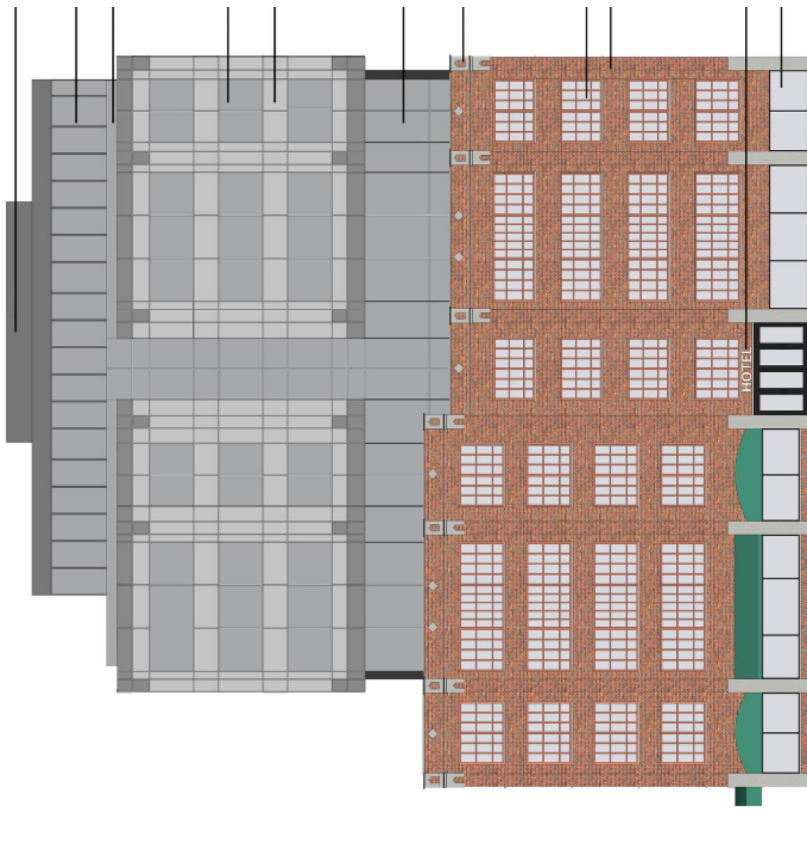
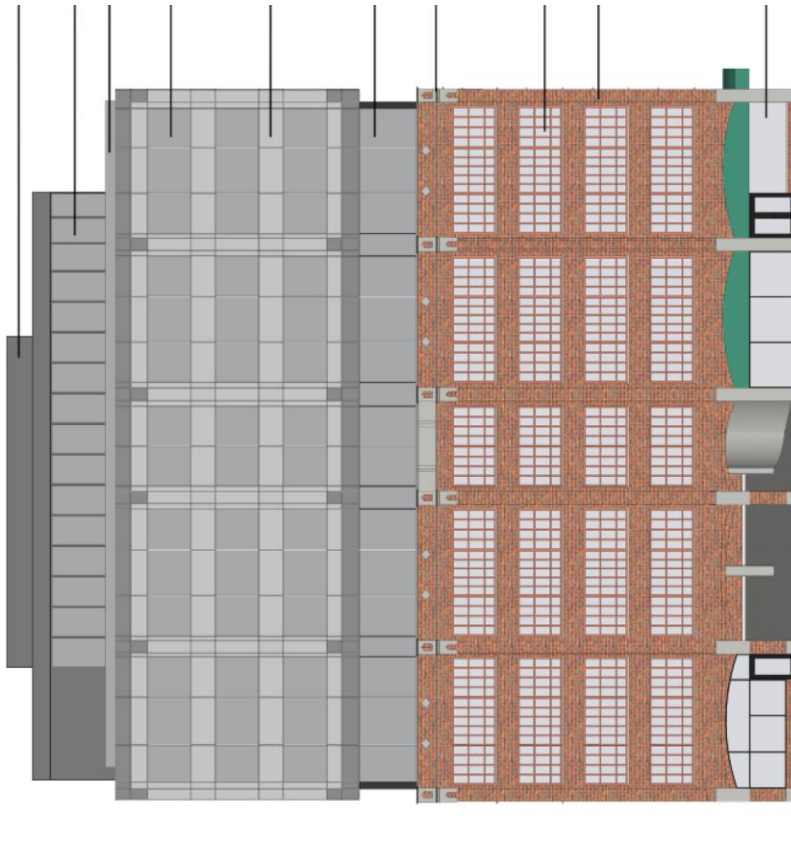
ELM ST.

AUSTIN ST.

ELEVATIONS
option 1
1/16"=1'-0"



Previously Reviewed Courtesy Review Design

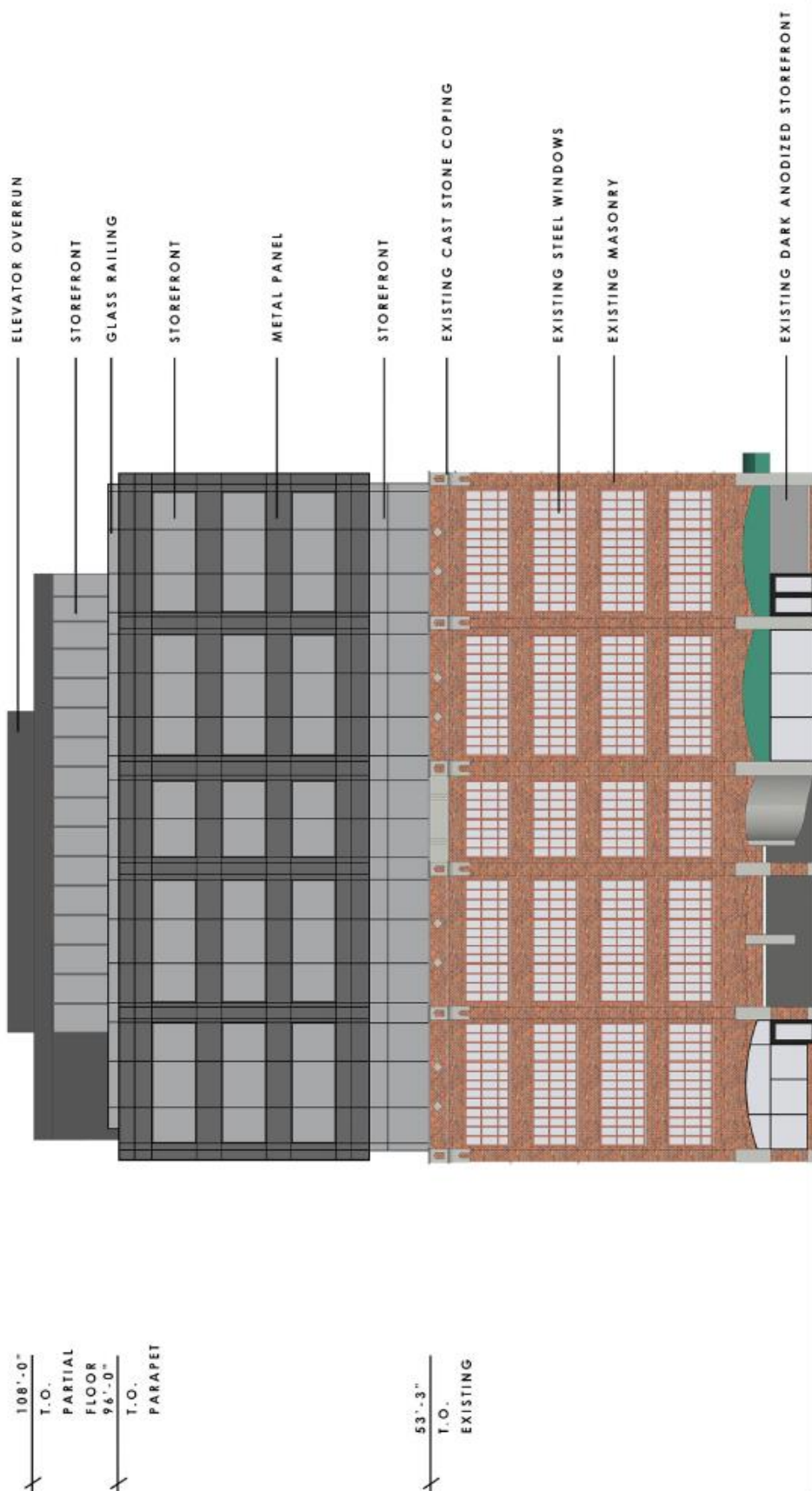


Previously Reviewed Design from March 4th 2019 Meeting



Previously Reviewed Design from March 4th 2019 Meeting

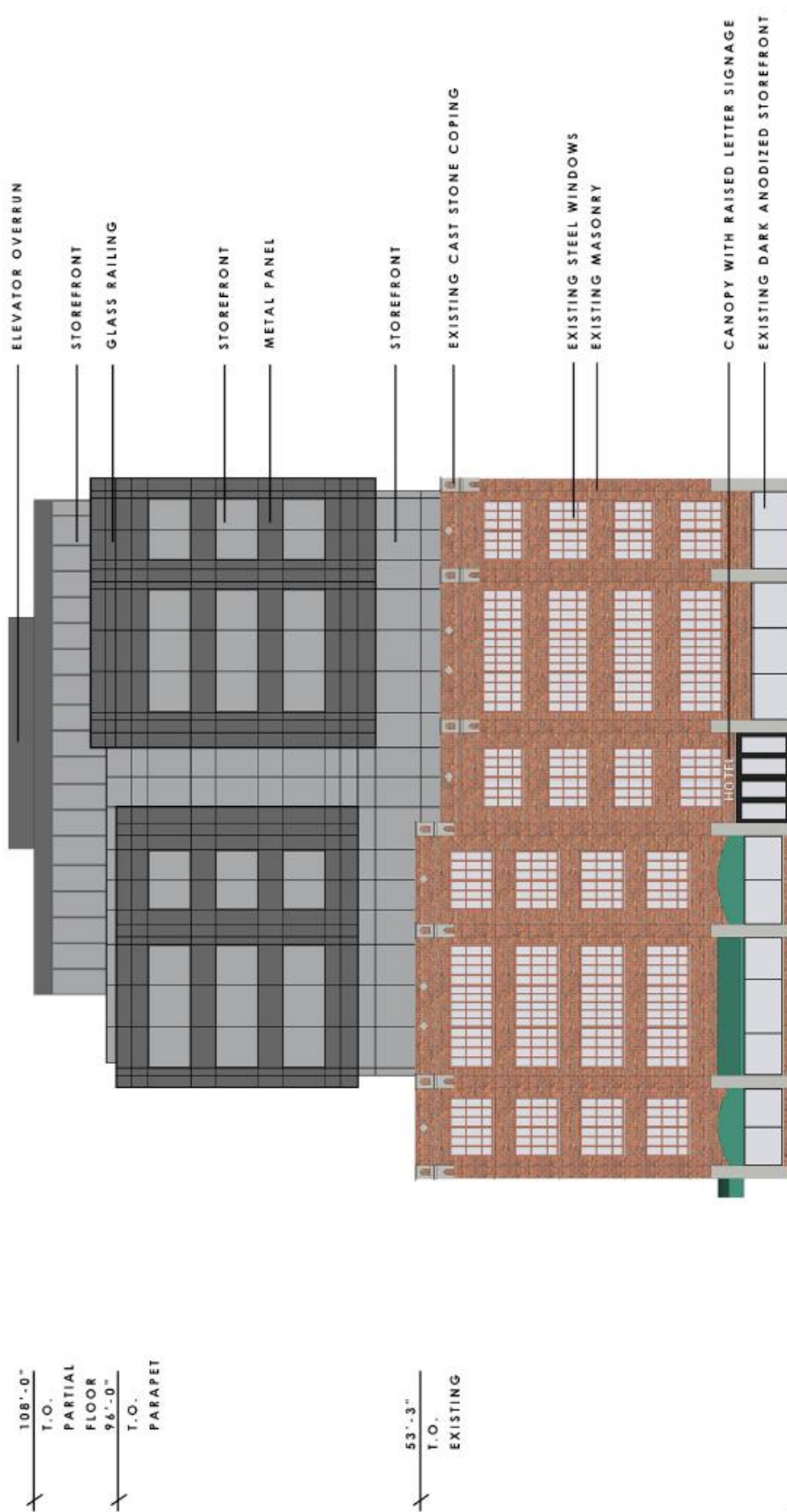
Proposed South (Front) Elevation
CA189-290(LC)



ELM STREET ELEVATION
1/16" = 1'
0' 1/16" 1' 16'

Proposed East Elevation

CA189-290(LC)



D9-15

AUSTIN STREET ELEVATION

1/16" = 1'

JONERSON/ARCHITECTS, INC.



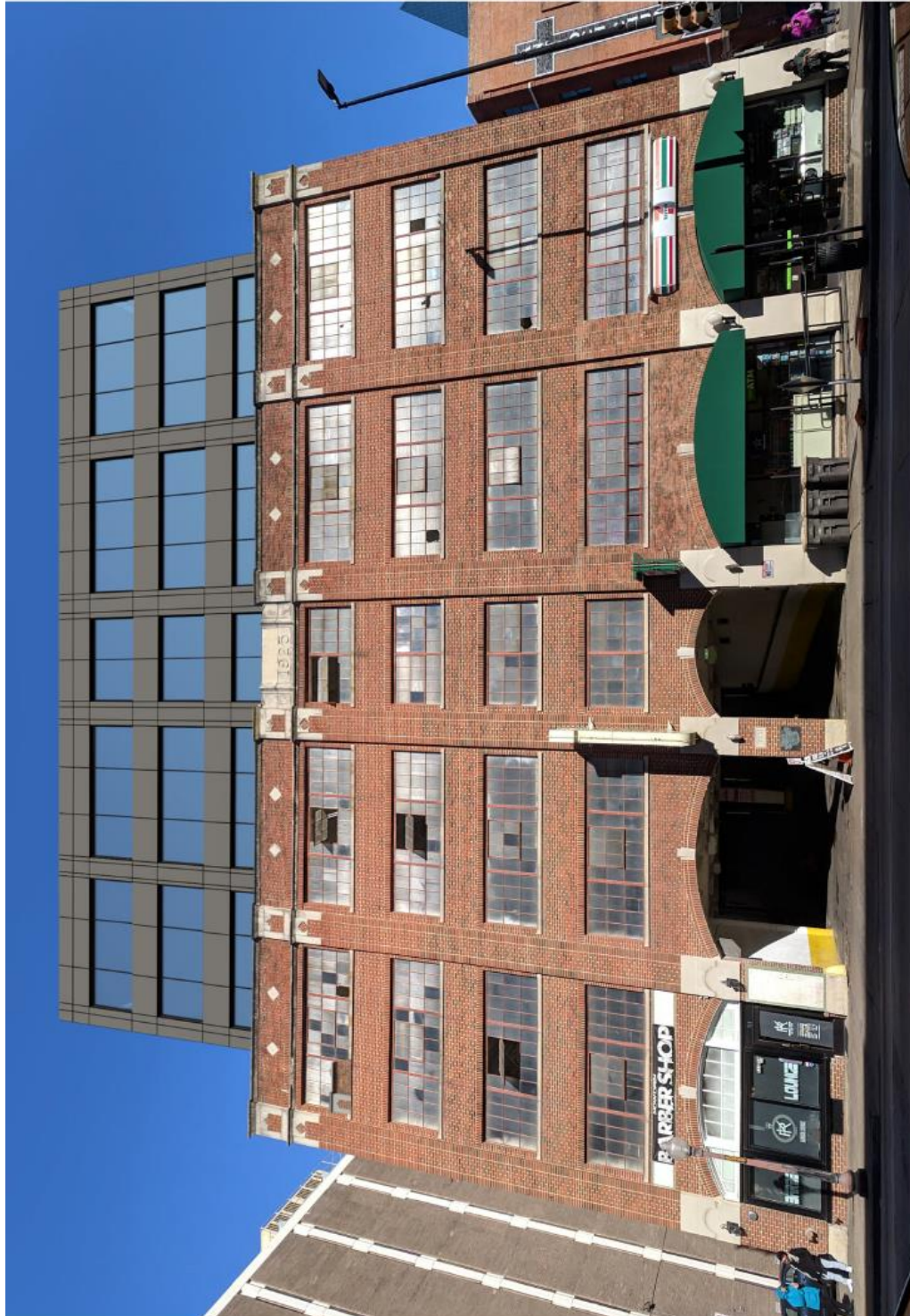
Rendering of South (Front) and East Elevations – View facing northwest from Elm St



Rendering of West and South (Front) Elevations – View facing northeast from Elm St
CA189-290(LC) D9-17



Rendering of South (Front) and East Elevations – View facing northwest from Elm St
 CA189-290(LC)



Rendering of South (Front) Elevation – View facing north from Elm St
CA189-290(LC) D9-19



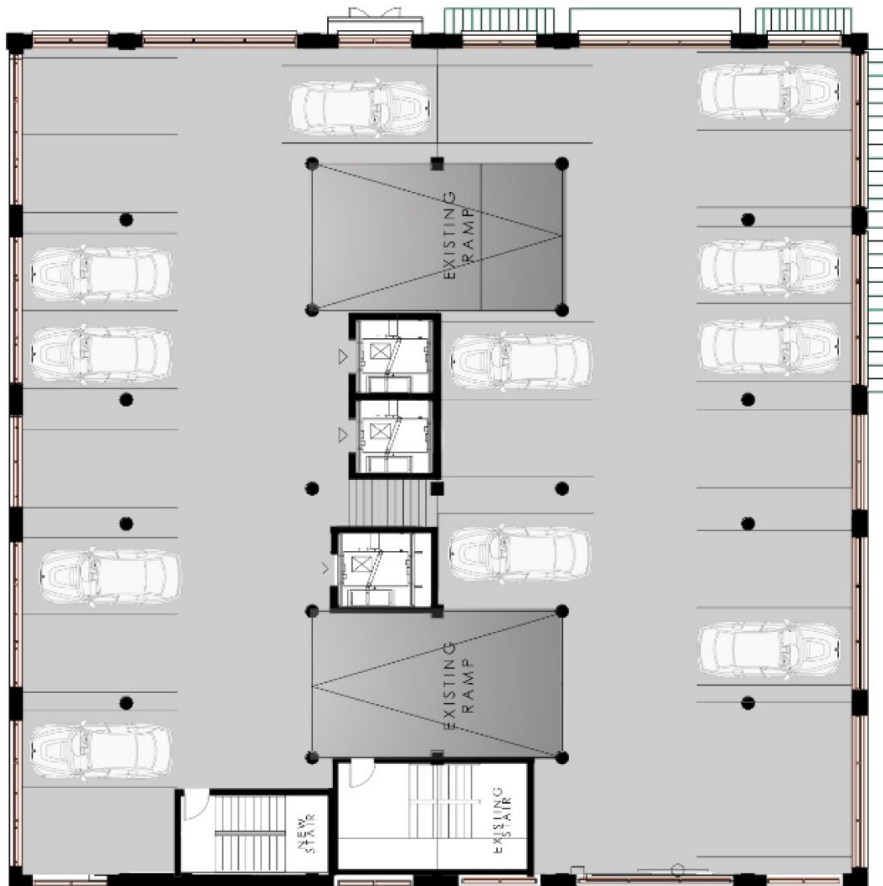
Proposed Hotel Floor Plan – Basement (No change from March 4th Meeting)



PARKING GARAGE GROUND FLOOR



Proposed Hotel Floor Plan – Ground Floor (No change from March 4th Meeting)



PARKING GARAGE (LEVELS 1A-3A)

1/16" = 1'-0"



Proposed Hotel Floor Plan – Levels 1A-3A (No change from March 4th Meeting)



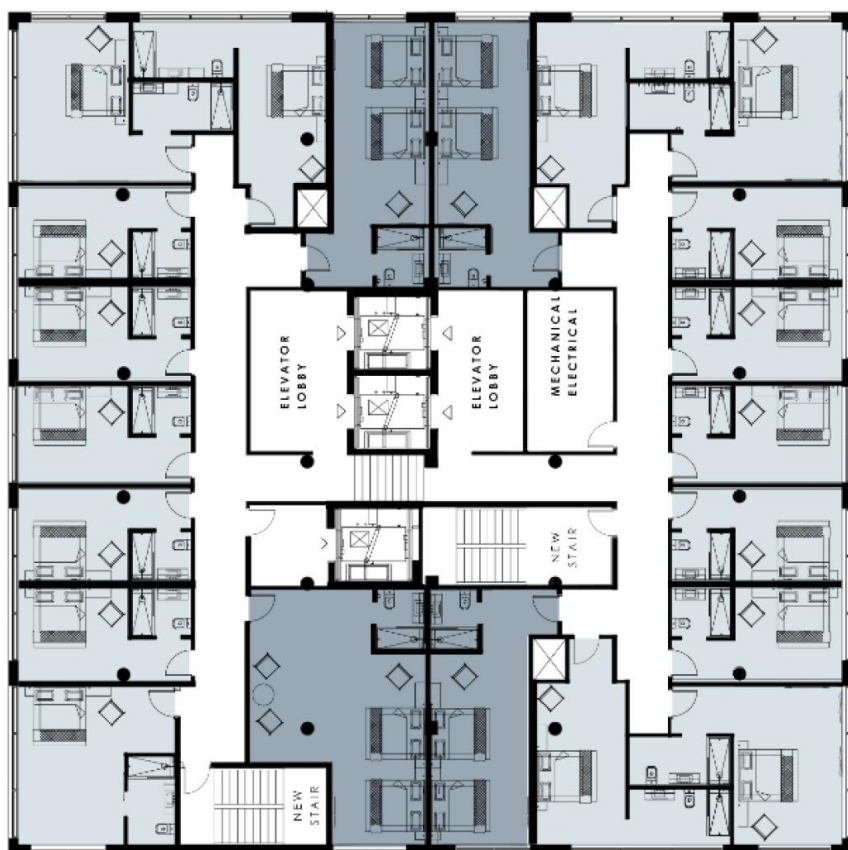
LEGEND

- KING ROOM
- DOUBLE QUEEN ROOM

PARKING GARAGE TRANSFER LEVEL (LEVELS 3B-4A)



Proposed Hotel Floor Plan – Levels 3B-4A (No change from March 4th Meeting)



LEGEND

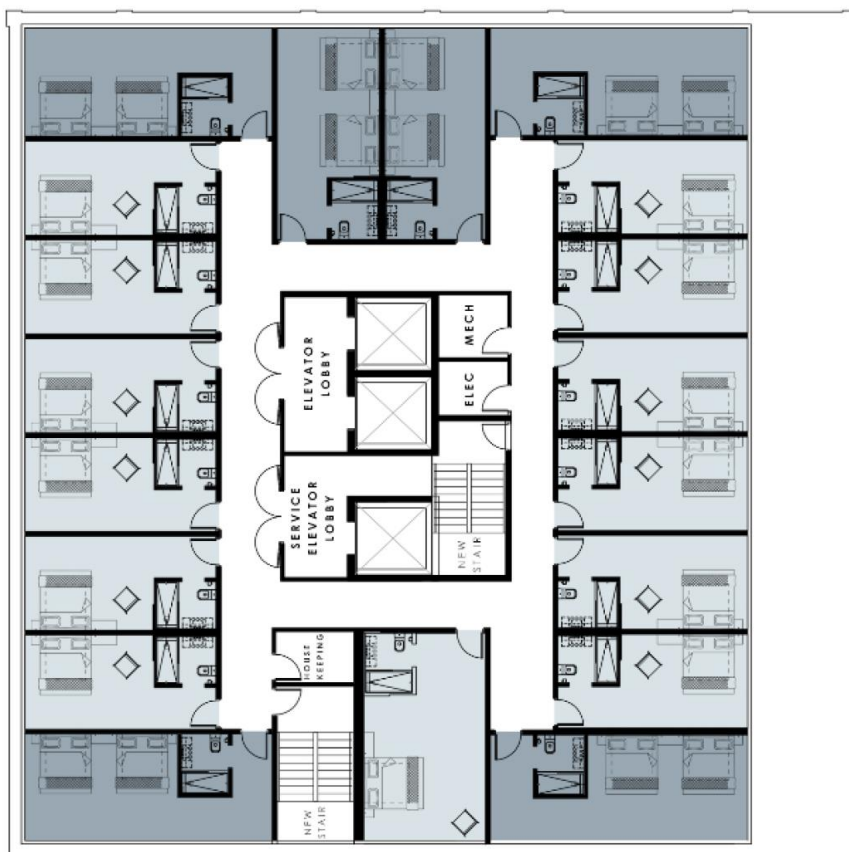
KING ROOM

DOUBLE QUEEN ROOM

PARKING GARAGE ROOMS (LEVELS 4B-5A)



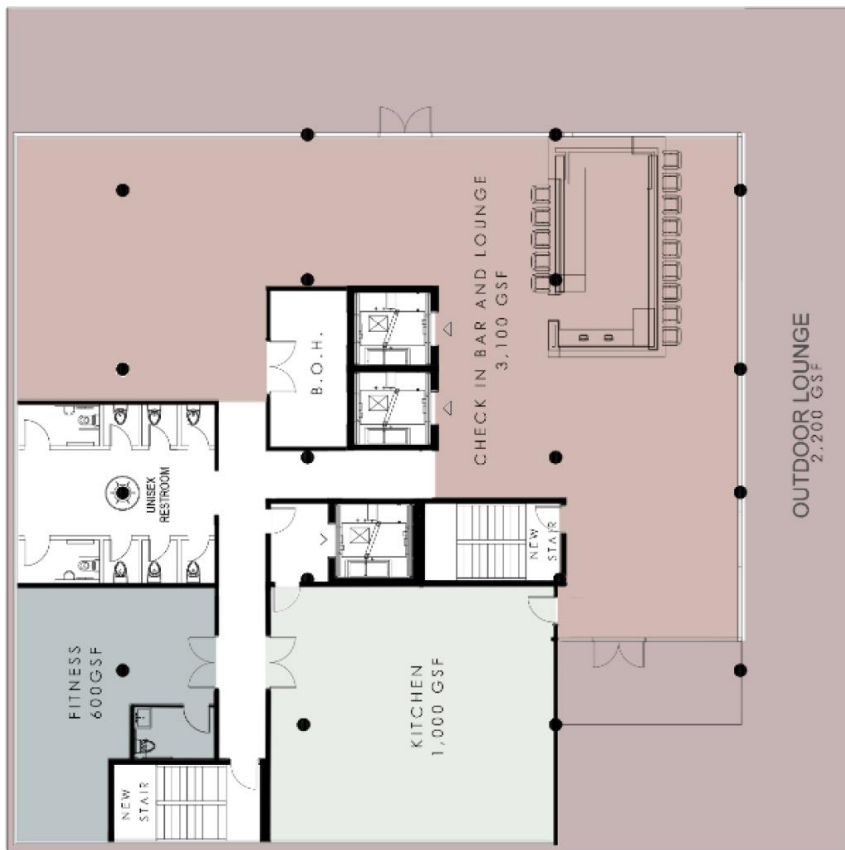
Proposed Hotel Floor Plan – Levels 4B-5A (No change from March 4th Meeting)



NEW CONSTRUCTION (LEVELS 6-9)



Proposed Hotel Floor Plan – Levels 6-9 (No change from March 4th Meeting)



TOP FLOOR | LOBBY (LEVEL 12)

1/16" = 1'-0"

2' 0" 4' 0" 8' 0"

1/16" = 1'-0"

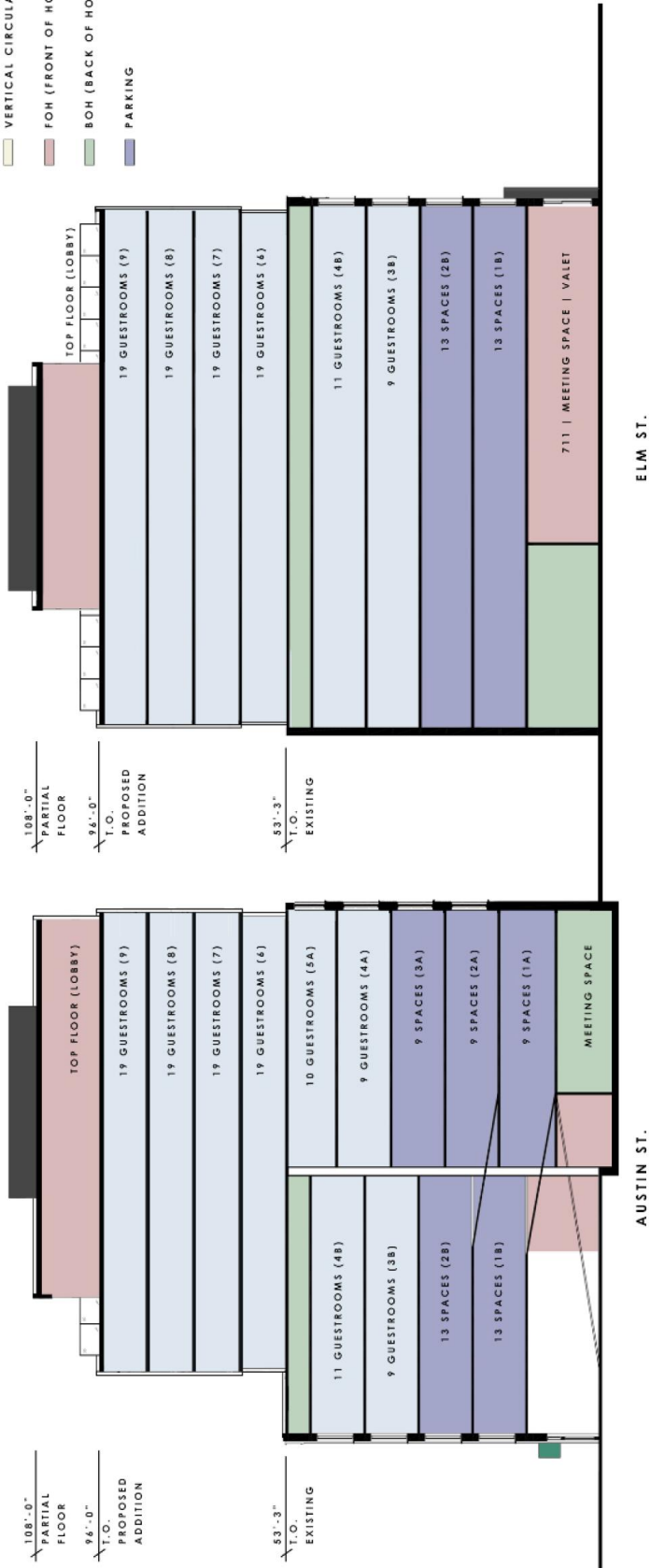
Proposed Hotel Floor Plan – Level 12 (No change from March 4th Meeting)

| | | HOTEL | | | | | | | | | | | |
|--|--------|----------|-------|-----------|-----------|-------------------|-------|---------|-------|---------|---------|-------|---------|
| | LEVEL | GROSS SF | LOBBY | # OF KEYS | # OF KING | # OF DOUBLE QUEEN | BOH | MEETING | BAR | KITCHEN | FITNESS | ADMIN | PARKING |
| | SUB | 4,850 | | | | | 2,400 | | | | | 1,400 | |
| | GROUND | 9,600 | 1,600 | | | | 700 | 1,850 | | | | 300 | |
| | 1A | 4,600 | | | | | | | | | | | 9 |
| | 1B-2A | 9,600 | | | | | | | | | | | 22 |
| | 2B-3A | 9,600 | | | | | | | | | | | 22 |
| | 3B-4A | 9,600 | | 18 | 15 | 3 | | | | | | | |
| | 4B-5A | 9,600 | | 21 | 17 | 4 | | | | | | | |
| | 6 | 8,220 | | 19 | 13 | 6 | | | | | | | |
| | 7 | 8,220 | | 19 | 13 | 6 | | | | | | | |
| | 8 | 8,220 | | 19 | 13 | 6 | | | | | | | |
| | 9 | 8,220 | | 19 | 13 | 6 | | | | | | | |
| | 10 | 8,220 | | | | | 160 | | 3,100 | 1,000 | 600 | | |
| | TOTAL | 98,550 | 1,600 | 115 | 84 | 31 | 3,260 | 1,850 | 3,100 | 1,000 | 600 | 1,700 | 53 |

Hotel Details (No change from March 4th Meeting)

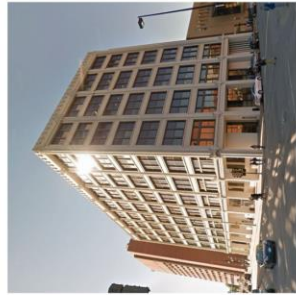
LEGEND

- GUESTROOM
- VERTICAL CIRCULATION
- FOH (FRONT OF HOUSE)
- BOH (BACK OF HOUSE)
- PARKING





LUMINARY BUILDING
401 N HOUSTON ST, DALLAS, TX 75202
STORIES: 7
HEIGHT: 109 FT (ADVERTISED)



EL CENTRO COLLEGE
801 MAIN ST, DALLAS, TX 75202
STORIES: APPROX. 8
HEIGHT: APPROX. 110+ FT

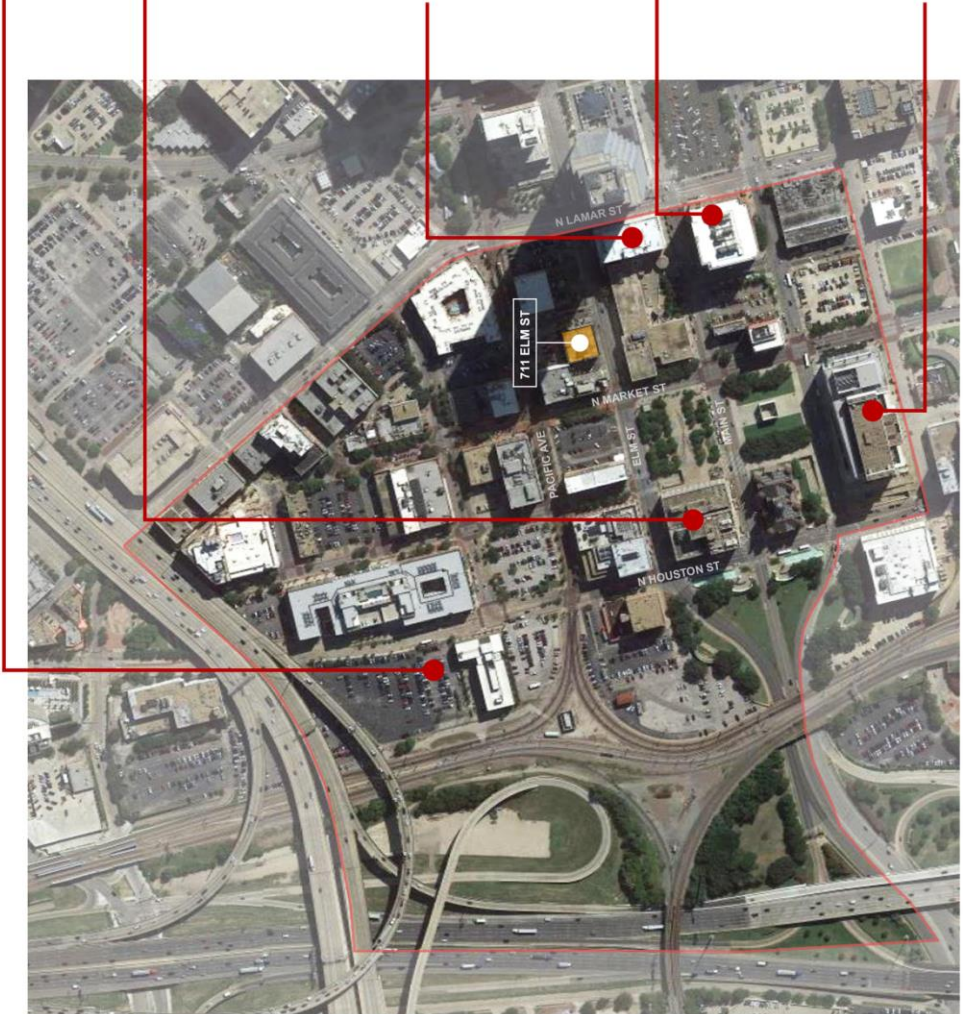


BANK OF AMERICA PLAZA
CLUB PARKING
800 MAIN ST, DALLAS, TX 75202
STORIES: APPROX. 16
HEIGHT: APPROX. 170+ FT



GEORGE ALLEN BYRD COURT HOUSE
600 COMMERCE ST, DALLAS, TX 75202
STORIES: APPROX. 12
HEIGHT: APPROX. 160+ FT

RECORD BUILDING
599 MAIN STREET, DALLAS, TX 75202
VERTICAL ADDITION ABOVE 100' 2"
ELEVATION APPROVED JUNE 2018



WEST END HISTORIC DISTRICT

APPLICABLE PRESERVATION CRITERIA

West End Historic District (H-2), Ordinance No. 22158, Exhibit B

- 2.0 Height. A new structure shall not be constructed to exceed 100 feet in height. An existing structure which is equal to or greater than 100 feet in height shall not be renovated to exceed its present height. An existing structure which is less than 100 feet in height shall not be renovated to exceed the allowable height of a new structure.

5.0 Construction and Renovation Criteria.

No construction of new buildings or renovation of existing buildings shall adversely affect any historical or architectural feature of such building or the district as a whole. All constructions of new buildings and renovations of existing buildings must generally comply with the following guidelines:

- 5.1 Color. Although any color may be deemed appropriate depending on the circumstances, predominant building color and trim color should generally comply with the hue, value, and chroma specified in Exhibit C, which is attached hereto and made a part hereof for all purposes, as such ratings are specified in the Munsell Book of Color Neighboring Hues Collection, 1973. All colors except fluorescent colors may be used as accent colors.
- 5.2 Facade materials. Predominant facade material shall be fired brick, as defined by American Standards Testing Materials designation C-126-75A, type grade FBA-SW or FBS-SW, or metal. All brick and metal should be appropriate to the historic district. Trim elements shall be either brick, cast stone, stone, cast iron, concrete or a similar material. Only two-way glass shall be used in the windows, and no reflective or spandrel glass may be used. Renovations of buildings in existence as of June 16, 1976 may include their predominant facade materials.
- 5.3 Facade opening. The allowable area of facade openings shall not be greater than 50 percent nor less than 30 percent of the facade area.
- 5.4 Distribution of facade openings. Facade openings shall be distributed in such a manner that there are both vertical and horizontal repetition of the facade openings. The distribution of facade openings shall be reasonably compatible with other buildings in the district.
- 5.5 Window setback. A minimum window setback of four inches shall be provided from the sash of windows above the first floor, as measured from the vertical plane created by the predominant facade material. All windows must be appropriate to the building.
- 5.7 Facade appearance. No solid brick facade may face a public right-of-way. The design of a facade must convey the district's cohesiveness. The design, materials, and color must be indicative of warehouse or railroad buildings at the beginning of the twentieth century.

- 5.8 Exceptions. Construction and renovation criteria 5.3, 5.4, and 5.5 apply only to those facades that face on public rights-of-way or onto open space shown in plans adopted by the city council in accordance with Section 3 and not to those facades along interior lot lines that may eventually become party walls.

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: 2/13/2019

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Merriman Anderson Architects/ Adam Jones

Address: 711 Elm St (H-2; West End)

Date of CA/CD Request: 2/7/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approve w/ Conditions

1. Additional articulation of glazing be added particularly at the 6th floor

2. Building Height to comply w/ Ordinance

3. Metal panels be red color to be submitted

Task force members present

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> Gary C. Coffman (Chair) | <input checked="" type="checkbox"/> Justin Curtsinger (Vice Chair) | <input type="checkbox"/> VACANT (Ind. Resident) |
| <input checked="" type="checkbox"/> Morgan Harrison | <input type="checkbox"/> Charles Neel | <input type="checkbox"/> VACANT (Alternate) |
| <input checked="" type="checkbox"/> Carolina Pace | <input checked="" type="checkbox"/> James Adams | <input type="checkbox"/> VACANT (Alternate) |

Ex Officio staff members Present ☒ Liz Casso

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

Maker: *James Adams*

2nd: *Morgan Harrison*

Task Force members in favor: *4*

Task Force members opposed: *0*

Basis for opposition:

1 abstention (member does not agree w/ design concept)

CHAIR, Task Force *Gary C. Coffman* DATE 2/13/2019

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****APRIL 1, 2019**

FILE NUMBER: Z189-162(LC)
LOCATION: 1601 Chalk Hill Road
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 6
ZONING: IM

PLANNER: Liz Casso
DATE FILED: February 6, 2017
DISTRICT: N/A
MAPSCO: 42-Y
CENSUS TRACT: 00107.01

OWNER: EAGLE FORD SCHOOL LIMITED LIABILITY CO

REPRESENTATIVE: None

REQUEST:

A Landmark Commission Authorized Hearing to consider an Historic Overlay for Eagle Ford School, on the west side of Chalk Hill Road, south of Tom Landry Freeway.

STAFF RECOMMENDATION:

Approval, subject to preservation criteria.

DESIGNATION COMMITTEE RECOMMENDATION:

Approval, subject to preservation criteria, and with Committee edits to nomination.