



## Landmark Commission Agenda

### Monday, December 7, 2020

#### 1. 3536 GRAND AVE

Fair Park Historic District  
CA201-073(JKA)  
Jennifer Anderson

##### **Request:**

Install sign on south facade of main structure.

**Applicant:** Parks and Recreation Department - Stefan Kesler

**Application Filed:** 11/5/20

##### **Staff Recommendation:**

Install sign on south facade of main structure – Approve – Approve drawings dated 12/7/20 with the finding that the work is consistent with preservation criteria Sections 9.1 and 9.2, is compatible with the historic overlay district, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

##### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

#### 2. 210 S HARWOOD ST

Harwood Historic District  
CA201-076(LC)  
Liz Casso

##### **Request:**

Amend previously approved new construction design of a multifamily structure.

**Applicant:** 5g Studio Collaborative - Yen Ong

**Application Filed:** 11/5/20

##### **Staff Recommendation:**

Amend previously approved new construction design of a multi-family structure - Approve the request and drawings dated 12/7/20 for a Certificate of Appropriateness to amend previously approved new construction design of a multifamily structure with the finding that the proposed work is generally consistent with the criteria for new construction in the preservation criteria Section 4 and that it meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

##### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

#### 3. 5425 VICTOR ST

Junius Heights Historic District  
CA201-072(JKA)  
Jennifer Anderson

##### **Request:**

Construct pergola in rear yard.

**Applicant:** Verret, Margaret

**Application Filed:** 11/5/20

##### **Staff Recommendation:**

Construct pergola in rear yard – Approve – Approve site plan and drawings dated 12/7/20 with the finding that although the proposed work does not comply with Section 9.3 that states that accessory structures must be at least 8-0' from the main structure, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically



## Landmark Commission Agenda

Monday, December 7, 2020

accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

#### **4. 5415 WORTH ST**

Junius Heights Historic District  
CA201-071(JKA)  
Jennifer Anderson

### **Request:**

1. Replace window on northeast side with smaller window.
2. Remove door on southwest side.
3. Remove window on southwest side.

**Applicant:** Barnett, Sara

**Application Filed:** 11/5/20

### **Staff Recommendation:**

1. Replace window on northeast side with smaller window – Approve – Approve plans dated 12/07/20 with the finding that the work is consistent with preservation criteria Sections 4.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove door on southwest side – Approve – Approve plans dated 12/07/20 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove window on southwest side – Approve – Approve plans dated 12/07/20 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

#### **5. 2416 PARK ROW AVE**

South Blvd/Park Row Historic District  
CA201-097(MP)  
Marsha Prior

### **Request:**

1. The applicant is requesting a Certificate of Appropriateness to replace the driveway with 10'-wide ribbon drive.
2. The applicant is requesting a Certificate of Appropriateness to remove front yard bushes and replace with seasonal flowers.

**Applicant:** Humbert, Nathan

**Application Filed:** 11/5/20

### **Staff Recommendation:**

1. That the request for a Certificate of Appropriateness to replace the existing ribbon driveway with a (10'-wide) ribbon drive be approved with the finding the work meets

## Landmark Commission Agenda

Monday, December 7, 2020

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

2. That the request for a Certificate of Appropriateness to remove front yard bushes and replace with seasonal flowers be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

### **Request:**

1. The applicant requests a Certificate of Appropriateness to construct a single-story house and detached accessory structure.
2. The applicant requests a Certificate of Appropriateness to install landscaping and hardscaping.

**Applicant:** Overton, Vivian

**Application Filed:** 11/5/20

### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a primary residence and accessory structure at 2524 South Boulevard be **approved** subject to the following conditions:

1. That roof overhangs of at least 12" deep be dimensioned on the drawings,
2. That the front door be drawn and labelled consistent with the detail sheet,
3. That the front step risers correspond to finished grades and be approximately 7" each,
4. That the window sizes noted be closer to a 2:1 (height to width) ratio,
5. That a window be added on the Right Elevation similar in size to the window on the Left Elevation near the front, be incorporated and that the iron gate be returned to the wall between the windows,
6. That a window head/sill detail incorporating the proposed window be provided at a scale of not less than 3" = 1'-0",
7. That "divided lites" be incorporated in all windows that are visible from the public right-of-way,
8. That all exterior materials and products be labeled on the elevations,
9. That the Detail Sheet and the elevations be made consistent and that the elevations, site plan and floor plan be coordinated and
10. That any adjustments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness, with the finding that the

## 6. 2524 SOUTH BLVD

South Blvd/Park Row Historic District

CA201-108(MP)

Marsha Prior

## Landmark Commission Agenda

Monday, December 7, 2020

balance of the proposed work is generally consistent with the criteria for the construction of new buildings in the South Boulevard-Park Row preservation criteria Sections 3(b)(1) to 3(b)(9) and that it substantially meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**Request:**

Replace existing rear addition with new two-story rear addition.

**Applicant:** Welty, Bryan

**Application Filed:** 11/5/20

**Staff Recommendation:**

Replace existing rear addition with new two-story rear addition - Approve - Approve drawings and specifications dated 12/7/2020 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**Request:**

1. The applicant is requesting a Certificate of Appropriateness to install new wood windows and wood doors on all elevations.
2. The applicant is requesting a Certificate of Appropriateness to replace a door with window on rear elevation.
3. The applicant is requesting a Certificate of Appropriateness to add a door to the rear elevation.
4. The applicant is requesting a Certificate of Appropriateness to repair and replace the existing wood siding, as needed.
5. The applicant is requesting a Certificate of Appropriateness to replace the front porch deck and concrete steps.
6. The applicant is requesting a Certificate of Appropriateness to repair the front porch columns and step wall.

**Applicant:** Marshall, Henry

**Application Filed:** 11/5/20

**Staff Recommendation:**

### 7. 5032 SWISS AVE

Swiss Avenue Historic District

CA201-080(MLP)

Melissa Parent

### 8. 222 N CLIFF ST

Tenth Street Neighborhood Historic District

CA201-092(MP)

Marsha Prior

## Landmark Commission Agenda

### Monday, December 7, 2020

1. That the request for a Certificate of Appropriateness to install new wood windows and wood doors on all elevations be approved with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. That the request for a Certificate of Appropriateness to replace a door with a window on rear elevation be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. That the request for a Certificate of Appropriateness to add a door to the rear elevation be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. That the request for a Certificate of Appropriateness to repair and replace the existing wood siding, as needed be approved with the finding the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. That the request for a Certificate of Appropriateness to replace the front porch deck and concrete steps be approved with the finding the work is consistent with preservation criteria Section 2.21 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. That the request for a Certificate of Appropriateness to repair the front porch columns and step wall be approved with the condition that any replacement brick and mortar match the existing in material, texture, profile, dimension, and color with the finding the work is consistent with preservation criteria Section 2.21 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

#### **Request:**

The applicant is requesting a Certificate of Appropriateness to construct a rear addition.

**Applicant:** Freeney Ananias, Jr

**Application Filed:** 10/1/20

#### **Staff Recommendation:**

That the request for a Certificate of Appropriateness to construct a rear addition be approved with the finding the

#### **9. 1406 E 9TH ST**

Tenth Street Neighborhood Historic District

CA201-003(MP)

Marsha Prior

## Landmark Commission Agenda

Monday, December 7, 2020

work is consistent with preservation criteria Sections 3.1, 3.2, 3.3, and 3.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

### 10. 3606 DUNBAR ST

Wheatley Place Historic District  
CA201-098(MP)  
Marsha Prior

**Request:**

1. The applicant is requesting a Certificate of Appropriateness to install a door and window on front elevation.
2. The applicant is requesting a Certificate of Appropriateness to install porch rails.
3. The applicant is requesting a Certificate of Appropriateness to replace fence.
4. The applicant is requesting a Certificate of Appropriateness to install a person entry door and a window on an accessory structure.

**Applicant:** Shepherd, Victoria

**Application Filed:** 11/5/20

**Staff Recommendations:**

1. That the request for a Certificate of Appropriateness to install a door and window on front elevation be approved with the condition that the door is solid wood as shown in photograph dated 12/7/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. That the request for a Certificate of Appropriateness to install porch rails be approved with the condition that the railing is approximately 8' wide and 36" tall and follows the general spacing as shown in photograph dated 12/7/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. That the request for a Certificate of Appropriateness to replace the fence be approved with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. That the request for a Certificate of Appropriateness to install a person entry door and a window on an accessory structure be approved with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**11. 130 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CA201-074(MLP)  
Melissa Parent

**NOTE: A CA for Agenda Item No. 9.1 must be granted before Agenda Item No. 10 may be considered.**

**Request:**

1. Construct new rear accessory structure.
2. Install new landscaping in rear yard.

**Applicant:** Dreyer, Nichole

**Application Filed:** 11/5/20

**Staff Recommendation:**

1. Construct new rear accessory structure - Approve - Approve drawings dated 12/7/2020 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new landscaping in rear yard - Approve - Approve drawings dated 12/7/2020 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Sections 51P-87.111(b)(3)(A) and 51P-87.111(b)(3)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**12. 130 N EDGEFIELD AVE**

Winnetka Heights Historic District  
CD201-004(MLP)  
Melissa Parent

**Request:**

Demolish rear accessory structure under standard "noncontributing because newer than period of significance."

**Applicant:** Dreyer, Nichole

**Application Filed:** 11/5/20

**Staff Recommendations:**

Demolish rear accessory structure under standard "noncontributing because newer than period of significance" - Approve - Approve photos dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

**13. 206 S ROSEMONT AVE**

Winnetka Heights Historic District  
CA201-079(MLP)  
Melissa Parent

**Request:**

1. Install new landscaping.
2. Remove rear section of existing ribbon driveway.

**Applicant:** Stankosky, Laura

**Application Filed:** 11/5/20

**Staff Recommendations:**

## Landmark Commission Agenda Monday, December 7, 2020

1. Install new landscaping - Approve - Approve drawings and specifications dated 10/5/2020 with the finding the proposed work is consistent with the criteria for foundation plantings in the preservation criteria Section 51P-87.111(b)(3)(A) and Section 51P-87.111(b)(3)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove rear section of existing ribbon driveway - Approve - Approve drawings and specifications dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

## **COURTESY REVIEW ITEM:**

### **1. 606 ELM ST**

West End Historic District  
CR201-001(LC)  
Liz Casso

### **Request:**

Courtesy Review - Modify landscaping, hardscaping, seating, and stair/elevator structure in Founders Plaza.

**Applicant:** Gensler - Felicia Santiago, AIA

**Application Filed:** 11/5/20

### **Staff Recommendation:**

Courtesy Review - Modify landscaping, hardscaping, seating, and stair/elevator structure in Founders Plaza - Recommend conceptual approval with the understanding that final plans, elevations, and details are submitted for final Landmark Commission review.

### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

## **DISCUSSION ITEMS:**

### **1. 4512 SYCAMORE ST**

Peak's Suburban Addition Neighborhood Historic District  
CA201-095(MP)  
Marsha Prior

### **Request:**

1. The applicant is requesting a Certificate of Appropriateness to approve six-panel steel doors that have been installed without a Certificate of Appropriateness.
2. The applicant is requesting a Certificate of Appropriateness to approve painting brick that has been initiated. Brand: Sherwin Williams, SW 7603, "Poolside."
3. The applicant is requesting a Certificate of Appropriateness to install landscaping in front yard.

**Applicant:** Blue Mountain Texas LLC - Paul Alvarado

**Application Filed:** 11/5/20

### **Staff Recommendation:**



## Landmark Commission Agenda

### Monday, December 7, 2020

1. That the request for a Certificate of Appropriateness to install six-panel steel doors be denied without prejudice because the steel material would have an adverse effect on the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. That the request for a Certificate of Appropriateness to continue painting the brick that has been initiated (Brand: Sherwin Williams, SW 7603, "Poolside") be denied without prejudice because painted brick would have an adverse effect on the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. That the request for a Certificate of Appropriateness to install landscaping in front yard be approved with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

#### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

#### **Request:**

1. The applicant requests a Certificate of Appropriateness to rehabilitate the front balcony and porch columns.
2. The applicant requests a Certificate of Appropriateness to construct rear, second floor addition with balcony.
3. The applicant requests a Certificate of Appropriateness to replace a window on second floor front elevation with a door.
4. The applicant requests a Certificate of Appropriateness to restore a set of second floor ganged windows.

**Applicant:** Nepveux, Leslie

**Application Filed:** 10/1/20

#### **Staff Recommendation:**

1. The applicant requests a Certificate of Appropriateness to rehabilitate the front balcony and porch columns - Approve with conditions – Approve the request for a Certificate of Appropriateness to rehabilitate the front balcony and porch columns with the following conditions: 1) the front balcony railing be reduced in height to match the height of the historic railing as shown in the submitted historic photo, which appears to line up with the bottom of the second floor window sills; 2) the front porch wood columns include a recessed panel to match the historic columns as shown in the submitted historic photo; and 3) any adjustments to the drawings be submitted to the

## **2. 4710 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District

CA201-009(MP)

Marsha Prior



## Landmark Commission Agenda Monday, December 7, 2020

Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness, with the finding that the proposed work is generally consistent with the criteria for protected facades in the preservation criteria Section 3.2, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. The applicant requests a Certificate of Appropriateness to construct rear, second floor addition with balcony - Approve – Approve the request for a Certificate of Appropriateness to construct a rear, second floor addition with balcony with the finding the proposed work is generally consistent preservation criteria Sections 4.1, 4.2, 4.3, 4.4, and 4.7 for new construction and additions, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. The applicant requests a Certificate of Appropriateness to replace a window on second floor front elevation with a door – Deny without prejudice – Deny without prejudice the request for a Certificate of Appropriateness to replace a window on the second floor front elevation with a door because it is inconsistent with the preservation criteria Section 3.11 and Secretary of the Interior’s Standards for the Treatment of Historic Properties No. 3 , and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. The applicant requests a Certificate of Appropriateness to restore a set of second floor ganged windows – Approve – Approve the request for a Certificate of Appropriateness to restore a set of second floor ganged windows with the finding the proposed work is generally consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and that meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

### **Request:**

Install vegetable garden in front parkway.

**Applicant:** Griggs, Mariana

**Application Filed:** 11/5/20

### **Staff Recommendation:**

Install vegetable garden in front parkway - Deny - 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 for landscaping in Section 51P-87.111(b)(1)(F) that states “The following items are

### **3. 101 N Montclair AVE**

Winnetka Heights Historic District

CA201-077(MLP)

Melissa Parent

## Landmark Commission Agenda

Monday, December 7, 2020

not permitted in the front and corner side yards: Vegetable gardens.”

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

### 4. 410 N WINNETKA AVE

Winnetka Heights Historic District  
CA201-081(MLP)  
Melissa Parent

**NOTE: A CA for Discussion Agenda Item No. 4.2 must be granted before Discussion Agenda Item No. 5 may be considered.**

**Request:**

1. Construct new rear addition on main structure.
2. Construct new rear accessory structure.

**Applicant:** Haynes, Suzanne

**Application Filed:** 11/5/20

**Staff Recommendation:**

1. Construct new rear addition on main structure - Approve  
- Approve drawings and specifications dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct new rear accessory structure - Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

### 5. 410 N WINNETKA AVE

Winnetka Heights Historic District  
CD201-005(MLP)  
Melissa Parent

**Request:**

Demolish rear accessory structure.

**Applicant:** Haynes, Suzanne

**Application Filed:** 11/5/20

**Staff Recommendation:**

Demolish rear accessory structure - Approve - Approve photos dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

### 6. STAFF PRESENTATION

#### **Practical Solutions Workshop**

(Feedback Regarding Streamlining OHP Regulations and Processes – a Component of The Vision for Historic Preservation in Dallas)

### 7. PUBLIC INPUT – THE VISION

Hold a public hearing on the creation of a process by which the Landmark Commission can actively work with the Historic Preservation staff to accept public input on issues raised by the new Vision, (as briefed by staff at

## Landmark Commission Agenda

Monday, December 7, 2020

Landmark Commission meetings during the period July 6, 2020 – December 7, 2020) and find solutions.

### **OTHER BUSINESS ITEMS:**

Approval of Minutes – November 2, 2020

**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](http://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]



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**LANDMARK COMMISSION****DECEMBER 7, 2020**

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FILE NUMBER: CA201-073(JKA)  
LOCATION: 3536 Grand Avenue  
STRUCTURE: Main, Non-Contributing  
COUNCIL DISTRICT: 7  
ZONING: PD No. 288

PLANNER: Jennifer Anderson  
DATE FILED: November 5, 2020  
DISTRICT: Fair Park  
MAPSCO: 46-K  
CENSUS TRACT: 0203.00

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**APPLICANT:** City of Dallas

**REPRESENTATIVE:** Stefan Kesler

**OWNER:** City of Dallas

**REQUEST(S):** Install sign on south facade of main structure.

**BACKGROUND / HISTORY:** Landmark Commission approved a sign of the same size and design on the north side of the structure in December 2019 (CA190-086(JKA)). Many of the structures in Fair Park either lost their original historic signage or did not originally have signage. Notable signs existing in Fair Park today are the Cotton Bowl, Magnolia Lounge, Women's Museum, and the painted signs on the buildings along the Esplanade. Attached signs with larger font are located mainly on the larger structures such as the Cotton Bowl and the Women's Museum, while the painted signs on the Esplanade buildings have smaller font and discreet coloring.

**PROJECT DESCRIPTION:** There are entrances to the African American Museum on the north side and south side facade. The proposed sign for the south entrance will face Grand Avenue, and is identical in size and design to the sign previously installed on the north entrance.

**RELEVANT PRESERVATION CRITERIA:**

The building is not contributing to the Fair Park Historic District, so non-contributing standards apply, and the sign must be compatible with the overall character and appearance of the historic overlay district.

**ANALYSIS:** The sign proposed for the African American Museum is a neutral font similar in design to the one on the Cotton Bowl, another non-contributing building, and is compatible with signs found on other larger buildings in the historic overlay district. The

proposed sign is identical to the one located on the north entrance and clearly marks the building for patrons entering on the south side.

**STAFF RECOMMENDATION(S):** Install sign on south facade of main structure – Approve – Approve drawings dated 12-7-20 with the finding that the work is consistent with preservation criteria Section 9.1 and 9.2, is compatible with the historic overlay district, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION(S):** None – No Task Force meeting was held due to the City of Dallas Amended Emergency Regulations.

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

CA \_\_\_\_\_ - \_\_\_\_\_ [ \_\_\_\_\_ ]  
Office Use Only

Name of Applicant: City of Dallas - Contact: Stefan Kesler

Mailing Address : 1500 Marilla, Room 6FS

City, State and Zip Code: Dallas, TX 75201

Daytime Phone: (214) 670-4109 Alternate Phone: (214) 226-6352

Relationship of Applicant to Owner : Owner Representative - City of Dallas owner

Fair Park - African American Museum of Dallas

**PROPERTY ADDRESS:** 3536 Grand Avenue, Dallas, TX 75210

**Historic District:** Fair Park Dallas, TX

## OFFICE USE ONLY

Main Structure:

\_\_\_\_ Contributing

\_\_\_\_ Non-contributing

## PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

EXTERIOR: New exterior letter signage on the south face of the Museum's east wing to match the letter signage that was approved by the Landmark Commission last year.

Signature of Applicant: \_\_\_\_\_ Date: 11/04/20

Signature of Owner: \_\_\_\_\_ Date: 11/04/20

(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

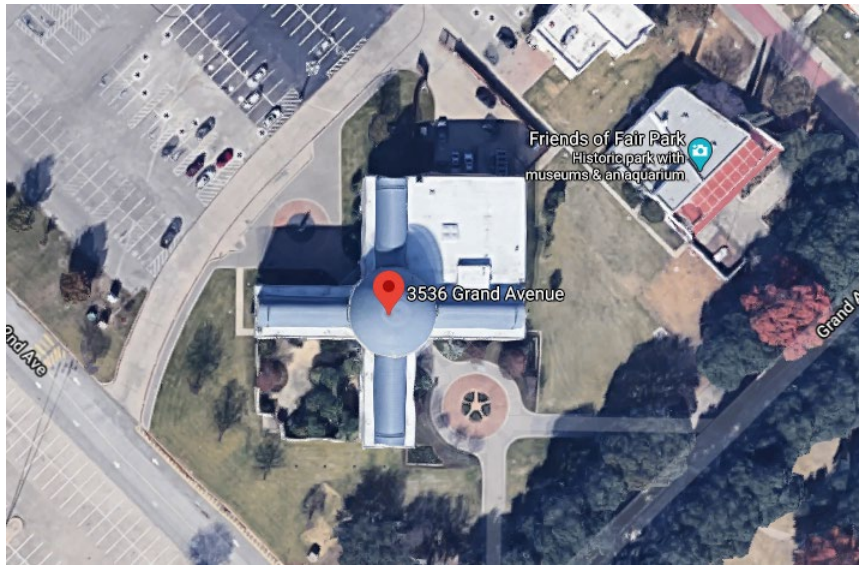
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 061419





Aerial image



Main structure (south side)



Signage on Magnolia Lounge to the east of the African American museum



Signage on the Cotton Bowl





Signage on the Hall of Transportation



Signage for the Women's Museum



Existing sign on the north side of the structure (approved Dec 2019).



Rendering of proposed sign on the south side



November 4, 2020

Landmark Commission  
1500 Marilla St, Room 5BN  
Dallas, TX 75201  
(214) 670-5825

Dear Sir or Madam:

This project description defines the scope of work for the Fair Park African American Museum building renovations at 3536 Grand Avenue, Dallas, TX 75210. I am providing for your use this letter, construction documents, and a photo rendering for the exterior scope of work only.

The exterior scope of work only includes the following: New exterior letter signage on the south face of the Museum's east wing to match the letter signage that was approved by the Landmark Commission last year.

Every attempt to be sensitive to the exterior façade work will be taken into account during the installation on new building signage.

Sincerely,



Omar L. Martinez  
Project Coordinator  
GSR-Andrade Architects

Description of work provided by applicant



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

- 9.1 Signage within the district historically served a different purpose than it does today. While some of the buildings have signage incorporated into their facades, many did not and nearly all of the historic site signage is missing.
- 9.2 All signs must be appropriate and comply with the provisions of the Dallas City Code, as amended. The Park and Recreation Department's approved signage criteria, while advisory, should be consulted to help determine appropriateness.

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.



**LANDMARK COMMISSION****DECEMBER 7, 2020**

FILE NUMBER: CA201-076(LC)  
LOCATION: 201 S Harwood Street  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-357

PLANNER: Liz Casso  
DATE FILED: November 5, 2020  
DISTRICT: Harwood (H-48)  
MAPSCO: 45-Q  
CENSUS TRACT: 0031.00

**APPLICANT:** CADG Jackson Parking A LLC

**REPRESENTATIVE:** Yen Ong

**OWNER:** CADG JACKSON PARKING A LLC

**REQUEST:** Amend previously approved new construction design of a multi-family structure.

**BACKGROUND / HISTORY:**

1. At the November 6, 2017, and January 8, 2018 meetings of the Landmark Commission (LMC), a request for a Courtesy Review (CR) to construct a seven-story multi-family structure with underground parking garage (CR178-081(LC) & CR178-00(LC)) was reviewed, and comments and feedback was given to the applicant.
2. At the April 2, 2018 meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to construct a seven-story multi-family structure with underground parking garage (CA178-335(LC)) was approved. The structure includes two levels of underground parking; office, limited retail space and parking on the first floor; parking on the second floor, and residential units on the upper remaining upper floors.
3. The property is non-contributing to the Harwood Historic District. Construction of this multi-family building is underway. The underground parking garage, and structural frame for the first two floors has been constructed.

**PROJECT DESCRIPTION:**

The primary purpose of the proposed modifications is to increase residential space. The overall design and materials will remain as previously approved in 2018. The second floor, originally designed to be an open-air garage, will be enclosed to become residential

space using glazing to compliment those previously approved for the structure. Two floors will be added to the upper story to increase the building height from seven to nine floors. The design of these floors will match those below. The design of the building crown will remain as previously approved in 2018. In addition, the parking on the first floor level will be slightly decreased to add more office/retail space. This change has not affected the exterior design.

## **RELEVANT PRESERVATION CRITERIA:**

### **Harwood Historic District (H-48), Ordinance No. 27421, Exhibit A**

#### Section 4. New Construction and Additions to Existing Structures in Tract A

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

4.9 *No reflective glass is permitted on the base.*

4.10 *Tinted glass must be reviewed for its shade coefficient and compatibility with adjacent base facade material. Acceptable color ranges are grays, blues, greens, and bronzes as approved through the certificate of appropriateness review process.*

## **RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:**

### Standards for Rehabilitation

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

### Guidelines for Rehabilitating Historic Buildings

#### Rehabilitation

#### New Exterior Additions to Historic Buildings and Related New Construction

##### Recommended

*Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*

*Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*

## **RELEVANT 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:

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

## **ANALYSIS:**

The proposed modifications have not significantly altered the design of this new construction from what the Landmark Commission approved in 2018. The Harwood Historic District is a linear district of multistory commercial structures of varying heights. Buildings closest to this location include the four-story Old Dallas Public Library directly

to the west, which is connected to the 19-story Statler Hilton Building. The Lone Star Gas Building, to the southwest (corner of Harwood and Jackson) is 13-stories. The commercial buildings to the north that front Commerce Street are two-story. The proposed increase in height is compatible with existing structures in the historic district.

The design still meets the preservation criteria for new construction and is consistent with the Secretary of the Interior's Standard for Rehabilitation #9. In addition, the proposed work meets, Dallas Development Code for non-contributing structures, because it is compatible with the historic district.

**STAFF RECOMMENDATION:**

Approve the request and drawings dated 12/7/20 for a Certificate of Appropriateness to amend previously approved new construction design of a multi-family structure with the finding that the proposed work is generally consistent with the criteria for new construction in the preservation criteria Section 4 and that it meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

# Certificate of Appropriateness (CA)

## City of Dallas Landmark Commission

CA _____ - _____ ( )
Office Use Only

Name of Applicant: CADF Jackson Parking A LLC - Represented by Miklos Law, PLLC, Prabra  
Cinclair and Yen Ong with 5G Studio

Mailing Address : 1800 Valley View Lane, Suite 300

City, State and Zip Code: Farmers Branch, Texas 75234

Daytime Phone: cinclairemikloslegal.com, Prabra - 214-683-0859, 5G - 214-670-0050

Relationship of Applicant to Owner : Developer's counsel and Architect

### OFFICE USE ONLY

Main Structure:

☐ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 210 S Harwood and 2007 Jackson Street

Historic District: Historic Overlay District No. 48 (Harwood Historic District)


### PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."

This submission is a revision to a previous approved application (CA178-355(LC)\_210 S Harwood). The revision includes 2 additional floors of residential on top of the previous 7-stories, changing the level 2 use from parking to residential, and increasing the square footage of retail/office on the ground floor. The intent is to maintain a similar design expression as the previously approved design.

In summary, this submission includes:

A multifamily residential building that will be 9 stories in height with approximately 249 residential units and 222,000 GSF. The building will be constructed on top of 2 levels of concrete. The first level consists of residential and retail/office with parking and the 2nd floor consists of residential.

Signature of Applicant: 

Date: 11-05-20

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. 061419

## SUPPLEMENTARY INFORMATION



Figure 1 – Aerial view of the subject property (Google Maps, 2019)

*Note: Dashed line indicates portion of site that is outside the Harwood Historic District boundary.*





Figure 2 – View of the subject property as seen from S. Harwood Street (Existing West (Front) Elevation)



Figure 3 – View of the subject property as seen from S. Harwood Street (Existing South Elevation)



Figure 4 – View of the subject property as seen from S. Harwood Street (Existing North Elevation)





Figure 5 – Streetscape and adjacent property to the north



Figure 6 – Streetscape and adjacent property to the south





Figure 7 – Streetscape and adjacent property to the southwest



Figure 8 – Streetscape and adjacent property to the northwest

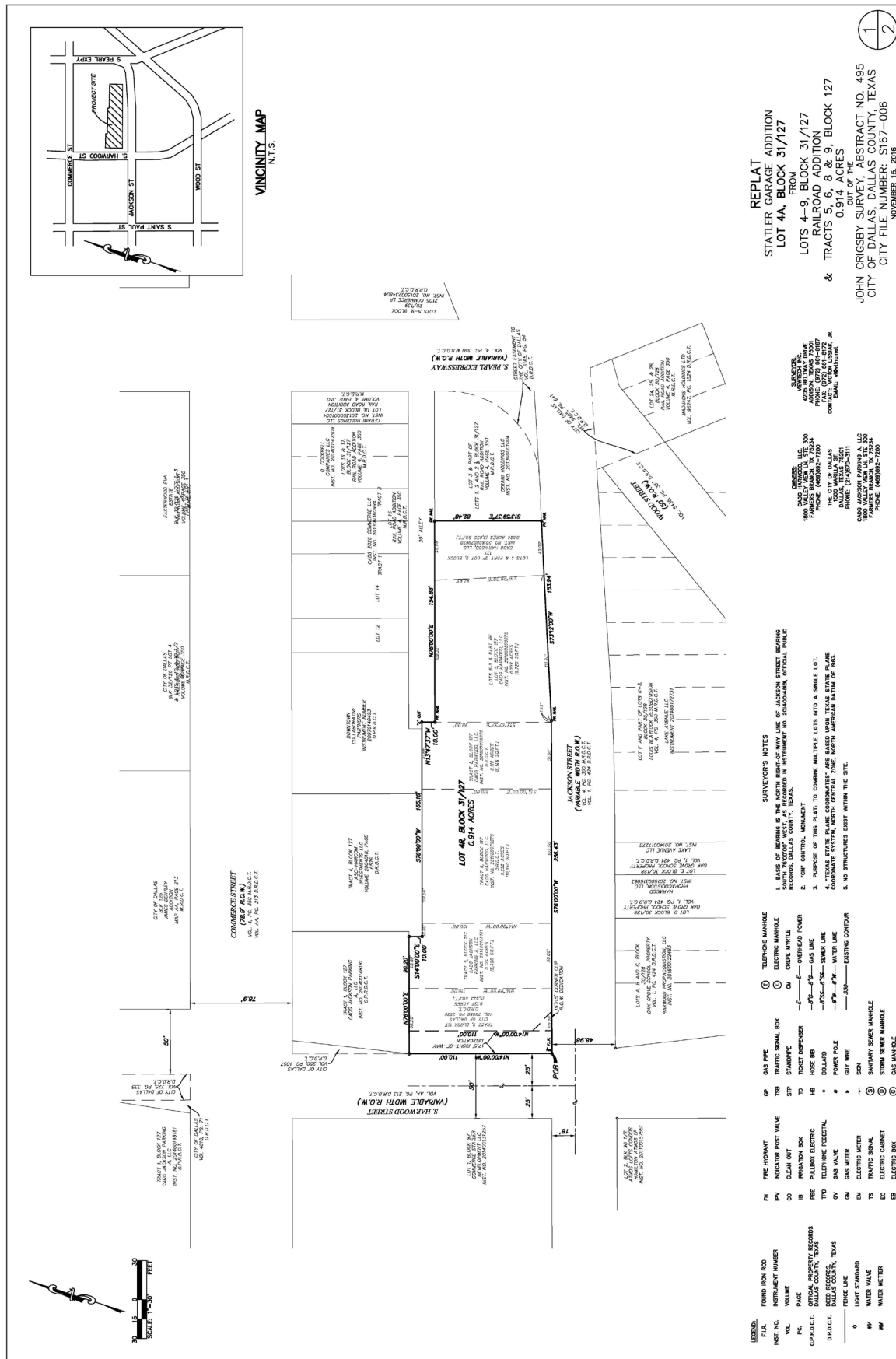
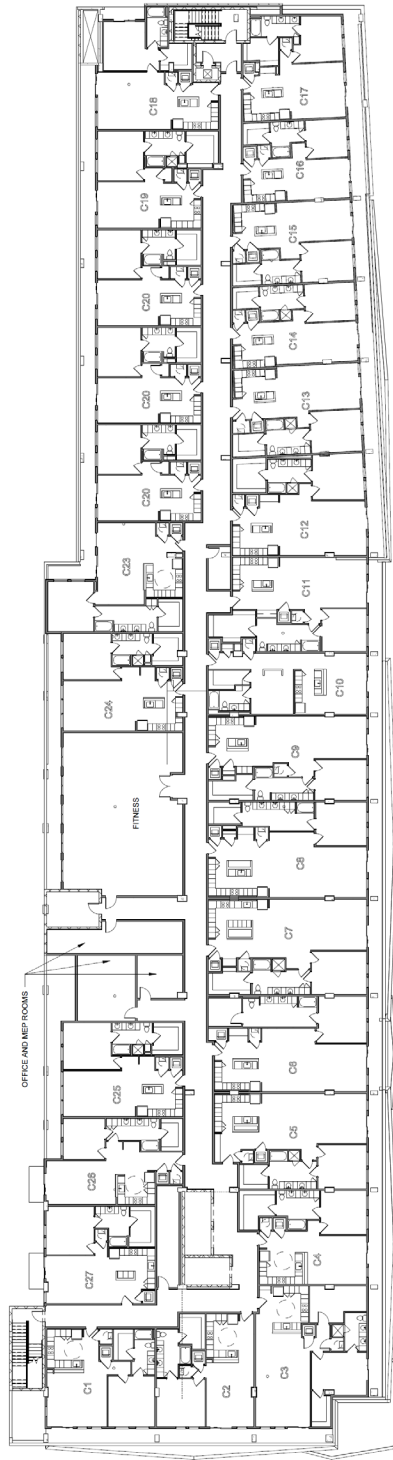


Figure 9 – Site Survey  
CA201-076(LC)

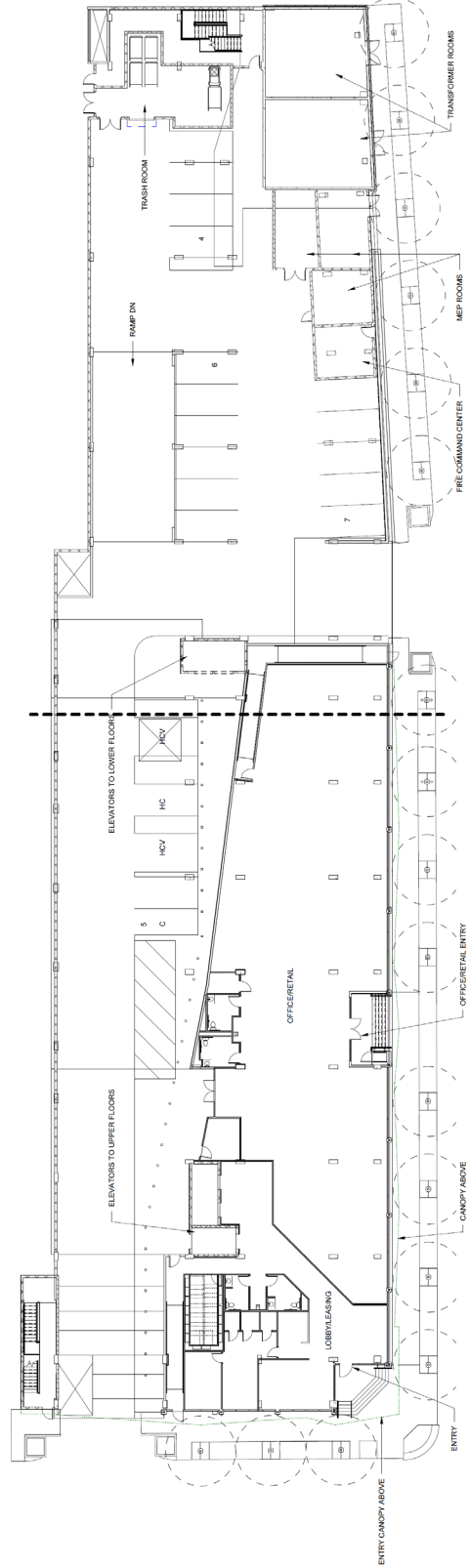




Figure 10 – Proposed Site Plan  
CA201-076(LC)



② LEVEL 2 FLOOR PLAN  
1/16" = 1'-0"



PARKING  
LEVEL 1  
22 PARKING SPACES

① LEVEL 1 FLOOR PLAN  
1/16" = 1'-0"

Figure 11 – Proposed First & Second Floor Plans

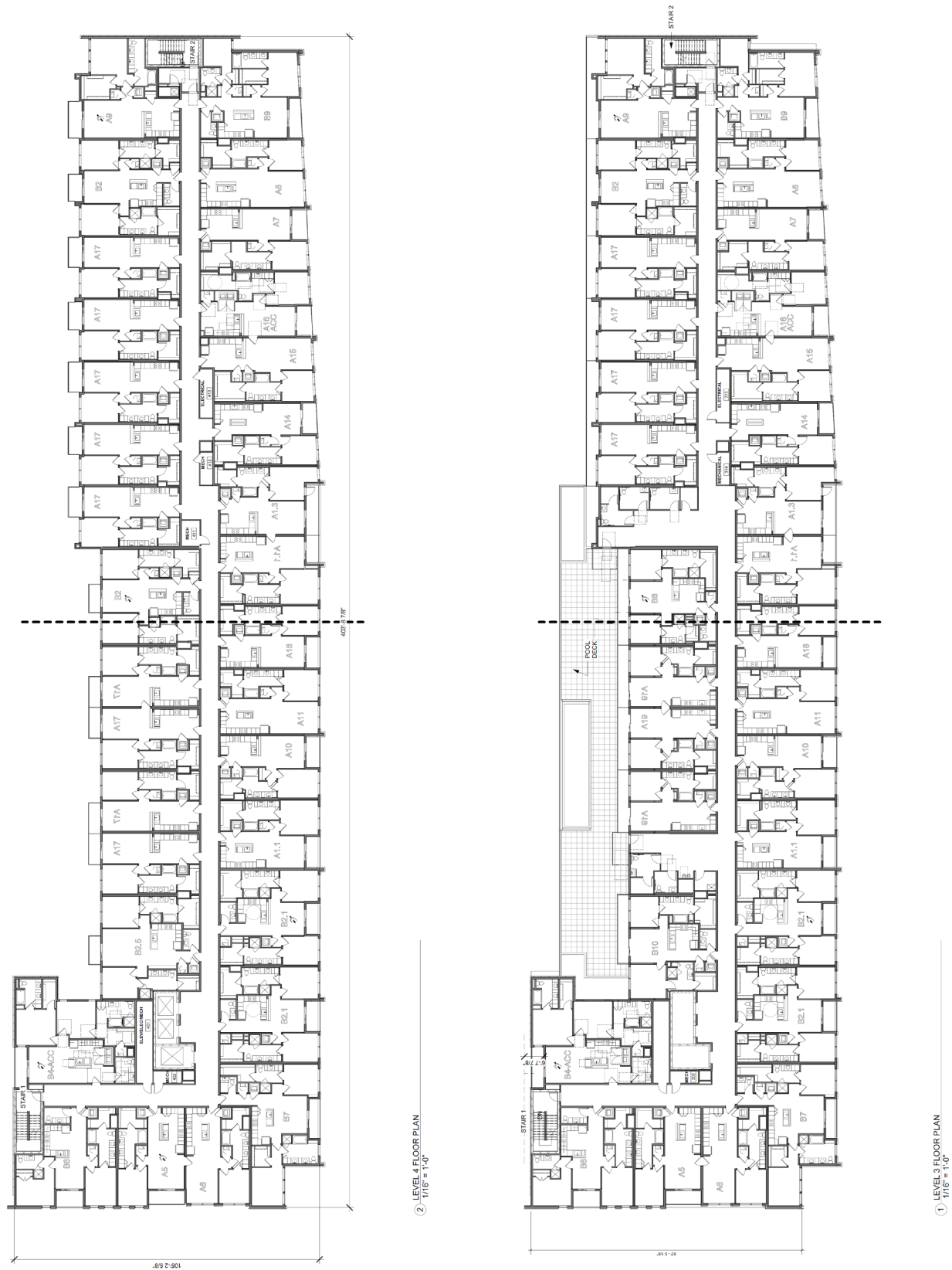


Figure 12 – Proposed Third & Fourth Floor Plans

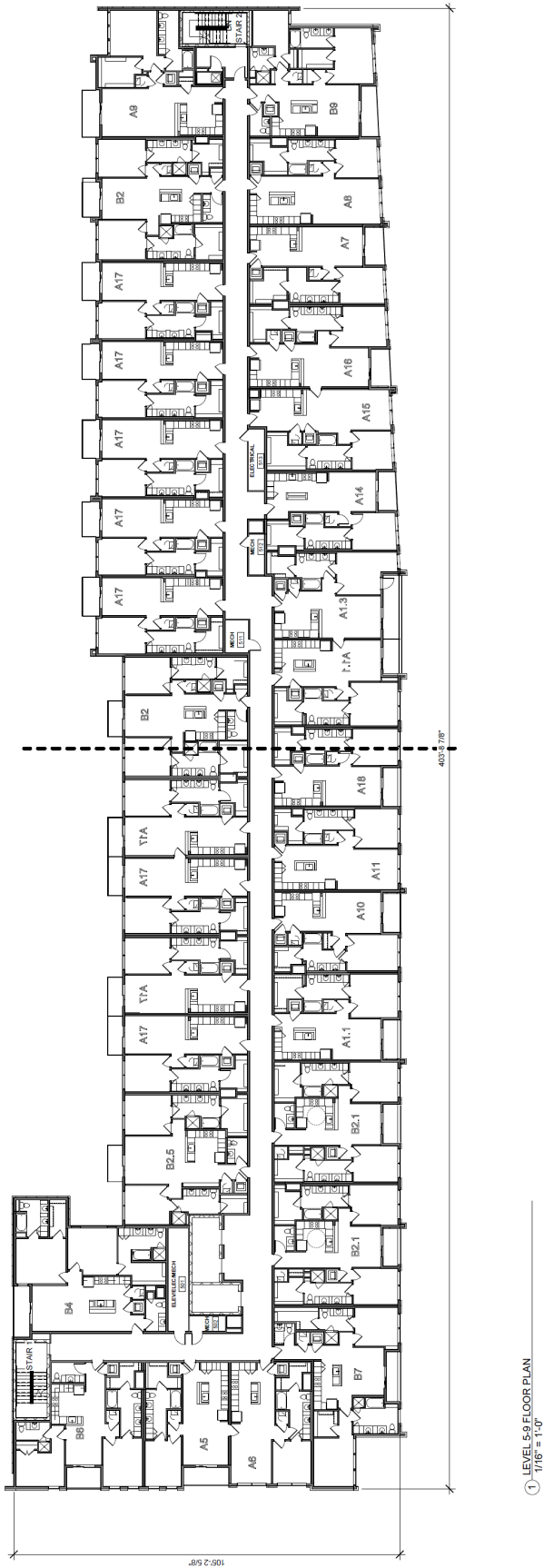


Figure 13 – Proposed Fifth thru Ninth Floor Plans  
CA201-076(LC)

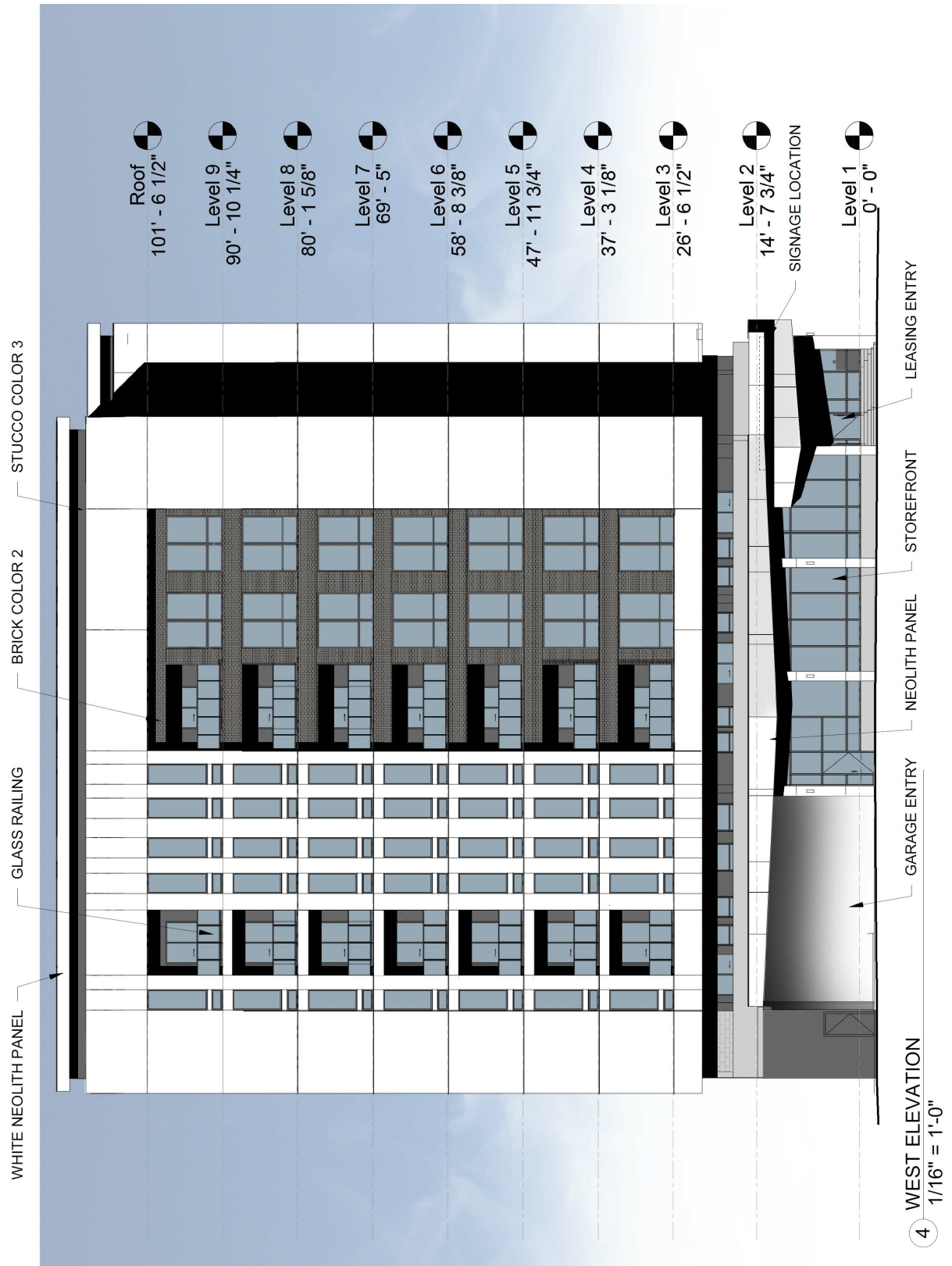


Figure 14 – Proposed West (Front) Elevation





Figure 15 – Proposed East (Rear) Elevation



Figure 16 – Proposed South & North Elevations  
CA201-076(LC)





Figure 17 – Rendering of View Facing North Along Harwood Street  
CA201-076(LC)





Figure 18 – Rendering of View Facing West Along Jackson Street



Figure 19 – Rendering of View Facing East Along Jackson Street  
CA201-076(LC) C2-21





Figure 20 – Rendering of Jackson Street Main Entrance



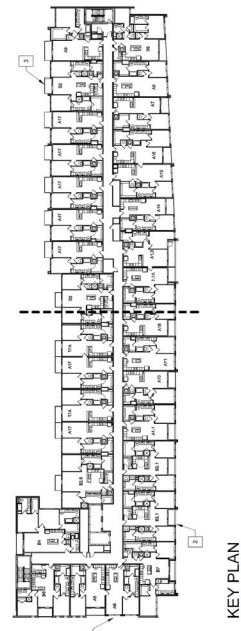
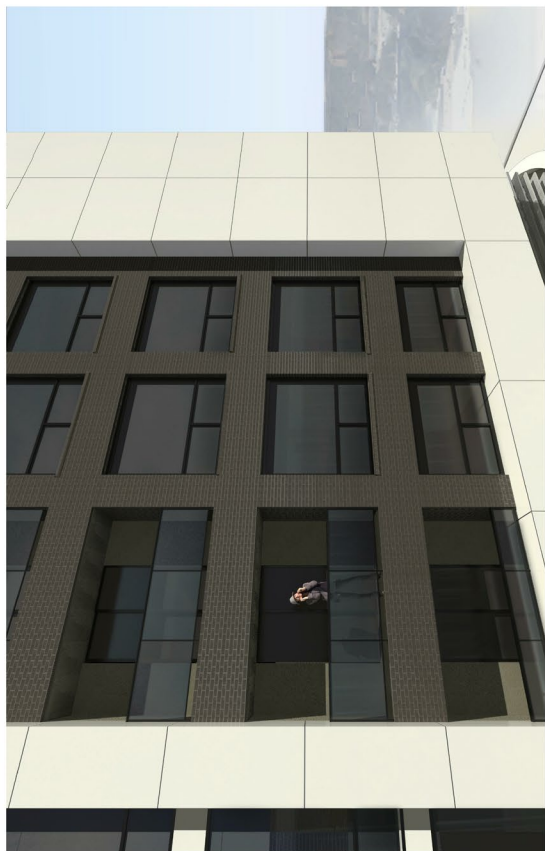
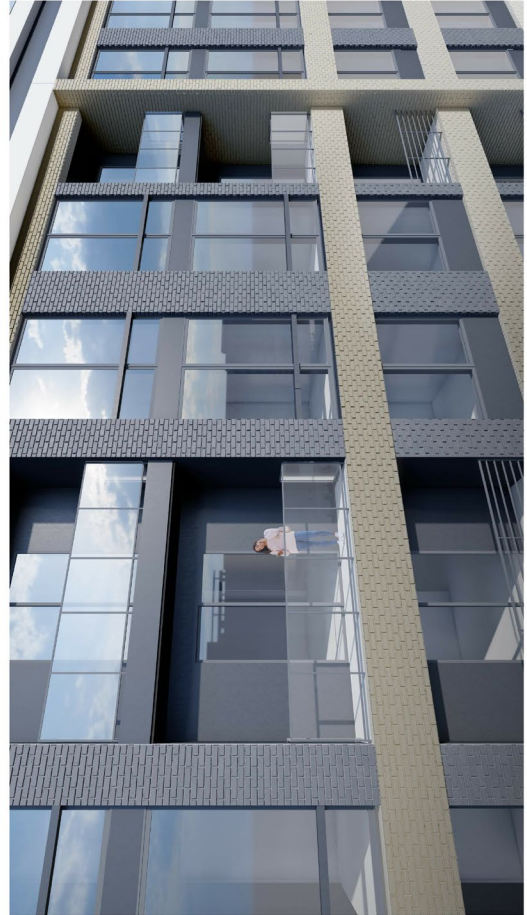
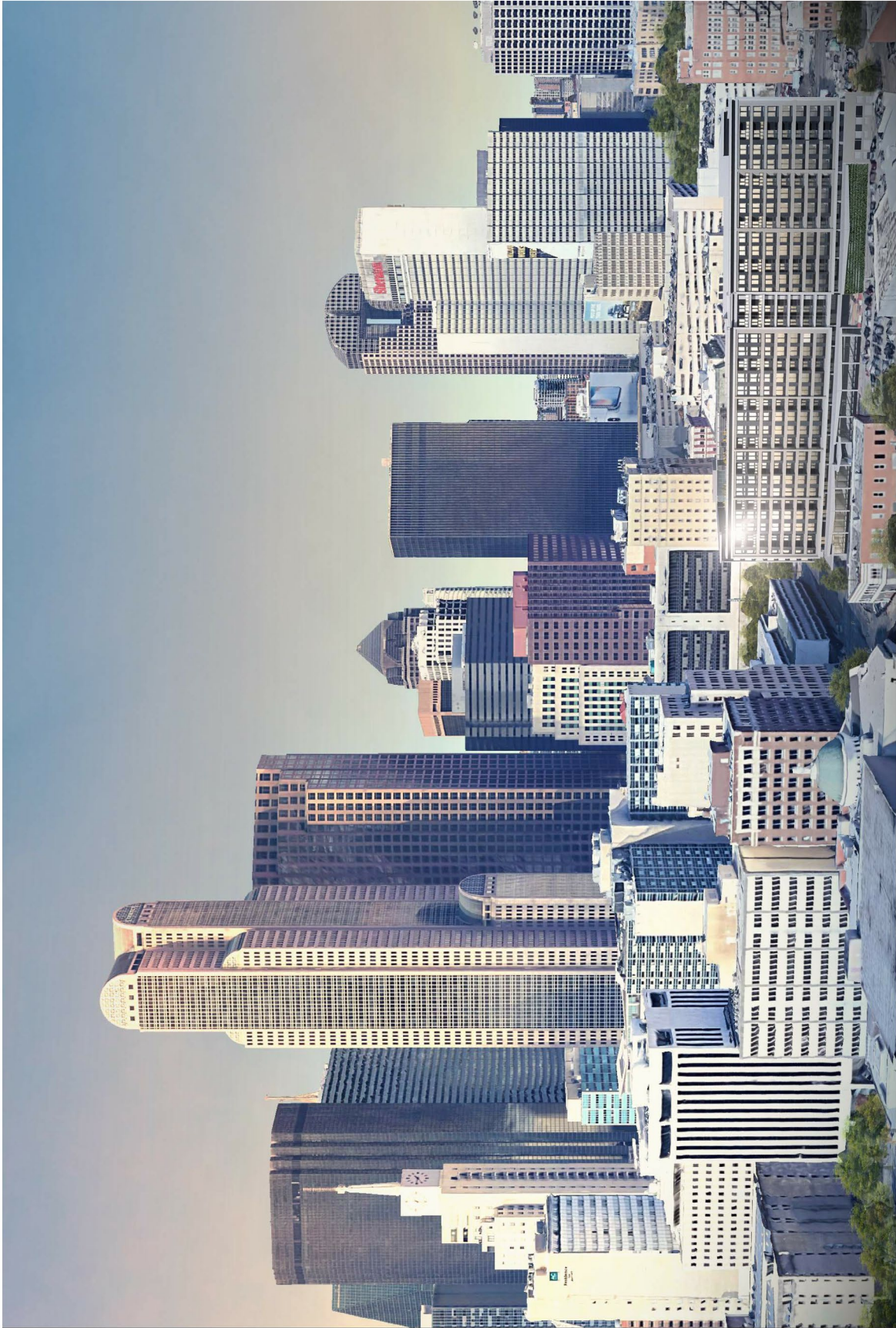


Figure 21 – Renderings of Windows & Balconies



AERIAL LOOKING NORTH

Figure 22 – Aerial Simulation Facing North  
CA201-076(LC) C2-24





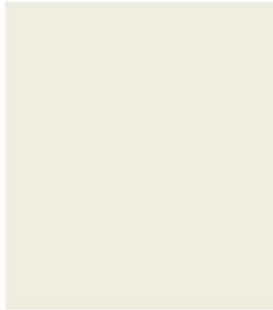
BRICK COLOR 2



STUCCO COLOR 3  
SHERWIN WILLIAMS -  
6004 MINK



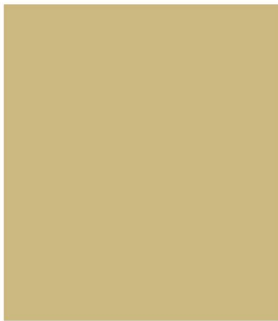
BRICK COLOR 1



STUCCO COLOR 2  
SHERWIN WILLIAMS-  
7551 GREEK VILLA



NEOLITH PANEL

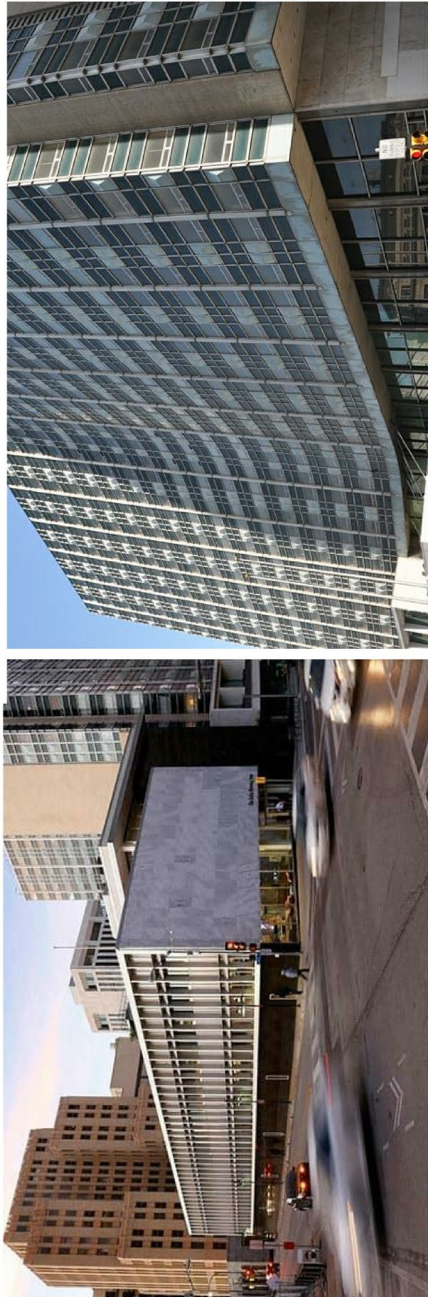


STUCCO COLOR 1  
SHERWIN WILLIAMS-  
6129 RESTRAINED GOLD



GLASS HANDRAIL

Figure 23 – Proposed Materials



STATLER HOTEL

OLD DALLAS LIBRARY



VIEW LOOKING NORTH ALONG HARDWOOD STREET

Figure 24 – Adjacent Historic Properties to the West & Design Inspiration



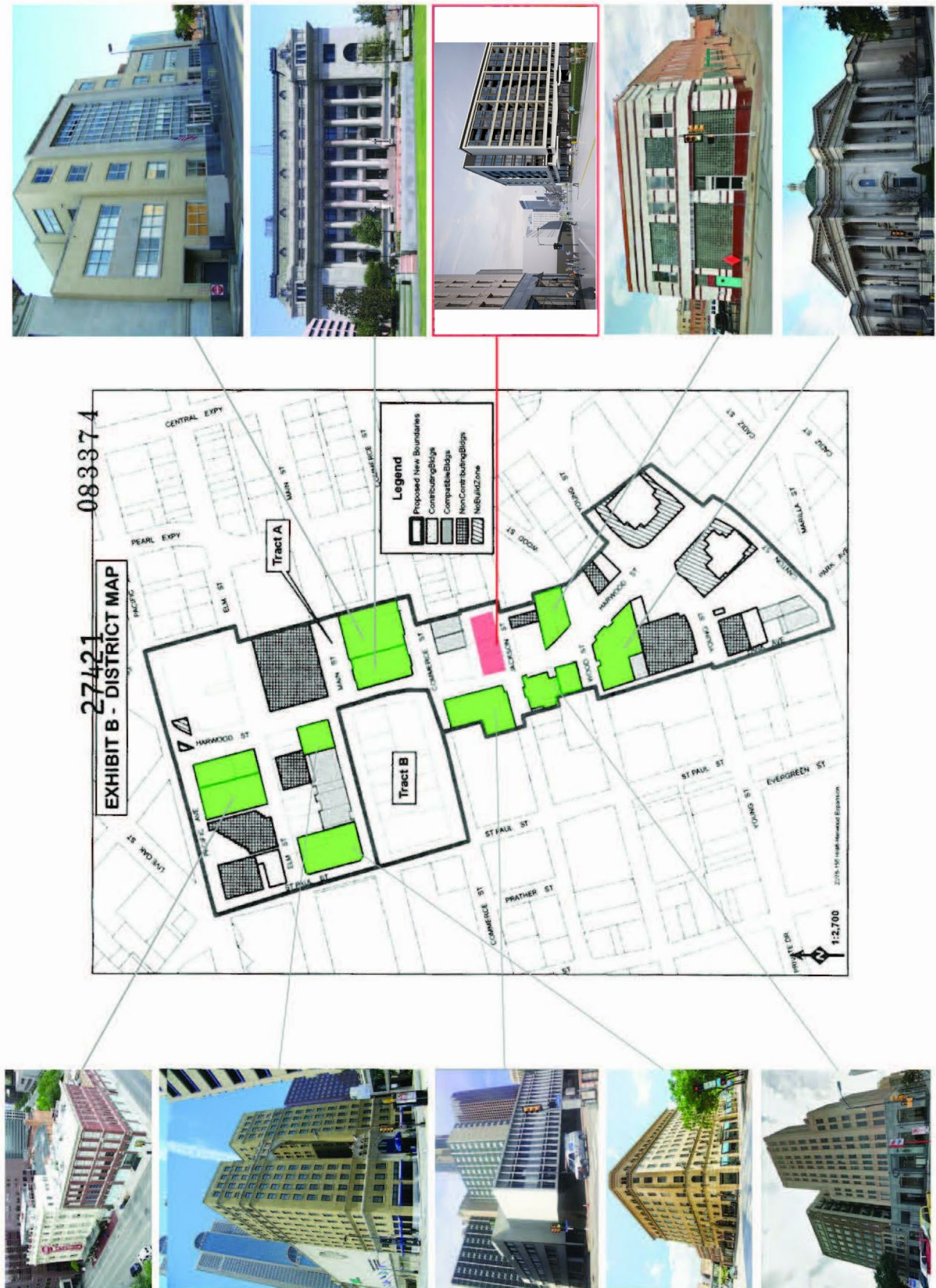
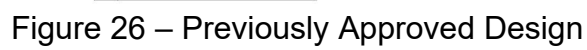


Figure 25 – Surrounding Historic Properties in the District & Design Inspiration





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**LANDMARK COMMISSION****DECEMBER 7, 2020**

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FILE NUMBER: CA201-072(JKA)  
LOCATION: 5425 Victor Street  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 397

PLANNER: Jennifer Anderson  
DATE FILED: November 5, 2020  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 0013.02

---

**APPLICANT:** Margaret Verret

**OWNER:** VERRET WILLIAM A

**REQUEST(S):** Construct pergola in rear yard.

**BACKGROUND / HISTORY:** None.

**PROJECT DESCRIPTION:** Construction of a 214 sq. ft. wood pergola with an open roof in the rear yard.

**RELEVANT PRESERVATION CRITERIA:** Pergolas are evaluated as accessory structures when they are not attached to the main structure since there are no preservation criteria specifically for pergolas in the ordinance and they are considered structures by Building Inspection.

Accessory structures – Section 9

Must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building (9.2). Accessory structures must be located at least 8-0' from the main structure (9.3). The eave height of the accessory structure cannot be higher than the eave height on the main building (9.6).

**RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:**

Adjacent New Construction

Adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**ANALYSIS:** The proposed wood pergola is 18'-0" x 11'-9" wide and 10'-0" high, or a total of 214 sq. ft, and is proposed for the rear yard. The roof is open and no cover is proposed, so the structure will not contribute to the overall lot coverage. The eave height proposed is 9'-3", which matches the eave height on the main structure in the location where it is proposed. The setback from west lot line is compatible with the ordinance at 3'-10". The distance from the main structure is 1'-4", which is less than the 8'-0" minimum required by the ordinance, however, the ordinance was referring to traditional accessory structures with closed roofs, and the design and location proposed is typical and appropriate for pergolas. The pergola would have a minimal impact on the historic overlay district since it cannot be seen from the public right-of-way, and the pine and cedar materials proposed are compatible with the main structure and the district.

**STAFF RECOMMENDATION(S):** Construct pergola in rear yard – Approve – Approve site plan and drawings dated 12/7/20 with the finding that although the proposed work does not comply with Section 9.3 that states that accessory structures must be at least 8-0' from the main structure, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**TASK FORCE RECOMMENDATION(S):** No Task Force meeting was held due to the City of Dallas Amended Emergency Regulations.



# Certificate of Appropriateness (CA)

## City of Dallas Landmark Commission

CA \_\_\_\_\_ - \_\_\_\_\_ [ \_\_\_\_\_ ]  
Office Use Only

Name of Applicant: Margaret Verret

Mailing Address : 5425 Victor Street

City, State and Zip Code: Dallas, TX 75214

Daytime Phone: 816-853-2582

Alternate Phone: \_\_\_\_\_

Relationship of Applicant to Owner : Owner

PROPERTY ADDRESS: 5425 Victor Street

Historic District: Junius Heights

### OFFICE USE ONLY

Main Structure:

\_\_\_\_ Contributing

\_\_\_\_ Non-contributing

### PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

Adding a free standing pergola in backyard

Signature of Applicant: Margaret Verret Date: 11.04.20

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

Office of Historic Preservation

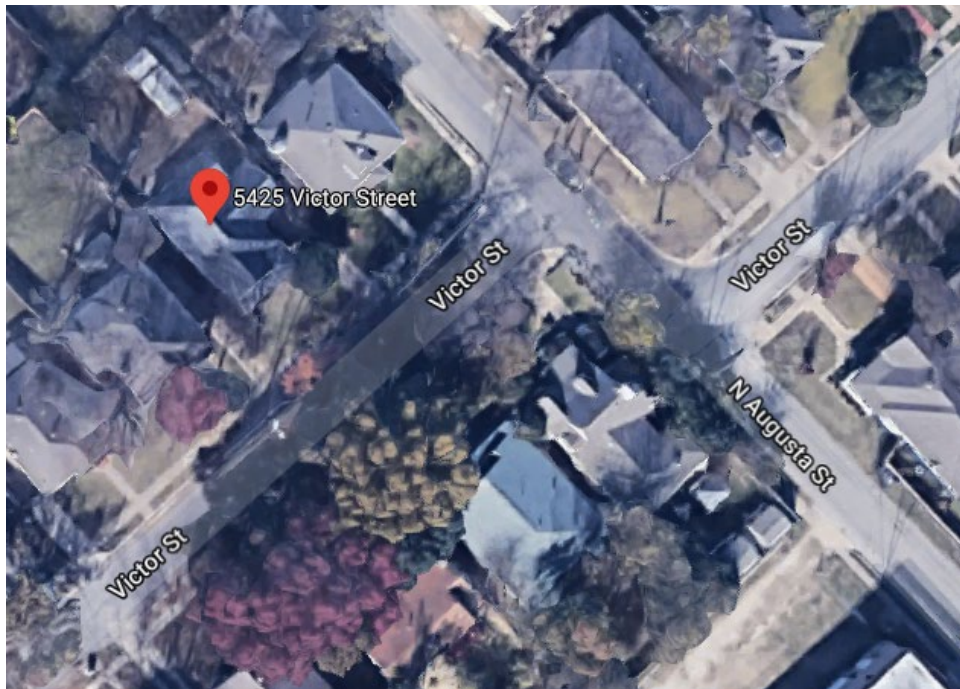
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



Aerial image



Main structure





To left of main structure



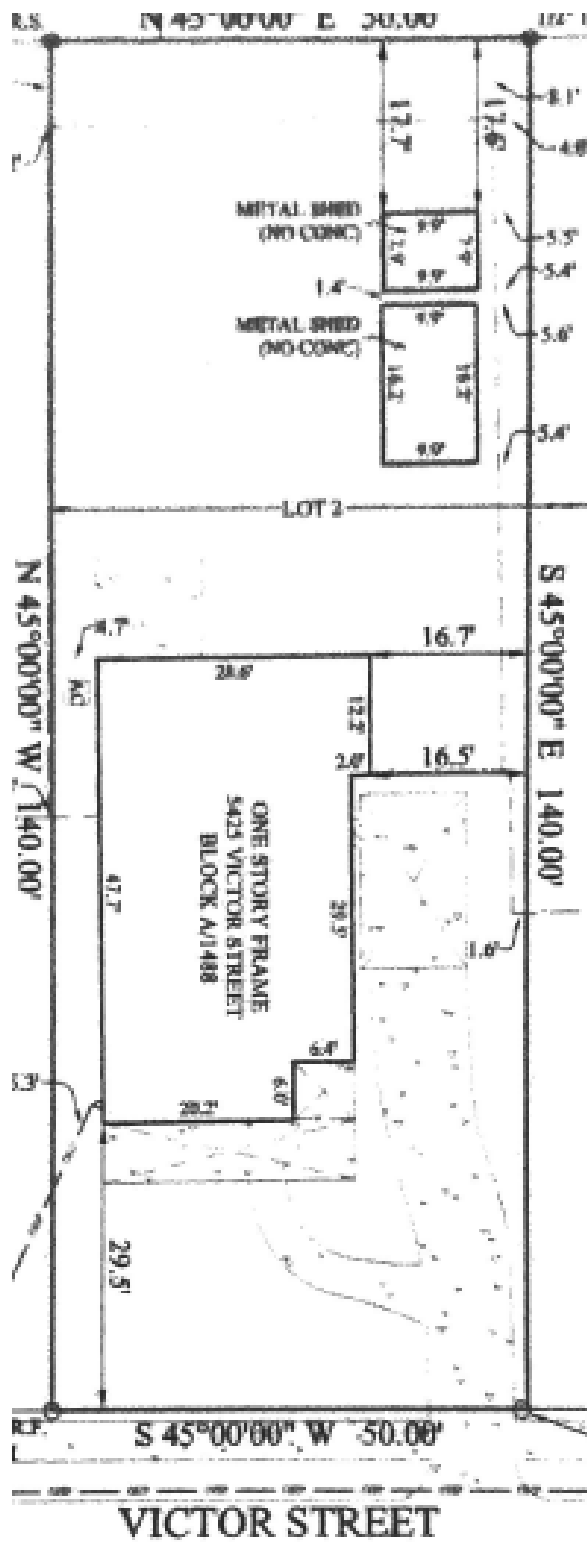
To right of structure



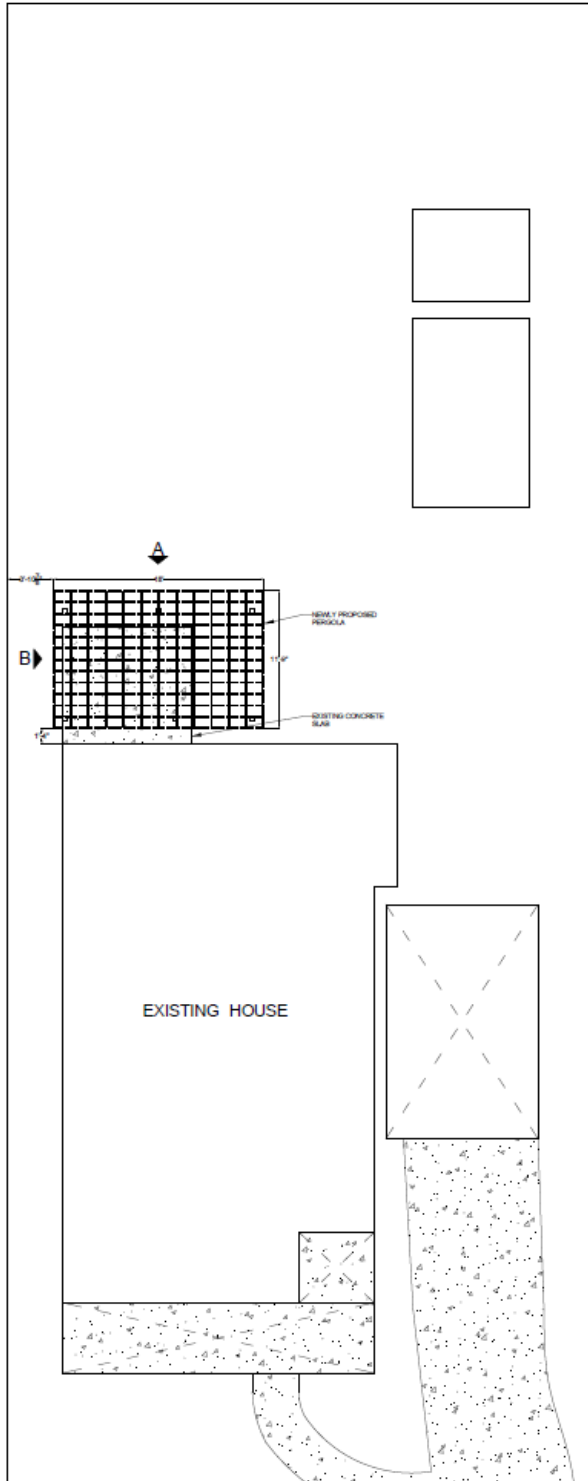
Across street from main structure



Rear facade

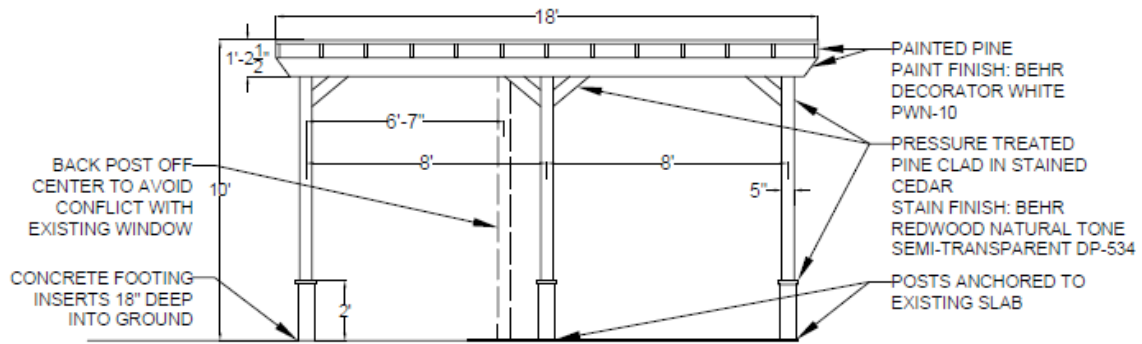


Existing site survey



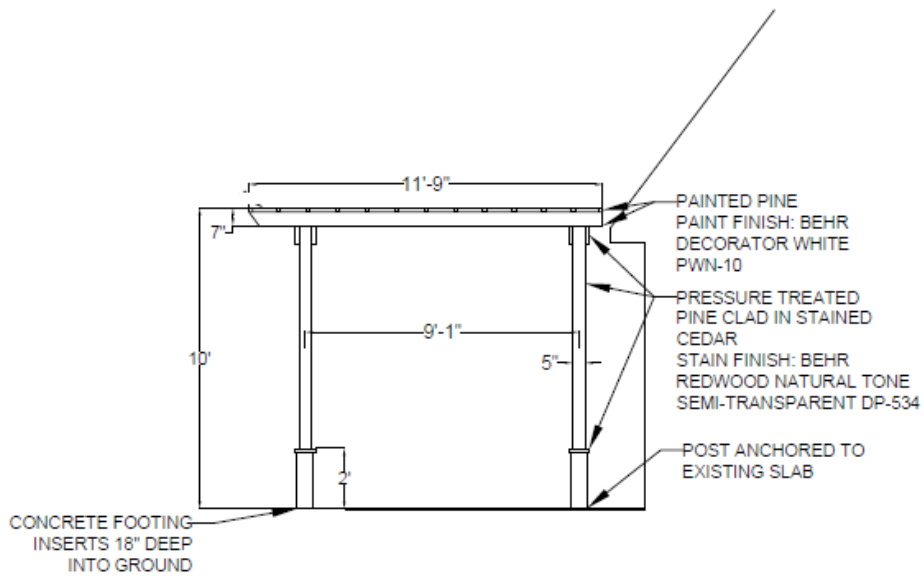
Proposed site plan





## ELEVATION A

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

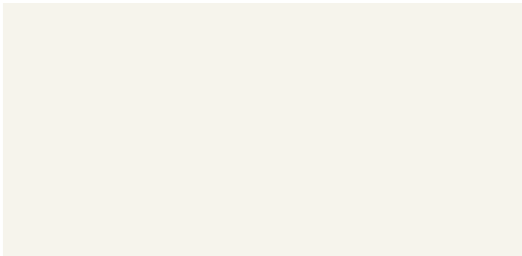


## ELEVATION B

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

Elevation drawings

Decorator White PWN-10



**BEHR PREMIUM** >  
1 gal. #SC-122 Redwood Naturaltone  
Solid Color Waterproofing Exterior Wood  
Stain and Sealer

Proposed paint and stain color



Example of proposed pergola

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### 9. ACCESSORY STRUCTURES FOR TRACTS A, B, C, D, AND E

- 9.1 Accessory structures are only permitted in the rear yard, except that portable classroom buildings are permitted in the cornerside yard of a school in Tract D, and garages may be built in the rear 30 feet of cornerside yards.
- 9.2 Accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
- 9.3 Accessory structures must be at least eight feet from the main building.
- 9.4 Accessory structures in Tracts A, B, D, and E may not exceed a footprint of 600 square feet, unless documentation shows that an original structure exceeding this size was previously on the building site. The 600 square foot footprint requirement does not apply to portable classroom buildings located at a school in Tract D. Accessory structures in Tract C may not exceed a footprint of 1,200 square feet, unless documentation shows that an original structure exceeding this size was previously on the building site.
- 9.5 Cementitious siding is allowed on accessory structures if it is in keeping with the style and materials of the main building. Except as otherwise provided in this paragraph, vinyl and aluminum siding and Exterior Insulated Finish Systems (EIFS) are not permitted on the exterior of accessory structures. Vinyl and aluminum siding are permitted on the exterior of portable classroom buildings located at a school in Tract D.
- 9.6 The eave height of accessory structures may not exceed the eave height of the main building.
- 9.7 If a garage is within 20 feet of the alley pavement and parking is entered from the alley, the garage must have electric garage door openers.
- 9.8 For accessory structures not adjacent to an alley, the minimum rear yard setback is two-and-a-half feet with a one-and-a-half foot allowed roof overhang encroachment. For accessory structures adjacent to an alley, a three-foot setback must be provided. In Tract C, accessory structures must comply with the rear yard setback requirements of Planned Development District No. 99.
- 9.9 Minimum side yard setback for accessory structures is three feet, with a one-and-a-half foot allowed roof overhang encroachment, except that accessory structures in Tract C must comply with the side yard setback requirements for Planned Development District No. 99.
- 9.10 Accessory structures may be rebuilt in the location of a structure that existed prior to April 26, 2006, the date of creation of this district, if the location of the pre-existing structure is properly documented.



## LANDMARK COMMISSION

DECEMBER 7, 2020

FILE NUMBER: CA201-071(JKA)  
LOCATION: 5415 Worth Street  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 397

PLANNER: Jennifer Anderson  
DATE FILED: November 5, 2020  
DISTRICT: Junius Heights  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Sara Barnett

**OWNER:** BARNETT LYNN D JR & SARA E

**REQUEST(S):**

- 1) Replace window on northeast side with smaller window.
- 2) Remove door on southwest side.
- 3) Remove window on southwest side.

**BACKGROUND / HISTORY:** The projecting gable feature on the west side of the structure where the door removal is proposed and the enclosure of the expanded rear sleeping porch were later modifications that occurred prior to the establishment of the historic district.

The proposed work would occur in the rear 50% of the side facade, which is not protected per the ordinance.

**PROJECT DESCRIPTION:** A window replacement is proposed for the rear west side of the main structure, and a non-historic door and window are proposed for removal on the east side of the main structure.

**RELEVANT PRESERVATION CRITERIA:**

Facades – Section 4.2

All alterations must be architecturally sensitive and appropriate to the overall design of the existing structure. Note: All work is occurring on unprotected facades, so Section 4.1 is not relevant since it only discusses protected facades and historic fenestrations.



### Fenestrations and Openings – Section 5.3

Replacement doors and windows must express mullion light size, light configuration, and material to match the original.

#### **ANALYSIS:**

The window proposed for replacement is on the unprotected portion of the east side façade. The proposed replacement window is a 29"x32" wood window that was located on the former sleeping porch in the rear of the structure. The sleeping porch was enclosed prior to the establishment of the historic district and the window is now considered an interior feature that is no longer under the purview of landmark commission. The location where the window replacement will occur is slightly visible from the public right-of-way since it is occurring on the driveway side, but the replacement wood window is original to the structure so it is an appropriate size, material, and light configuration and will have a minimal impact on the structure and the historic district.

The door and window proposed for removal on the west side are not historic and are located on at the projecting gable feature that, according to the 1922 Sanborn Map, was not present on the structure when it was built. The removals are occurring on the unprotected façade behind the projecting gable feature and will not be visible from the public right-of-way. Both fenestrations are proposed to be infilled with pattern #117 siding to match the existing siding. The work is correcting past inappropriate modifications to the structure and will not have an impact on the historic district.

#### **STAFF RECOMMENDATION(S):**

- 1) Replace window on northeast side with smaller window – Approve – Approve plans dated 12/07/20 with the finding that the work is consistent with preservation criteria Sections 4.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove door on southwest side – Approve – Approve plans dated 12/07/20 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove window on southwest side – Approve – Approve plans dated 12/07/20 with the finding that the work is consistent with preservation criteria Section 4.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION(S):** None - No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

# Certificate of Appropriateness (CA)

## City of Dallas Landmark Commission

CA _____ - _____ [ _____ ]
Office Use Only

Name of Applicant: Lynn and Sara Barnett

Mailing Address : 5415 Worth Street

City, State and Zip Code: Dallas, Texas 75214

Daytime Phone: 405-205-7900

Alternate Phone: 918-931- 8526

Relationship of Applicant to Owner : \_\_\_\_\_

**PROPERTY ADDRESS:** 5415 Worth Street Dallas, Texas 75214

**Historic District:** Junius Heights

### OFFICE USE ONLY

Main Structure:

\_\_\_\_ Contributing

\_\_\_\_ Non-contributing

### PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

1) replace window in kitchen (back of house) with smaller window 2) remove door and replace with siding

3) remove window 20 and replace with siding

Signature of Applicant: Sara Barnett Date: 10.18.2020

Signature of Owner: Sara Barnett Date: 10.18.2020  
(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

Office of Historic Preservation

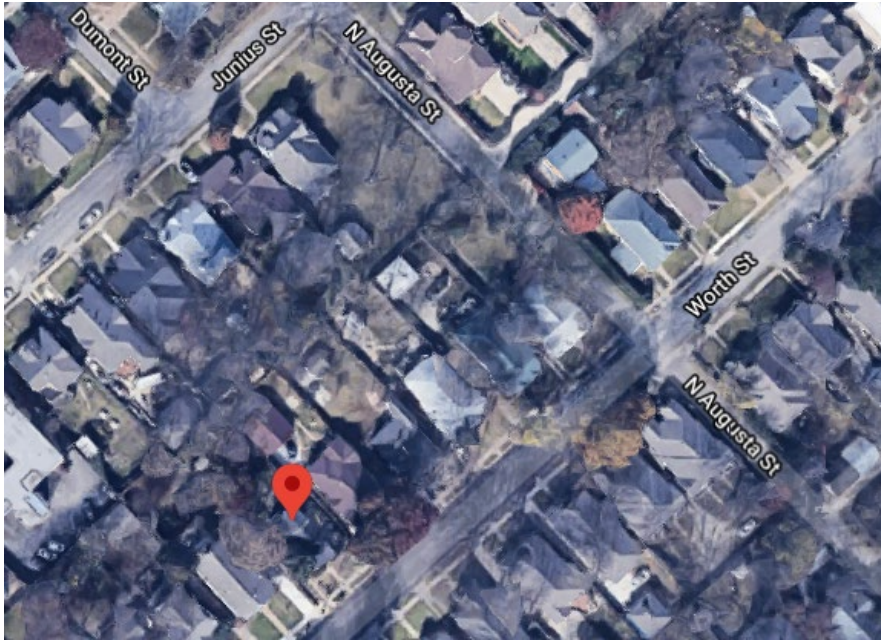
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



Aerial image



Main structure





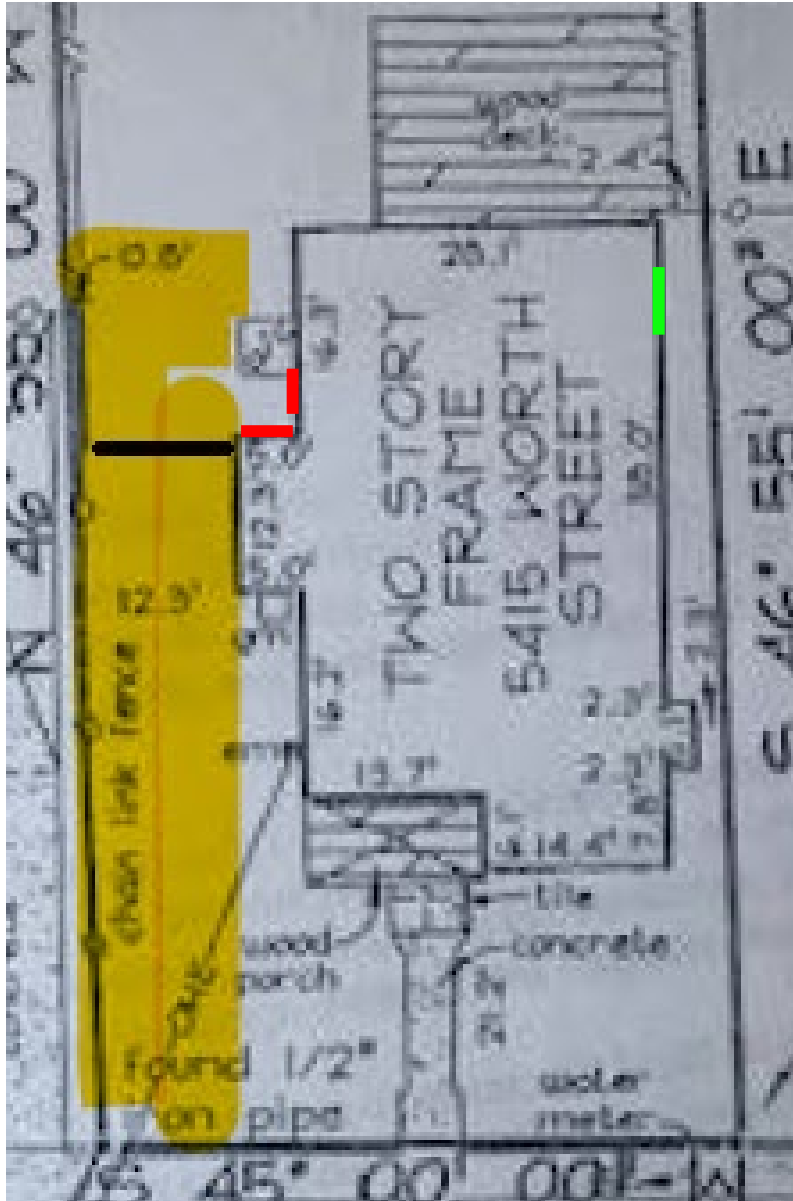
To left of main structure



To right of main structure



Across street from main structure



Location of window proposed for replacement in green (Request #1), and location of door and windows proposed for removal in red (Request #2 and #3).





Kitchen window is last pictured at the back of the house. Exterior trim out will reused to match other windows. Siding (pine 117) to be added underneath to augment window to smaller size.



Item #1: Window on northeast façade proposed for replacement highlighted (left). Rendering of new window (right).



Item #1: Window proposed for replacement.





Northeast side view from public right-of-way with proposed window replacement location highlighted



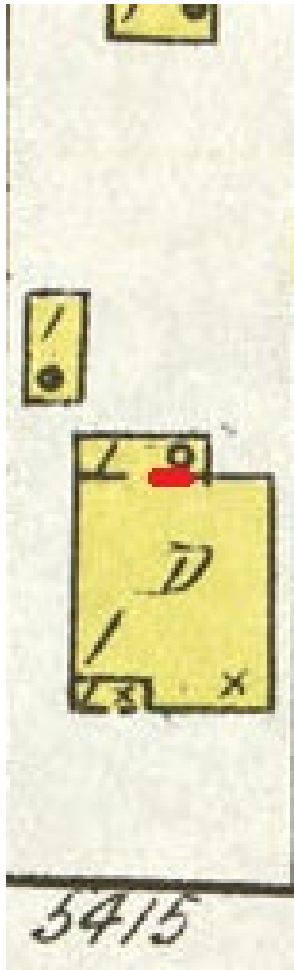




Item #1: Window on interior that is proposed to replace kitchen window.



Item #1: The proposed replacement window (not visible) is located on the interior of the structure through this rear door.



1922 Sanborn Map (University of Texas at Austin) with location of the former sleeping porch window indicated.





Picture from back of the house window and door  
not visible from street. Door is not usable.

Item #2 and #3 : Southwest façade with door and window proposed for removal  
highlighted



Item #2 and #3 : Door and window proposed for removal on southwest side.



View of southwest side from public right-of-way with location of door and window removal indicated (behind projecting gable).

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Section 4.1(a):

- a. Front facades and the front 50 percent of side facades of contributing structures are protected.

### Section 4.2:

- 4.2 All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.

### Section 5.3:

- 5.3 Replacement doors and windows must express mullion size, light configuration, and material to match the original.





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**LANDMARK COMMISSION****DECEMBER 7, 2020**

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FILE NUMBER: CA201-097(MP)  
LOCATION: 2416 Park Row Ave  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 7  
ZONING: PD No. 595

PLANNER: Marsha Prior  
DATE FILED: Nov 5, 2020  
DISTRICT: South Blvd/Park Row  
MAPSCO: 46-S  
CENSUS TRACT: 0203.00

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**APPLICANT:** Nathan Humbert

**OWNER:** HUMBERT LINDSEY DREW &

**REQUEST:**

- 1) The applicant is requesting a Certificate of Appropriateness to replace the existing ribbon driveway with a wider 10'-wide ribbon drive.
- 2) The applicant is requesting a Certificate of Appropriateness to remove front yard bushes and replace with seasonal flowers.

**BACKGROUND / HISTORY:**

The property is listed as contributing to the South Boulevard/Park Row Historic District.

**PROJECT DESCRIPTION:**

The proposed work consists of replacing the existing concrete ribbon driveway with a wider (10'-wide) concrete ribbon driveway and to replace the current bushes in the front yard (against the house) with seasonal flowers.

**DALLAS DEVELOPMENT CODE FOR CONTRIBUTING STRUCTURES**

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.

**ANALYSIS:**

The South Boulevard/Park Row preservation criteria ordinance does not address landscaping or hardscaping. The proposed work, however, is compatible with the overall historic overlay district. Concrete ribbon driveways are not only common, but this would have been the style and form that was original to the property. The proposal to remove the large bushes that obscure the front of the house and replace with seasonal flowers is also appropriate. Neither of these requests would have an adverse effect on the historic structure or the historic overlay district.

**STAFF RECOMMENDATION:**

- 1) That the request for a Certificate of Appropriateness to replace the existing ribbon driveway with a wider (10'-wide) ribbon drive be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) That the request for a Certificate of Appropriateness to remove front yard bushes and replace with seasonal flowers be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

## SUPPLEMENTARY INFORMATION

### Existing Conditions

#### Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from Park Row Avenue, facing south.





Figure 3 – View of subject property as seen from Park Row Avenue, facing east.



Figure 4 – View of subject property as seen from Park Row Avenue, facing west.





Figure 5 – View across from subject property as seen from Park Row Avenue, facing north.

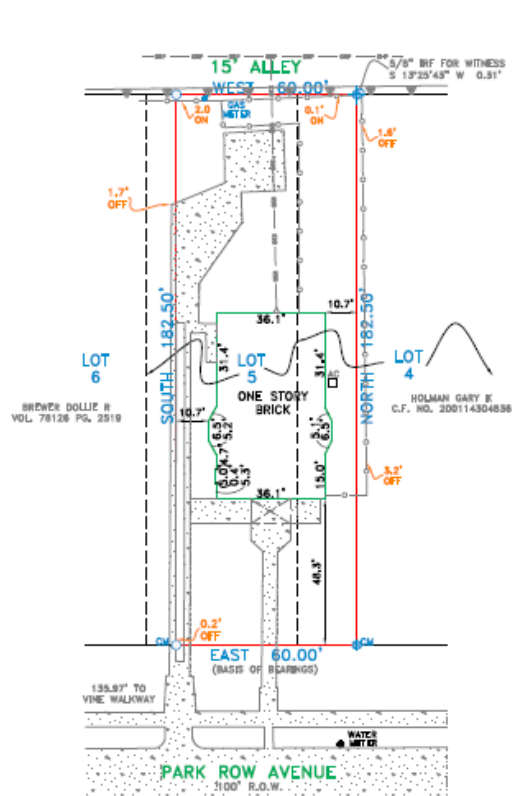


Figure 6 – Survey plat.

## Proposed Changes



Figure 7 -- Proposed work to replace driveway.



Figure 8 -- Proposed landscaping alterations.



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**LANDMARK COMMISSION****DECEMBER 7, 2020**

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FILE NUMBER: CA201-108(MP)  
LOCATION: 2524 South Blvd  
STRUCTURE: Main & Accessory, Noncontributing  
COUNCIL DISTRICT: 7  
ZONING: PD-595

PLANNER: Marsha Prior  
DATE FILED: Nov 5, 2020  
DISTRICT: South Blvd/Park Row  
MAPSCO: 46-S  
CENSUS TRACT: 0203.00

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**APPLICANT:** Vivian Overton

**OWNER:** VIVIAN S OVERTON

**REQUEST:** The applicant requests a Certificate of Appropriateness to construct a single-story residence and detached accessory structure.

**BACKGROUND / HISTORY:**

At the November 2, 2020, Landmark Commission hearing, a CA for new construction was denied without prejudice because the proposed structures did not meet preservation criteria or Secretary of the Interior's Standards for the Treatment of Historic Properties (No. 9) (CA201-008(MP)).

The property is a vacant lot in the South Boulevard/Park Row Historic District.

**PROJECT DESCRIPTION:**

The proposed single-story residence is characterized by its 10:12 pitched simple gable roof clad in composite shingles with a primary ridge parallel to the street emphasizing the width of the structure with steeply-pitched 13:12 projecting gables that articulate the roofscape. The exterior is predominantly clad in a reddish-brown textured brick with precast stone veneer at the front entrance. Double-hung six-over-one divided lite wood windows with brick soldier headers and sills flanking a 42"-wide two-panel/six lite Craftsman front entry door characterize the fenestration.

A Portland cement broom finish would be used on the walkway and driveway that utilizes an existing approach and extends from the curb along the side yard through a 9'-wide black iron gate that leads to a single-story hipped roof accessory structure at the rear. A 6'-high natural cedar privacy fence would enclose most of the sides and rear of the property.



## **RELEVANT PRESERVATION CRITERIA**

**Section 3 (b)(1) Height** - Buildings and structures may be erected to, but shall not exceed, a height of 36 feet

**Section 3 (b)(2)(A) Roofs** - In order to maintain the predominant architectural characteristics of the district, roof patterns shall be of complex design through the use of separate substructure roof roofs and dormer windows.

**Section 3 (b)(2)(C) Roofs** - Buildings constructed after the effective date of this ordinance shall have roof overhangs of 12 inches or more.

**Section 3 (b)(3) Front Entrance** - In order to maintain the strong visual definition of the entrance as the central element of the front façade, front entrances to all primary buildings shall be detailed with either porch treatment or canopy treatment, or shall be recessed.

**Section 3 (b)(5) Window Openings** - In order to maintain the predominant architectural character of the district regarding treatment of façade openings, windows shall be installed or maintained in accordance with the following guidelines:

3(b)(5)(A) Window openings within the front façade shall contain two or more windows.

3(b)(5)(B) Window openings in the front façade of buildings existing at the time of the passage of this ordinance shall be preserved as openings.

3(b)(5)(C) Windows shall contain three or more lights.

### **3(b)(6) Material**

3(b)(6)(B) Façade Materials - The façade material for new buildings shall be of stucco, brick or wood.

### **3(b)(7) Front yard spaces**

3(b)(7)(B) Fences and hedgerows shall not extend along the front property line along Park Row.

### **3(b)(8) Front yard setback**

3(b)(8)(A) Buildings and structures along the southeast side of South Boulevard shall be set back from the front property line a minimum of 45 feet. Main buildings shall not be set back beyond a maximum of 55 feet.

**3(b)(9) – Side yard setback** - No building or structure shall be constructed nearer than seven feet to a side property line.

**ANALYSIS:** (note: text in red refers to actions that are a part of the conditions in Staff recommendation)

#### General

The proposed single-story steeply-pitched multi-gabled residence with side yard access to a single-story hipped roof rear garage is compatible with the overall character and appearance of the district. The projecting entrance portico of the proposed residence is set back from the front property line a minimum of 45 feet and the habitable portion of the house is set back within the maximum allowed 55 feet. Neither the primary residence nor the accessory structure are proposed to be constructed nearer than seven feet to a side property line.

#### Height

The height of the proposed residence has not been shown on the drawings however a dimension from the finished floor level to the primary ridge is 24'-5 ½", considerably less than the maximum allowable of 36 feet. The height would be compatible with the general heights of primary structures in the immediate context.

#### Roof

While the roof plan is not fully resolved at several valleys, the visual effects of their resolution will not significantly affect the overall form and appearance of the roofscape as seen from the public right-of-way. In this regard, the proposed roof pattern maintains the predominant architectural characteristics of the district, owing to its relatively complex design through the use of primary and secondary gabled roof forms and an offset front gable incorporating the projected entrance, all of which are perpendicular to the primary gable roof and all of which will be most visible from the public right-of-way.

The roof overhangs are not dimensioned and appear to vary slightly on the roof plan. **This can be reconciled by ensuring that the roof overhangs are at least 12" deep and are dimensioned on the drawings.** There would be no high-level eave visible on the Left Elevation at the rear, as depicted on the elevation drawing.

The positioning of the wall (at the Foyer) between the front projecting gables produces an awkward juxtaposition of three different roof pitches. This area of roof will be highly visible on the front elevation and while it contributes to the desire for complexity in the roof design, complexity can also be achieved in a manner that is characteristic of traditional roof junctions.

#### Floor Level

The approach to the entrance can also be emphasized when it is elevated and accessed by stairs that are characteristic of the district. The finished floor level appears too close to grade to achieve an appreciable separation especially given that the bottom step appears depressed. The separation between the finished floor level and grade appears shallow

especially with a 6" riser. Should the Commission be of a mind to consider just two risers at the front entrance, then it will be relevant to note **that the top of porch slab will be depressed from the door threshold and that the risers will need to correspond to finished grades.** These items can be reconciled by way of conditions.

### Front Door

While the front door appears somewhat diminutive in relation to the grand entrance, the proposed projecting entrance portico maintains the strong visual definition of the entrance as the central element of the front façade. **The front door as drawn and labelled appears to differ from the detail sheet,** which suggests that the front door that is proposed to be used is more substantial than that which is drawn.

### Windows

The proposed window openings within the front façade contain two or more windows with six-over-one divided light double-hung wood sashes and as a result, maintain the predominant architectural character of the district regarding treatment of façade openings. **The window sizes noted however, may produce an appearance that is somewhat disproportionate to the predominant character of traditional windows in the district, which may be closer to a 2:1 (height to width) ratio.** To ensure that the windows are installed in a way that is compatible with the traditional character of windows in the district, **a window head/sill detail would provide clarity.** This item can be addressed with a condition.

The ratio of openings to solid wall on the Right Elevation appears low in relation to the area of blank wall. The brick headers over the two forward Left Elevation windows are inconsistent with the soldier coursing used on the remaining window headers.

**The Detail Sheet indicates that the windows will incorporate removable interior grills, however, the elevations indicate that the windows will incorporate "divided lites".** Since this is an important detail, it can be reconciled by a condition.

### Materials

The proposed façade material combines brick and precast stone, however, the elevations will need to clarify the notes provided. **The front elevation will also need to be fully annotated, since there are materials shown but not all are labeled.**

The brick and stone entry surround has not been detailed and this is an important detail whose execution would benefit from clarity.

The gate that is shown in the Detail Sheet is inconsistent with the gate that is depicted in the elevations. The brick color does not appear complementary to the tonal values of the stone veneer. The stone veneer has not been detailed at the entrance columns and it may be beneficial that its installation approximate the appearance of solid stone rather than an applied veneer. The trim/border stone shown for the sills on the Detail Sheet are inconsistent with the brick sills that are shown on the elevations.

The Wood Trim pediment that is shown on the Detail Sheet does not appear on the elevations and it is unclear how this feature would relate to gable features already shown.

### Steps

The front entrance steps are not shown on the side elevations and the tread depths shown on the floor plan are shallow. The same steps shown on the site plan are inconsistent with the steps shown on the front elevation.

The steps that are shown on the site plan at the sidewalk would not be consistent with the character of roll-up steps in the area. **Since this is a high-profile location, consideration to the detailing of these steps would be appropriate.**

The proposed design would not have an adverse effect on the historic overlay district, however, the relationship between the finished floor level and finished grade and select details associated with the proposed work could have an impact on the character and appearance of the district if not mitigated by conditions.

### **STAFF RECOMMENDATION:**

That the request for a Certificate of Appropriateness to construct a primary residence and accessory structure at 2524 South Boulevard be **approved** subject to the following conditions:

1. That roof overhangs of at least 12" deep be dimensioned on the drawings;
2. That the front door be drawn and labelled consistent with the detail sheet,
3. That the front step risers correspond to finished grades and be approximately 7" each;
4. That the window sizes noted be closer to a 2:1 (height to width) ratio;
5. That a window be added on the Right Elevation similar in size to the window on the Left Elevation near the front, be incorporated and that the iron gate be returned to the wall between the windows;
6. That a window head/sill detail incorporating the proposed window be provided at a scale of not less than 3"=1'-0";
7. That "divided lites" be incorporated in all windows that are visible from the public right-of-way;
8. That all exterior materials and products be labeled on the elevations;
9. That the Detail Sheet and the elevations be made consistent and that the elevations, site plan and floor plan be coordinated; and
10. That any adjustments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness, with the finding that the balance of the proposed work is generally consistent with the criteria for the construction of new buildings in the South Boulevard-Park Row preservation criteria Sections 3(b)(1) to 3(b)(9) and that it substantially meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **TASK FORCE RECOMMENDATION:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

GA \_\_\_\_\_ - \_\_\_\_\_ [ ]  
Office Use Only

Name of Applicant: Vivian Overton  
Mailing Address: 206 Alexandra Ave.  
City, State and Zip Code: Richardson, Texas 75081  
Daytime Phone: 214-448-8262 Alternate Phone: 972-656-8691  
Relationship of Applicant to Owner: Self

OFFICE USE ONLY

Main Structure:  
☐ Contributing  
☐ Non-contributing

PROPERTY ADDRESS: 2524 South Blvd. Dallas, Texas 75215  
Historic District: South Boulevard/Park Row (H/4)

PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

New residential construction, accessory structure (garage) and fencing  
Removal of existing trees.

Signature of Applicant: *Vivian L. Overton* Date: 11/5/2020  
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 SBN, 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:

- ☐ 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

Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 010220

## SUPPLEMENTARY INFORMATION

### Existing Conditions

#### Site Conditions

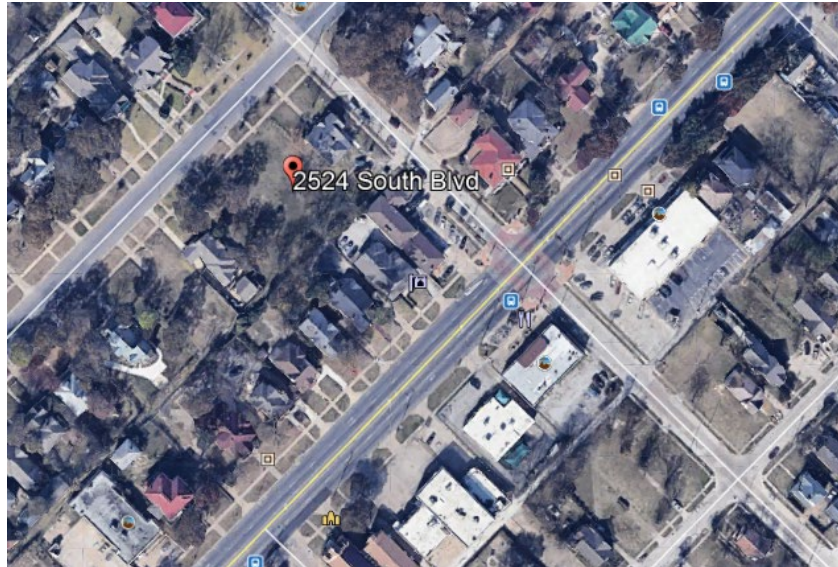


Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from South Blvd, facing south.





Figure 3 – Main structure to left of subject property as seen from South Blvd, facing east.



Figure 4 – Main structure to right of subject property as seen from South Blvd, facing west.



Figure 5 – Main structures across from subject property as seen from South Blvd, facing north.

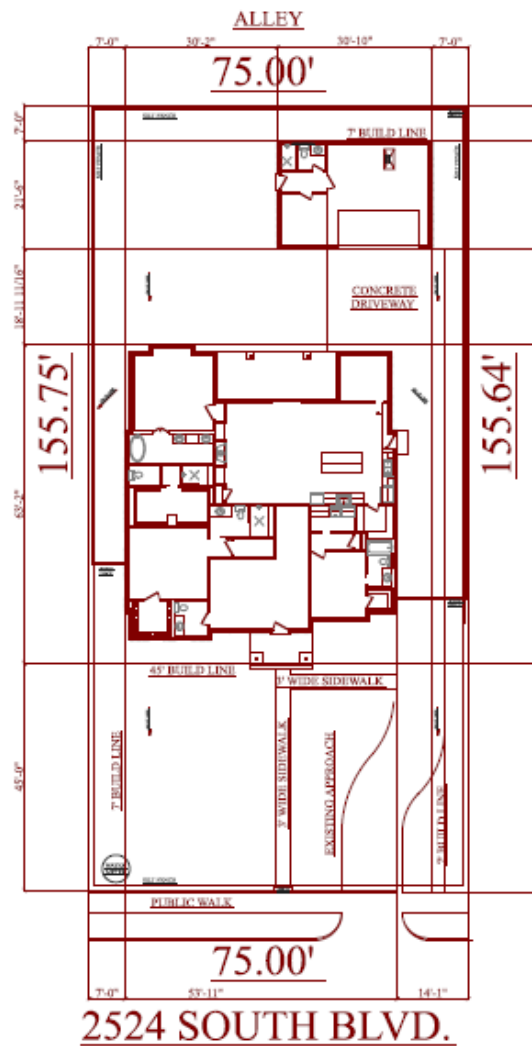




Figure 6 -- Survey plat.

## Proposed Changes (See folder for clearer images)

### Site & Plans



 **SITE PLAN**  
SCALE: 1" = 20'-0"

Figure 7 -- Proposed site plan.



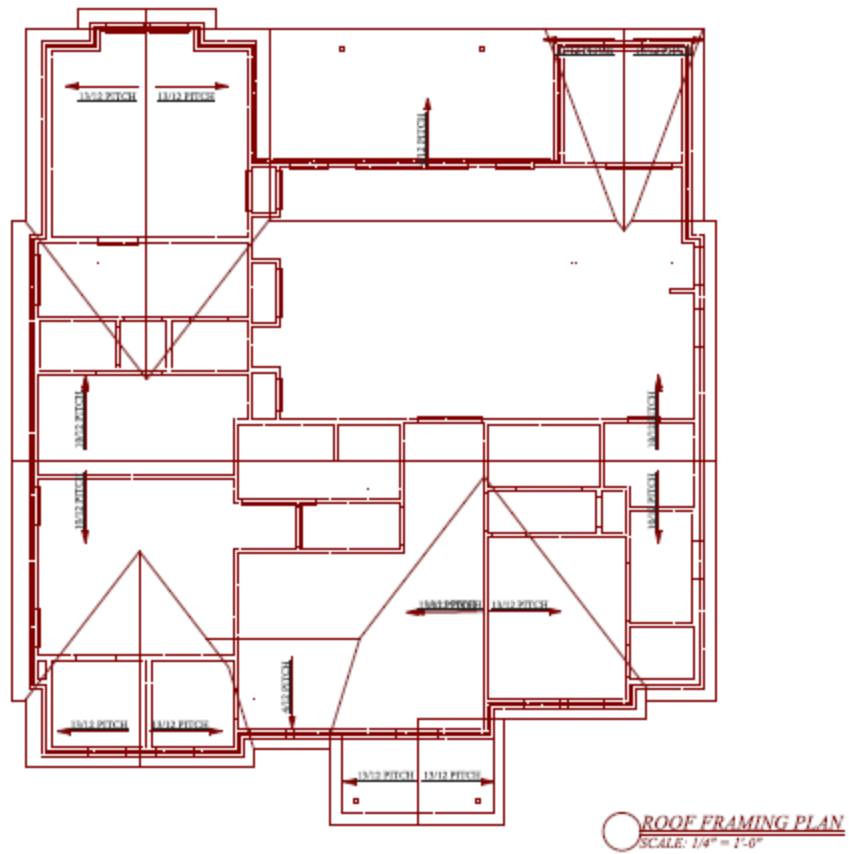


Figure 10 -- Proposed roof plan.



## Elevations



Figure 11 -- Proposed front (north) elevation.

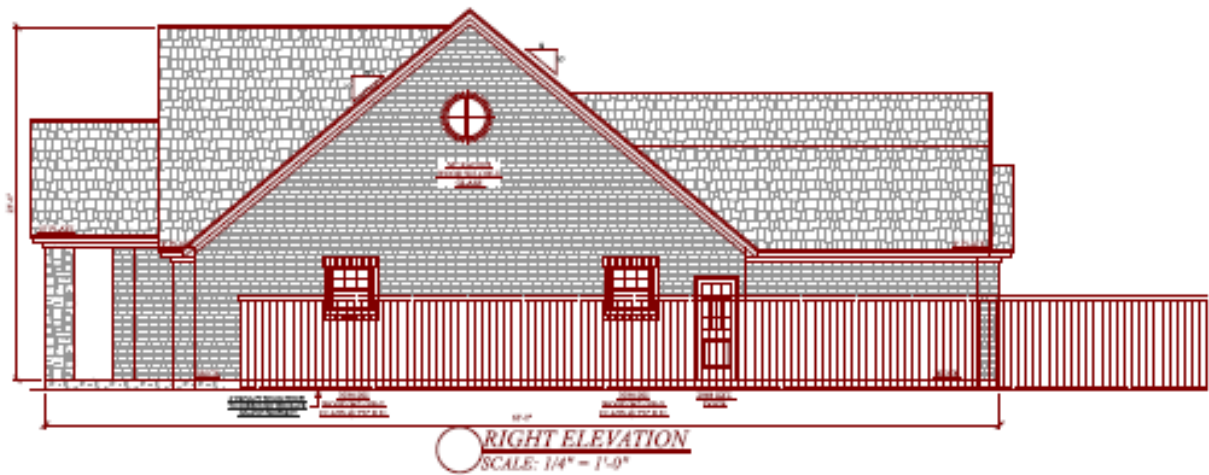


Figure 12 -- Proposed right (west) elevation.

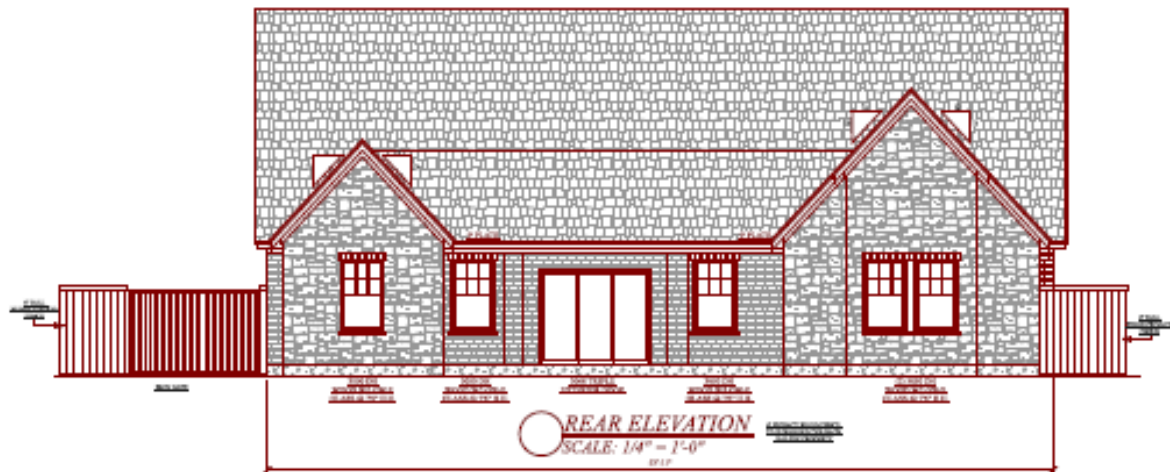


Figure 13 -- Proposed rear (south) elevation.



Figure 14 – Proposed left (east) elevation.



## ATTACHMENTS

### Attachment 1 – Specifications

**Back Door (Knobswood)**  
36 in. x 80 in. Craftsman  
9-Lite Clear Beveled Glass  
Knotty Alder Unfinished Wood (#748)



**Front Door (Knobswood)**  
42 in. x 96 in. Craftsman  
2 Panel Glass Clear Low-E w/ Dentil Shelf  
Rigby-Kiln d. Unfinished Wood Alder (#1,507)



**Window (Andersen)**  
Colonial – Top Sash  
200 Series



**Roof**  
Timberline HD Composite Shingles  
Color: Charcoal



**Brick – Anderson**  
Style: Heritage Texture, King Size  
Color: Quorum



**Stone – Panges Natural Veneer**  
Roman Castle Stone Ridge



**Steps, Walkway & Driveway**  
Type: Portland Cement Concrete  
Finish: Light Broom  
GCa



**Lighting**  
Wall Lantern  
Style: Traditional



**Gate**  
Type: Iron  
Color: Black



**Garage Door**  
Type: Insulated Ultra-Grain w/ Window  
Finish: Walnut



**Deck/Decking**  
Type: Composite  
Finish: Grey



**Fence – Cedar Wood w/ Top Cap & Trim**  
Color: Natural w/ Clear Wood Sealant  
(Anti-Grabbie Paint on Alley Side Only)



**Pool/Deck/Decking**  
Type: Composite  
Finish: Grey



**Pool/Sliding Door**  
Andersen – Perma-Shield Series 200  
Finish: Wood protected by vinyl







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**LANDMARK COMMISSION****December 7, 2020**

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FILE NUMBER: CA201-080(MLP)  
LOCATION: 5032 Swiss Avenue  
STRUCTURE: Main  
COUNCIL DISTRICT: 13  
ZONING: PD-63

PLANNER: Melissa Parent  
DATE FILED: November 5, 2020  
DISTRICT: Swiss Avenue  
MAPSCO: 46-B  
CENSUS TRACT: 0014.00

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**APPLICANT:** Bryan Welty

**OWNER:** SEIDEL JEFFREY & TRISHA

**REQUEST(S):**

Replace existing rear addition with a two-story rear addition.

**BACKGROUND / HISTORY:** None

**PROJECT DESCRIPTION**

The proposed work consists of the removal of an existing single-story rear addition on the main structure and constructing a two-story rear addition.

**RELEVANT PRESERVATION CRITERIA**

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

(B) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of a building.

**ANALYSIS**

The proposed new construction meets all development criteria including setbacks and lot coverage. While larger than the existing addition, the scale and massing of the new addition is in keeping with the main structure. Materials, including siding, roofing, and cast stone window sills will all match those on the existing structure. Existing windows from the old addition will be reused as much as possible on the new.

While it is important that additions to historic properties be “compatible” it is also important that they be “distinguishable” and that once constructed, the original form and features remain discernable. When roof or wall planes are aligned, this can blur the distinction between the old and new. When wall planes align with existing historic wall planes, an

uncharacteristic vertical joint is created. This is particularly noticeable in masonry construction, where it is technically and visually preferable to “butt” into an existing wall rather than aim to align with it. These aspects will be evident in the proposed work.

**STAFF RECOMMENDATION(S):**

Replace existing rear addition with new 2-story rear addition - Approve - Approve drawings and specifications dated 12/7/2020 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION(S):**

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 201 - 080 [ MLP ]  
Office Use Only

Name of Applicant: BRYAN WELTY  
Mailing Address: 6834 LAKESHORE DR.  
City, State and Zip Code: DALLAS, TX 75214  
Daytime Phone: 214-505-5080 Alternate Phone: 214-505-5080  
Relationship of Applicant to Owner: ARCHITECT

OFFICE USE ONLY

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 5032 SWISS AVENUE  
Historic District: SWISS AVENUE HTI

PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

- 1 DEMOLITION OF ADDITION TO REAR OF HOUSE
- 2 ADDITION TO REAR OF HOUSE, TWO STORY W/BASEMENT (1066SF)
- 3 REMODEL (INTERIOR) OF 408 SF
- 4 MATERIALS AND FINISHES TO MATCH EXISTING (PHOTOS ATTACHED)

Signature of Applicant: [Signature] Date: 10/8/20 5 2020

Signature of Owner: TRUSIA SELDF Date: 10/8/20  
(IF NOT APPLICANT) BY JBN, AGENT General 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

Office of Historic Preservation

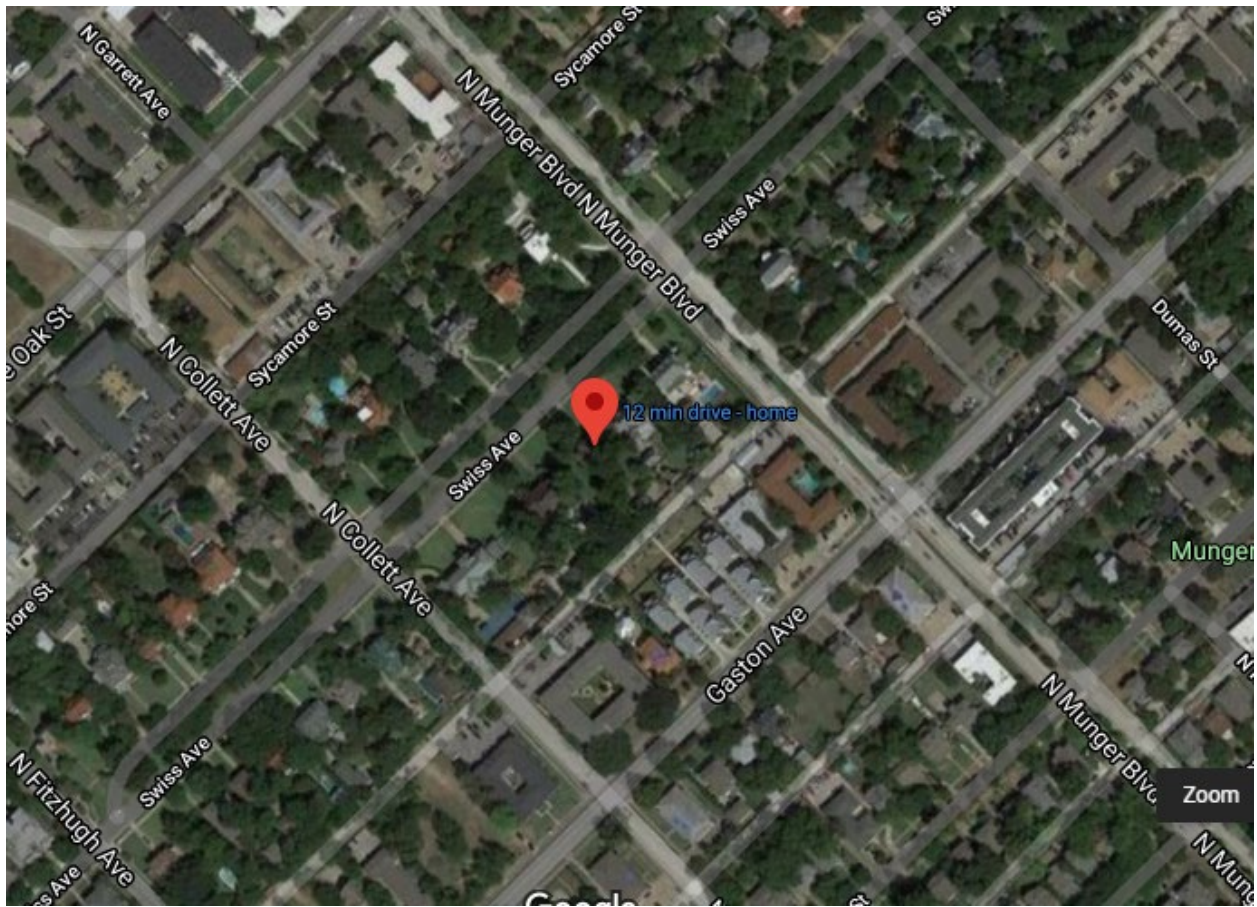
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



Aerial image





Figure 1





Figure 2



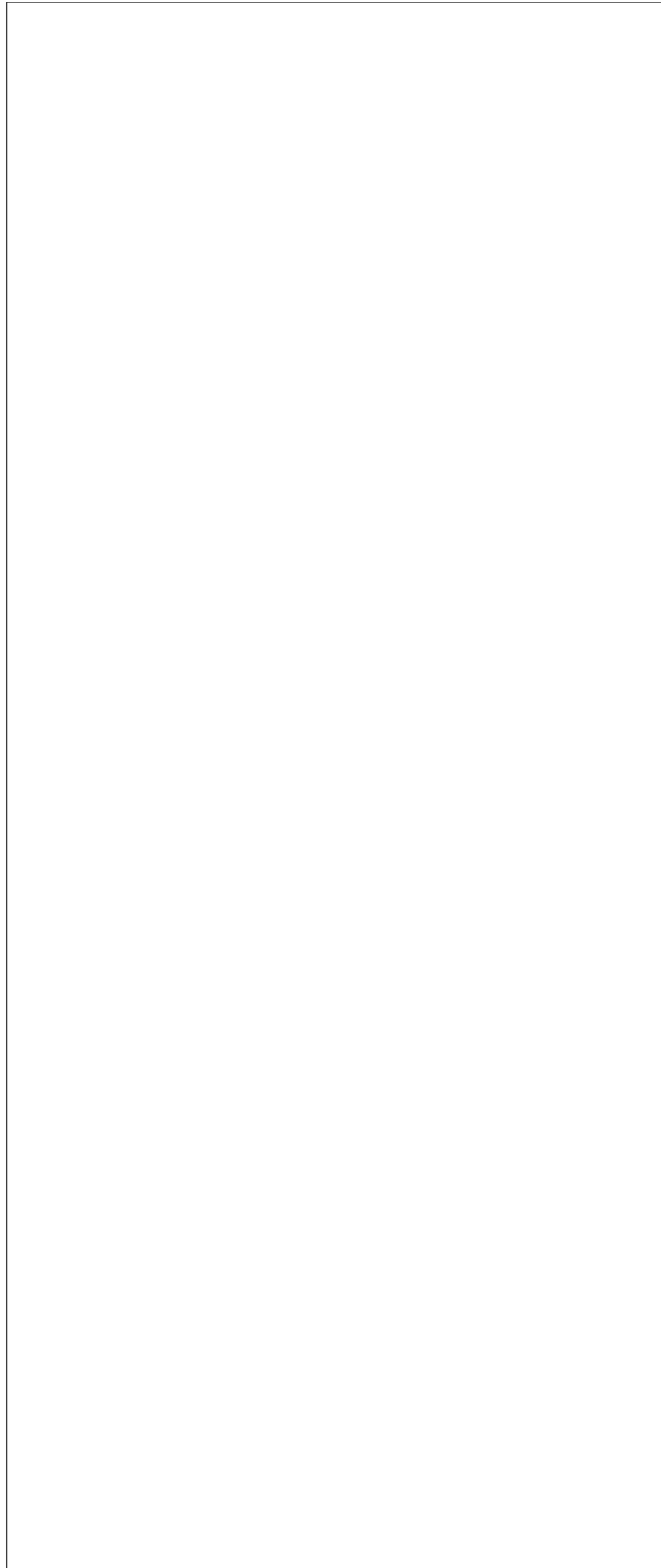
Figure 3



Figure 4



View of existing rear proposed for removal provided by applicant



Proposed Site plan





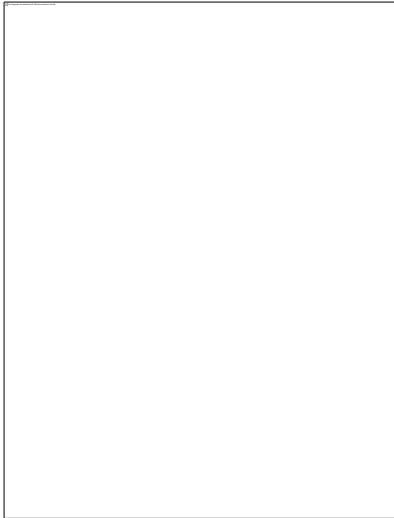
Proposed floor plans



Proposed front and left side elevation



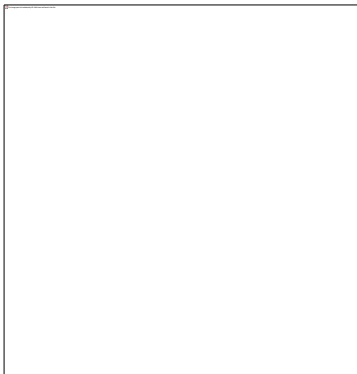
Proposed rear and right side elevations



Brick to match existing

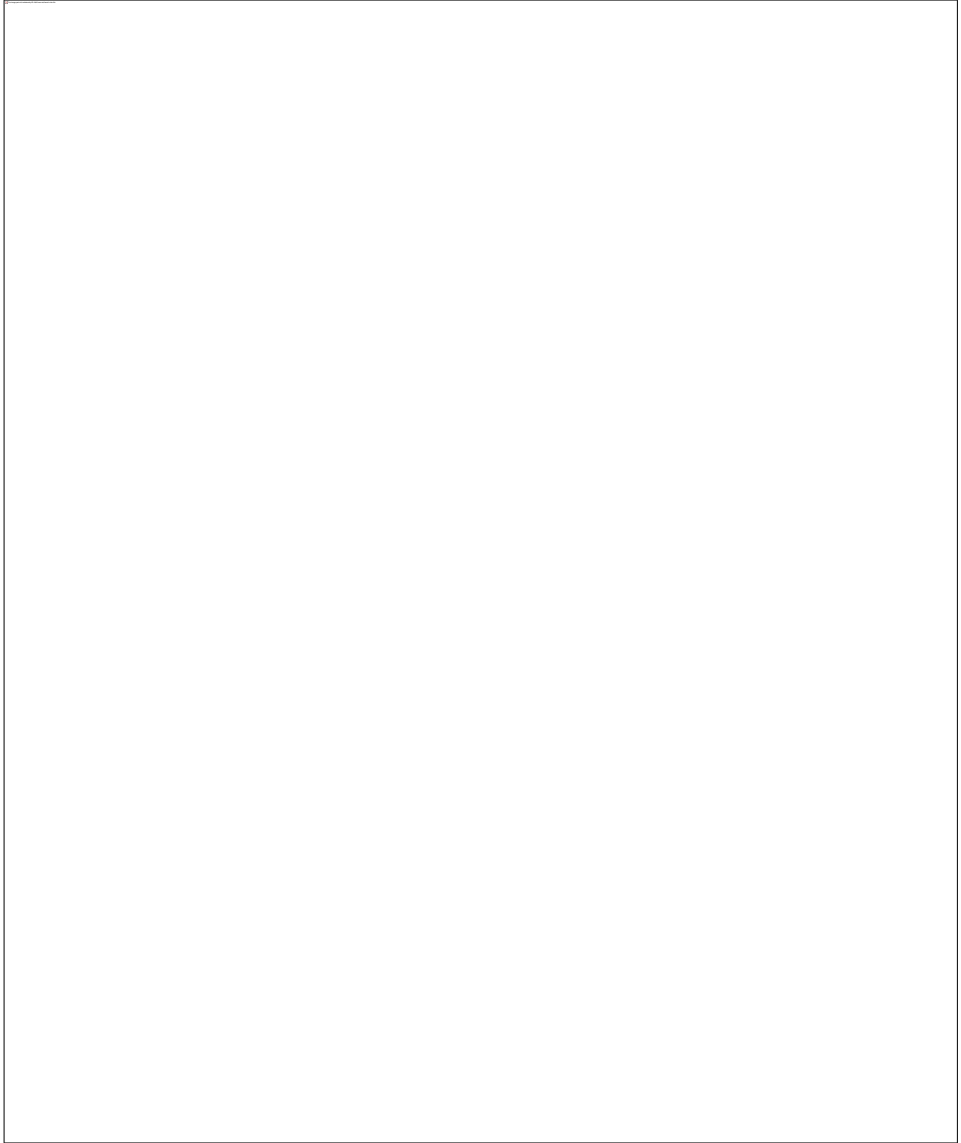


Doors to match existing

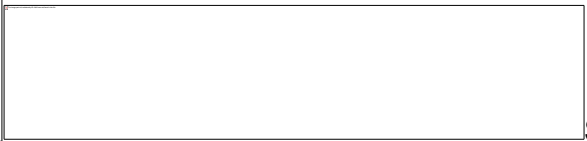
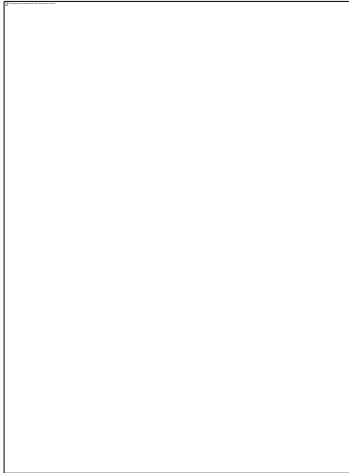


Specifications





Window and sill



Specifications

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

(B) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of a building.

### 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.



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**LANDMARK COMMISSION****December 7, 2020**

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FILE NUMBER: CA201-092(MP)  
LOCATION: 222 N Cliff St  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 4  
ZONING: PD No. 388

PLANNER: Marsha Prior  
DATE FILED: Nov 5, 2020  
DISTRICT: Tenth Street  
MAPSCO: 55-B  
CENSUS TRACT: 0041.00

---

**APPLICANT:** Henry Marshall

**REPRESENTATIVE:** Alicia Quintans

**OWNER:** NEW ATMOSPHERE INVESTORS LLC

**REQUEST:**

- 1) The applicant is requesting a Certificate of Appropriateness to install new wood windows and wood doors on all elevations.
- 2) The applicant is requesting a Certificate of Appropriateness to replace a door with a window on rear elevation.
- 3) The applicant is requesting a Certificate of Appropriateness to add a door to the rear elevation.
- 4) The applicant is requesting a Certificate of Appropriateness to repair and replace the existing wood siding, as needed.
- 5) The applicant is requesting a Certificate of Appropriateness to replace the front porch deck and concrete steps.
- 6) The applicant is requesting a Certificate of Appropriateness to repair the front porch columns and step wall.

**BACKGROUND / HISTORY:**

The property is listed as contributing to the Tenth Street Neighborhood Historic District.

**PROJECT DESCRIPTION:**

The proposed work consists of the repair and/or replacement of wood siding; installation of one-over-one wood windows; installation of wood doors; construction of a new wood porch floor and concrete steps; and repair of the porch columns and step wall. With only a few exceptions, the applicant is retaining all original openings. Those exceptions are on the rear where it is proposed that a window replace a door opening and a new door is installed.

## **RELEVANT PRESERVATION CRITERIA**

- 2.6 Wood siding, trim, and detailing must be carefully restored when practical. Historic materials should be repaired and should be replaced only when necessary. Badly deteriorated paint should be removed in accordance with the Department of the Interior standards before refinishing. All exposed wood must be painted, stained, or otherwise protected. No resurfacing with vinyl or aluminum siding or stucco is permitted on main structures. Imitation materials are allowed on accessory structures only if they are consistent with the style and materials of the main structure
- 2.11 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 that have been altered and no longer match the historic appearance is strongly recommended.
- 2.21 Existing original porches and balconies on protected facades must be retained and preserved. No porches may be enclosed on protected facades.

## **DALLAS DEVELOPMENT CODE FOR CONTRIBUTING STRUCTURES**

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.

## **ANALYSIS:**

The proposed work will restore the structure's original look, style, and material per the preservation criteria and will further contribute to the historic overlay district by reinstating integrity of materials, design, and workmanship to the dilapidated but contributing main



structure. The proposed alterations to the rear are in keeping with the style, look, and solid-to-void ratios. Staff is recommending approval for the proposed project and is supportive of work that aims to preserve rather than demolish a contributing structure.

**STAFF RECOMMENDATION:**

- 1) That the request for a Certificate of Appropriateness to install new wood windows and wood doors on all elevations be approved with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) That the request for a Certificate of Appropriateness to replace a door with a window on rear elevation be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) That the request for a Certificate of Appropriateness to add a door to the rear elevation be approved with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) That the request for a Certificate of Appropriateness to repair and replace the existing wood siding, as needed be approved with the finding the work is consistent with preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) That the request for a Certificate of Appropriateness to replace the front porch deck and concrete steps be approved with the finding the work is consistent with preservation criteria Section 2.21 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) That the request for a Certificate of Appropriateness to repair the front porch columns and step wall be approved with the condition that any replacement brick and mortar match the existing in material, texture, profile, dimension, and color with the finding the work is consistent with preservation criteria Section 2.21 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA \_\_\_\_\_ - \_\_\_\_\_ [ ]  
Office Use Only

Name of Applicant: HENRY L. MARSHALL  
Mailing Address: 2605 WHITEHILL DRIVE  
City, State and Zip Code: LITTLE ELK, TEXAS 75068-6890  
Daytime Phone: 469.525.0938 Alternate Phone: NONE  
Relationship of Applicant to Owner: SAME (NEW ATMOSPHERE INVESTORS LLC)

OFFICE USE ONLY

Main Structure:  
\_\_\_\_ Contributing  
\_\_\_\_ Non-contributing

PROPERTY ADDRESS: 224/224 NO. CLIFF STREET, DALLAS TX 75203  
Historic District: 100 PRESERVATION DISTRICT

PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

- ① REMODEL EXISTING 1-STORY RESIDENTIAL STRUCTURE
- ② INSTALL NEW WINDOWS AND DOORS (NONE EXISTING)
- ③ REPAIR AND REPLACE EXISTING SIDING
- ④ REPLACE FRONT PORCH DECK (NONE EXISTING)
- ⑤ ADD NEW BACK PORCH DECK

Signature of Applicant: [Signature] Date: October 30, 2010

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

Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



## SUPPLEMENTARY INFORMATION

### Existing Conditions

#### Site Conditions

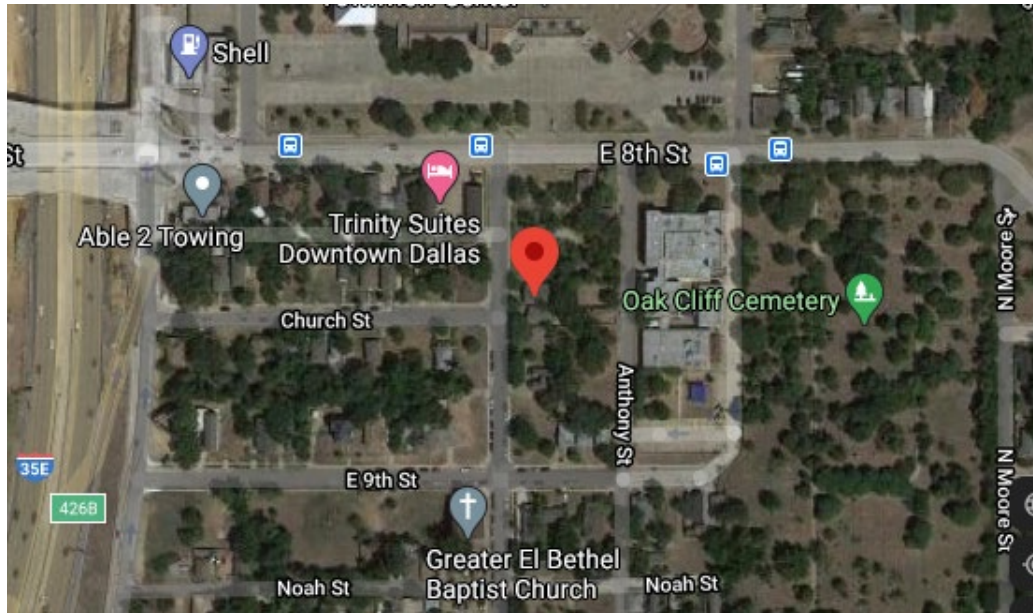


Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from N Cliff Street, facing east.





Figure 3 – View of subject property as seen from N Cliff Street, facing north.



Figure 4 – View of subject property as seen from N Cliff Street, facing south.





Figure 5 – View of subject property as seen from N Cliff Street, facing south.



Figure 6 – View across from subject property as seen from N Cliff Street, facing west.

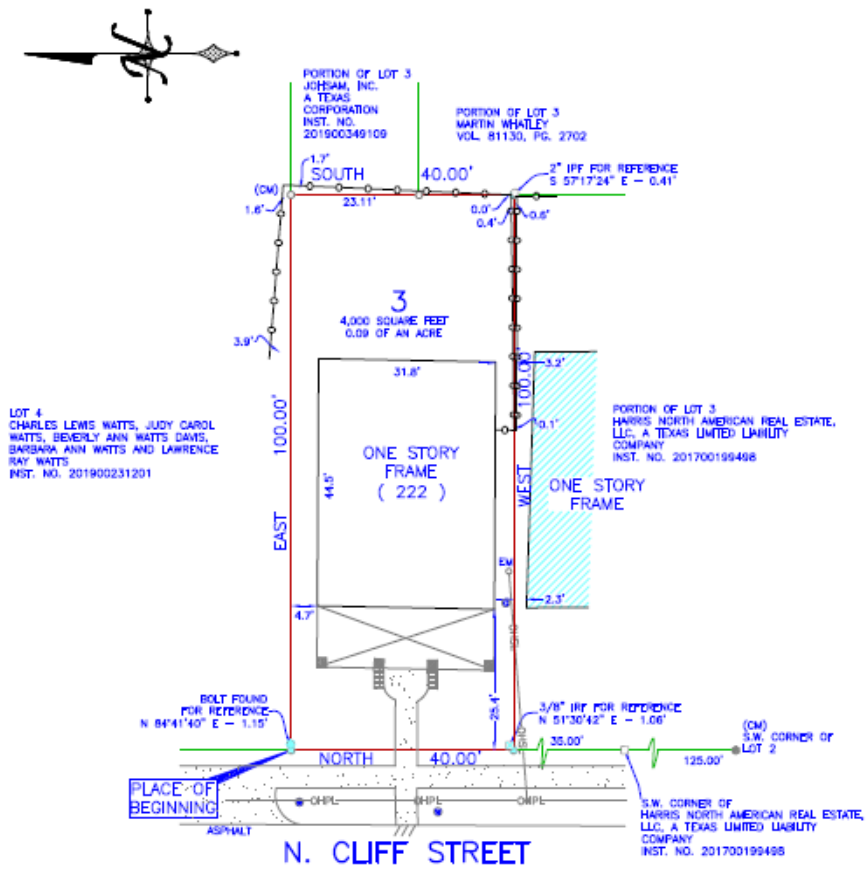


Figure 7 -- Survey plat.



## Elevations

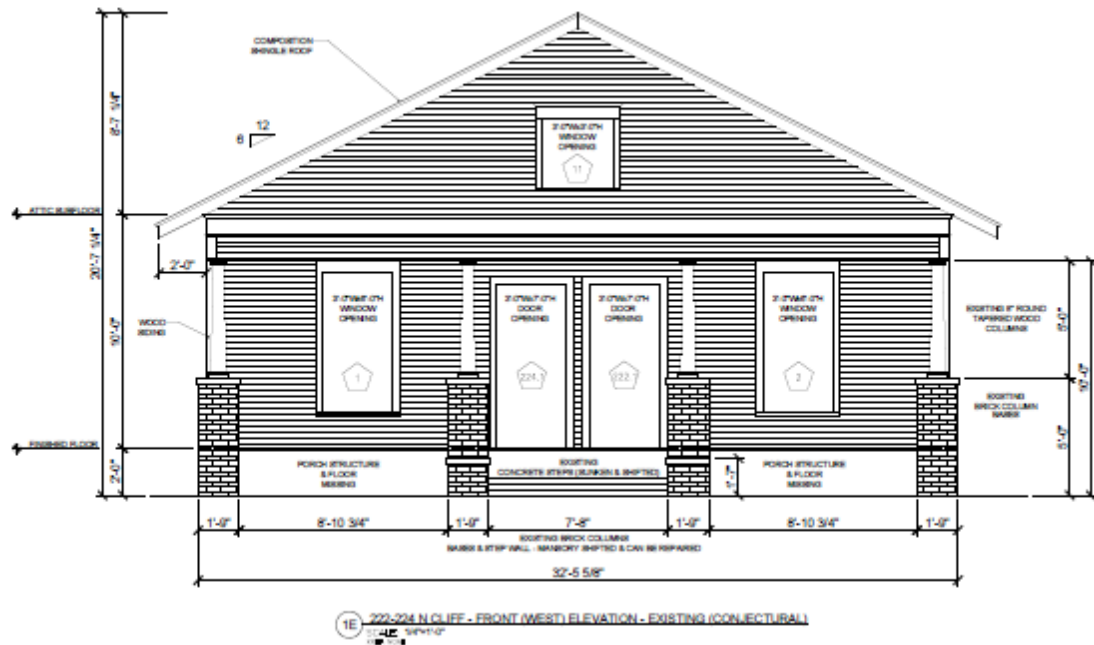


Figure 9 -- Existing front (West) elevation.

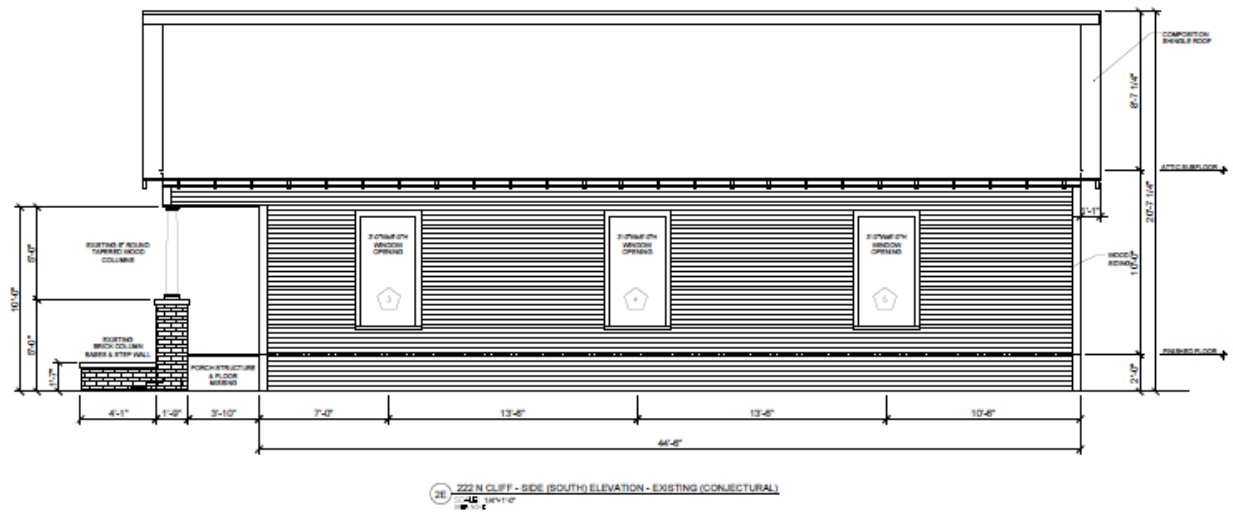


Figure 10 -- Existing right (South) side elevation.





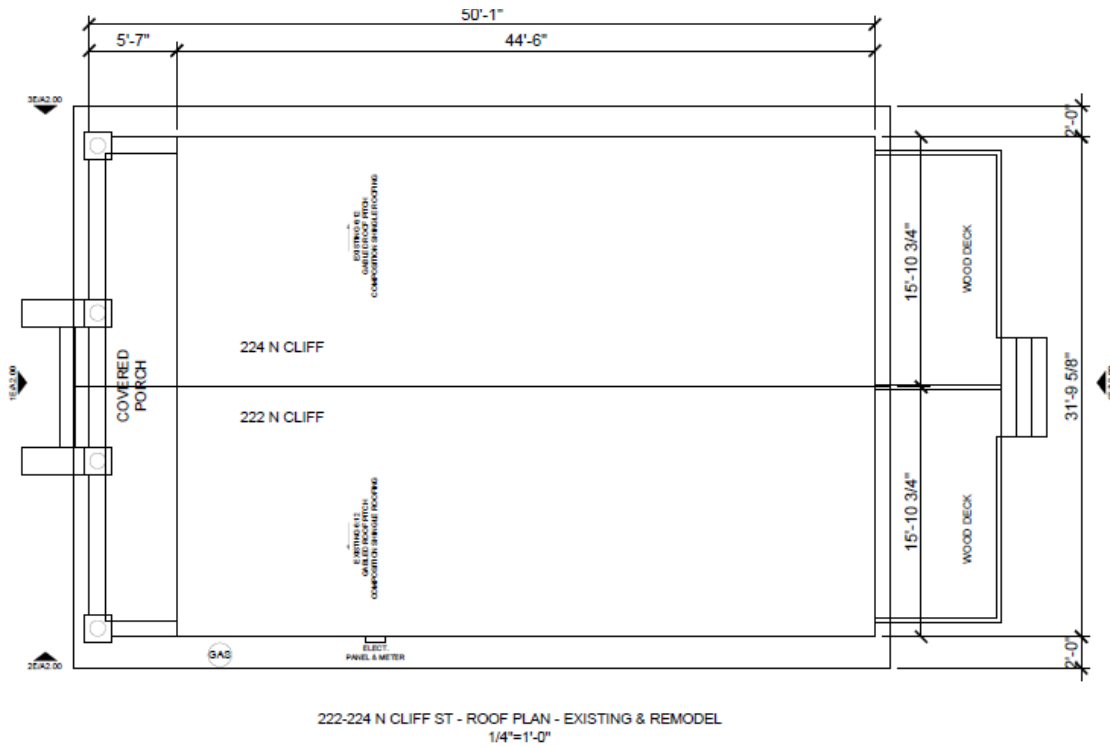


Figure 13 -- Existing roof plan (not to change with remodel).

## Photographs



Figure 14 -- Close up view of front elevation.



Figure 15 -- Close up photo of right (South) side elevation.



Figure 16 -- Close up photo of left (North) side elevation.





Figure 17 -- Close up view of rear elevation.



Figure 18 -- Close up photo of front elevation.





Figure 19 -- Close up view of front elevation.



Figure 20 -- Close up view of front elevation.





Figure 21 -- Close up view of left side elevation.



Figure 22 -- Close up view of brick column and step wall.





Figure 23 -- Close up photo of front porch.



Figure 24 -- Close up photo of siding.



## Proposed Changes (See folder for clearer images)

### Site

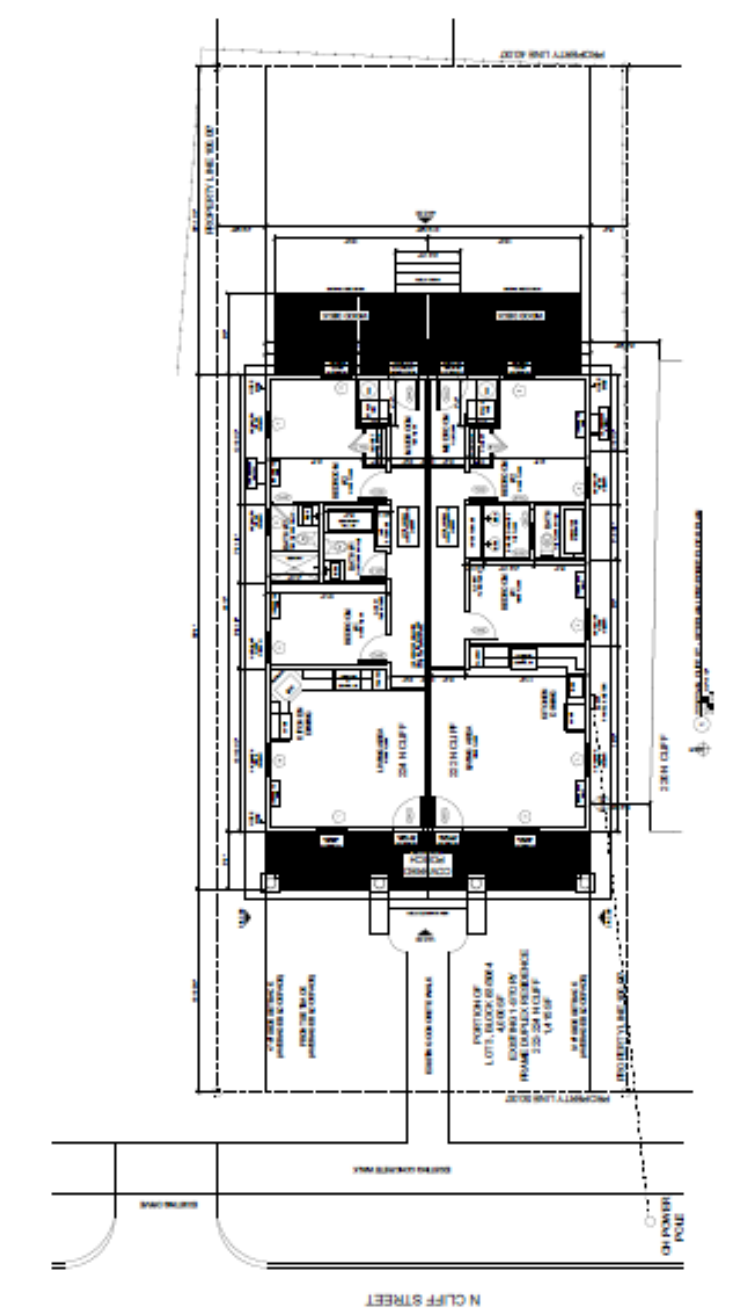
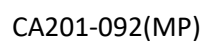


Figure 25 -- Proposed site plan.

Figure 27 -- Proposed right (South) side elevation.



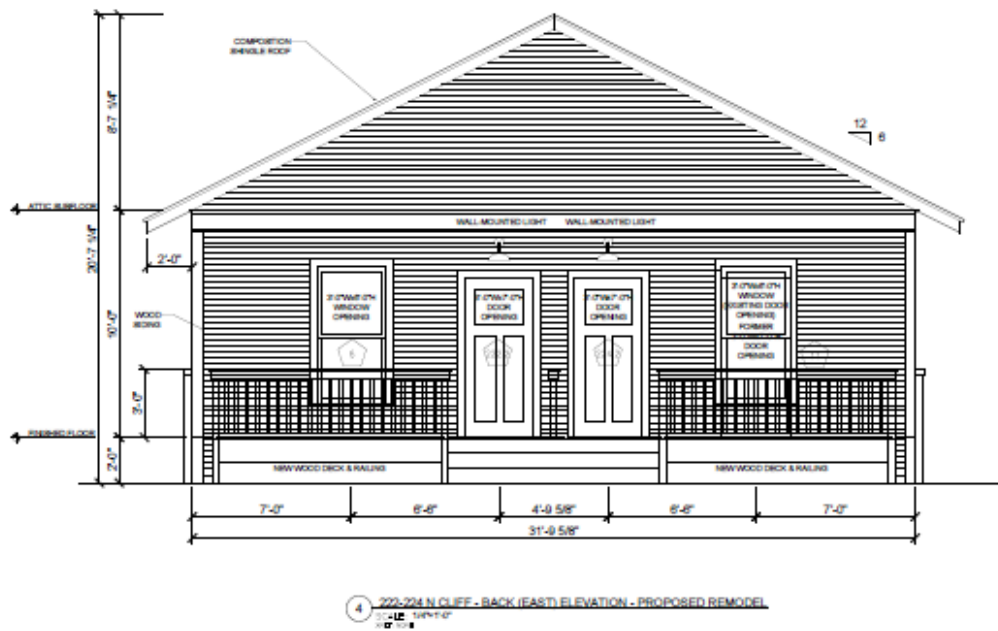


Figure 28 -- Proposed rear elevation.

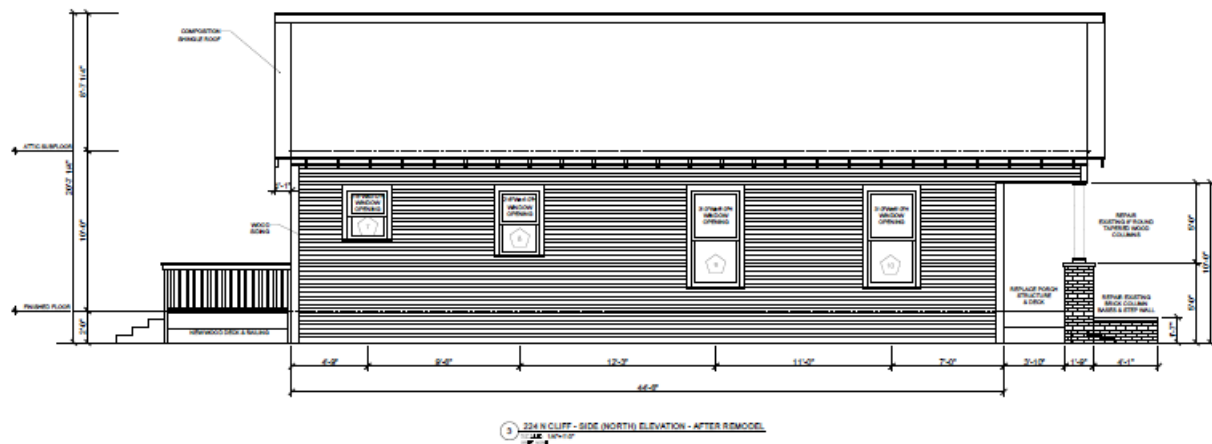


Figure 29 -- Proposed left (North) side elevation.

## ATTACHMENTS


### Attachment 1 – Specifications.

WINDOW SCHEDULE				
KEY	SIZE / OPERATION	MATERIAL	GLASS TYPE	NOTES
1	3'-0"x6'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
2	3'-0"x6'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
3	3'-0"x6'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
4	3'-0"x6'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
5	3'-0"x6'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
6	3'-0"x6'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
7	2'-6"x3'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
8	2'-6"x4'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
9	3'-0"x6'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
10	3'-0"x6'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR
11	3'-0"x6'-0" DOUBLE-HUNG WOOD WINDOW	WOOD/ FACTORY PRIMED	LOW E GLASS	PAINTED EXTERIOR & INTERIOR FRAME IN EXISTING DOOR R.O.
WINDOW NOTES				
1. FIELD MEASURE ALL EXISTING ROUGH OPENINGS BEFORE ORDERING WINDOWS.				
2. EXTERIOR WOOD WINDOWS SHALL BE EQUAL TO JELDOWEN CUSTOM WOOD WINDOWS - FACTORY PRIMED FOR PAINT.				

DOOR SCHEDULE				
DOOR #	DOOR SIZE	DOOR TYPE	FRAME TYPE	DOOR & HARDWARE NOTES
222.1	3'-0"x7'-0"	FRONT EXTERIOR ENTRY WOOD	WOOD	EXTERIOR WOOD DOOR HINGES, KEYED ENTRY SET, DEADBOLT WEATHERSTRIPPING
222.2	3'-0"x7'-0"	BACK EXTERIOR ENTRY WOOD	WOOD	EXTERIOR WOOD DOOR HINGES, KEYED ENTRY SET, DEADBOLT WEATHERSTRIPPING
222.3	2'-8"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR WOOD DOOR HINGES, PASSAGE SET
222.4	2'-8"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR WOOD DOOR HINGES, PRIVACY SET
222.4	2'-8"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR WOOD DOOR HINGES, PRIVACY SET
222.5	2'-0"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR POCKET DOOR TRACK HARDWARE, EDGE PULL, PRIVACY LOCK
222.6	2'-0"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR POCKET DOOR TRACK HARDWARE, EDGE PULL, PRIVACY LOCK
222.7	2'-0"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR POCKET DOOR TRACK HARDWARE, EDGE PULL, PRIVACY LOCK
222.8	2'-0"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR CLOSET DOOR HINGES, LEVER/LATCH
224.1	3'-0"x7'-0"	FRONT EXTERIOR ENTRY WOOD	WOOD	EXTERIOR WOOD DOOR HINGES, KEYED ENTRY SET, DEADBOLT WEATHERSTRIPPING
224.2	3'-0"x7'-0"	BACK EXTERIOR ENTRY WOOD	WOOD	EXTERIOR WOOD DOOR HINGES, KEYED ENTRY SET, DEADBOLT WEATHERSTRIPPING
224.3	2'-8"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR WOOD DOOR HINGES, PASSAGE SET
224.4	2'-8"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR WOOD DOOR HINGES, PRIVACY SET
224.5	2'-8"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR WOOD DOOR HINGES, PASSAGE SET
224.6	2'-8"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR WOOD DOOR HINGES, PRIVACY SET
224.7	2'-0"x6'-8"	INTERIOR WOOD	WOOD	INTERIOR CLOSET DOOR HINGES, LEVER/LATCH
DOOR & HARDWARE NOTES				
1. PROPOSED EXTERIOR DOORS SHALL BE APPROVED FOR THE HISTORIC DISTRICT.				

Window/Door Schedule.





## 760 TRADITIONAL SHAKER

**SERIES:** [Traditional Exterior Doors](#)

**TYPE:** Exterior Traditional

**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

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

**Panels:** 3/8" VG Flat Panel

**Profile:** Shaker Sticking

**GET A QUOTE**

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

*Rough opening needs to be 2" wider and 2 1/2" taller than your door.*

**WIDTH**

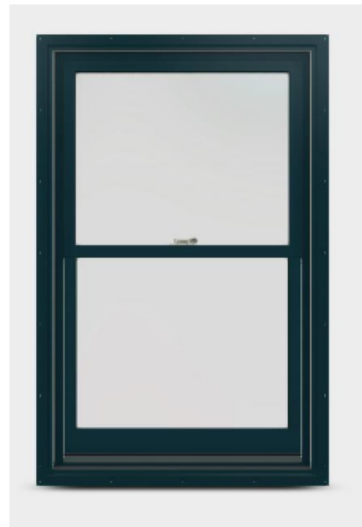
**HEIGHT**

**WOOD SPECIES**

**PANEL**

**WHERE TO BUY**

### PROPOSED EXTERIOR DOORS



**PROPOSED WINDOWS:**  
**JELDWEN CUSTOM WOOD WINDOWS**  
**1 OVER 1, DOUBLE-HUNG OPERATION,**  
**PRIMED FOR PAINT, LOW E GLAZING**



ROOF: TAMKO HERITAGE  
LAMINATED ASPHALT SHINGLES  
COLOR: WEATHERED WOOD





GOOSENECK EXTERIOR LIGHT STYLE AT BACK DOORS



---

**LANDMARK COMMISSION****DECEMBER 7, 2020**

---

FILE NUMBER: CA201-003(MP)  
LOCATION: 1406 E 9<sup>th</sup> St  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 4  
ZONING: PD-388

PLANNER: Marsha Prior  
DATE FILED: Oct 1, 2020  
DISTRICT: Tenth Street  
MAPSCO: 55-B  
CENSUS TRACT: 0041.00

---

**APPLICANT:** Ananias Freeney

**REPRESENTATIVE:** Jay Taylor

**OWNER:** FREENEY ANANIAS JR & ALMA

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to construct a rear addition.

**BACKGROUND / HISTORY:**

At the September 8, 2020, Landmark Commission hearing, a CA for a rear addition, which incorporated a gable roof, was denied without prejudice on the basis that the commissioners believe a hipped roof on the addition was more appropriate ( CA190-614(MP)).

The Landmark Commission denied without prejudice a CA for constructing an addition to the rear at the July 2, 2020, hearing. Primary concerns that led to the denial were due to the intersection of the roof addition with that of the main structure and the request to install vinyl windows on the addition (CA190-403(MP)).

The main structure is listed as contributing to the Tenth Street Neighborhood Historic District.

**PROJECT DESCRIPTION:**

The proposed rear addition is 300 sq ft and will have a hipped roof. The siding will be wood to match the predominant siding on the main structure and will include one-over-one wood windows and a Craftsman-style wood door.



**RELEVANT PRESERVATION CRITERIA:**

- 3.1 The form, materials, general exterior appearance, color, and details of any new construction of accessory building or vertical extension to existing structures must be compatible with the existing historic structure.
- 3.2 New construction, additions to historic structures, accessory buildings, porches, and balconies must be of appropriate massing, roof form, shape, materials, detailing and color and have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.
- 3.3 Vinyl and aluminum, or other imitation materials are not acceptable cladding materials for the construction of a new main structure in this district or addition to existing historic structure in this district.
- 3.5 New construction and connections between new and existing construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new and existing construction must be established and maintained.

**ANALYSIS:**

Previous issues concerning materials and an awkward roof design, which prevented the addition from being compatible, have been addressed. Although Staff believes a gable roof over the addition is more in keeping with the style of the main structure, the hipped roof will not be highly visible from the street. Furthermore, it provides a means of differentiating the addition from the main structure. The proposed work meets the preservation criteria for additions and will not have an adverse effect on the main structure or the historic overlay district.

**STAFF RECOMMENDATION:**

That the request for a Certificate of Appropriateness to construct a rear addition be approved with the finding the work is consistent with preservation criteria Sections 3.1, 3.2, 3.3, and 3.5 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

GA \_\_\_\_\_ - \_\_\_\_\_ ( )  
Office Use Only

Name of Applicant: Rev Ananias Freney  
Mailing Address: 1406 E 9th  
City, State and Zip Code: Dallas, TX 75203  
Daytime Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_  
Relationship of Applicant to Owner: Architect

OFFICE USE ONLY

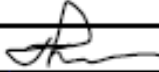
Main Structure:  
\_\_\_\_ Contributing  
\_\_\_\_ Non-contributing

PROPERTY ADDRESS: 1406 E 9th  
Historic District: 10th Street Historic District

PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

New construction of a 300 sqft addition to rear of house

Signature of Applicant:  Date: 09/30/2020  
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 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.

Sign drawings and/or specifications are enclosed \_\_\_\_ Yes \_\_\_\_ No

Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220

## SUPPLEMENTARY INFORMATION

### Existing Conditions

#### Site Conditions

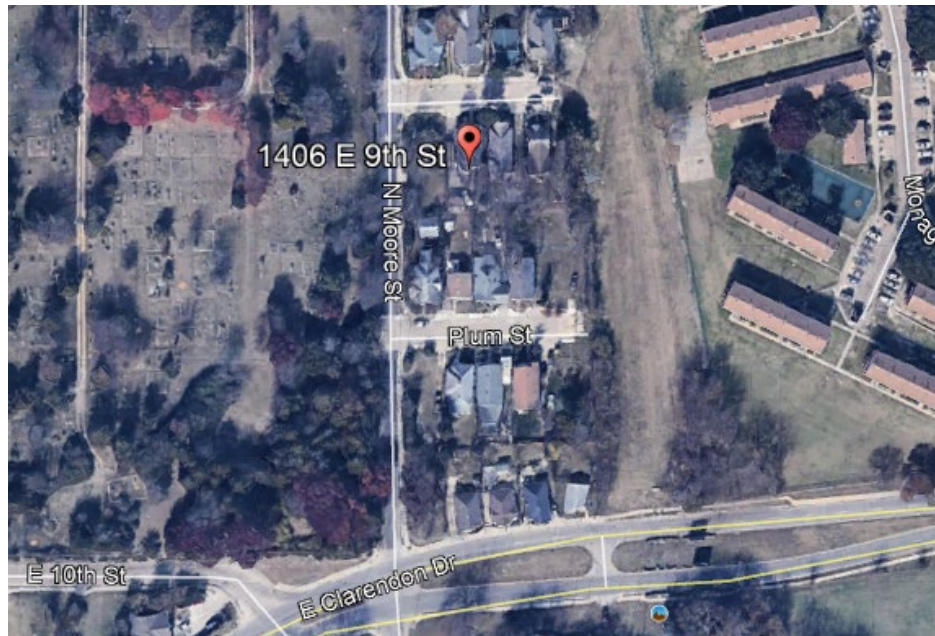


Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from E 9th Street, facing south.





Figure 3 – View of the subject property as seen from E 9th Street, facing east.



Figure 4 – View of the subject property as seen from E 9th Street, facing west.





Figure 5 – View across from subject property as seen from E 9th Street, facing north.

## Photographs



Figure 6 -- Close up of front elevation.





Figure 7 -- Close up of right (west) side elevation.



Figure 8 -- Close up of left (east) side elevation.





Figure 9 -- Close up of rear elevation.



Figure 10 – Close up of rear elevation.





Figure 11 -- Close up of rear elevation.



Figure 12 -- Existing door on west side elevation.



Figure 13 -- Existing aluminum window.





Figure 14 -- Existing vinyl window.

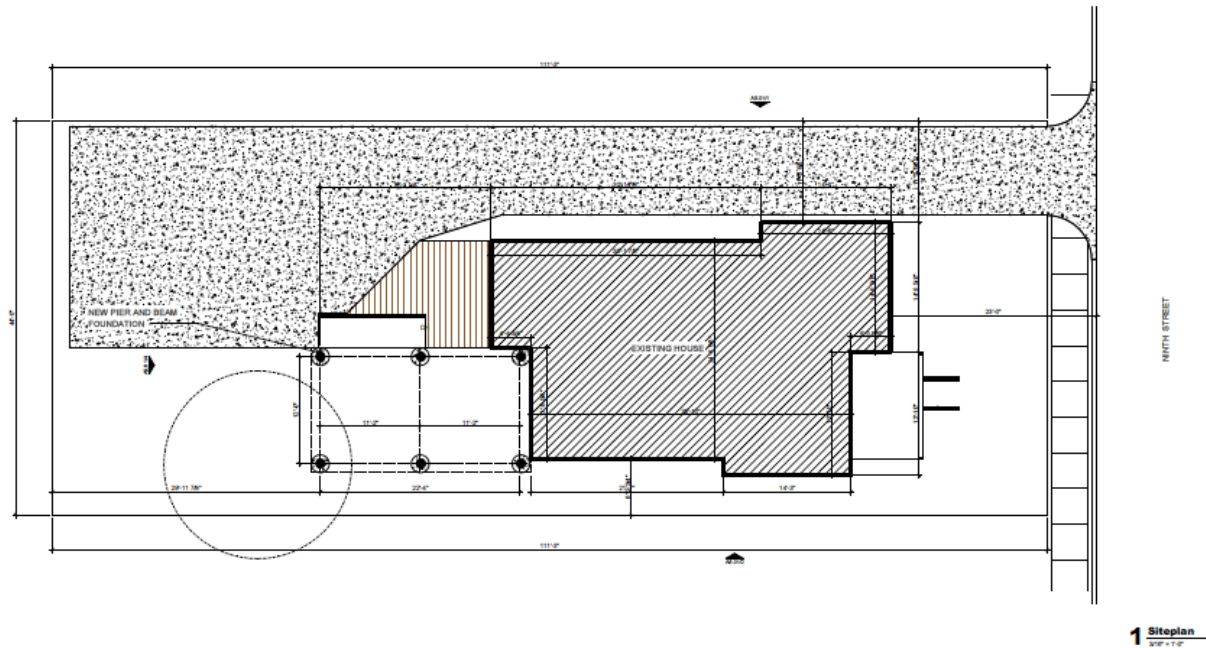
Site

Figure 15 – Proposed site plan.

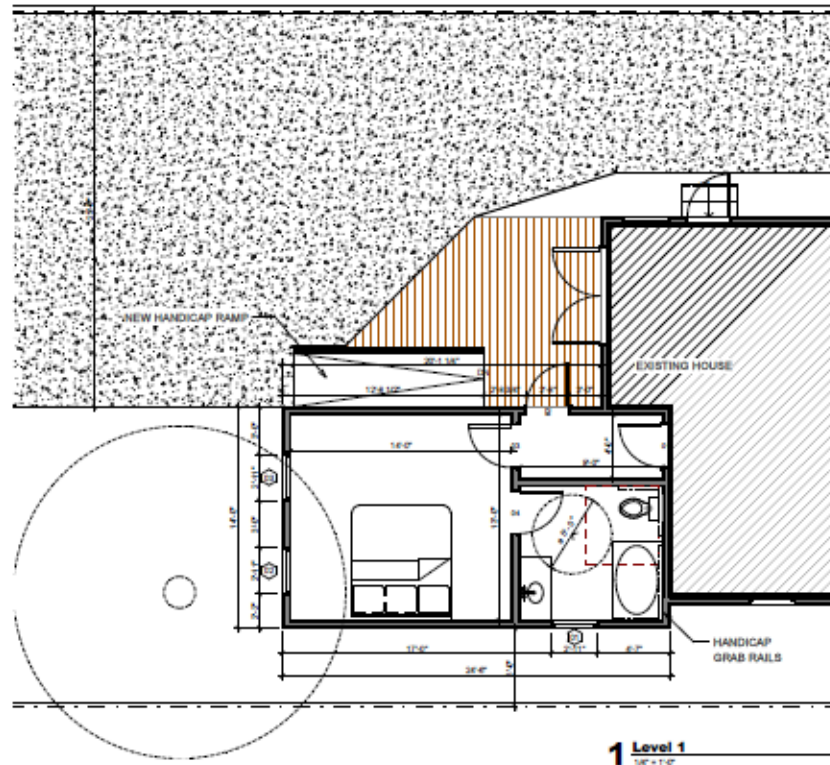


Figure 16 – Proposed floor plan.

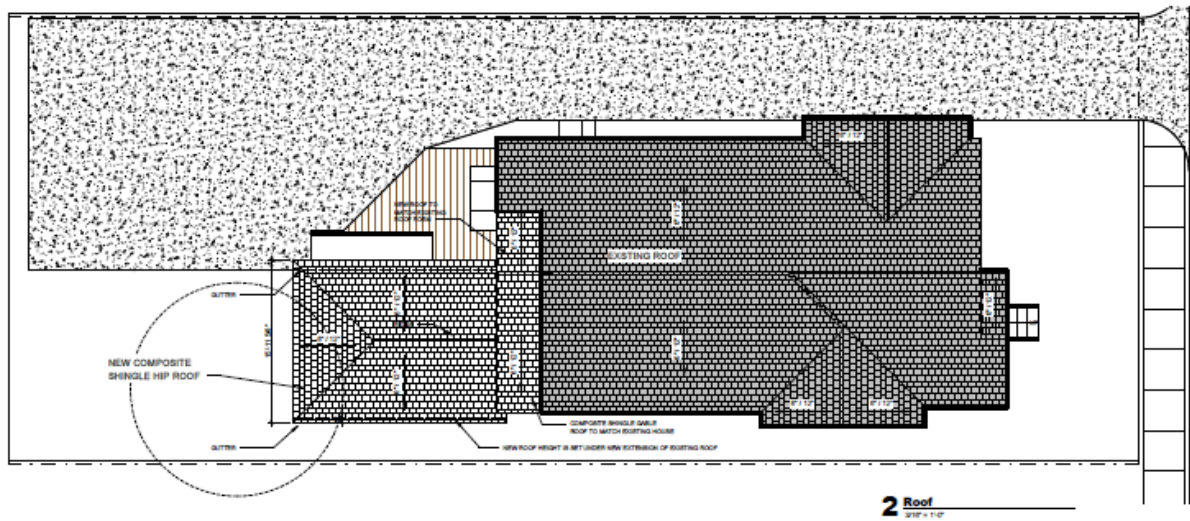


Figure 17 -- Proposed roof plan.



## Elevations

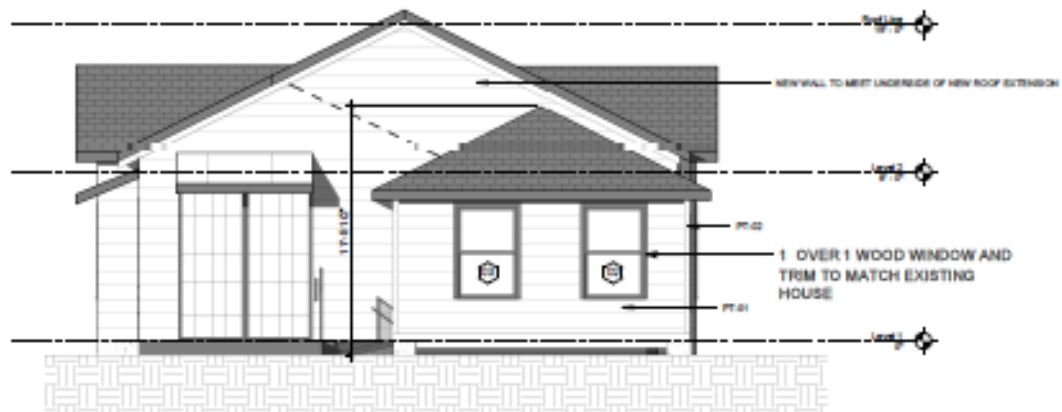


Figure 18 -- Proposed rear elevation.

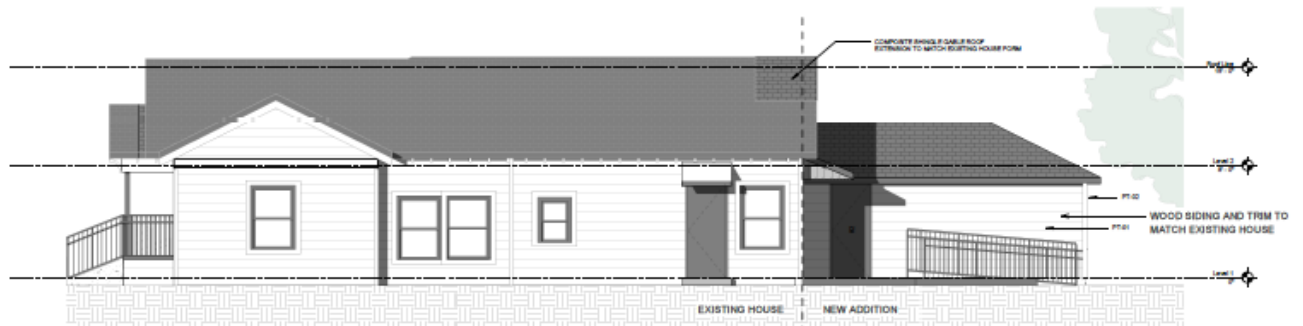


Figure 19 -- Proposed right side elevation.

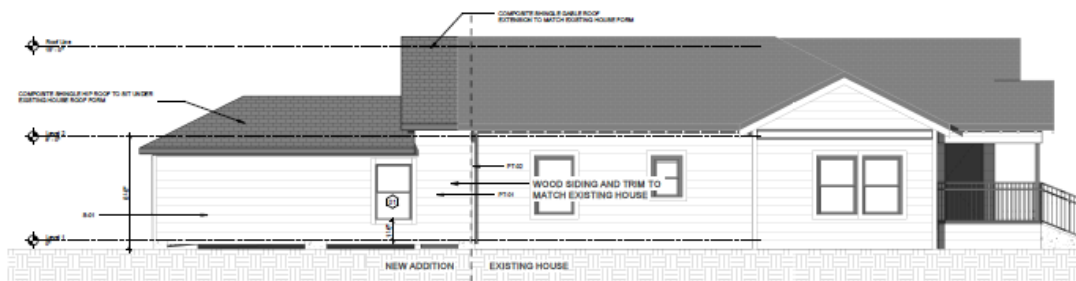


Figure 20 -- Proposed left side elevation.

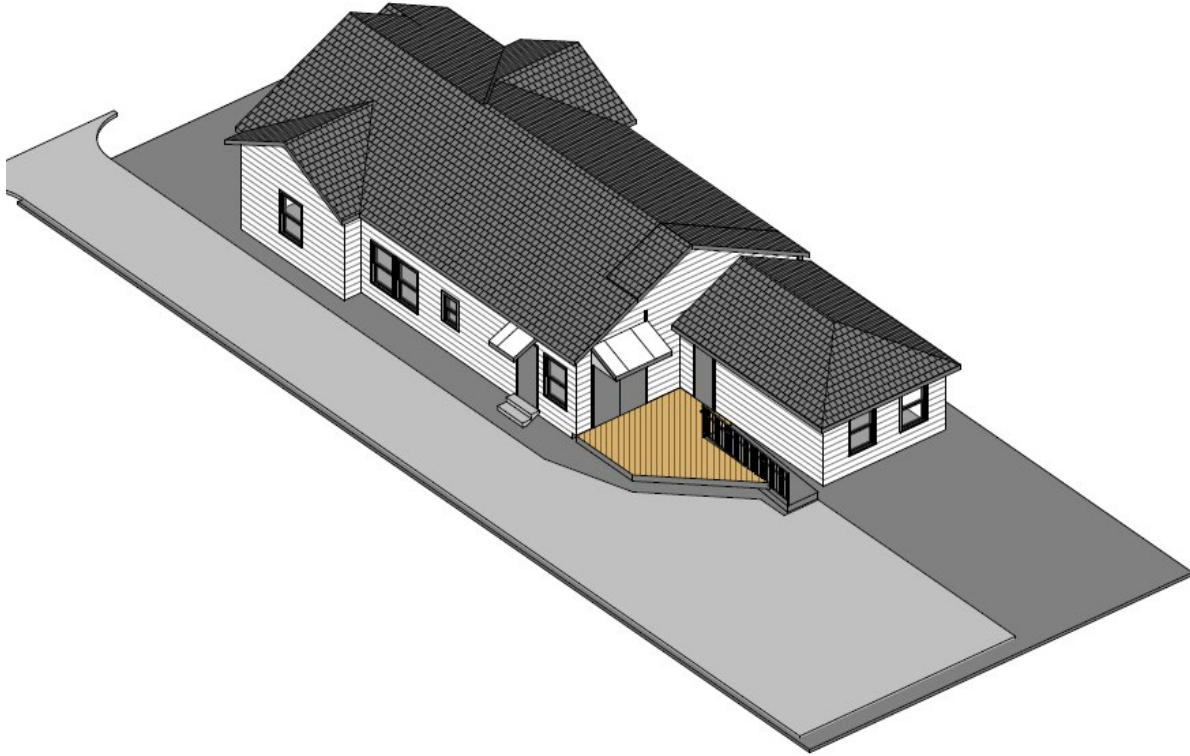


Figure 21-- Rendering of proposed rear addition.

## ATTACHMENTS

### Attachment 1 – Specifications.

**Section Includes:** Prefinished flush wood doors and supplementary items necessary for installation.

**Image:**



**Product Data:** Manufacturer's technical literature for each product and system indicated.

**Tag:** D-01

**Brand:** Pella

**Description:**

Pella's Traditional Collection of wood entry doors

Rustic Walnut: A908 2 36" x 96"

### Proposed door.

**Section Includes:** Prefinished flush wood windows and supplementary items necessary for installation.

**Image:**



**Product Data:** Manufacturer's technical literature for each product and system indicated.

**Tag:** WD-01

**Brand:** Pella

**Description:**

1.) Pella's 450 Series Wood Windows

Single Hung: 36" x 60"

### Proposed wood windows.

## Drop Siding

Drop siding, sometimes known as Dutch lap siding- for that special look on your house that will be the envy of your neighbors. This siding is a Southern Yellow Pine product and a great choice as its properties allow it to provide years of service. Paint or stain for the look you desire.

Features: grade

- D grade
- Pattern No. 105
- Ship lap joinery
- Milled smooth profile
- Stainless nails or screws recommended for installation



Proposed wood siding.

### SECTION 04 - EXTERIOR PAINT

**Section Includes:** Exterior paint selections and supplementary items necessary for installation.

**Image:**



**Brand:** BEHR MARQUEE

**Description:** #320C-2 Cream Yellow Satin Enamel Exterior Paint and Primer in One

**Tag:** PT-01

**Product Data:** Manufacturer's technical literature for each product and system indicated.



Proposed paint color for body (color is a golden yellow).

SECTION 04 - EXTERIOR PAINT

**Section Includes:** Exterior paint selections and supplementary items necessary for installation.

**Image:**



**Brand:** BEHR Premium Plus Ultra

**Description:** 1-Gal. Ultra Pure White Semi-Gloss Enamel Exterior

**Tag:** PT-02

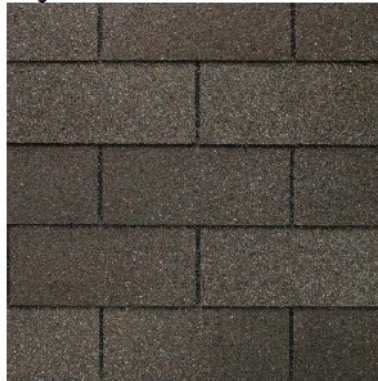
**Product Data:** Manufacturer's technical literature for each product and system indicated.

Proposed paint for trim (color is white).

SECTION 05 - ROOFING AND GUTTERS

**Section Includes:** Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

**Image:**



**Brand:** GAF

**Description:** Royal Sovereign Gray Weathered Stain Guard 3-Tab Shingles

**Tag:** R-01

**Product Data:** Manufacturer's technical literature for each product and system indicated.

Proposed roof shingles.

SECTION 05 – ROOFING AND GUTTUERS

**Section Includes:** Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

**Image:**



**Brand:** Amerimax Home

**Description:** 2 in. x 3 in. White Vinyl Downspout

**Product Data:** Manufacturer's technical literature for each product and system indicated.

Proposed gutters.



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**LANDMARK COMMISSION****DECEMBER 7, 2020**

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FILE NUMBER: CA201-098(MP)  
LOCATION: 3606 Dunbar  
STRUCTURE: Main, Accessory & Noncontributing  
COUNCIL DISTRICT: 7  
ZONING: PD No. 595

PLANNER: Marsha Prior  
DATE FILED: Nov 5, 2020  
DISTRICT: Wheatley Place  
MAPSCO: 46-U  
CENSUS TRACT: 0037.00

---

**APPLICANT:** Victoria Shepherd

**OWNER:** SHEPARD DELANIE VICTORIA

**REQUEST:**

- 1) The applicant is requesting a Certificate of Appropriateness to install a door and window on front elevation.
- 2) The applicant is requesting a Certificate of Appropriateness to install porch rails.
- 3) The applicant is requesting a Certificate of Appropriateness to replace fence.
- 4) The applicant is requesting a Certificate of Appropriateness to install a person entry door and a window on an accessory structure.

**BACKGROUND / HISTORY:**

Prior to the work that was completed without a Certificate of Appropriateness (CA), this 1925 noncontributing house appeared compatible with the district and conveyed several character defining features associated with modest, Craftsman houses common to the district, including two pairs of ganged windows on the front elevation, a porch that was open and inviting, brick and wood tapered columns, and wood siding. It is unknown as to why the survey listed the property as noncontributing.

At the July 6, 2020, Landmark Commission hearing, the commission denied without prejudice the applicant's request to retain the French doors, fence, and porch rails (CA190-308(MP)).

Since the applicant was unable to attend the hearing, she resubmitted the same requests (CA190-636(MP)) for the September Landmark hearing and was again, denied without prejudice. Upon the suggestion of the Landmark Commission, the applicant contacted Mr. Ron Siebler, a well-known historic preservationist, for advice on mitigating the effects of the work done without a CA. The current CA is based on the results of that consultation.

The property is listed as noncontributing to the Wheatley Place Historic District.

**PROJECT DESCRIPTION:**

The proposed work consists of replacing a set of French doors on the front elevation (that were installed without a CA and replaced a set of ganged windows) with a single door and window; replace wood pickets (that were installed without a CA) with traditional wood porch rails; replace the side yard fence with a solid board fence and install wrought iron gates; and install a solid wood, 6-panel personal entry door and wood window on the accessory structure.

**DALLAS DEVELOPMENT CODE FOR NONCONTRIBUTING STRUCTURES**

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.

**ANALYSIS:**

The proposed porch rails and the new fence are consistent with the preservation criteria; thus, although this is a noncontributing property, these changes will not have an adverse effect on the historic overlay district and will mitigate the adverse impacts that occurred when the previous work was done without a Certificate of Appropriateness.

The proposed solution for the door and window is appropriate for this style and period of house. Although an original pair of ganged windows were replaced with a double French door, the current solution (to install a single door with an adjacent window) aims to mitigate the adverse impact of removing a pair of windows and replacing them with double French doors. The proposed door/window pattern is not uncommon to houses from the 1930s-1940s, and therefore will not have an adverse effect on the historic overlay district.

The proposed person entry door and window on the side elevation of the accessory structure are an appropriate material, and furthermore, will not be visible from the street. Therefore, these alterations will not have an adverse effect on the historic overlay district.

**STAFF RECOMMENDATION:**

- 1) That the request for a Certificate of Appropriateness to install a door and window on front elevation be approved with the condition that the door is solid wood as shown in photograph dated 12/7/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) That the request for a Certificate of Appropriateness to install porch rails be approved with the condition that the railing is approximately 8' wide and 36" tall and follows the general spacing as shown in photograph dated 12/7/2020 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) That the request for a Certificate of Appropriateness to replace the fence be approved with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) That the request for a Certificate of Appropriateness to install a person entry door and a window on an accessory structure be approved with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).



**TASK FORCE RECOMMENDATION:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

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

CA \_\_\_\_\_ - \_\_\_\_\_ [ ]  
Office Use Only

Name of Applicant: Debra Victoria Shepherd  
Mailing Address: 3606 Dunbar St.  
City, State and Zip Code: Dallas TX 75215  
Daytime Phone: 817-118-8190 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Self

**PROPERTY ADDRESS:** 3606 Dunbar St.  
**Historic District:** Wheatley

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.

Consulted with Ron Siebler for corrections on fence.  
We are proposing to add boards to both side fences to make it board on board. (see picture example) Still 5 feet tall  
Removing the street facing portion of the fence & replacing with  
rod iron gate/fence. (See example photo)

Signature of Applicant: [Signature] Date: 10.6.2020  
Signature of Owner: [Signature] Date: 10.6.2020  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

## SUPPLEMENTARY INFORMATION

### Existing Conditions

#### Site Conditions

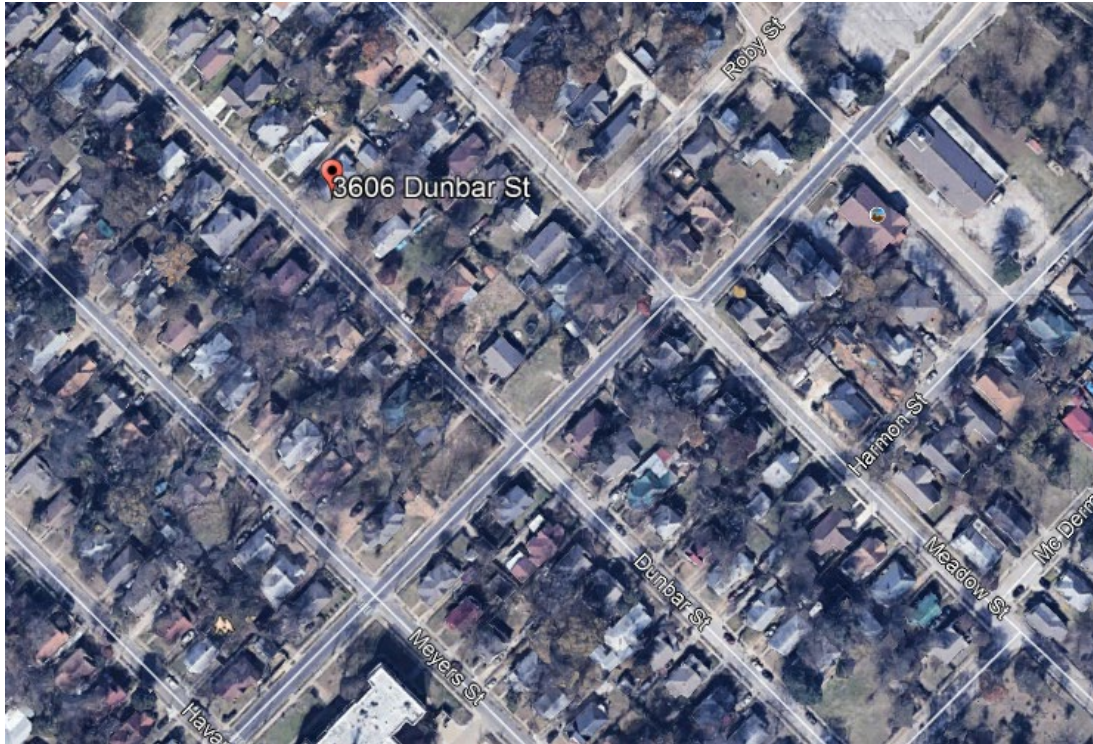


Figure 1 – Aerial view of the subject property.





Figure 2 – View of the subject property as seen from Dunbar Street, facing east.



Figure 3 – View of subject property as seen from Dunbar Street, facing north.





Figure 4 – View of subject property as seen from Dunbar Street, facing south.



Figure 5 – View across from subject property as seen from Dunbar Street, facing west.



## Photographs



Figure 6 -- Front elevation with current French doors, fencing, and porch rails.



Figure 7 – Existing side yard wood fence.



Figure 8 -- Existing accessory structure.



## Proposed Changes

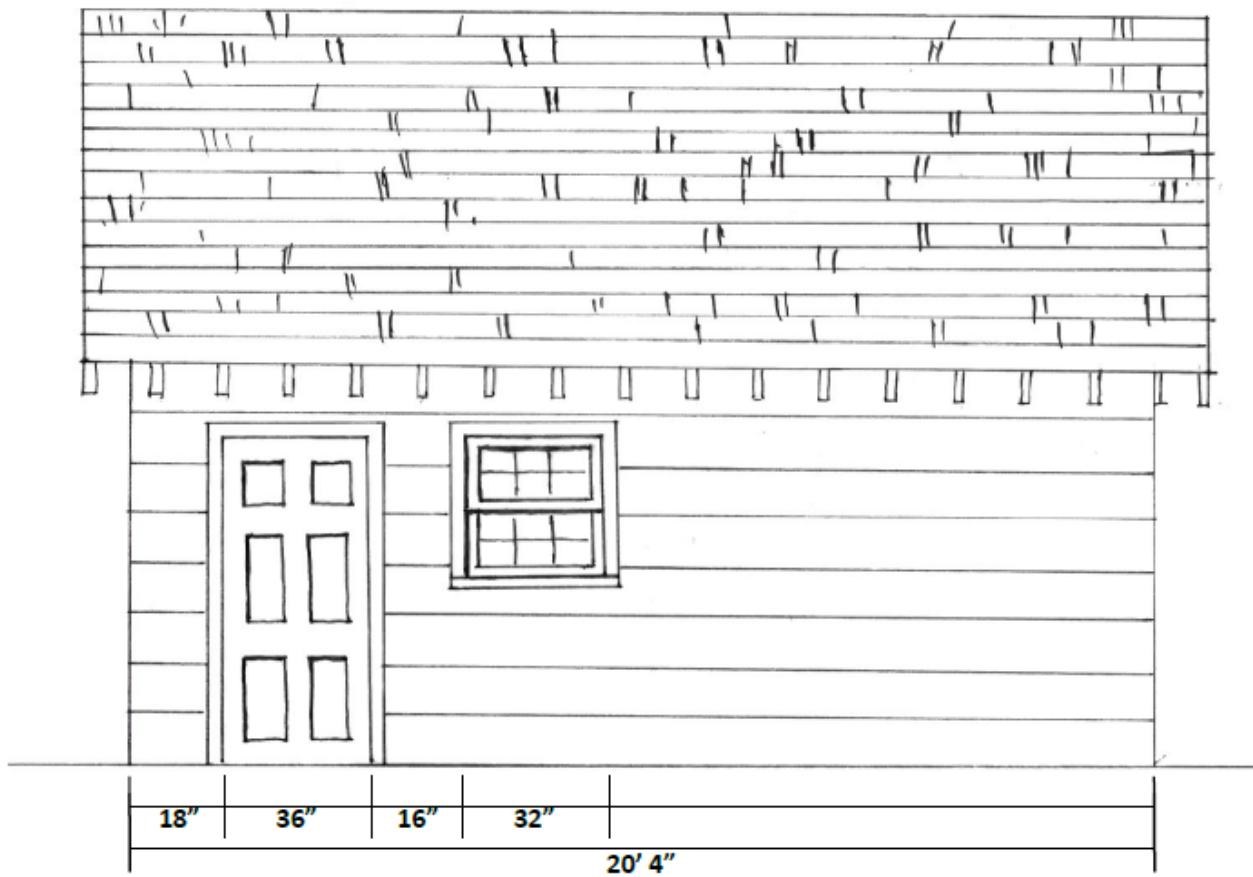


**Proposed Southwest/Front Elevation – Main Structure**

**3/8" = 1'**

Figure 9 -- Proposed location of door and adjacent window. Note: door to be solid wood as appears in specifications.





**Proposed Southwest Elevation – Detached Garage**

**3/8" = 1'**

Figure 10 -- Proposed location and styles of wood door and windows for side elevation of accessory structure.

## ATTACHMENTS

Attachment 1 – Specifications and Illustrations of proposed new items.



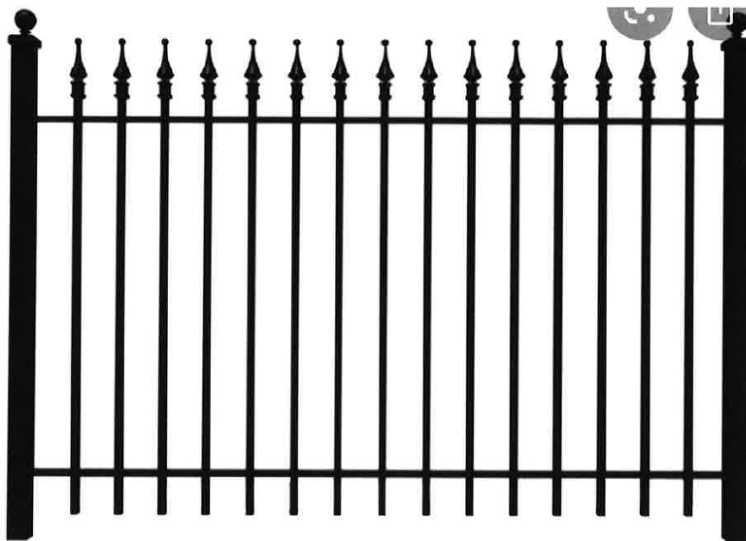
Proposed wood front door.



Proposed wood porch railing.



Proposed 5' wood side yard fence.



Proposed wrought iron gates for street facing portions of fence.



Wood door for accessory structure.





Wood window proposed for accessory structure.



## LANDMARK COMMISSION

December 7, 2020

FILE NUMBER: CA201-074(MLP)  
LOCATION: 130 N Edgefield Ave  
STRUCTURE: Accessory, Non-contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87

PLANNER: Melissa Parent  
DATE FILED: November 5, 2020  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0046.00

**APPLICANT:** Nichole Dreyer

**OWNER:** DREYER NICHOLE

**REQUEST(S):**

- 1) Construct new rear accessory structure.
- 2) Install new landscaping in rear yard.

**BACKGROUND / HISTORY:** None

**PROJECT DESCRIPTION**

The proposed work consists of the construction a two-story rear accessory structure incorporating a 633 square foot garage and a 520 square foot guest room above and the installation of landscaping in the rear and side yards.

**RELEVANT PRESERVATION CRITERIA**

Section 51P-87.111(a) Building placement, form, and treatment.

- (1) Accessory buildings. Accessory buildings are only permitted in the rear yard and must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

Section 51P-87.111(b) Landscaping

- (3) Foundation plantings. Foundation plantings may not:
  - (A) Screen significant architectural features of the main building; or
  - (B) Exceed two feet in height above the finished porch floor elevation unless they are part of an overall landscape plan approved by the commission.

**ANALYSIS**

The proposed new accessory structure meets all building codes including setbacks, maximum lot coverage, and maximum building height. Specifications such as windows,

paint, and roofing will all match the existing main structure. While the proposed structure is compatible with the architectural style of the main structure and meets all ordinance criteria, it appears somewhat top-heavy owing to its wide eave overhang in relation to the relative size of the footprint.

**STAFF RECOMMENDATION(S):**

- 1) Construct new rear accessory structure - Approve - Approve drawings dated 12/7/2020 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new landscaping in rear yard - Approve - Approve drawings dated 12/7/2020 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(3)(A) and Section 51P-87.111(b)(3)(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION(S):**

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

CA 201 - 074 [MLP]  
Office Use Only

Name of Applicant: Nichole Dreyer

**Mailing Address :**

City, State and Zip Code: Dallas, TX 75208

Daytime Phone: 2142631584

Alternate Phone: \_\_\_\_\_

Relationship of Applicant to Owner : Self

**OFFICE USE ONLY**

Main Structure:

☒ Contributing

☐ Non-contributing

**PROPERTY ADDRESS:** 130 N. Edgefield Ave

**Historic District:** Winnetka Heights

**PROPOSED WORK:**

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

Tearing down small outer building (one car garage that our cars don't fit it). Building 2 story 2 car garage with an office on the second floor. Pushing out the backyard closer to the property line and installing a new retaining wall for increased stability. Adding a pool and re doing all of the landscaping in the back yard.

Signature of Applicant: Nichole Dreyer

Date: 8/29/2020

RECEIVED BY

Signature of Owner: \_\_\_\_\_

Date: NOV 05 2020

(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:**

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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

Office of Historic Preservation

Date

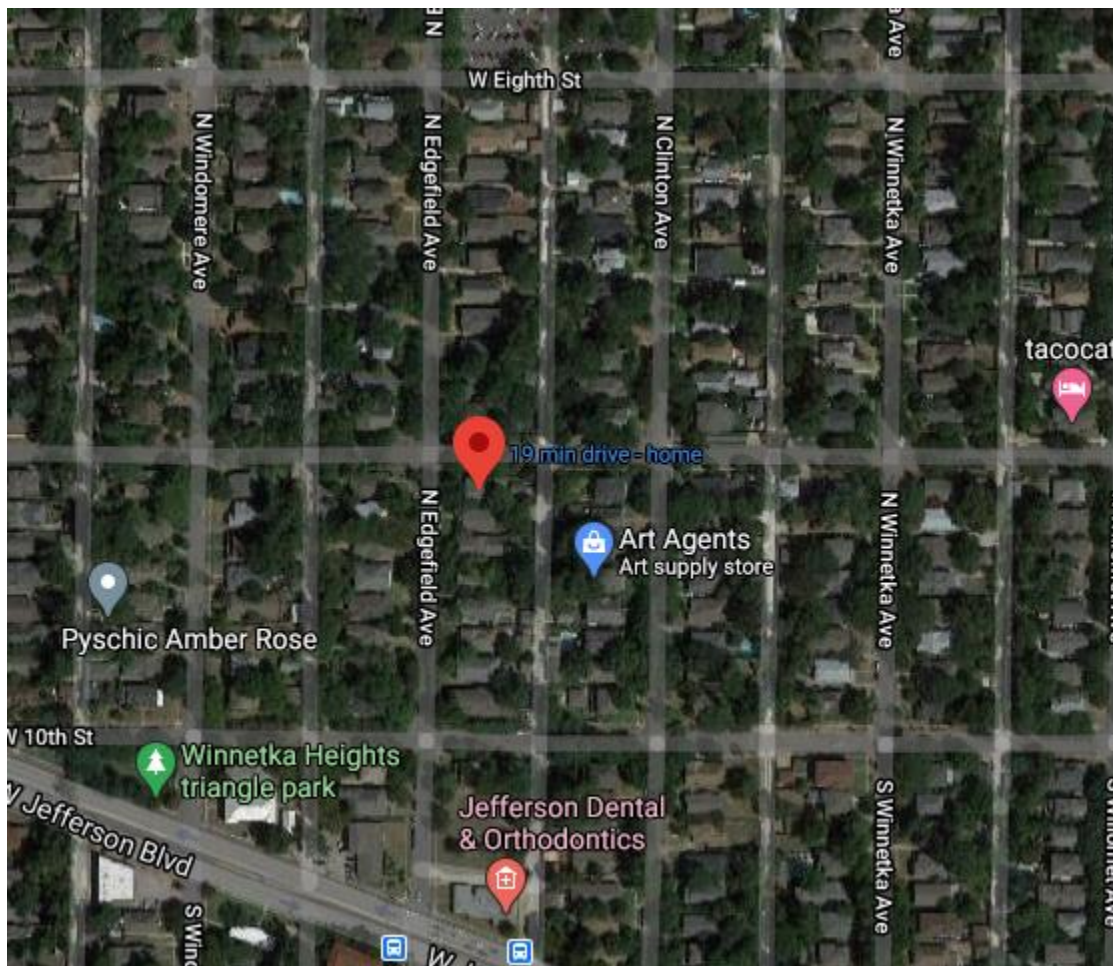
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220





Aerial image



Figure 1





Figure 2



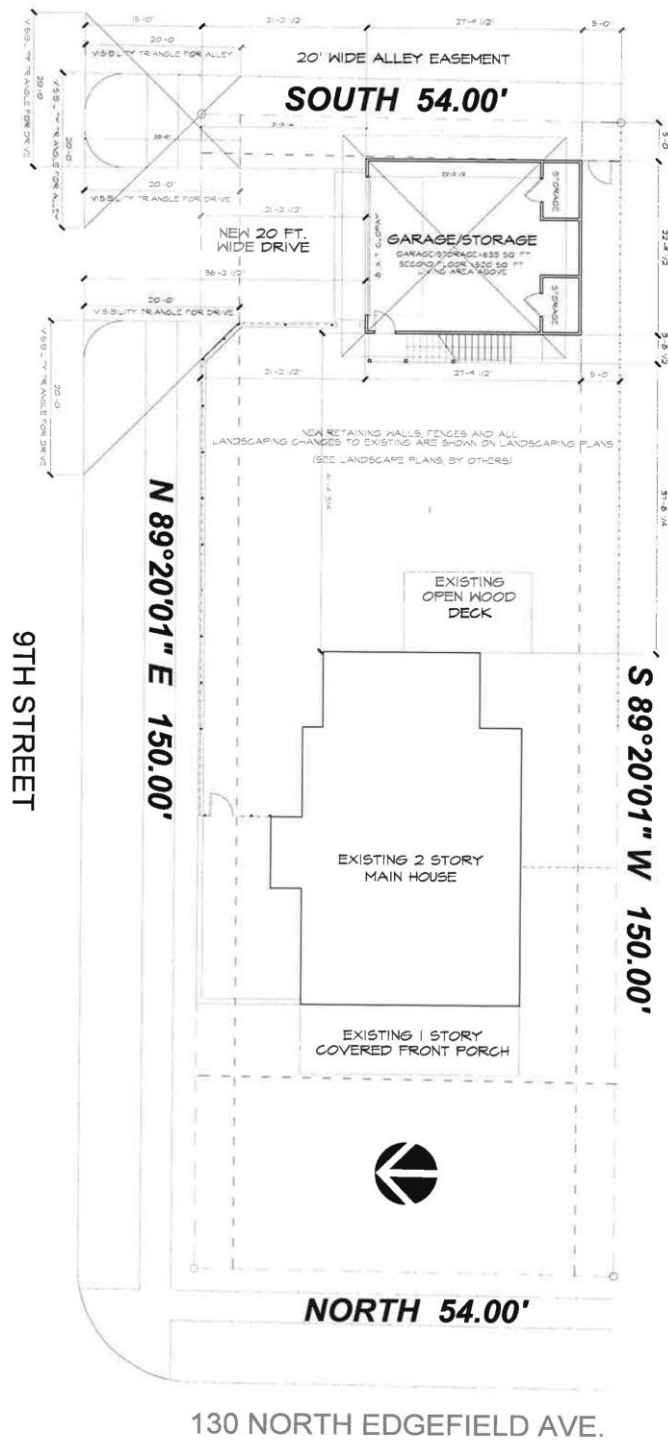
Figure 3





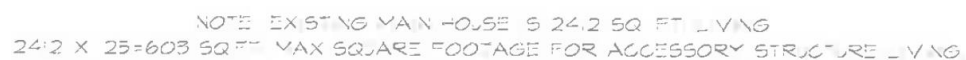
Figure 4

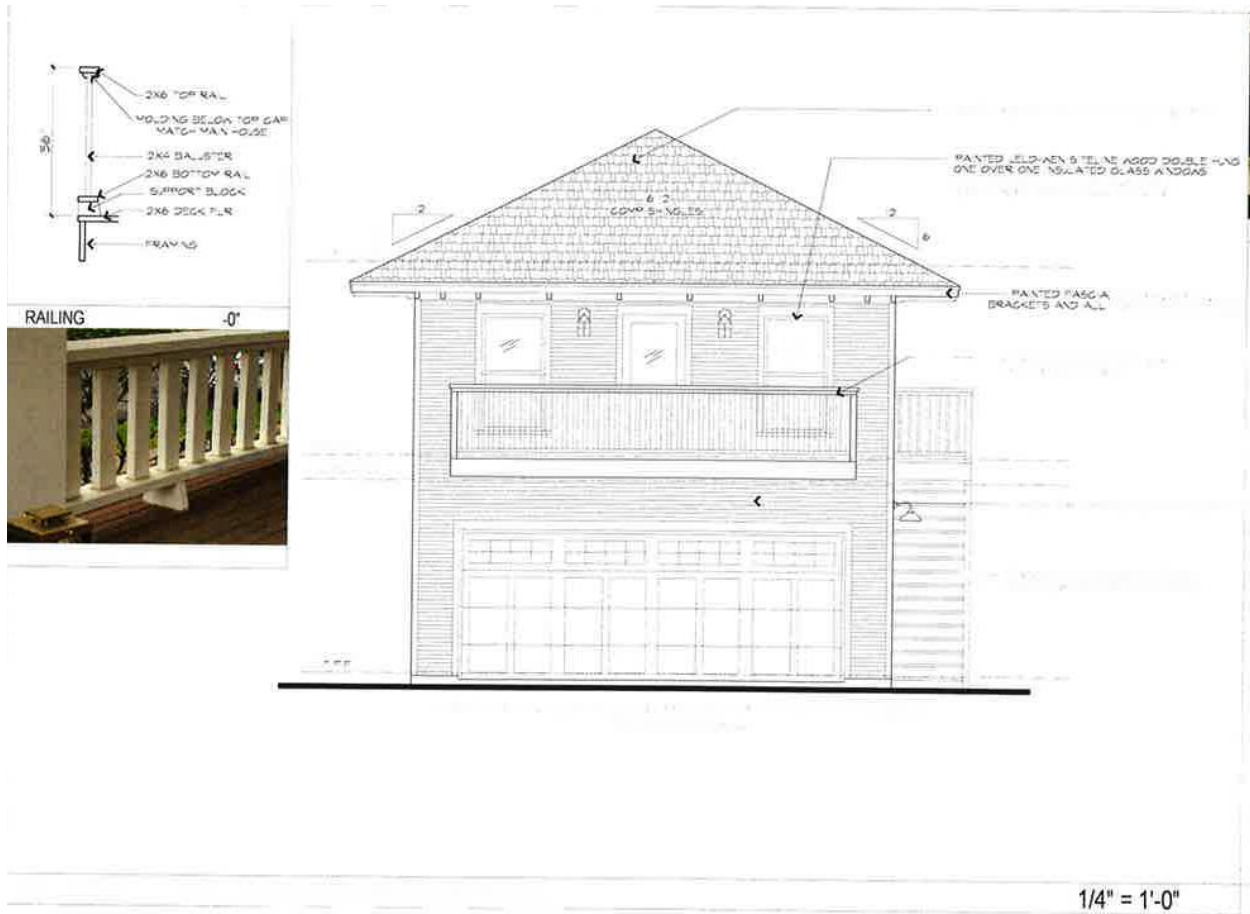




Site plan




$$1/4'' = 1'-0''$$



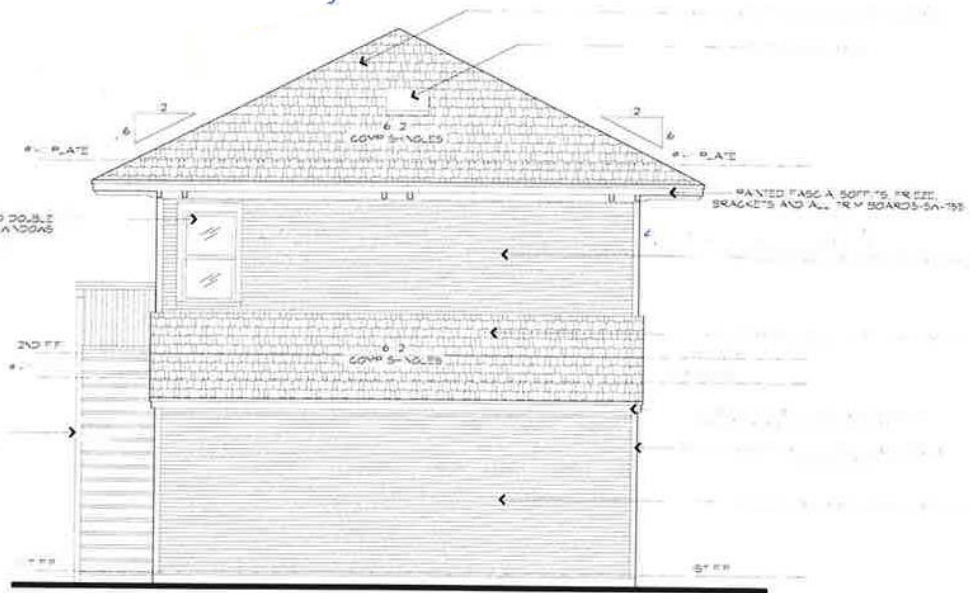
North elevation

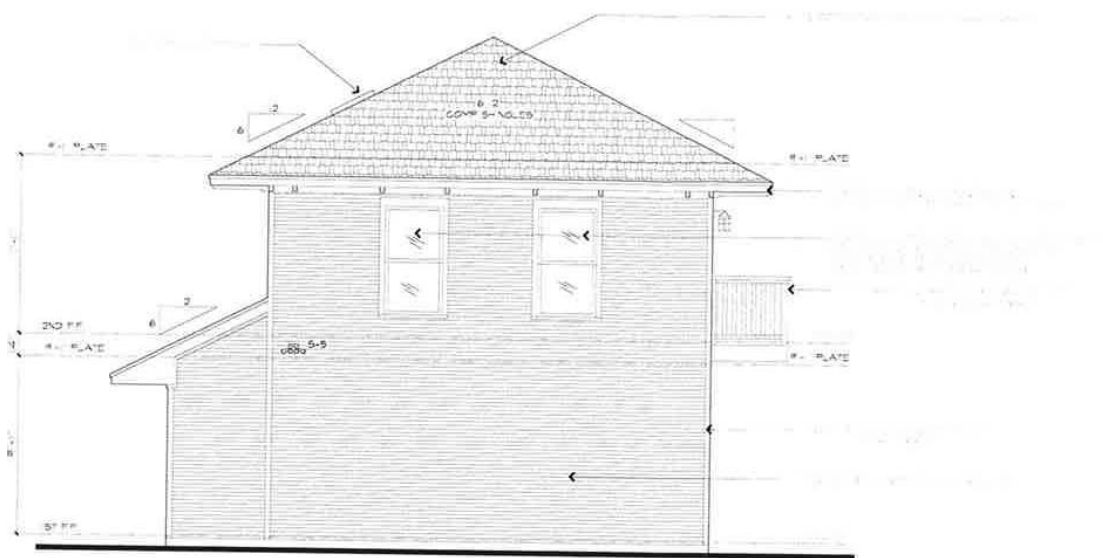




4

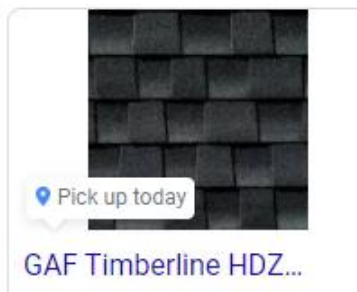
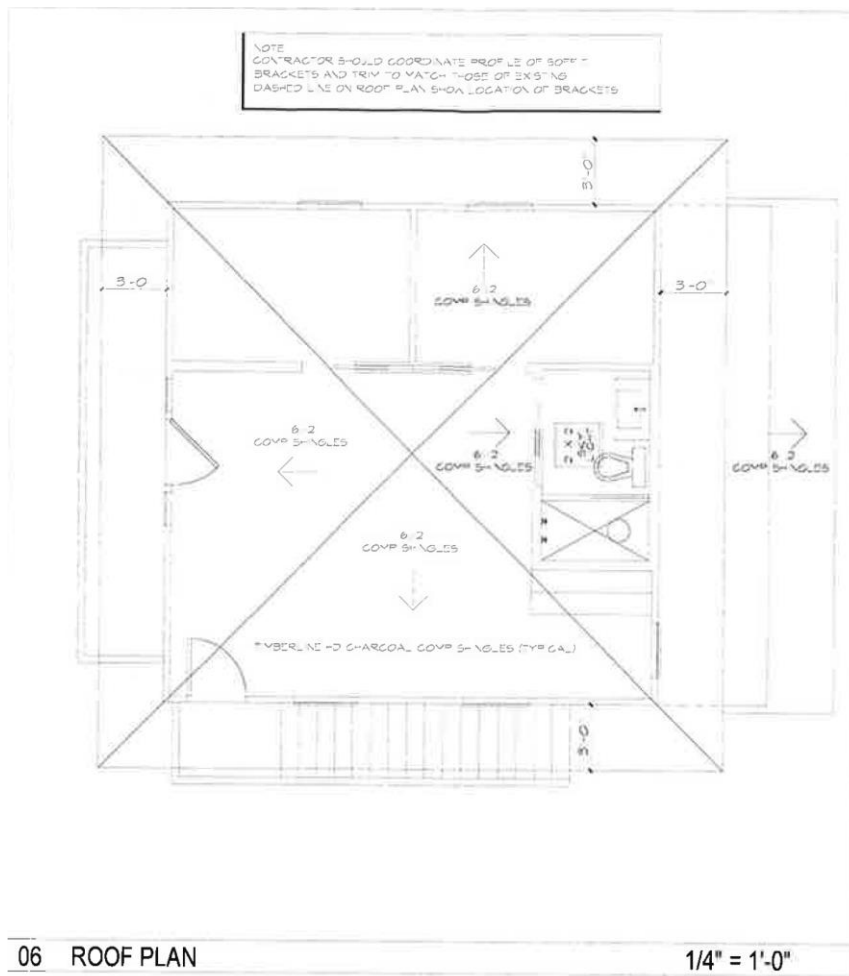
South elevation



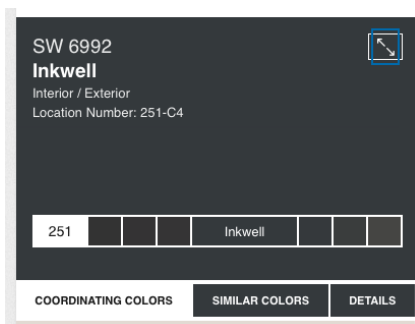


(VI)  
East elevation

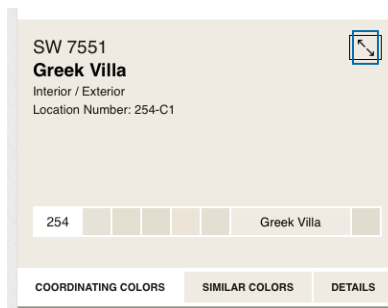
1/4" = 1'-0"



shingles in "Charcoal"



Main

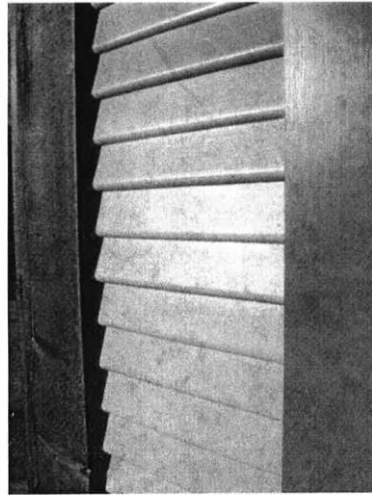
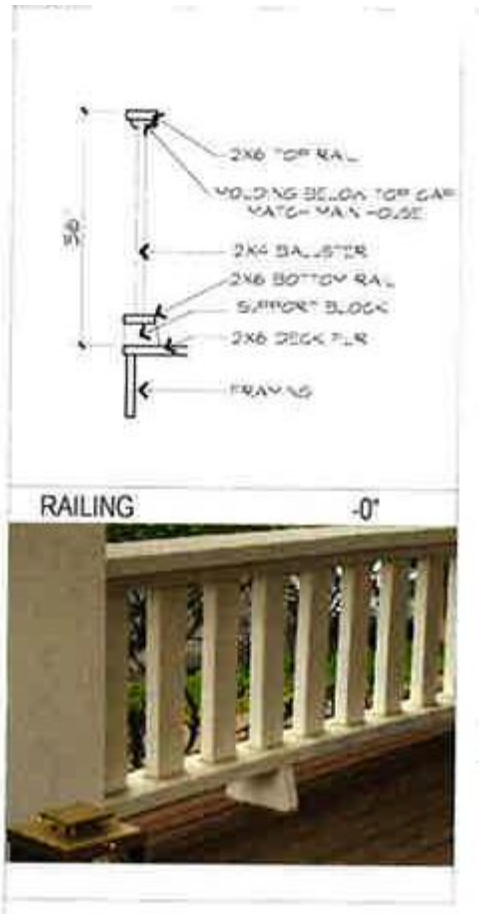


Trim

CA201-074(MLP)

C11-15





#117 Siding

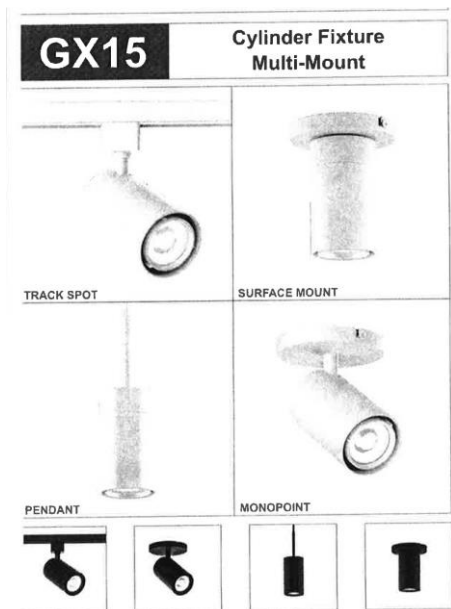


garage door style

Specifications

CA201-074(MLP)

C11-16



#### Tolson Cage Wall Sconce

Item #A1824

<http://www.rejuvenation.com/s/19rsg>

Specification	Detail
Item #	A1824
Finish	Aged Brass
Socket Type	E26
Shade	B5950-OP
Shade SKU	B5950-OP
Maximum fixture wattage per socket	60 W
UL Listed	UL Listed
Location	Wet
Canopy	4-1/2"
Overall fixture width	4-7/8"
Length	9-3/4"
Overall fixture depth	6-3/8"
Shade height	6"



#### Carson Gooseneck Wall Sconce

Item #A2949

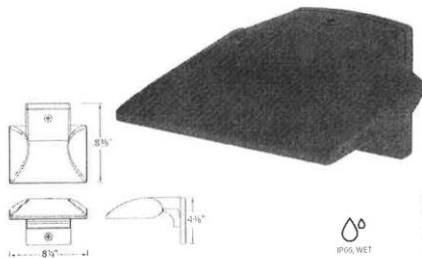
<http://www.rejuvenation.com/s/19rrp>

Specification	Detail
Item #	A2949
Finish	Carbon
Socket Type	E26
Projection	18"
Shade	B4303
Shade SKU	B4303
Wire Bulb Guard	None
Maximum fixture wattage per socket	300 W
UL Listing	UL Listed Wet
Canopy	5"
Overall fixture width	16"
Length	20-7/8"
Overall fixture depth	26"
Shade height	7"

#### HAWK - model: WP-LED2

Endurance Wallpack

WAC LIGHTING  
Responsible Lighting®



#### PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

Fixture Type:	S-5
Catalog Number:	WP-LED219-30-aBZ
Project:	EDGEFIELD
Location:	ALLEY - SECURITY LIGHT

#### SPECIFICATIONS

**Construction:** Die-cast aluminum

**Power:** Integral driver in luminaire. Universal voltage input (120V-277V)

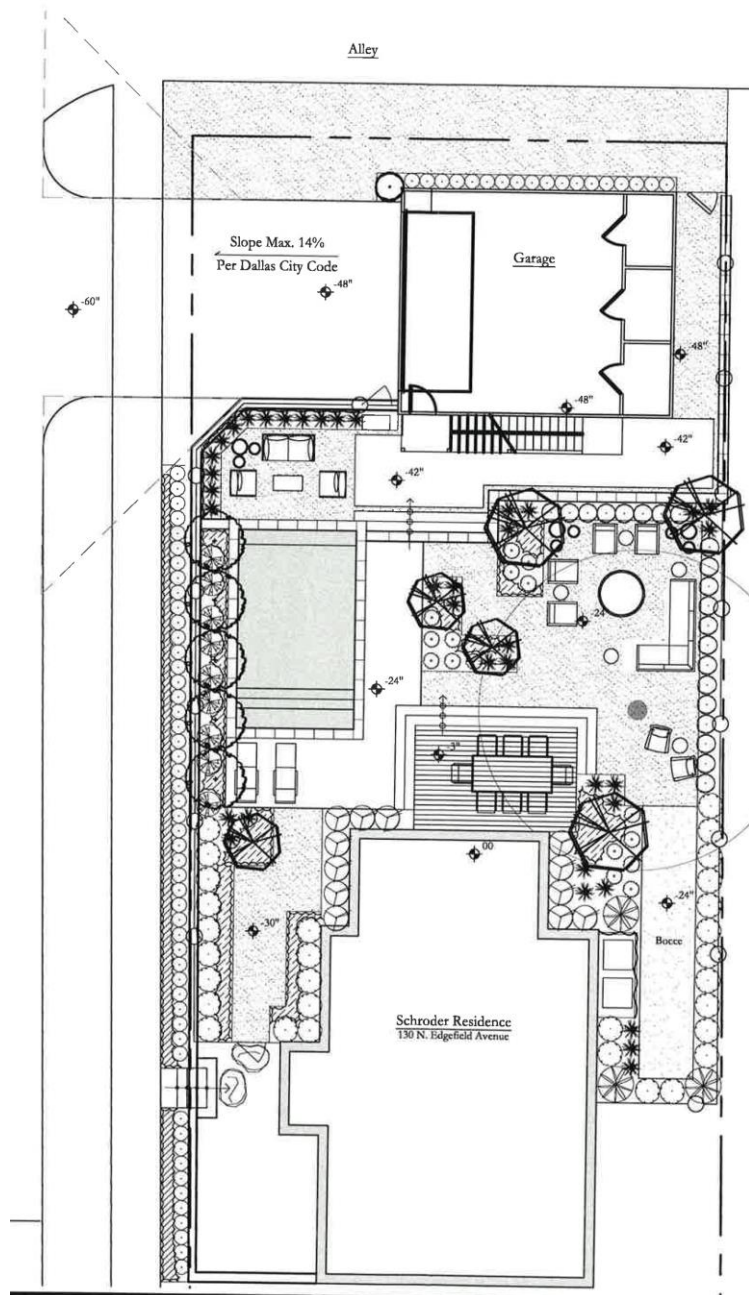
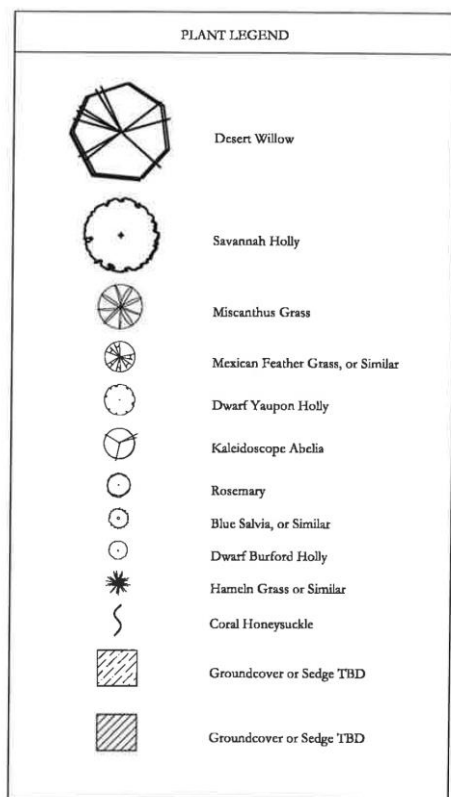
**Dimming:** 100% - 30% with 0 - 10V dimmer (120V - 277V)

100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)

**Finish:** Architectural Bronze, Graphite, and White

**Standards:** IP66, Wet Location, ETL & cETL Listed

Lighting specifications



Landscaping plan





Desert Willow



Savannah Holly



Miscanthus grass



Mexican feather grass



Dwarf Yaupon Holly



Kaleidoscope Abelia

Plant species

CA201-074(MLP)

C11-19



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings are only permitted in the rear yard and must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

Section 51P-87.111(b) Landscaping

(3) Foundation plantings. Foundation plantings may not:

(A) Screen significant architectural features of the main building; or

(B) Exceed two feet in height above the finished porch floor elevation unless they are part of an overall landscape plan approved by the commission.

## 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.



## LANDMARK COMMISSION

December 7, 2020

FILE NUMBER: CD201-004(MLP)  
LOCATION: 130 N Edgefield Ave  
STRUCTURE: Accessory, Non-contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87

PLANNER: Melissa Parent  
DATE FILED: November 5, 2020  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0046.00

**APPLICANT:** Nichole Dreyer

**OWNER:** DREYER NICHOLE

**REQUEST(S):**

Demolish rear accessory structure under standard "noncontributing because newer than period of significance."

**BACKGROUND / HISTORY:** None

**PROJECT DESCRIPTION**

The proposed work consists of the demolition of a non-contributing rear accessory structure.

**ANALYSIS**

The existing accessory structure proposed for demolition is not a historic or contributing structure to the Winnetka Heights Historic District. While staff nor the applicant were able to confirm a construction date, staff was able to determine that the structure did not exist at the time of the 1920s Sanborn, nor did it exist when the 1950s Sanborn maps were updated. There is reference to painting the structure from a CA submitted in 1981, but that is the earliest information found in relation to its existence.

**STAFF RECOMMENDATION(S):**

Demolish rear accessory structure under standard "noncontributing because newer than period of significance." - Approve - Approve photos dated 9/8/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION(S):**

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

CD 201 - 004 ( MLP )  
Office Use Only

1. Name of Applicant: Nichole Dreyer  
MAILING Address: 130 N. Edgelfield Ave City Dallas State TX Zip 75208  
Daytime Phone: 214-263-1584 Alternate Phone: \_\_\_\_\_  
Relationship of Applicant to Owner: Son  
ADDRESS OF PROPERTY TO BE DEMOLISHED: 130 N. Edgelfield Ave Zip 75208  
Historic District: Winnelka Heights

**Proposed Work:**

2. Indicate which demolition standard you are applying (choose ONE option):  
☐ 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 certificate 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)  
Replacing existing structure with a 2 car garage. The style of the new building is more architecturally compatible with the existing home.

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates).

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: Nichole Dreyer Date: 10/8/2020  
5. Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

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

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

Sustainable Development and Construction

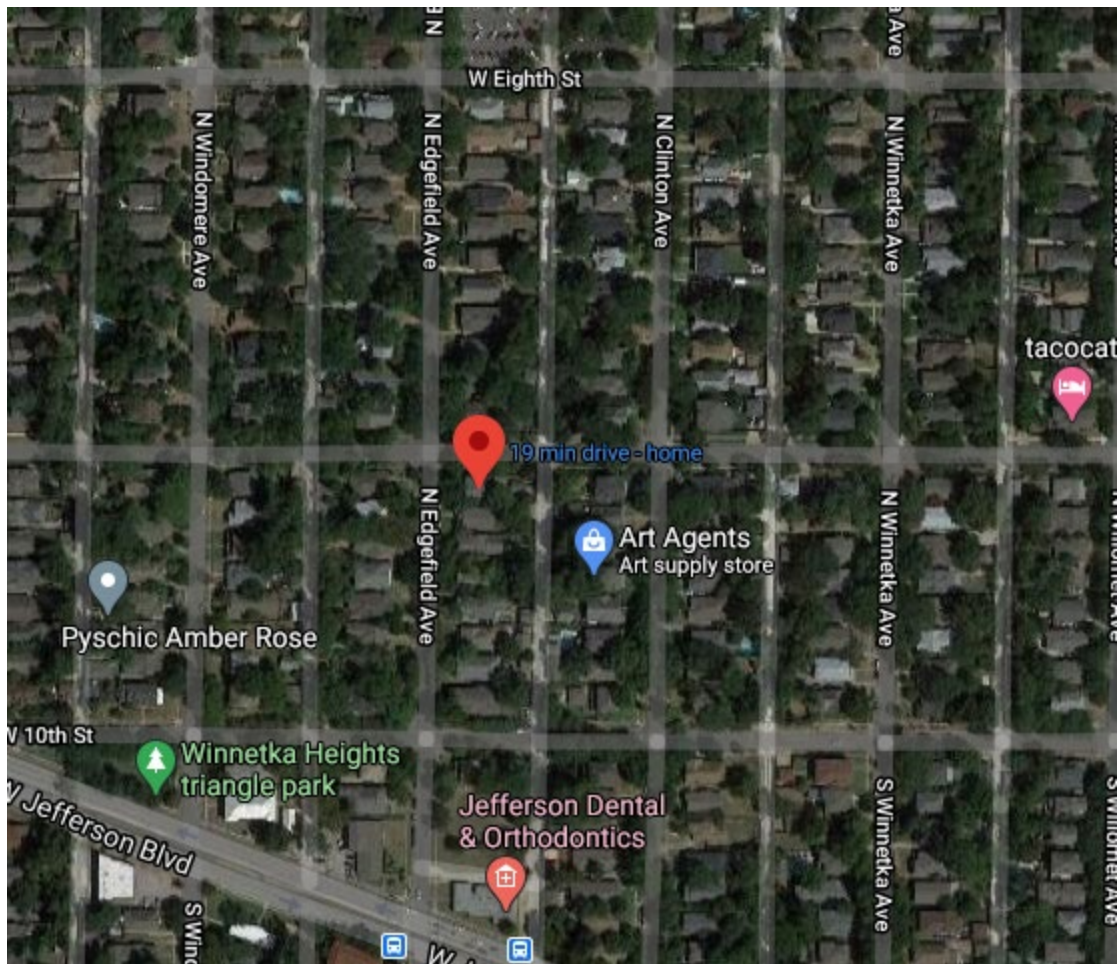
Date

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

Certificate for Demolition & Removal

City of Dallas Historic Preservation

Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05, 06-05-18



Aerial image





Figure 1





Figure 2



Figure 3





Figure 4



## LIGHTHOUSE ENGINEERING, L.L.C.

Texas Professional Engineer (TX: 95672)  
Oklahoma Professional Engineer (OK: 22438)  
Arkansas Professional Engineer (AR: 17788)  
Registered Texas Engineering Firm (F: 9334)

Phone: 214-577-1077  
Fax: 214-224-0549  
Website: [www.LighthouseEng.com](http://www.LighthouseEng.com)  
Email: [Office@LighthouseEng.com](mailto:Office@LighthouseEng.com)

DATE: Saturday, October 17, 2020

TO: Nichole Dreyer (Current Homeowner)

Analysis of Existing Detached Garage Structure  
130 North Edgefield Avenue  
Dallas, TX 75208

Jason Conklin, PE inspected the above referenced property to make an evaluation of the detached garage structure located in the rear yard of the property. The Current Homeowner wants to remove the structure and to construct a new garage structure.

The existing garage structure was noted to have been constructed after the home's structure and does not have any structural or historical significance to the property.



Pictures 1 and 2: Views of the existing garage structure.

In conclusion, the existing detached structure can be removed without issues to make way for the newer structure.

**All work shall meet the intent of these engineering recommendations and the 2015 International Residential Building Codes (IRC) as adopted by the City of Dallas.**

In Good Faith,  
Michael Gandy, P.E.

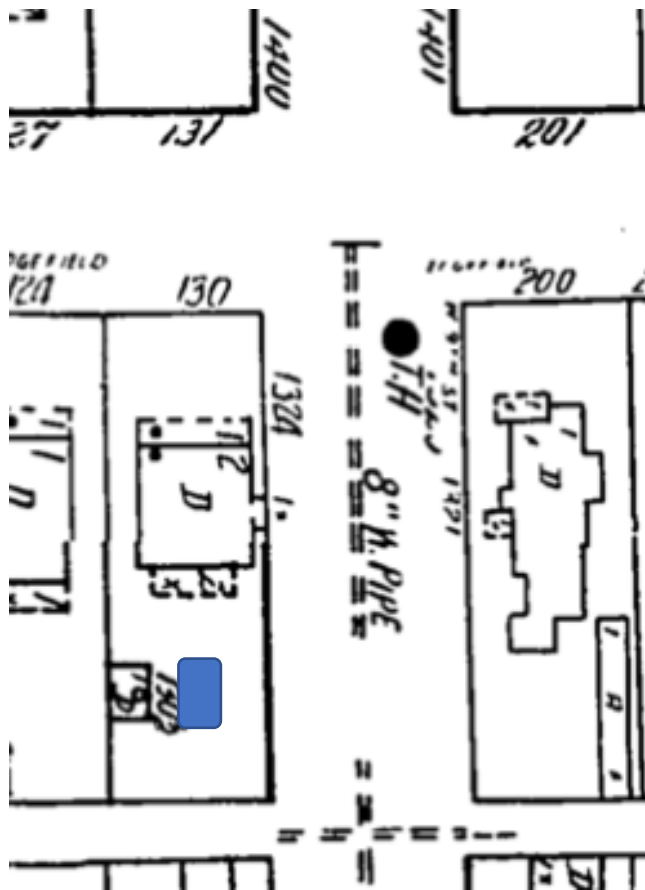
Saturday, October 17, 2020  
Registered Engineering Firm F-9334







Existing structure (photos provided by applicant)



1922 Sanborn – the blue rectangle sites the existing structure to be demolished, not existing at this time or on the 1950s Sanborn

## 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.



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**LANDMARK COMMISSION****December 7, 2020**

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FILE NUMBER: CA201-079(MLP)  
LOCATION: 206 S Rosemont Ave  
STRUCTURE: Main and Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87

PLANNER: Melissa Parent  
DATE FILED: November 5, 2020  
DISTRICT: Winnetka Heights  
MAPSCO: 54-E  
CENSUS TRACT: 0052.00

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**APPLICANT:** Laura Stankosky

**OWNER:** STANKOSKY LAURA & CHARLES HOWELL

**REQUEST(S):**

- 1) Install new landscaping.
- 2) Remove rear section of existing ribbon driveway.

**BACKGROUND / HISTORY:**

3/2/2020: Landmark Commission approved construction of a rear addition and porch on the main structure and modifications to a rear accessory structure (CA190-221(MLP)).

10/10/2020: Landmark Commission denied without prejudice installation of new fencing and landscaping (CA190-681(MLP)). The Commission denied the landscaping plan as it included removal of a large section of ribbon driveway.

This property is considered contributing to the Winnetka Heights Historic District.

**RELEVANT PRESERVATION CRITERIA**

Section 51P-87.111(b)(3) Foundation plantings. Foundation plantings may not:

- (A) Screen significant architectural features of the main building; or
- (B) Exceed two feet in height above the finished porch floor elevation unless they are part of an overall landscape plan approved by the commission.

**PROJECT DESCRIPTION**

The proposed work consists of the installation of landscaping and the removal of a section of ribbon driveway along the side façade.

**ANALYSIS**



The proposed landscaping plan is consistent with preservation criteria and the proposed species for plantings are compatible with other landscaping plans within the district. The applicant is still proposing to remove a section of the ribbon driveway, however it is a much smaller section and its removal will not have an adverse effect on the property or the character and appearance of the district. Currently, the applicant is unable to use the driveway towards the rear as there is not enough space to drive a car or park. The removal of this unusable section of driveway will allow the applicant to bring more green space onto the property.

**STAFF RECOMMENDATION(S):**

- 1) Install new landscaping - Approve - Approve drawings and specifications dated 10/5/2020 with the finding the proposed work is consistent with the criteria for foundation plantings in the preservation criteria Section 51P-87.111(b)(3)(A) and Section 51P-87.111(b)(3)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove rear section of existing ribbon driveway - Approve - Approve drawings and specifications dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION(S):**

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

CA 201 - 079 (MLP)  
Office Use Only

Name of Applicant: Laura Stankosky and Charles Howell

Mailing Address: 2330 Barberry Dr.

City, State and Zip Code: Dallas, TX 75211

Daytime Phone: 469-682-5615 Alternate Phone: 469-682-5882

Relationship of Applicant to Owner: Owner

## OFFICE USE ONLY

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 206 S. Rosemont Ave. Dallas, TX 75208

Historic District: Winnetka Heights

## PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT write "see attached."**

Fall Tree Planting and Front Yard Planting Beds - Partial landscape plan for trees and rebuild of planting beds in front of the porch. Lacey Oak at south portion of the front yard. Redbuds at north front side yard and backyard northwest corner. Carolina Buckthorn at backyard north corner. Fig tree at backyard southwest corner. Rebuild planting beds in front of porch with chopped stone edging. Two front yard planting beds with chopped stone edging were in place prior to the remodeling project in progress (CA190-221). More information on trees and planting beds is enclosed. The driveway area is on a separate CA application..

Signature of Applicant: *Laura Stankosky* Date: 11/1/2020 NOV 05 2020

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT) Current Planning

## APPLICATION DEADLINE:

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

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

## OTHER:

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

Please review the enclosed Review and Action Form

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

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

Signed drawings and/or specifications are enclosed \_\_\_Yes \_\_\_No

Office of Historic Preservation

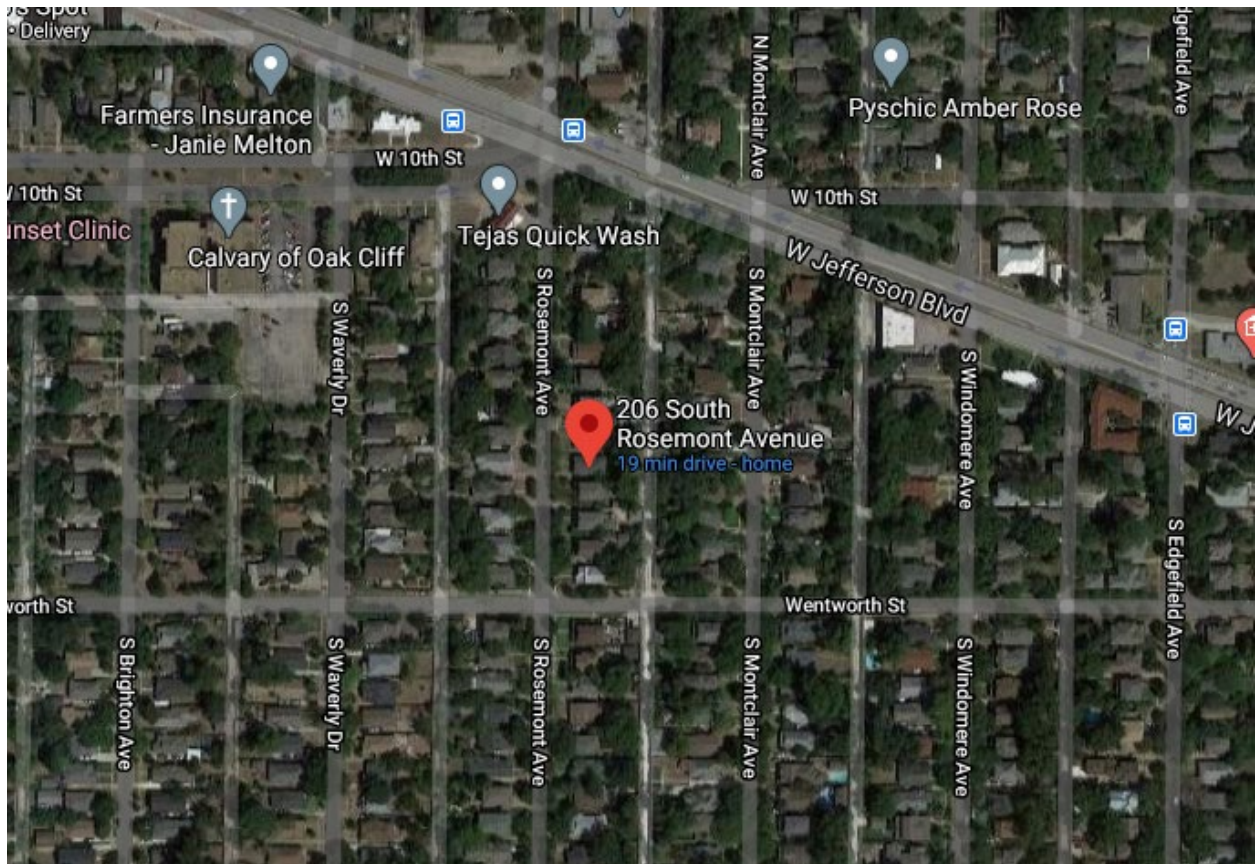
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



Aerial image





Figure 1





Figure 2



Figure 3





Figure 4



**Lacey Oak**  
*Quercus laceyi*



# Figs

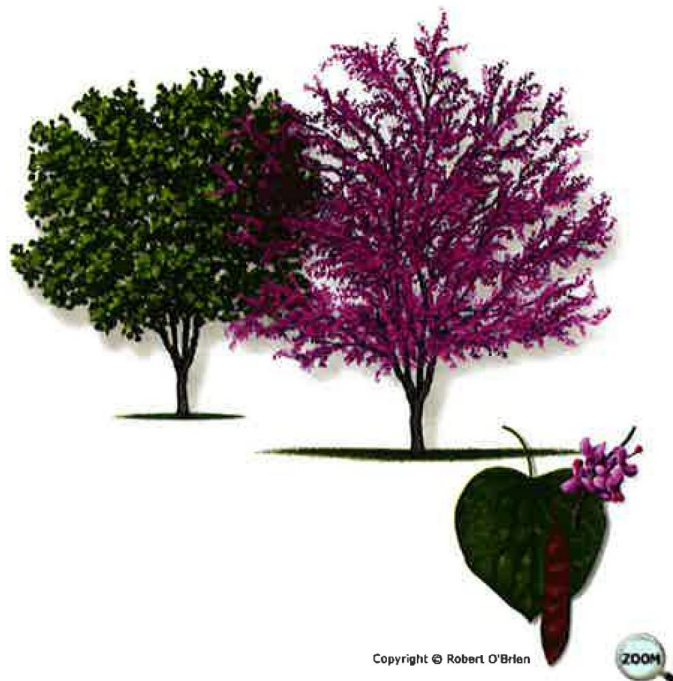


when fig trees are frozen to the ground, some varieties produce a crop on the new current season's growth, while others will wait to come back into production the following year.

**Eastern Redbud**  
*Cercis canadensis var. canadensis*

**Secondary Names:**  
Judas-Tree

**Leaf Type:** Deciduous  
**Texas Native:** ☒  
**Firewise:** ☒



Proposed plant species



**Carolina Buckthorn**

*Frangula caroliniana*

**Secondary Names:**

Indian-Cherry, Yellow Buckthorn

**Leaf Type:** Deciduous

**Texas Native:** ☒ Yes ☐ No

**Firewise:** ☒ Yes ☐ No



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(b)(3) Foundation plantings. Foundation plantings may not:

- (A) Screen significant architectural features of the main building; or
- (B) Exceed two feet in height above the finished porch floor elevation unless they are part of an overall landscape plan approved by the commission.

## 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.

**LANDMARK COMMISSION****DECEMBER 7, 2020**

FILE NUMBER: CR201-001(LC)  
LOCATION: 606 Elm Street  
STRUCTURE: Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: CA-1(A)

PLANNER: Liz Casso  
DATE FILED: November 5, 2020  
DISTRICT: West End (H-2)  
MAPSCO: 45-P  
CENSUS TRACT: 0031.01

**APPLICANT:** Gensler

**REPRESENTATIVE:** Felicia Santiago

**OWNER:** DALLAS COUNTY

**REQUEST:** Courtesy Review – Modify landscaping, hardscaping, seating, and stair/elevator structure in Founders Plaza.

**BACKGROUND / HISTORY:**

1. The 600 block of Elm and Main, where the plaza is located, consisted of multiple multi-story structures from the 1880s through the 1960s. Sometime between 1958 and 1968, all the structures were removed. The plaza was created between 1968 and 1972. In addition, there was a street between the County Records Building on the West and the plaza on the East. This segment of street was abandoned for the creation of the plaza.
2. West End was designated a City of Dallas Landmark during the 1980s.
3. At the May 1, 2006 meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to redevelop the plaza, including the installation of a new fountain and landscaping (CA056-242(JA)) was approved. The plaza does not appear to have been significantly altered prior to this.
4. At the March 4, 2013 meeting of the LMC, a request for a CA to install new landscaping (CA123-280(MD)) was approved with the condition that synthetic grass and plant material may not be used.
5. At the June 3, 2013 meeting of the LMC, a request for a CA to install new landscaping (CA123-472 (LC)) was approved.

6. At the July 7, 2014 meeting of the LMC, a request to install new lighting (CA134-395(MD) was approved.
7. The property is non-contributing to the West End Historic District. However, the replica of the John Neely Bryan Cabin, located at the northwest side of the plaza, is considered a contributing feature to the district.

### **PROJECT DESCRIPTION:**

The existing plaza consists of a central open linear space, with water feature that extends west from N. Market Street to the County Records Building. This open space is bordered by shaded landscaped areas along the north and south that includes smaller pathways through them. The concept for the proposed modifications to the plaza is to update these spaces and enhance the pedestrian experience. The open linear area in the center will remain and the water feature will be restored to working order. New paving for updated accent pathways is proposed, as well as landscape berms to help add visual interest to tree and garden features. Additional seating, both unshaded and shaded with new awning or umbrella-like structures would be dispersed throughout the plaza. The creation of food truck parking along the east border plaza (along N. Market) is being considered as well.

The landscaped areas along the north and south border would be divided into four separate quadrants that will include a woodland garden (northwest quadrant), a riparian garden (northeast quadrant), a color collage garden (southwest quadrant), and a memorial garden (southeast quadrant). Colorful native plants will be used throughout. A small kiosk to sell coffee or similar may be located along Main Street in the color collage garden. Preliminary designs for this feature have not yet been created.

Two design options for the shade structures are being considered. The structures would be installed throughout the four landscaped quadrants. The intent is for the structures to blend in with the tree canopies. One of the design options includes integrated seating.

At the northeast corner of the plaza is a stair/elevator structure. This structure will be modified and made more open air, similar to the stair/elevator structure located at the southwest corner of the plaza. The purpose is both to open up views to and from the plaza from that location, and to eliminate enclosed non-visible spaces which are a safety concern. Two design options are proposed. They are similar with slightly different railing and roof. Option one includes an opaque, green glass railing. The central part of the ceiling includes metal beams. Option two includes an open metal railing and a solid central ceiling.

### **RELEVANT PRESERVATION CRITERIA:**

#### **West End Historic District (H-2), Ordinance No. 22158, Exhibit B**

#### Section 5. 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.*

Note: Dallas Preservation Staff and the LMC has not used Exhibit C or the Munsell Book of Color to evaluate proposed paint colors in many years. The Office of Historic Preservation no longer retains a copy of the Munsell Book of Color. Color is evaluated for its appropriateness and compatibility with the surrounding architecture within the historic district

#### 5.2 Façade 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.*

#### 5.7 Façade 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.*

### **RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:**

#### Standards for Rehabilitation

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

#### Guidelines for Rehabilitating Historic Buildings

Setting (District/ Neighborhood)

Recommended

Alterations and Additions for a New Use

*Designing new features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationships between buildings and the landscape in the setting, and are compatible with the historic character of the setting.*

*Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the setting that preserve the historic relationship between the buildings and the landscape.*

## **RELEVANT 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:
  - (ii) *for noncontributing structures, the proposed work is compatible with the historic overlay district.*

## **ANALYSIS:**

The purpose of this Courtesy Review is to seek comments and feedback from the Landmark Commission on preliminary designs and scope of work for the modifications to Founders Plaza. The applicant will return with a Certificate of Appropriateness application in the future for actual approval of any work. No motion or action is required by the Landmark Commission.

As a non-contributing feature in the West End Historic District, changes to plaza must be compatible with the historic district, and as unobtrusive as possible. The original configuration of the plaza included four landscaped quadrants and central pathways (see Figures 47 and 48). The 2006 renovation of the plaza generally maintained this configuration (see Figure 49). The proposed changes would not significantly alter the existing configuration. The new paving, plantings, seating and shade structures would enhance the existing landscape and add color and visual interest to draw pedestrians. The inclusion of an area for food trucks and a coffee kiosk would also help draw pedestrians and activate the plaza.

The existing stair/elevator structure at the northeast corner of the plaza is bulky and obtrusive in its current design. The proposed modifications would make it more open and compatible with the historic district.

The preservation criteria does not directly address landscaping. However, it does address modifications to existing buildings. The proposed modifications to the stair/elevator structure appear consistent with section 5 of the preservation criteria for

new construction and renovations. All the proposed work appears consistent with the Secretary of the Interior's Standards for Rehabilitation #9 and #10, as well as Dallas Development Code for non-contributing structures, because the proposed work is compatible with the historic district. The proposed work will not have an adverse effect on any historical or architectural features of any building, or on the historic district as a whole.

**STAFF RECOMMENDATION:**

Recommend conceptual approval with the understanding that final plans, elevations, and details are submitted for final Landmark Commission review.

**TASK FORCE RECOMMENDATION:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

# Courtesy Review Form (CR)

## City of Dallas Landmark Commission

CR _____ - _____ [ ]
Office Use Only

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

Name of Applicant: Gensler (Felicia Santiago, AIA)  
Mailing Address: 5005 Greenville Ave  
City, State and Zip Code: Dallas, Texas 75206  
Daytime Phone: 214 273 1500 Fax: NA  
Relationship of Applicant to Owner: Architect  
**PROPERTY ADDRESS:** 509 Main Street, Dallas, Texas 75201  
**Historic District:** West End Historic District

### PROPOSED WORK:

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

A conceptual design for Founders Plaza. The concept focuses on the pedestrian experience. We propose paving for an updated accent path and landscape berms to help add interest to tree/garden features. Additional seating areas, both unshaded and shaded with new awning/umbrella-like structures dispersed in the plaza. We also propose a designated area for food trucks at Market Street that will benefit the tourist and commercial pedestrian area.

This information has been shared with Texas Historical Society and no review is required from THC.

Signature of Applicant: [Signature] Date: 11/4/2020  
Signature of Owner: [Signature] Date: 11/04/20  
(IF NOT APPLICANT)

### APPLICATION DEADLINE:

Application material must be completed and submitted by the **FIRST THURSDAY OF EACH MONTH, by NOON** before the Dallas Landmark Commission may consider the courtesy review of any change affecting the site or the exterior of any structure. This CR form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5CN, Dallas, Texas, 75201.

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

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

**Memorandum to the Building Official: This review is a Courtesy Review only, do not issue building permits based on this CR form.**

- ☐ COURTESY APPROVAL (Certificate of Appropriateness must still be obtained)
- ☐ COURTESY APPROVAL WITH COMMENTS (Certificate of Appropriateness must still be obtained)
- ☐ COURTESY DISAPPROVAL (Certificate of Appropriateness may be considered without a waiver)

Department of Sustainable Development and Construction Date

Courtesy Review Form City of Dallas Historic Preservation  
**THIS CR FORM IS NOT A CERTIFICATE OF APPROPRIATENESS OR PERMISSION TO ALTER THE SITE OR ANY STRUCTURES ON THE SITE**

10-10-2016



## SUPPLEMENTARY INFORMATION

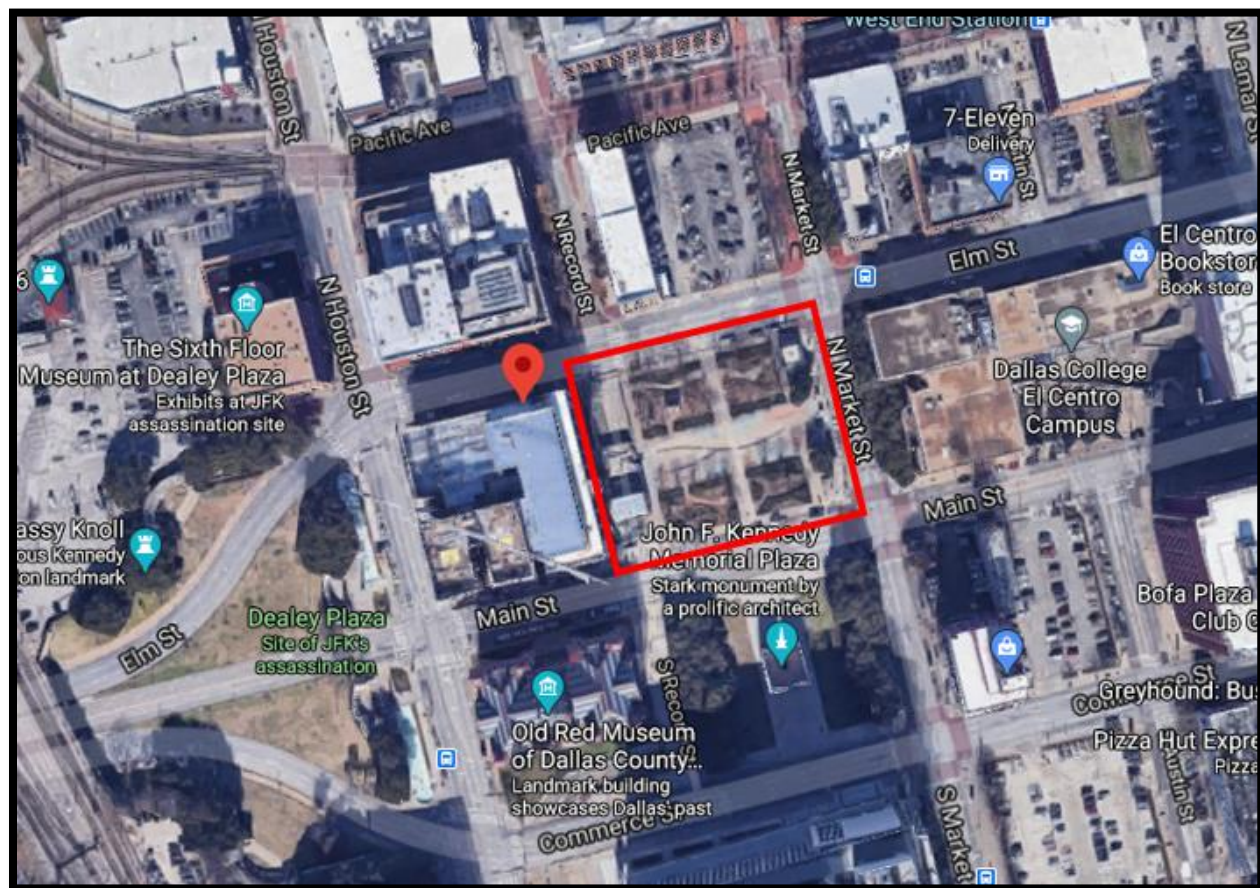


Figure 1 – Aerial view of the subject property (Google Maps, 2020)



Figure 2 – View of the subject property as seen from Elm Street (Facing Southwest)



Figure 3 – View of the subject property as seen from Elm Street (Facing Southeast)





Figure 4 – View of the subject property as seen from Main Street (Facing Northeast)



Figure 5 – View of the subject property as seen from Main Street (Facing Northwest)



Figure 6 – Streetscape and adjacent property to the east on Elm Street



Figure 7 – Streetscape and adjacent property to the west on Elm Street





Figure 8 – Adjacent properties to the north on Elm Street



Figure 9 – Streetscape and adjacent property to the west on Main Street



Figure 10 – Streetscape and adjacent property to the east on Main Street



Figure 11 – Adjacent properties to the south on Main Street (looking east)

# Founders Plaza

Plaza Upgrade Concepts  
November 04, 2020

City of Dallas Landmark Commission - Courtesy Review

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Figure 12 – Applicant Courtesy Review Presentation – Cover Page  
CR201-001(LC)



## Existing Conditions



Figure 13 – Applicant Courtesy Review Presentation – Existing Conditions – Site Plan  
CR201-001(LC) CR-15

## Existing Conditions - Site Photos



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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 3



Figure 14 – Applicant Courtesy Review Presentation – Existing Conditions – Site Photos  
CR201-001(LC) CR1-16



## Existing Conditions - Site Photos



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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 4



Figure 15 – Applicant Courtesy Review Presentation – Existing Conditions – Site Photos  
CR201-001(LC) CR1-17

## Existing Conditions - Site Photos



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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 5



Figure 16 – Applicant Courtesy Review Presentation – Existing Conditions – Site Photos  
CR201-001(LC) CR1-18



## Existing Conditions - Site Photos



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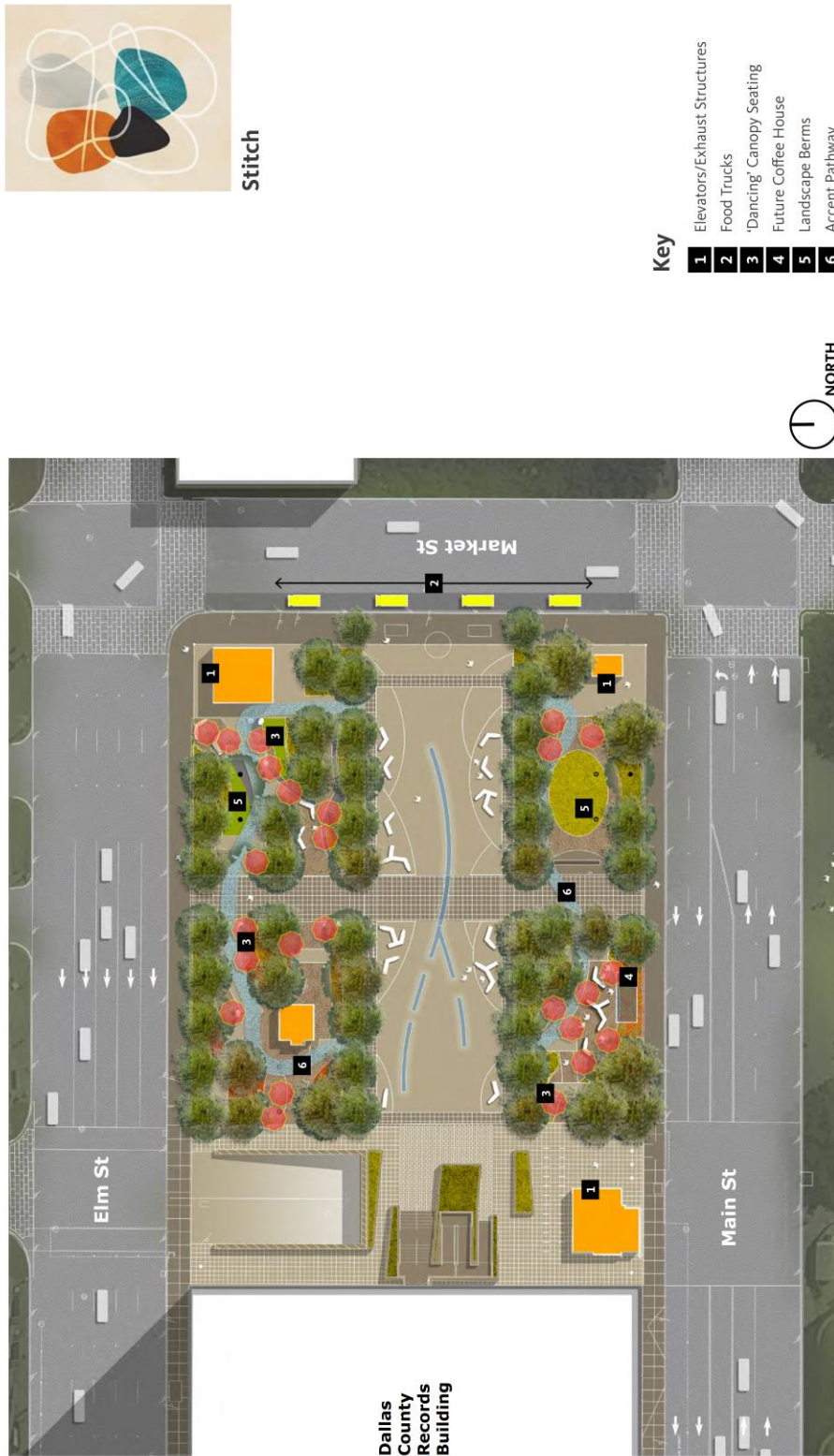
Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 6



Figure 17 – Applicant Courtesy Review Presentation – Existing Conditions – Site Photos

**Site Plan** Scheme - **Stitch**



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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 7

Figure 18 – Applicant Courtesy Review Presentation – Proposed Site Plan - Scheme CR201-001(LC) CR1-20



**Site Plan** Quad Planting Design



Figure 19 – Applicant Courtesy Review Presentation – Proposed Site Plan – Quad Planting Design

## Plant Images Woodland Garden



- A** Seating Zone
- B** Turks Cap/Inland Sea Oats
- C** Sedge and Scarlet Sage Tuft
- D** Existing Shrubs/Groundcover



Founders Plaza Plaza Upgrade Concepts | Dallas, TX | Nov 04, 2020 | 9



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Figure 20 – Applicant Courtesy Review Presentation – Woodland Garden  
CR201-001(LC) CR1-22



# **Plant Images** Riparian Garden



- A** Seating Zone
- B** Decomposed Granite
- C** Spike Rush/ Iris in River Rock
- D** Sedge
- E** Existing Shrubs/Groundcover



Founders Plaza Plaza Upgrade Concepts | Dallas, TX | Nov 04, 2020 | 10

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Figure 21 – Applicant Courtesy Review Presentation – Riparian Garden  
CR201-001(LC) CR-23



# **Plant Images Color Collage Garden**



A

Seating Zone

B

Decomposed Granite

C

Hesperaloe Collage

D

Existing Shrubs/Groundcover

CCA

LANDSCAPE ARCHITECTS

Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 11



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Figure 22 – Applicant Courtesy Review Presentation – Color Collage Garden  
CR201-001(LC) CR1-24

# **Plant Images Memorial Garden**



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Figure 23 – Applicant Courtesy Review Presentation – Memorial Garden  
 CR201-001(LC) CR-25



**Inspiration** Scheme - **Stitch**



Figure 24 – Applicant Courtesy Review Presentation – Inspiration  
CR201-001(LC) CR1-26



Umbrella Option - Tulip



**Manufacturer/Model**  
MDT-Tex - Type E - Tulip Umbrella

**Size:**  
14'-3" Height & 16'-4" Diameter







DIMENSIONS ARE IN METERS *all measurements are rounded						
MASS						
						
	4x4	5x5	6x6	Ø4	Ø5	Ø6
Umbrella with packaging (kg)	80	86,5	120	78	81	86
Umbrella without packaging (kg)	65	81,5	110	63	66	71
Frame (kg)	60	65	102	50	55	70
Cover (kg)	5	6,5	8	5	6	7
CLOSED UMBRELLA						
<b>A</b> Closed height (cm)	435	435	470	435	435	470
<b>B</b> Distance from spokes to ground (cm)	160	91	85	245	195	180



Figure 25 – Applicant Courtesy Review Presentation – Tulip Umbrella Option  
CR201-001(LC) CR1-27

**Umbrella** Option - **Tulip**

Riparian Garden - View towards West



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Founders Plaza Plaza Upgrade Concepts

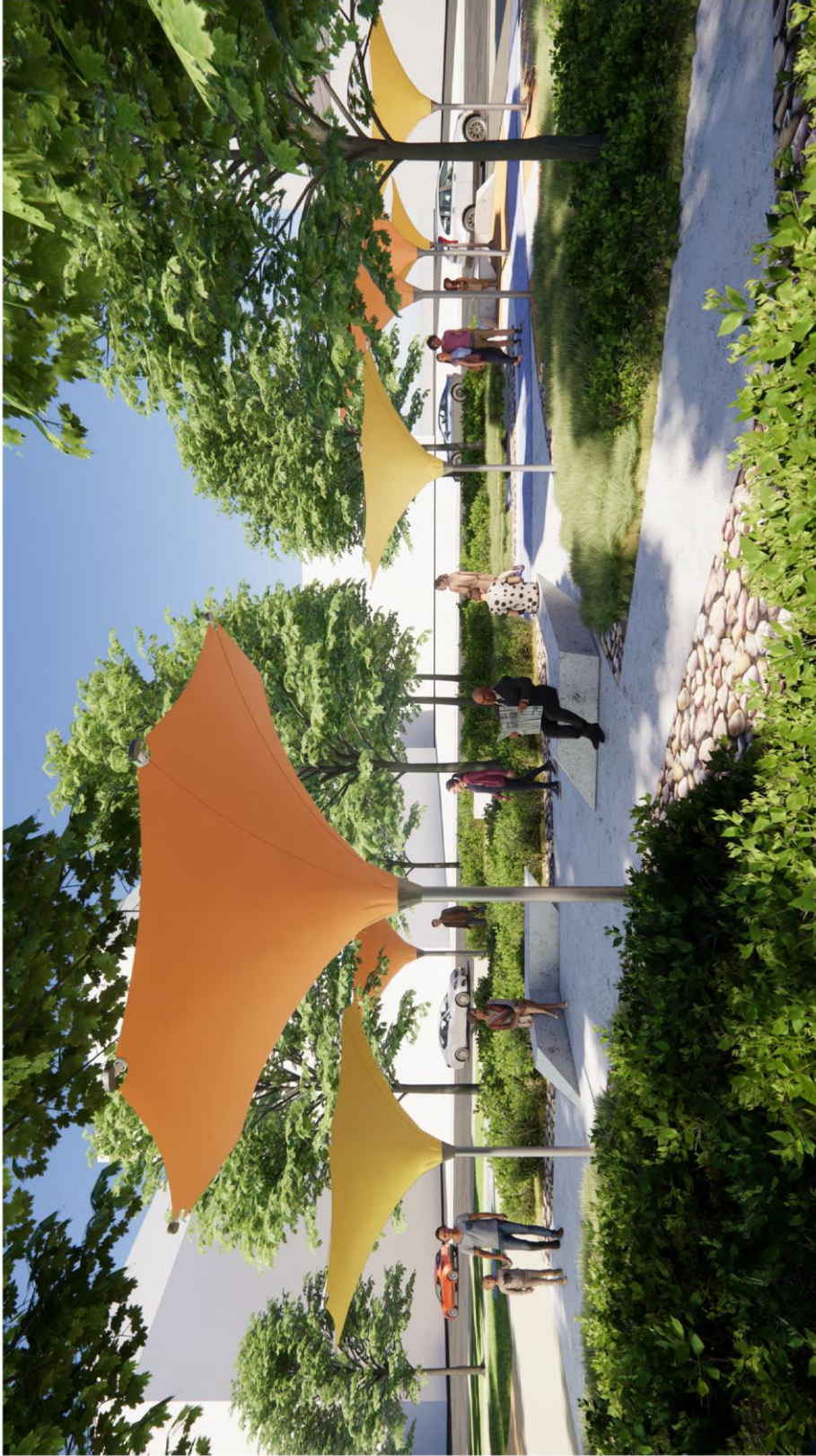
Dallas, TX | Nov 04, 2020 | 15

Figure 26 – Applicant Courtesy Review Presentation – Tulip Umbrella Option  
CR201-001(LC) CR1-28



**Umbrella** Option - **Tulip**

Riparian Garden - View towards North



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Founders Plaza Plaza Upgrade Concepts

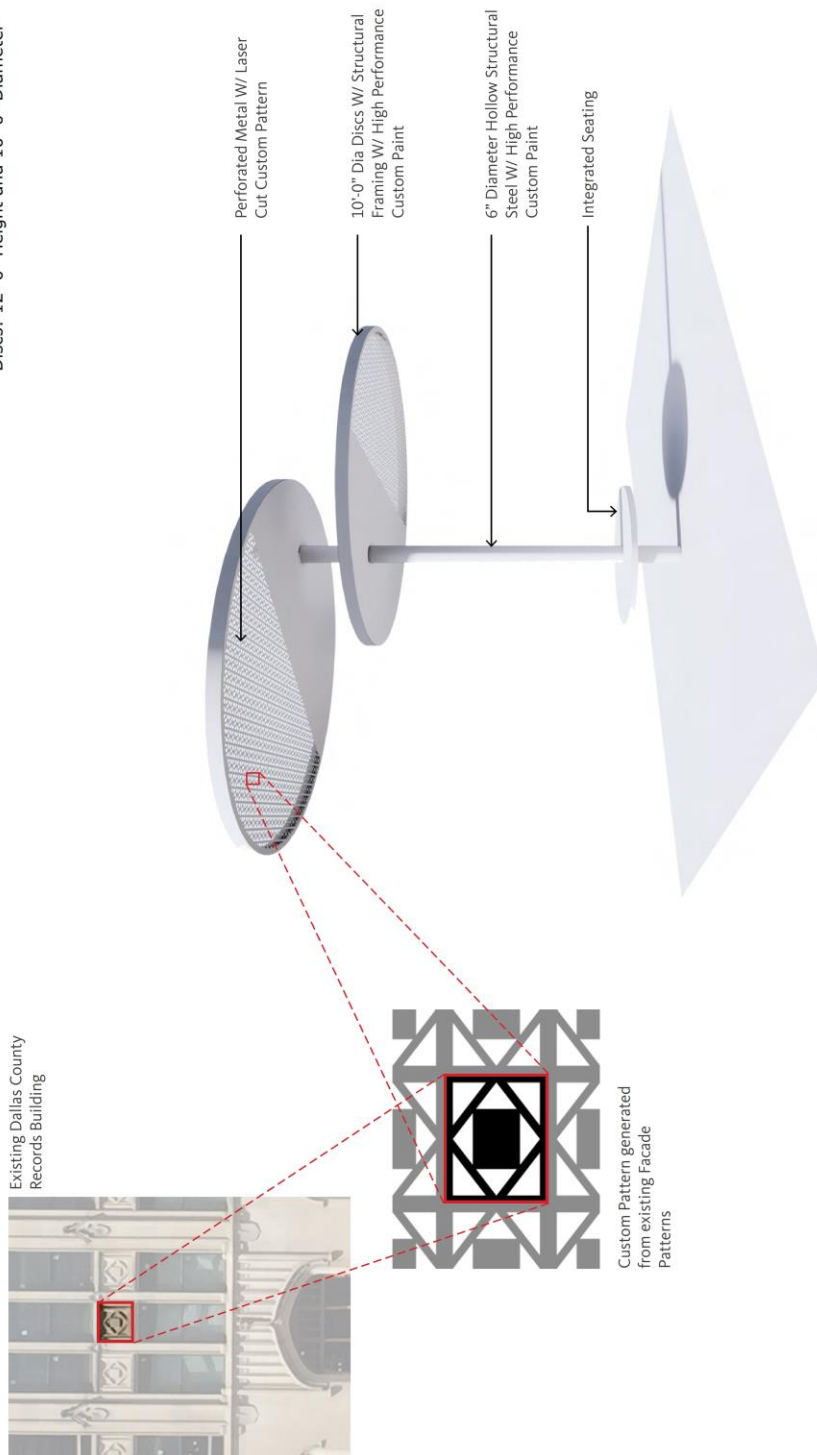
Dallas, TX | Nov 04, 2020 | 16

Figure 27 – Applicant Courtesy Review Presentation – Tulip Umbrella Option  
CR201-001(LC) CR1-29

## Umbrella Option - Custom Fabricated

**Manufacturer:**  
Custom Fabricator

**Size:**  
Discs: 12'-0" Height and 10'-0" Diameter



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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 17

Figure 28 – Applicant Courtesy Review Presentation – Custom Fabricated Umbrella Option



**Umbrella** Option - **Custom Fabricated**

Riparian Garden - View towards West



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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 18

Figure 29 – Applicant Courtesy Review Presentation – Custom Fabricated Umbrella Option



**Umbrella Option - Custom Fabricated**

Riparian Garden - View towards North



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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 19

Figure 30 – Applicant Courtesy Review Presentation – Custom Fabricated Umbrella Option



Figure 31 – Applicant Courtesy Review Presentation – Stair Core Upgrades Cover Page  
CR201-001(LC) CR1-33

**North Stair Core - Existing**

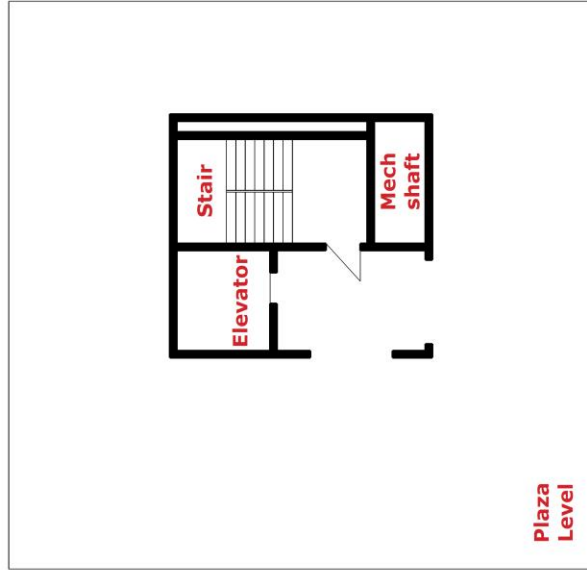
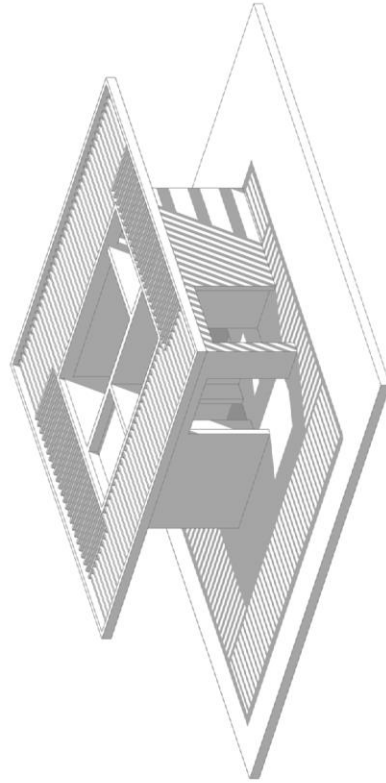


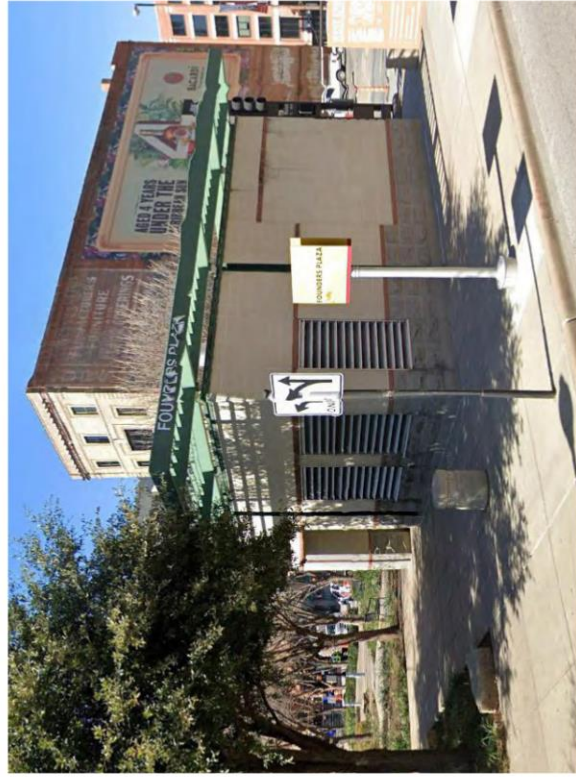
Figure 32 – Applicant Courtesy Review Presentation – Existing North Stair Core  
CR201-001(LC) CR1-34



**North Stair Core - Existing Street Views**



**South Stair Core**



**North Stair Core**

Figure 33 – Applicant Courtesy Review Presentation – Existing North & South Stair Cores  
CR201-001(LC) CR1-35



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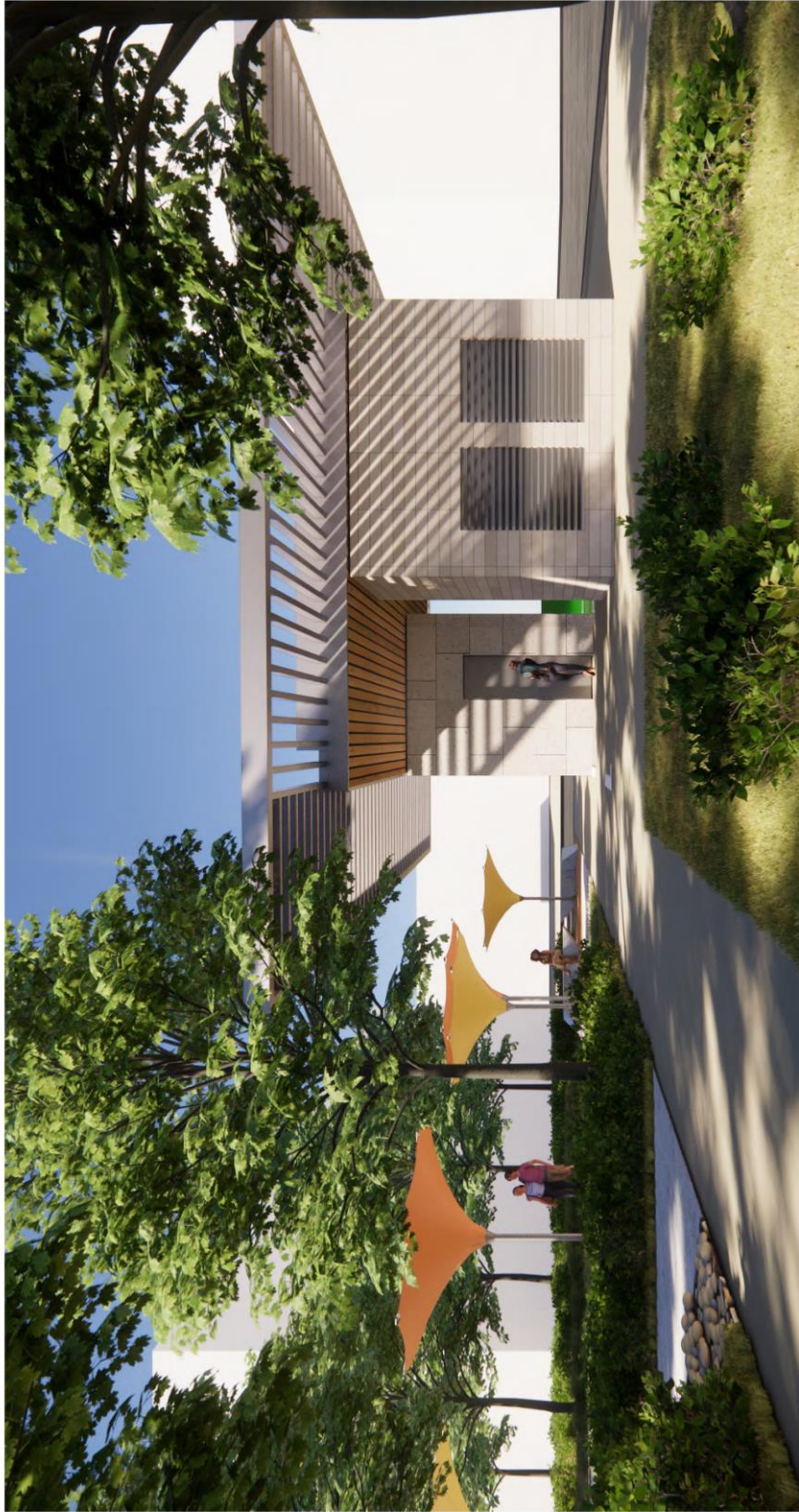
Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 23

Figure 34 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Option 1



**North Stair Core - View from Riparian Garden Option-1**



**Gensler**

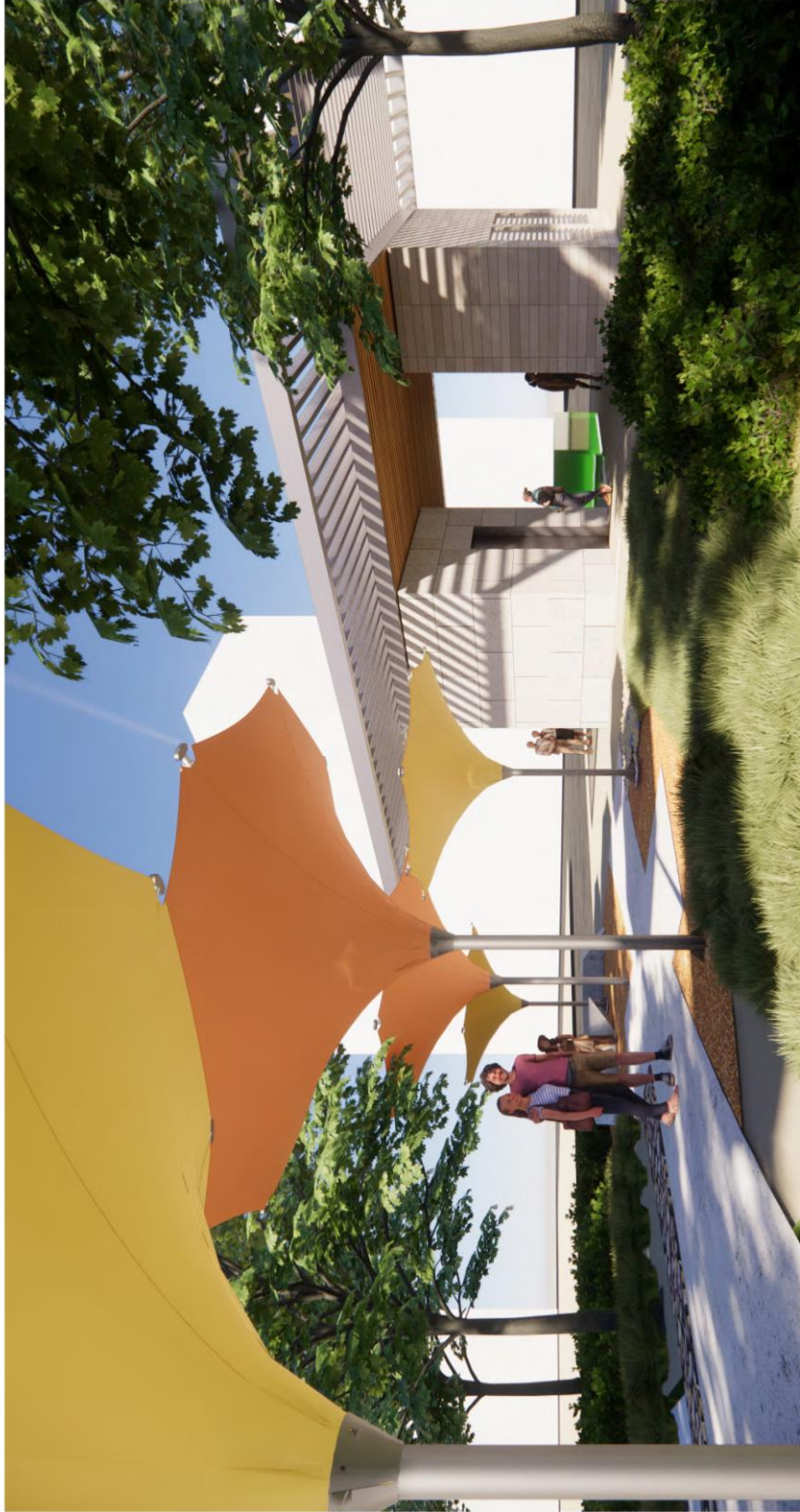
City of Dallas Landmark Commission - Courtesy Review

Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 24

Figure 35 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Option 1

**North Stair Core - View from Riparian Garden Option-1**



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Dallas, TX | Nov 04, 2020 | 25

Figure 36 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Option 1



**North Stair Core - Street Corner Option-1**



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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 26

Figure 37 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Option 1

**View - Riparian Garden**



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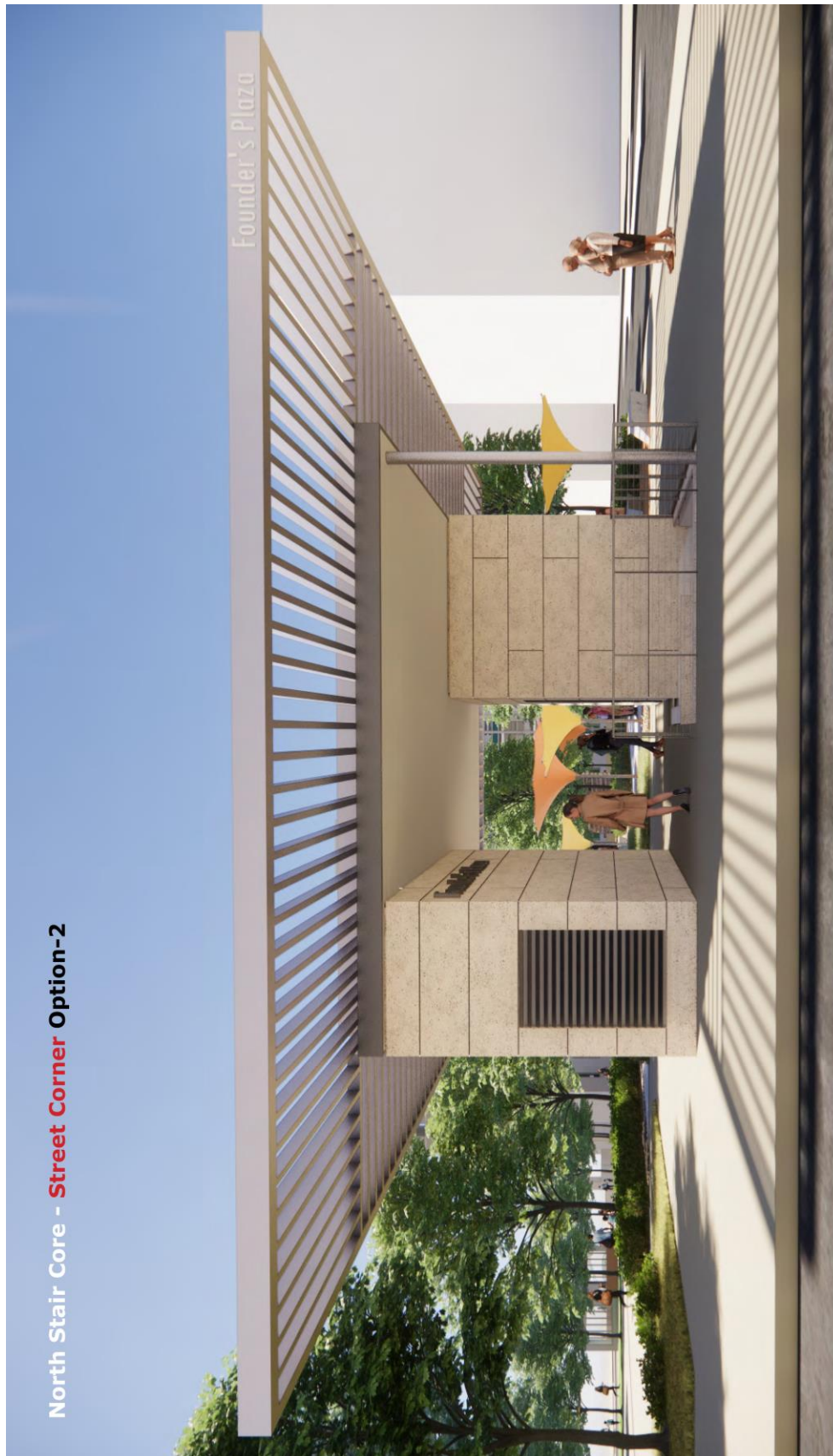
Dallas, TX | Nov 04, 2020 | 27

Figure 38 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Option 1

CR201-001(LC)

CR1-40





**Gensler**

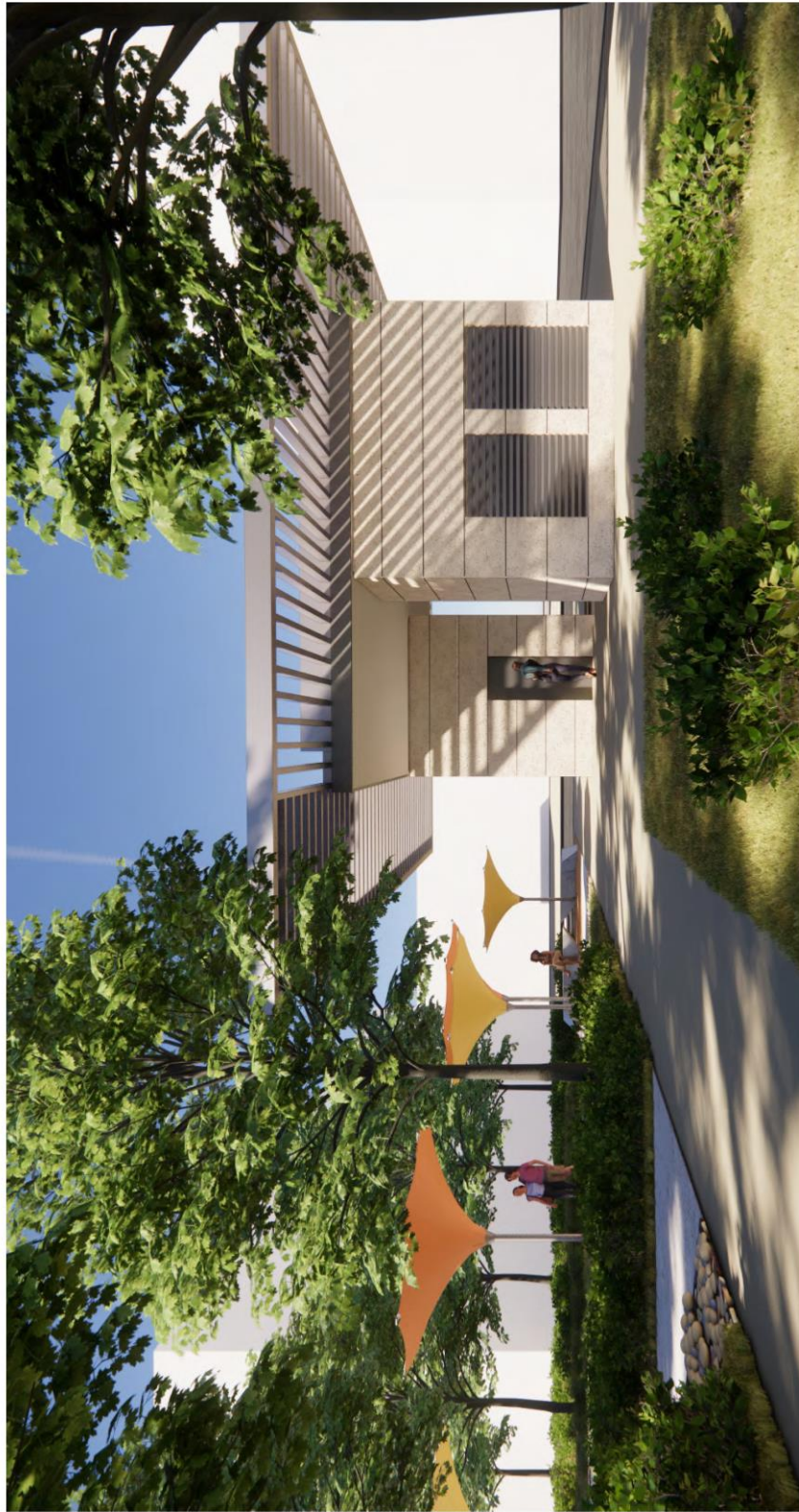
City of Dallas Landmark Commission - Courtesy Review

Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 28

Figure 39 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Option 2

North Stair Core - View from Riparian Garden Option-2



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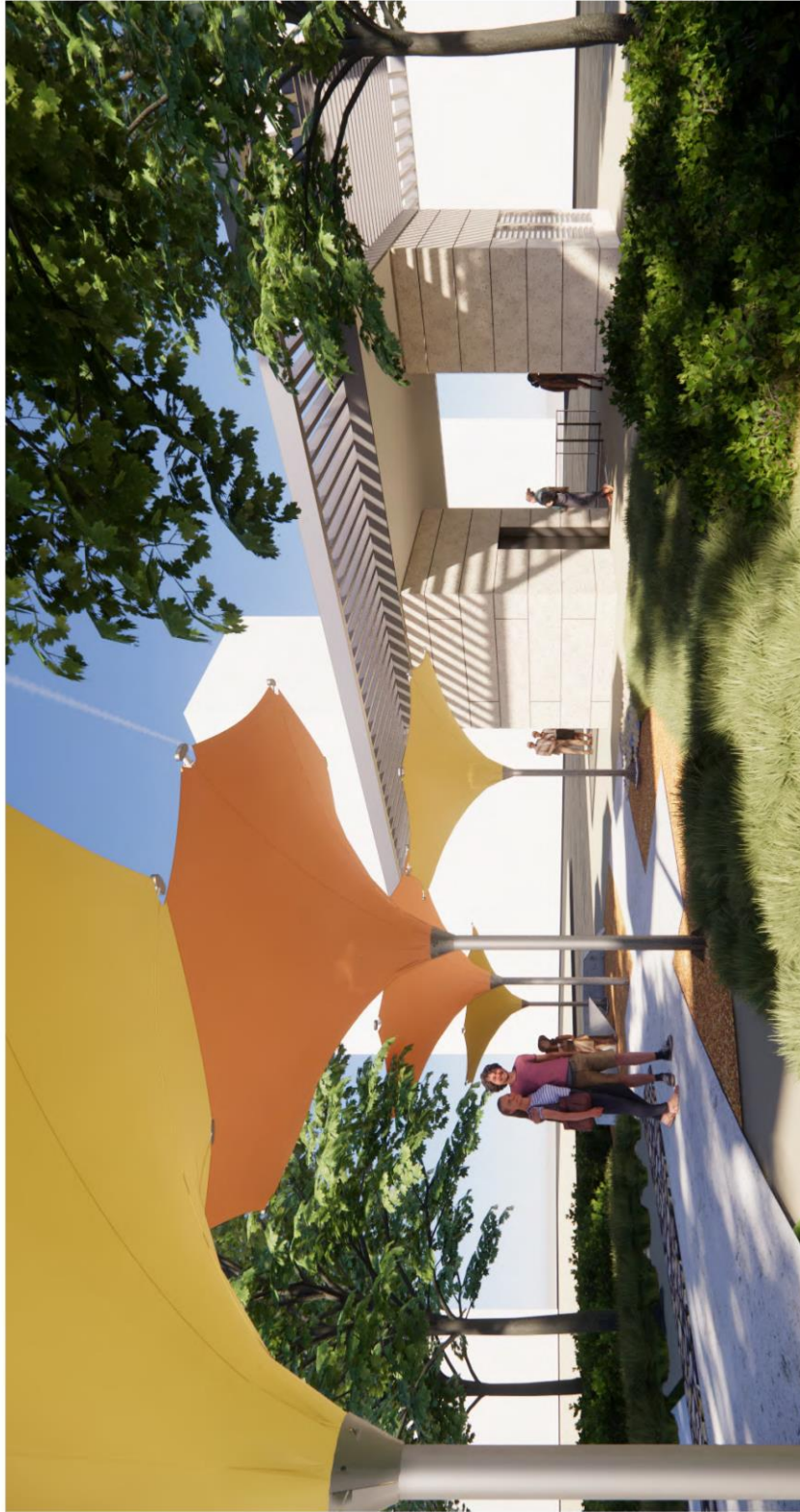
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Dallas, TX | Nov 04, 2020 | 29

Figure 40 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Option 2



**North Stair Core - View from Riparian Garden Option-2**



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Dallas, TX | Nov 04, 2020 | 30

Figure 41 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Option 2

**North Stair Core - Street Corner Option-2**



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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 31

Figure 42 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Option 2

## Materials

### Option-1



#### Material Legend:

1. Limestone Panels - Large
2. Wooden Slats
3. Metallic Paint - Existing Structure
4. Limestone Panels - Small
5. Backlit/Painted Glass

### Option-2



#### Material Legend:

1. Stucco
2. Cable Guardrail
3. Metallic Paint - Existing Structure

Figure 43 – Applicant Courtesy Review Presentation – Proposed Materials  
CR201-001(LC) CR1-45

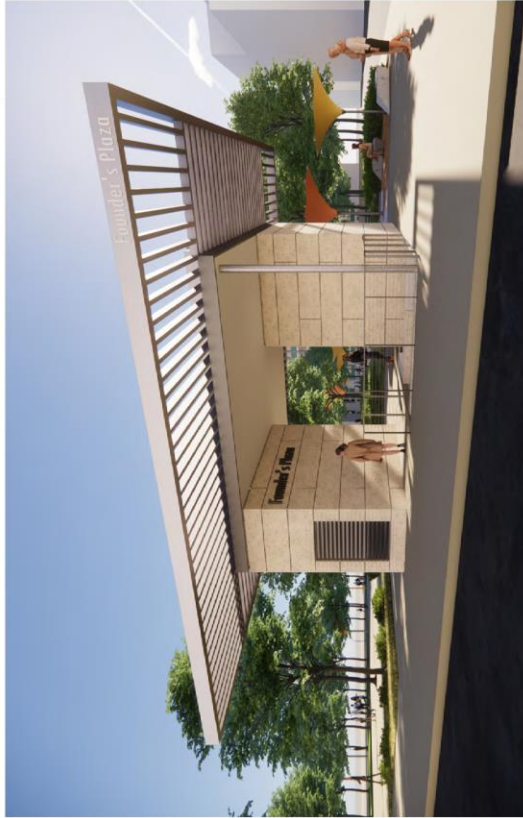


**North Stair Core - Street Corner**

**Option-1**



**Option-2**



**Existing Stair Core**

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Founders Plaza Plaza Upgrade Concepts

Dallas, TX | Nov 04, 2020 | 33

Figure 44 – Applicant Courtesy Review Presentation – Proposed North Stair Core – Options 1 & 2





Figure 45 – Historic Aerial Image, 1958 (www.historicaerials.com)



Figure 46 – Historic Aerial Image, 1958 (www.historicaerials.com)



Figure 47 – Historic Aerial Image, 1972 ([www.historicaerials.com](http://www.historicaerials.com))

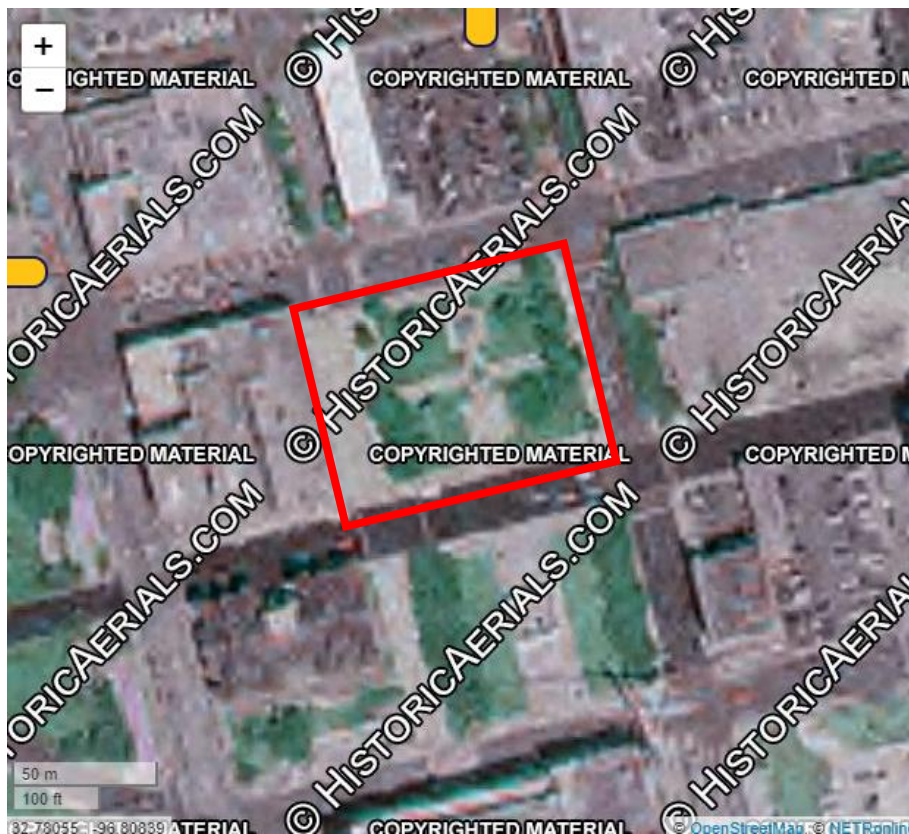


Figure 48 – Historic Aerial Image, 2004 ([www.historicaerials.com](http://www.historicaerials.com))



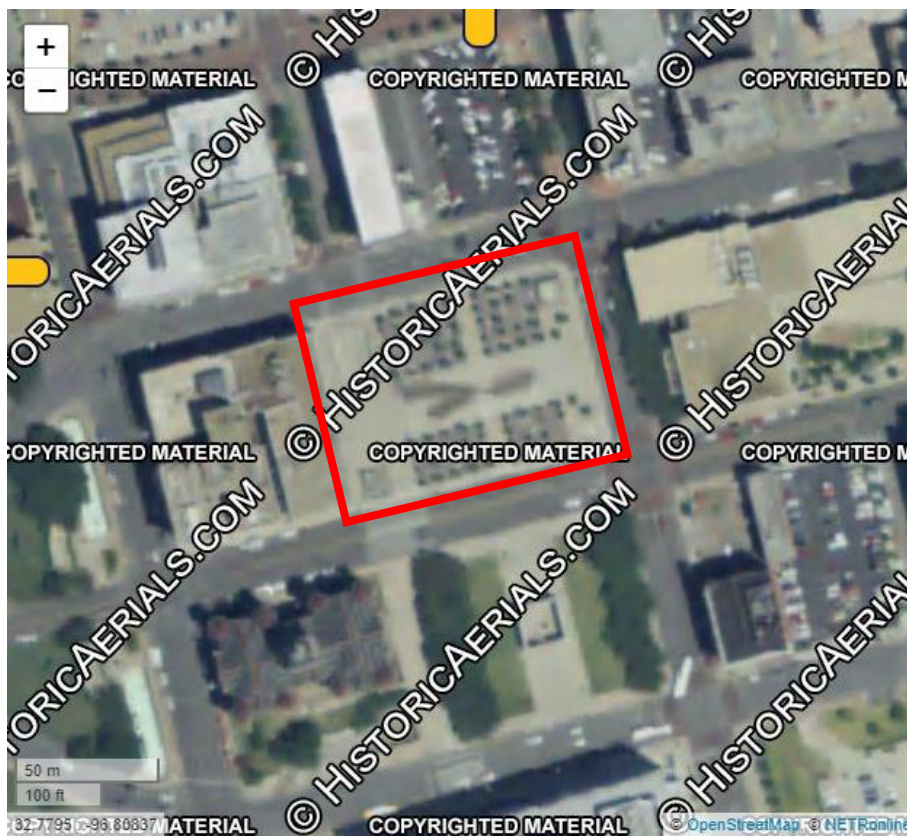


Figure 49 – Historic Aerial Image, 2008 (www.historicaerials.com)

**LANDMARK COMMISSION****DECEMBER 7, 2020**

FILE NUMBER: CA201-095(MP)  
LOCATION: 4512 Sycamore St  
STRUCTURE: Main & Noncontributing  
COUNCIL DISTRICT: 2  
ZONING: MF-1(A),R-7.5(A)

PLANNER: Marsha Prior  
DATE FILED: Nov 5, 2020  
DISTRICT: Peak's Suburban Addtn  
MAPSCO: 46-A  
CENSUS TRACT: 0015.04

**APPLICANT:** Blue Mountain Texas LLC

**REPRESENTATIVE:** Paul Alvarado

**OWNER:** BLUE MOUNTAIN TEXAS LLC

**REQUEST:**

- 1) The applicant is requesting a Certificate of Appropriateness to approve six-panel steel doors that have been installed without a Certificate of Appropriateness.
- 2) The applicant is requesting a Certificate of Appropriateness to approve painting brick that has been initiated. Brand: Sherwin Williams, SW 7603, "Poolside."
- 3) The applicant is requesting a Certificate of Appropriateness to install landscaping in front yard.

**BACKGROUND / HISTORY:**

The main structure is listed as noncontributing to the Peak's Suburban Addition Historic District.

Note: The official address for this property is 4512 Sycamore St, but it includes two separate buildings that sit side-by-side. Each building is a duplex; thus, the full numerical address range is: 4512, 4514, 4516, and 4518 Sycamore St.

**PROJECT DESCRIPTION:**

The proposed work consists of the installation of 6-panel steel doors, of which two have been installed, painting the brick siding on the lower half of the front and front-side elevations that has been initiated, and installing a few bushes in the front bed located in the center of the small front yards. The proposed paint for the brick is a blue tone that



contrasts with the brown painted wood siding. The proposed plants are two Indian Hawthornes and several Japanese boxwoods.

## **DALLAS DEVELOPMENT CODE FOR NONCONTRIBUTING STRUCTURES**

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.

### **ANALYSIS:**

The preservation criteria prohibit imitation materials and painted brick on contributing structures. Although this property is noncontributing, steel doors and painted brick would still have an adverse effect on the historic overlay district as they appear on the front elevation. Steel, as a material for doors, was not commonly used during the period of significance (1895-1945); therefore, it appears out of place. The history of the building and its original features is unclear. The two buildings appear to have been constructed between 1922 and 1930 based on Sanborn maps and the 1930 Fairchild historic aerial. Sanborn maps usually indicate if a building has brick veneer, and the 1952 Sanborn map does not show this, leaving one to speculate that it was added later. The multi-color brick appears more modern and may have been one of the reasons for declaring the property to be noncontributing. Despite the noncontributing status of the property and the unlikelihood that the brick itself is historic, painting brick tends to give the property a flat, non-textured look and is a modern trend that has an adverse impact on historic districts. In this instance, an important consideration is that the proposed work to non-historic materials is more of a visual impact on the character and appearance of the district, making an already incompatible condition worse.

The proposed landscape plan is a simple, attractive plan that will enhance the front elevation.

### **STAFF RECOMMENDATION:**

- 1) That the request for a Certificate of Appropriateness to retain and install six-panel steel doors be denied without prejudice because the steel material would have an adverse effect on the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) That the request for a Certificate of Appropriateness to continue painting the brick that has been initiated (Brand: Sherwin Williams, SW 7603, "Poolside") be denied without prejudice because painted brick would have an adverse effect on the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) That the request for a Certificate of Appropriateness to install landscaping in front yard be approved with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.

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

CA _____ - _____ [ ]
Office Use Only

Name of Applicant: BLUE MOUNTAIN TEXAS LLC  
Mailing Address: 1790 FM 2871  
City, State and Zip Code: FORT WORTH TX 76171  
Daytime Phone: 817 229 3179 Alternate Phone: \_\_\_\_\_  
Relationship of Applicant to Owner: ASSOCIATE OWNER

**OFFICE USE ONLY**  
Main Structure:  
\_\_\_\_ Contributing  
\_\_\_\_ Non-contributing

PROPERTY ADDRESS: 4512 & 4514 SYCAMORE  
Historic District: \_\_\_\_\_

**PROPOSED WORK:**

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."

PAINT & REPAIR SIDING WHERE IT IS DAMAGED. REAR LANDSCAPE  
REPLACE DAMAGED FRONT DOORS REPLACE MIRROR WROUGHT  
IRON FENCE THAT SLOTTED. PAINT HOUSE LIKE EXISTING DETAILS

Signature of Applicant: [Signature] Date: 10/28/2020  
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. 06/14/19



## SUPPLEMENTARY INFORMATION

### Existing Conditions

#### Site Conditions

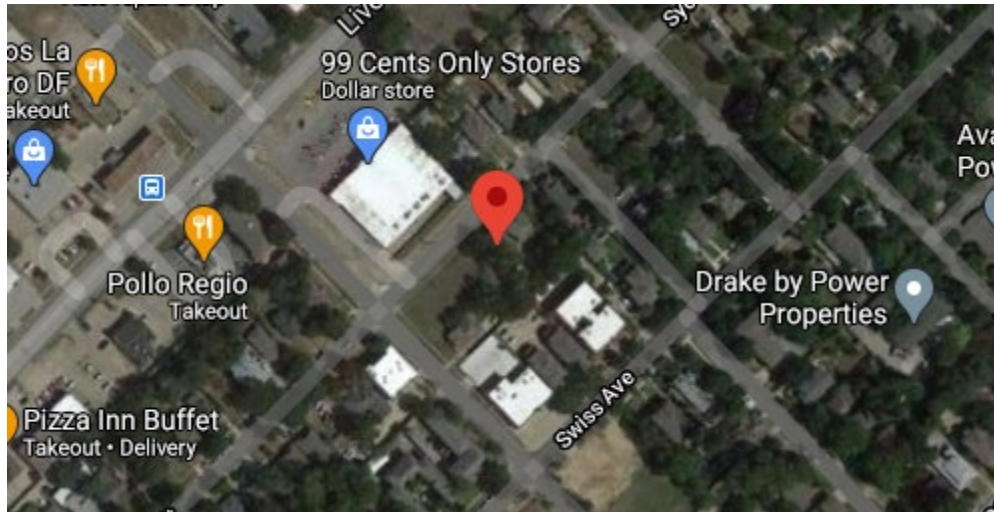


Figure 1 – Aerial view of the subject property.



Figure 2 – View of subject property (4512 & 4514) as seen from Sycamore Street, facing south.



Figure 3 – View of subject property (4516 & 4518) as seen from Sycamore Street, facing south.



Figure 4 – View to left of subject property as seen from Sycamore St, facing east.





Figure 5 – View to right of subject property as seen from Sycamore St, facing west.



Figure 6 – View across from subject property as seen from Sycamore St, facing north.

## Photographs



Figure 7 -- Closeup view of 4512-4514.





Figure 8 -- Left side of 4512-4514.



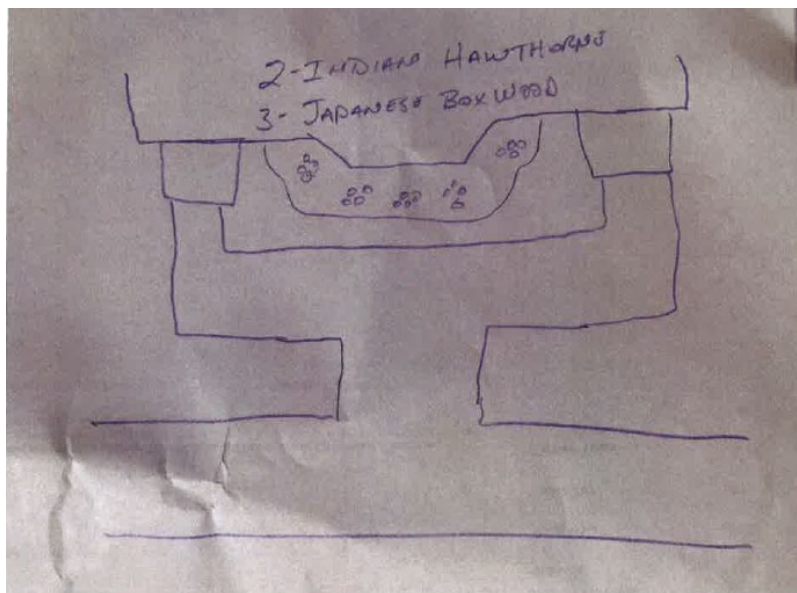
Figure 9 -- Rear of 4512-4514.

## Proposed Changes



Figure 10 -- Left, existing doors and brick siding; right, new solid steel door with brick painted.

## Landscape Plan



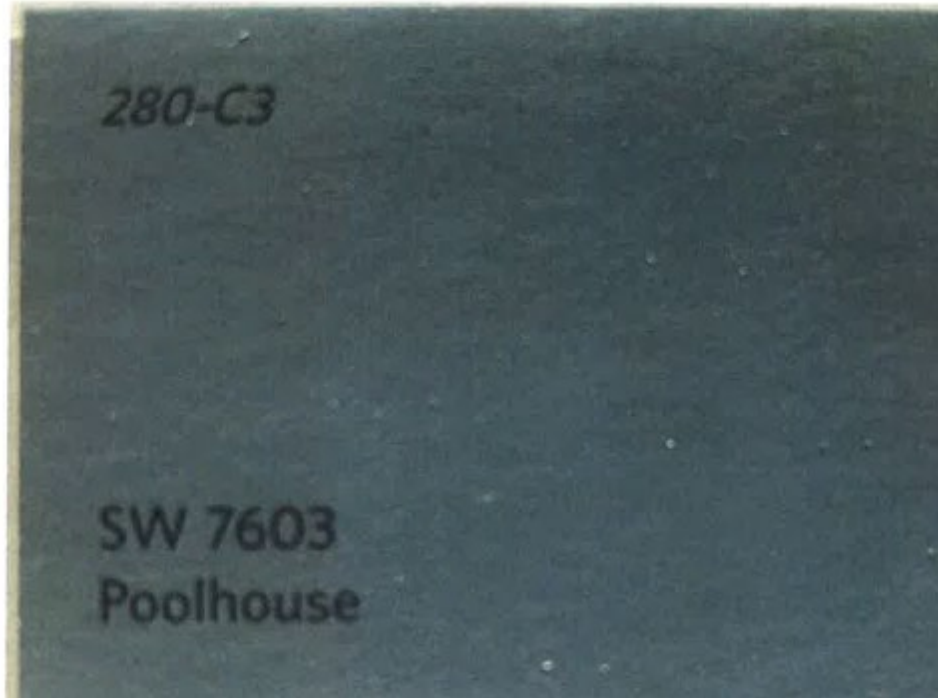
Landscape Plan.

Figure 11 -- Proposed landscape plan.



## ATTACHMENTS

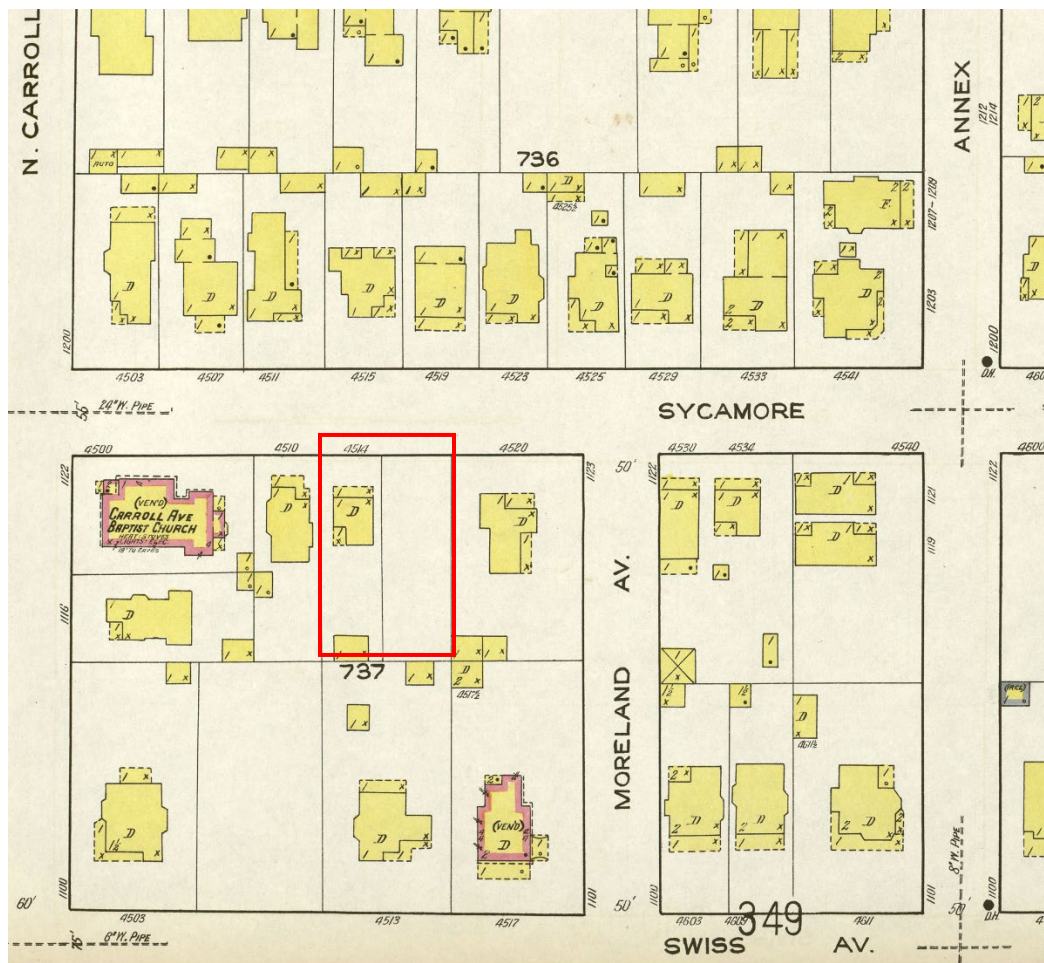
### Attachment 1 – Specifications



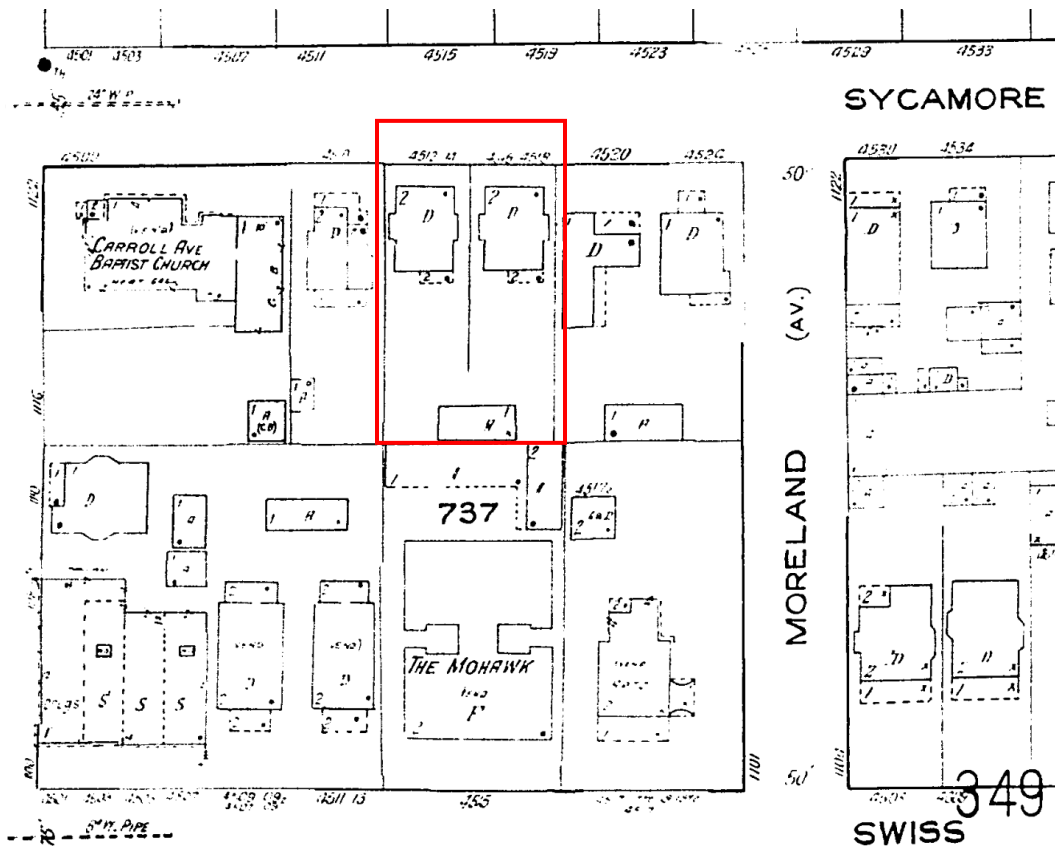
Proposed paint color for brick siding.



## Attachment 2 – Sanborn Maps & Fairchild Historic Aerial



1922 Sanborn map, subject properties not yet constructed.



1952 Sanborn map with subject property in red square.



1930 Fairchild historic aerial. Note similar roof lines, indicating the location of the 4512 properties.

**LANDMARK COMMISSION****DECEMBER 7, 2020**

FILE NUMBER: CA201-009(MP)  
LOCATION: 4710 Swiss Ave  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: MF-1(A),R-7.5(A)

PLANNER: Marsha Prior  
DATE FILED: Nov 5, 2020  
DISTRICT: Peak's Suburban Addtn  
MAPSCO: 46-A  
CENSUS TRACT: 0015.04

**APPLICANT:** Leslie Nepveux

**REPRESENTATIVE:** None

**OWNER:** CINQUE HILIARY & XAVIER CINQUE

**REQUEST:**

- 1) The applicant requests a Certificate of Appropriateness to rehabilitate the front balcony and porch columns.
- 2) The applicant requests a Certificate of Appropriateness to construct rear, second floor addition with balcony.
- 3) The applicant requests a Certificate of Appropriateness to replace a window on second floor front elevation with a door.
- 4) The applicant requests a Certificate of Appropriateness to restore a set of second floor ganged windows.

**BACKGROUND / HISTORY:**

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

**PROJECT DESCRIPTION:**

The proposed work consists of several requests, including the addition of a second floor balcony on the front elevation; rehabilitation of porch columns; a second story rear addition; replacement of a window with a door on the second story front elevation; and re-installing two ganged windows on the left side elevation. All proposed materials are natural (e.g. wood doors and windows) and the proposed siding is wood to match that on the main structure.



## **RELEVANT PRESERVATION CRITERIA:**

- 3.2 Reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.
- 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.
- 3.11 New door and window openings on the front and cornerside façade are permitted only in locations where there is evidence that original openings have been filled with other material.
- 4.1 The form, materials, general exterior appearance, color and details of any new construction of an accessory building or vertical extension to an existing structure must be compatible with the existing historic structure.
- 4.2 New construction, additions to historic structures, accessory buildings, porches, and balconies must be of appropriate massing, roof form, shape, materials, detailing and color, and must have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.
- 4.3 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures or facades may not exceed the height of similar historic structures in this district.
- 4.4 Vinyl, aluminum, and other imitation materials are not acceptable cladding materials for the construction of a new, main structure or addition to an existing historic structure.
- 4.7 New construction and connections between new and existing construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new and existing construction must be established and maintained. Historic details at parapets and coping must be preserved and maintained where abutting new construction.

## **RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES**

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding

conjectural features or architectural elements from other buildings, shall not be undertaken.

### **ANALYSIS:**

Request #1 – The proposed work on the front balcony and porch columns is based on two, ca. 1916, historic photos (Figures 22 and 23). Although both images are blurry, making it difficult to fully appreciate the features on the balcony and the columns, upon further research, Staff believes the original balcony to have been for decorative purposes only, and thus, did not serve as a true, second story porch with balcony. The basis for Staff's conclusion rests upon several pieces of documentation.

The 1921-1927 and 1921-1952 Sanborn maps (Figures 20 and 21) show the original structure to have had a single story porch. Had the original structure included a second story porch, it would have been recorded on the Sanborn maps; a decorative balcony, however, is unlikely to have been noted since Sanborn maps were concerned with footprints, number of stories, and materials for the purpose of assessing fire hazards and setting insurance rates. Furthermore, true second story porches are not commonly seen on Prairie houses, yet decorative balconies are found (Figure 25).

Staff is also recommending approval of the work on the columns with the condition that they include recessed panels as seen in Figure 26.

With the conditions that are attached to Staff's approval, the balcony and columns will match the original features, and therefore, further contribute to the historic structure's integrity and the historic overlay district.

Request #2 – The preservation criteria allows for rear additions, and the second floor addition with balcony that is proposed in this CA follows those criteria. The use of wood windows and doors, fenestration pattern, and wood siding to match that on the original help to ensure that the addition is compatible with the historic structure. The inset of six inches on each side of the proposed addition serves to distinguish the proposed addition from the older addition and the main structure.

Request #3 – Based on historic photos and Sanborn maps (see the analysis for Request #1), it is likely that this balcony was for decorative purposes only. Therefore, a door leading outside is conjectural and would have an adverse impact on the historic structure and the historic overlay district.

Request #4 – The original set of ganged windows that are being re-installed in this request were on an older addition. Nevertheless, restoring the window fenestration that was a part of this addition is compatible with the historic structure and contributes to the overall integrity of the historic overlay district.

### **STAFF RECOMMENDATION:**

1. The applicant requests a Certificate of Appropriateness to rehabilitate the front balcony and porch columns – Approve with conditions – Approve the request for a

Certificate of Appropriateness to rehabilitate the front balcony and porch columns with the following conditions: 1) the front balcony railing be reduced in height to match the height of the historic railing as shown in the submitted historic photo, which appears to line up with the bottom of the second floor window sills; 2) the front porch wood columns include a recessed panel to match the historic columns as shown in the submitted historic photo; and 3) any adjustments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness, with the finding that the proposed work is generally consistent with the criteria for protected facades in the preservation criteria Section 3.2, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. The applicant requests a Certificate of Appropriateness to construct rear, second floor addition with balcony – Approve – Approve the request for a Certificate of Appropriateness to construct a rear, second floor addition with balcony with the finding the proposed work is generally consistent preservation criteria Sections 4.1, 4.2, 4.3, 4.4, and 4.7 for new construction and additions, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).]
3. The applicant requests a Certificate of Appropriateness to replace a window on second floor front elevation with a door – Deny without prejudice – Deny without prejudice the request for a Certificate of Appropriateness to replace a window on the second floor front elevation with a door because it is inconsistent with the preservation criteria Section 3.11 and Secretary of the Interior’s Standards for the Treatment of Historic Properties No. 3 , and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. The applicant requests a Certificate of Appropriateness to restore a set of second floor ganged windows – Approve – Approve the request for a Certificate of Appropriateness to restore a set of second floor ganged windows with the finding the proposed work is generally consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and that meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

No Task Force meeting due to the City of Dallas Amended Emergency Regulations.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

GA \_\_\_\_\_ - \_\_\_\_\_ [ ]  
Office Use Only

Name of Applicant: LESLIE NEPVEUX

Mailing Address: 718 DUMAS

City, State and Zip Code: DALLAS, TX 75214

Daytime Phone: 214-758-9795 Alternate Phone: \_\_\_\_\_

Relationship of Applicant to Owner: ARCHITECT

PROPERTY ADDRESS: 4710 SWISS AVE

Historic District: PEAKS SUBURBAN

OFFICE USE ONLY

Main Structure:

\_\_\_\_ Contributing

\_\_\_\_ Non-contributing

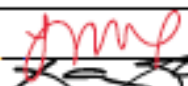
PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."


Remove portion of roof at back of house. New addition at second floor. Remove front porch roof and rebuild balcony to reflect original balcony. Install single light door at front elevation.

Remove portion of siding at east elevation to reveal old window opening. Install new wood windows at east and west elevations. Install new wood windows and door at south elevation.

Install new balcony and guardrail at rear elevation.

Signature of Applicant: 

Date: 10.1.2020

Signature of Owner: 

Date: 10/01/2020

(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 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

Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220

## SUPPLEMENTARY INFORMATION

### Existing Conditions

#### Site Conditions

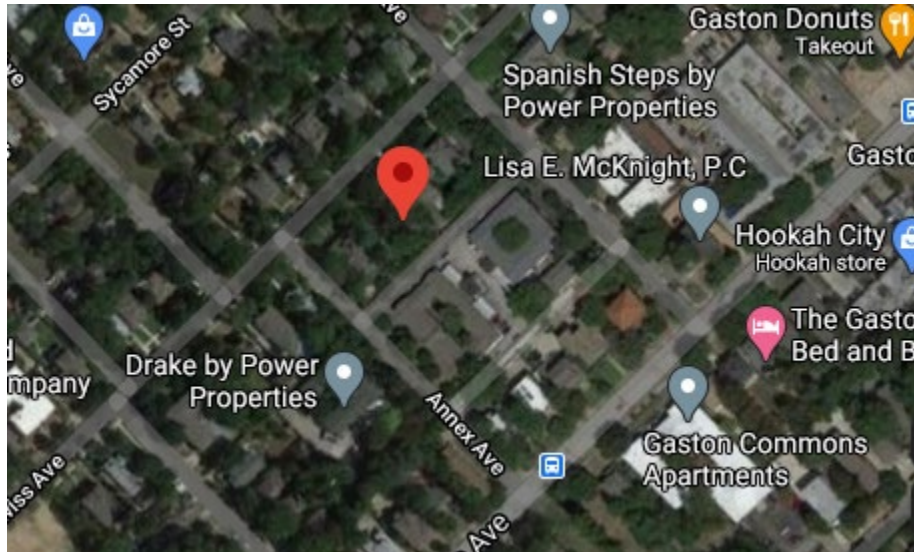


Figure 1 – Aerial view of the subject property.



Figure 2 – View of subject property as seen from Swiss Ave, facing south.





Figure 3 – View to left of subject property as seen from Swiss Ave, facing east.



Figure 4 – View to right of subject property as seen from Swiss Ave, facing west.





Figure 5 – View across from subject property as seen from Swiss Ave, facing north.



## Photographs



Figure 6 -- Front (north) elevation.



Figure 7 -- Close up of second story.



Figure 8 -- Front (north) elevation.





Figure 9 -- Right (west) elevation.



Figure 10 -- Right (west) elevation.



Figure 11 -- Rear (south) elevation.





Figure 12 - Rear (south) elevation.



Figure 13 -- Rear (south) elevation.



Figure 14 -- Left (east) side elevation of 4710 Swiss Ave.



Figure 15 -- Left (east) elevation.





Figure 16 -- Left (east) elevation.



Figure 17 -- Left (east) elevation.



Figure 18 -- Left (east) elevation.





Figure 19 -- Left (east) elevation.

### Historical Evidence

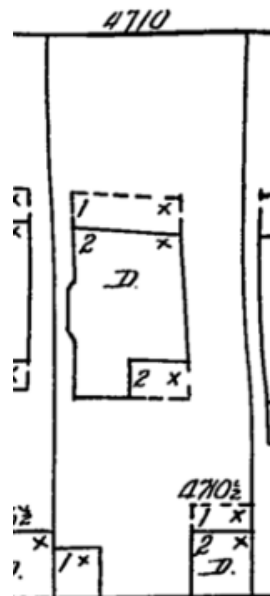


Figure 20 -- 1921-1927 Sanborn map, showing one-story front porch.

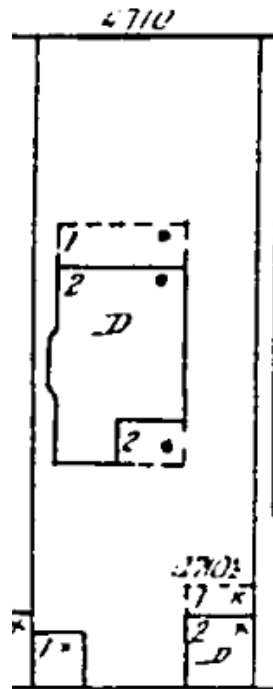


Figure 21 – 1921-1952 Sanborn map, showing one-story front porch.



Figure 22 -- Historic photo (ca. 1916) with 4710 Swiss in the background.





Figure 23 -- Historic photo (ca. 1916) with 4710 Swiss in the background.



Figure 24 -- In this photo, it can be determined how high the railing came when compared to the adjacent window sill (see red dashed line) and that the new post was slightly taller (see yellow arrow).



Figure 25 -- Prairie-style houses on Tremont Street with decorative balcony. Note the low height of the balconies.



Figure 26 -- Shadow of recessed panels on front porch columns are barely visible (see arrows).



## Proposed Changes (See folder for clearer images)

### Site Plan

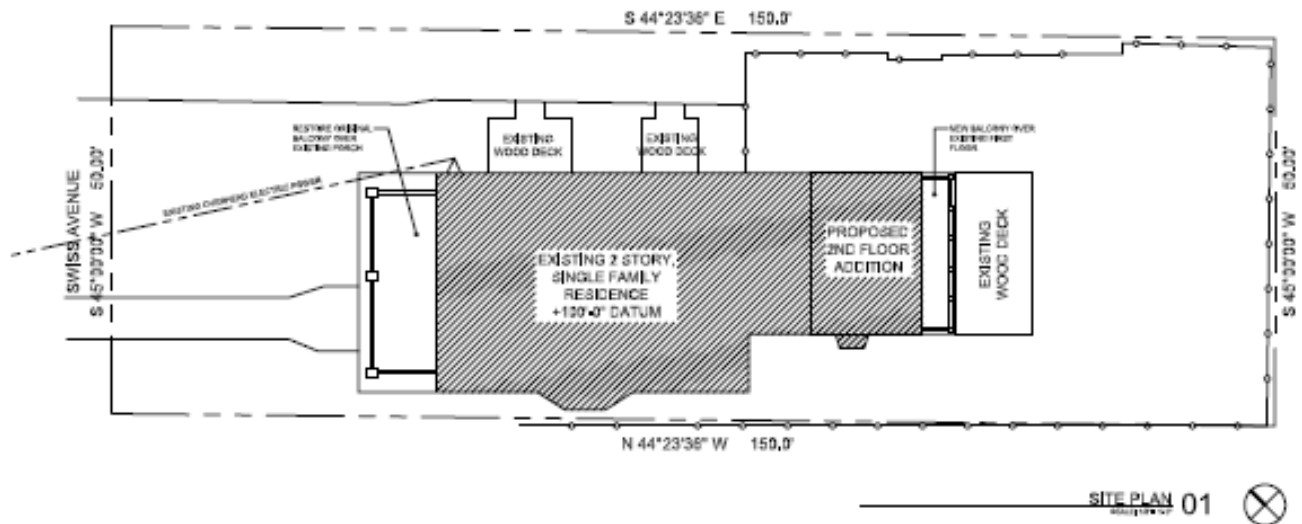


Figure 27 -- Proposed site plan.

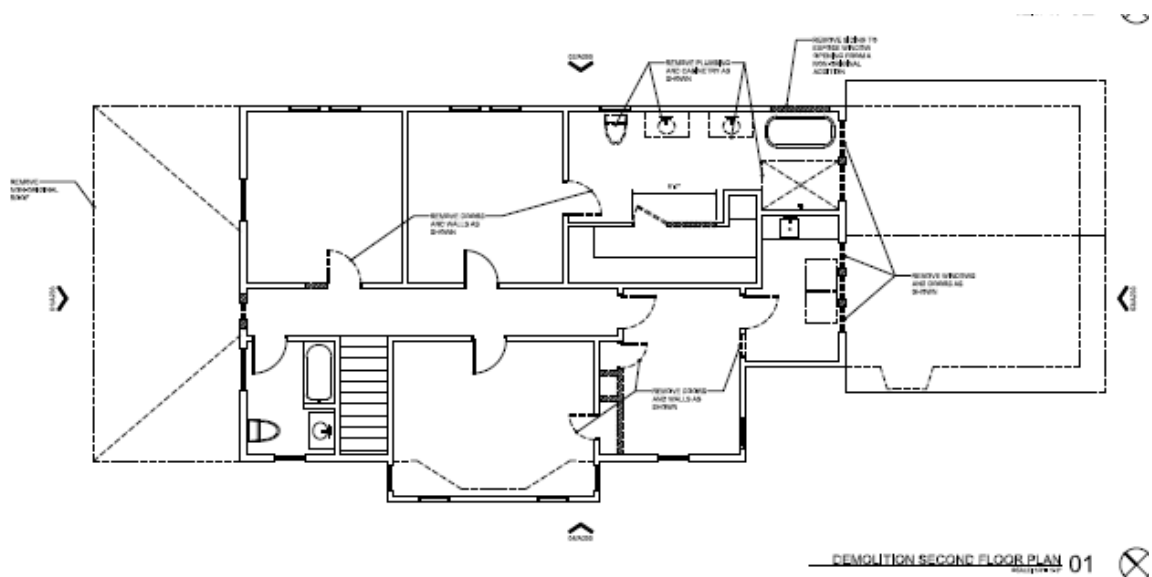


Figure 28 -- Proposed second floor demolition plan.

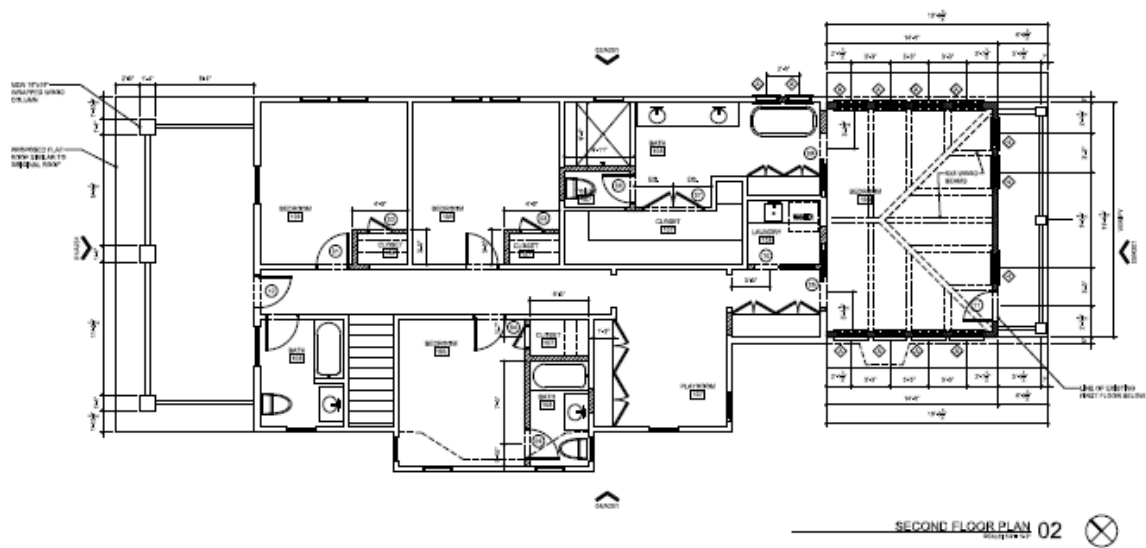


Figure 29 – Proposed second floor plan.

## Elevations

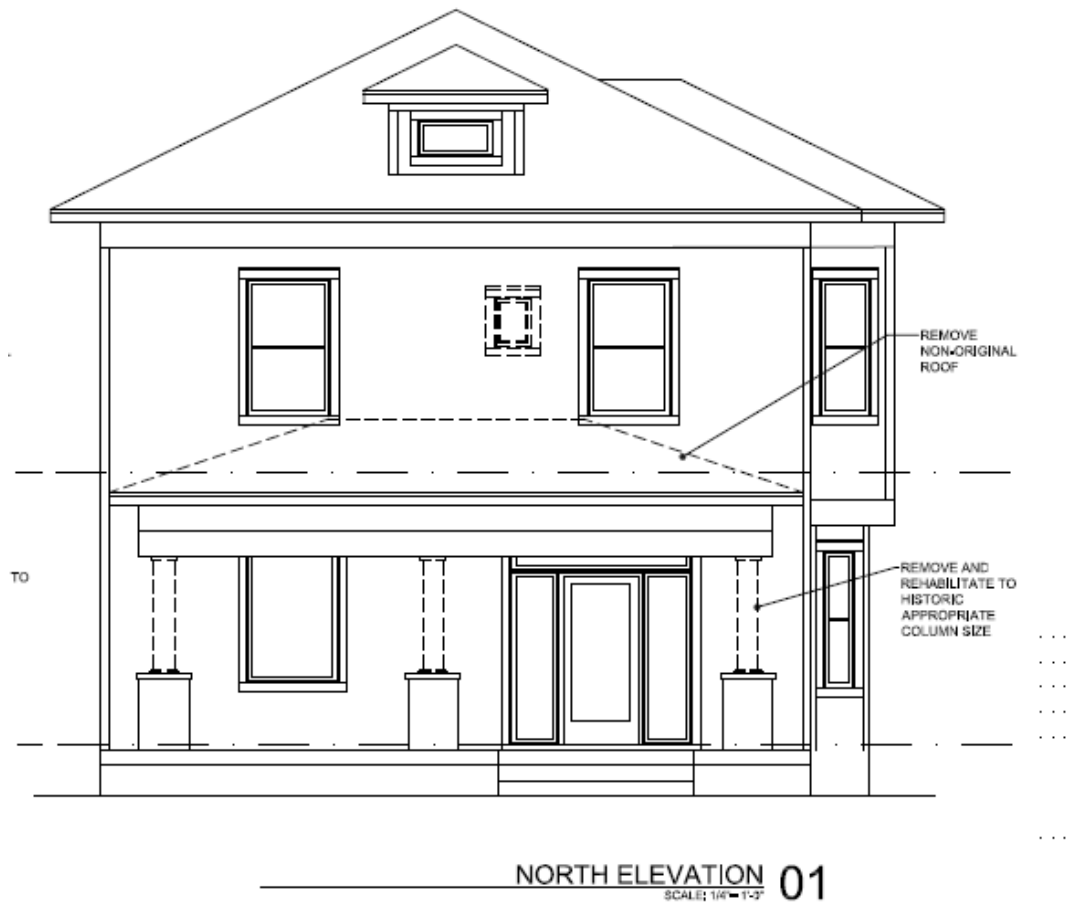


Figure 30 -- Proposed front (north) elevation demolition plan.





Figure 31 – Front (north) elevation proposed alterations.



Figure 32 -- Proposed right (west) demolition plan.



Figure 33 – Right (west) side elevation proposed alterations.



Figure 34 – Proposed rear (south) demolition plan.







Figure 37 – Left (east) elevation proposed alterations.

## Roof Plan

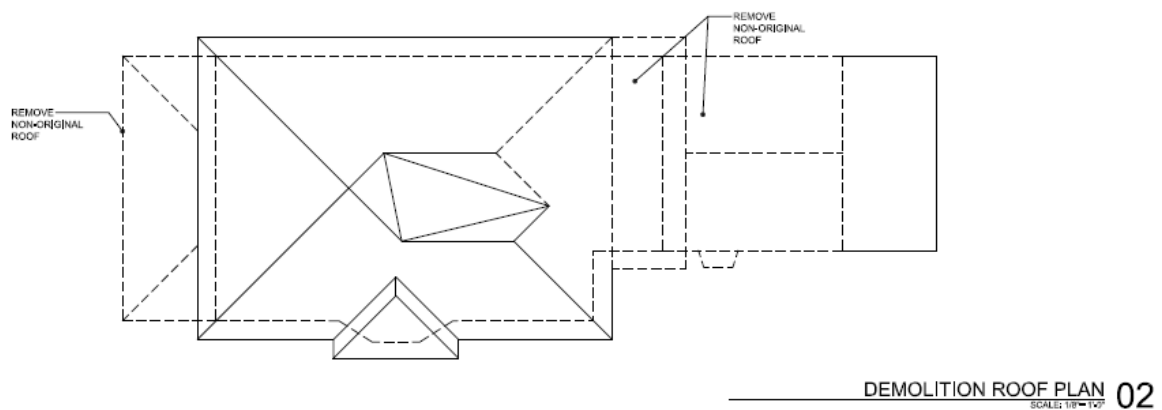


Figure 38 -- Proposed demolition plan for existing roof.

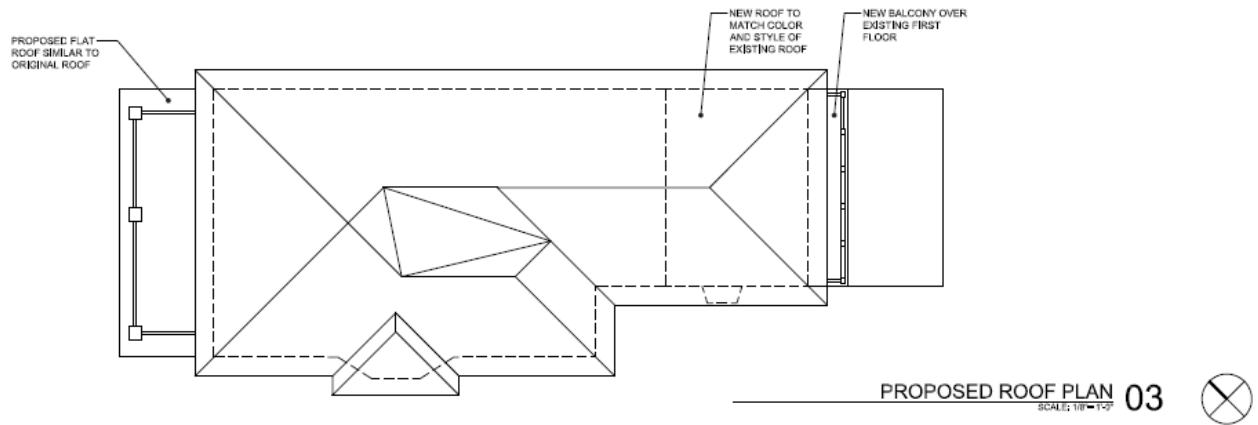
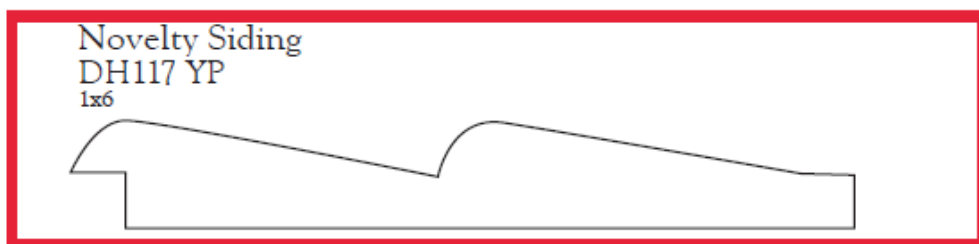
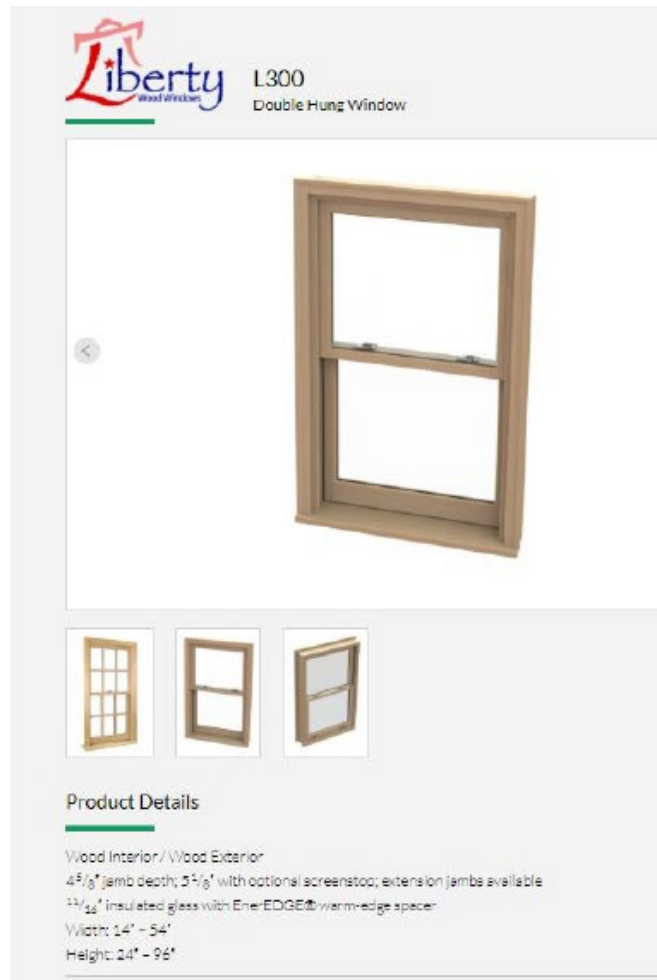


Figure 39 -- Proposed roof plan.

## ATTACHMENTS

### Attachment 1 – Specifications





LANDMARK®

[OVERVIEW](#)

[TECHNICAL INFO](#)

[INSTALLATION](#)

[WARRANTY](#)

[FIND A PRO](#)

*LANDMARK*®





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**LANDMARK COMMISSION****December 7, 2020**

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FILE NUMBER: CA201-077(MLP)  
LOCATION: 101 N Montclair  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87

PLANNER: Melissa Parent  
DATE FILED: November 5, 2020  
DISTRICT: Winnetka Heights  
MAPSCO: 54-E  
CENSUS TRACT: 0046.00

---

**APPLICANT:** Mariana Griggs

**OWNER:** GRIGGS SCOTT & FELIX

**REQUEST(S):**

Install vegetable garden in front parkway. Work completed without Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

6/11/1987: Landmark Commission approved replacement of a metal carport with a new wood carport on the main structure (No associated CA#)

7/9/2004: Landmark Commission approved a new color scheme for the rear accessory structure and installation of new fencing (CA034-174(JA)).

3/12/2015: Landmark Commission approved installation of new wood and wrought iron fencing (CA145-175(MD)).

10/15/2020: Landmark Commission denied without prejudice installation of a vegetable garden in the front parkway (CA190-666(MLP)).

This property is considered contributing to the Winnetka Heights Historic District.

**PROJECT DESCRIPTION**

The work undertaken without a Certificate of Appropriateness consisted of the planting of a vegetable garden in the front parkway along the Montclair street side of the corner side property.

**RELEVANT PRESERVATION CRITERIA**

Sec 51P-87.111(b) Landscaping

(1) Certain items prohibited in front and corner side yards. The following items are not permitted in the front and corner side yards:

(F) Vegetable gardens.

### **ANALYSIS**

The ordinance is explicit in regard to this type of landscaping where vegetable gardens are strictly prohibited in front yards/parkways. The placement of the garden is uncharacteristic of any of the city's historic districts.

### **STAFF RECOMMENDATION(S):**

Install vegetable garden in front parkway. Work completed without Certificate of Appropriateness - Deny - 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 for landscaping in Section 51P-87.111(b)(1)(F) that states "The following items are not permitted in the front and corner side yards: Vegetable gardens."

### **TASK FORCE RECOMMENDATION(S):**

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

CA 201 - 077 [MLP]  
Office Use Only

Name of Applicant: Felix Mariana Griggs

Mailing Address: 101 N. Montclair

City, State and Zip Code: Dallas, TX 75208

Daytime Phone: 214 215 5627 Alternate Phone: \_\_\_\_\_

Relationship of Applicant to Owner: Owner

**OFFICE USE ONLY**

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 101 N Montclair

Historic District: Winnick Heights

**PROPOSED WORK:**

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."

Temporary  
Work is a Pandemic Victory Garden on the property adjacent to the right of way on N. Montclair Ave. The garden area measures 14 ft x 28.5 ft. Attached is a drawing of the garden.

RECEIVED BY

Signature of Applicant: M. Griggs

Date: NOV 05 2020

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

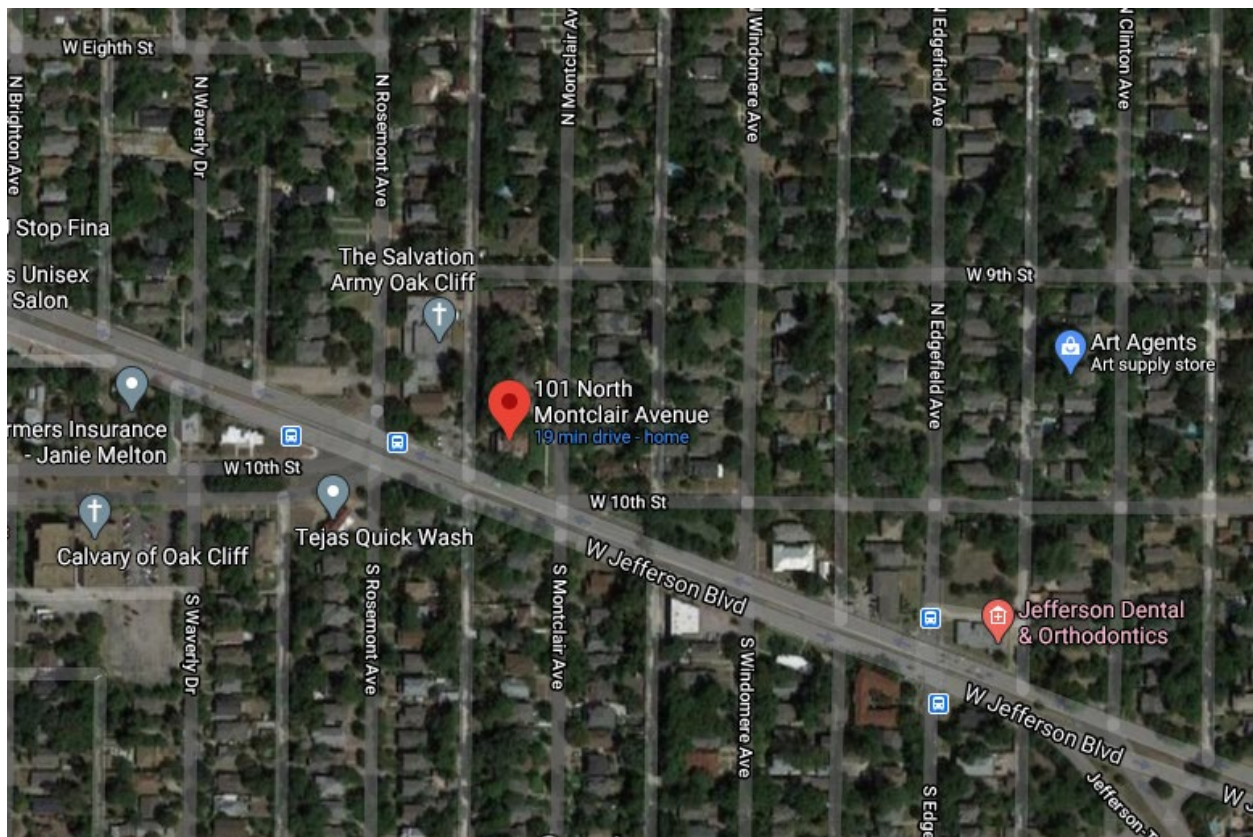
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 061419



Aerial image





Main structure



Property adjacent to the right





View across N Montclair



View across W Jefferson





September 2020



November 2020

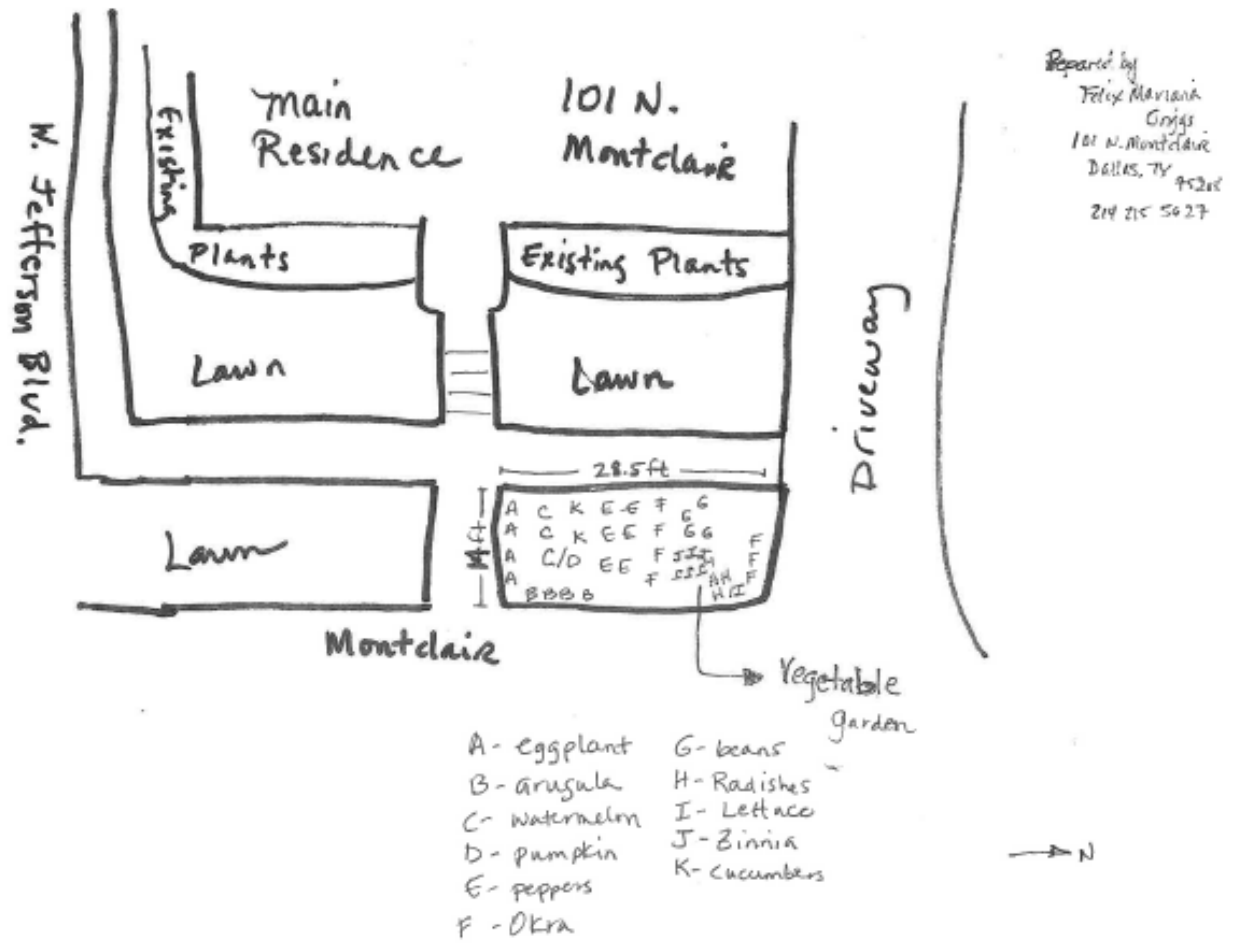
View of existing vegetation







View of streetscape (looking North from W Jefferson)



Site plan

Dear Commissioners,

The existence of Victory Gardens in the United States date back to 1917 and WWI. By the end of WWI, the push to promote them dropped off. When the US entered WWII, they began to reemerge. Amid protests from government officials, Eleanor Roosevelt even planted a Victory Garden on the White House lawn.

Throughout both world wars, the Victory Garden served as a successful means of boosting morale, expressing patriotism, safeguarding against food shortages on the home front, and easing the burden on the commercial farmers working arduously to feed troops and civilians overseas.

The times we are living in may be some of the most grim any of us have ever experienced. The emergence of the Victory Garden in the United States was during the period of significance for the district; 1910-1920. They are perhaps more appropriate in a historic district than anyplace else in the city because they are in their historic context. As they provide a way to respond to the difficulties of life today, they provide a meaningful bridge to the past. There's a rich history to these districts that can't be entirely expressed with just windows, paint and siding. Something such as this that encourages a deeper dive into that history, by actually connecting to it, is positive.

Victory Gardens are temporary in nature as we all pray the pandemic is. They will subside, as they did before, as life returns to normal.

I ask you to approve this temporary victory garden.

Sincerely,  
Michael Amonett



Supplementary letter of support

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Sec 51P-87.111

(b) Landscaping

(1) Certain items prohibited in front and corner side yards. The following items are not permitted in the front and corner side yards:

(F) Vegetable gardens.

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.



## LANDMARK COMMISSION

December 7, 2020

FILE NUMBER: CA201-081(MLP)  
LOCATION: 410 N Winnetka Ave  
STRUCTURE: Main & Accessory  
COUNCIL DISTRICT: 1  
ZONING: PD-87

PLANNER: Melissa Parent  
DATE FILED: November 5, 2020  
DISTRICT: Winnetka Heights  
MAPSCO: 54-B  
CENSUS TRACT: 0046.00

**APPLICANT:** Suzanne Haynes

**OWNER:** DUNNHAYNES SUZANNE E & JAMES M HAYNES

**REQUEST(S):**

- 1) Construct rear addition on main structure.
- 2) Construct rear accessory structure.

**BACKGROUND / HISTORY:** None

This property is considered non-contributing to the Winnetka Heights Historic District.

**PROJECT DESCRIPTION**

The proposed work consists of the construction of a single-story hipped roof addition to the rear of the main structure and the construction of a two-story hipped roof accessory structure at the rear of the property.

**RELEVANT PRESERVATION CRITERIA**

**ANALYSIS**

The proposed addition and new rear accessory structure meet all building codes including setbacks and maximum lot coverage. Materials proposed will match those existing on the main structure, including fiber cement siding and 5-over-1 double hung windows. The applicant is proposing to add 1 additional paint color to the interior sashes.

The massing and scale of the addition is compatible with the main structure and the district and the applicant has stepped down the roof of the addition to indicate the separation between the old and new portion of the main structure. The massing and



scale of the accessory structure is not compatible with the main structure as the main structure is 1-story and the proposed accessory structure is 2-stories.

**STAFF RECOMMENDATION(S):**

- 1) Construct new rear addition on main structure - Approve - Approve drawings and specifications dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Construct new rear accessory structure – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

**TASK FORCE RECOMMENDATION(S):**

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 201 - 081 (MLP)  
Office Use Only

Name of Applicant: Suzanne Haynes  
Mailing Address: 410 N. Winnetka Ave.  
City, State and Zip Code: Dallas, TX 75208  
Daytime Phone: 214-803-7887 Alternate Phone: N/A  
Relationship of Applicant to Owner: SELF

OFFICE USE ONLY

Main Structure:

☐ Contributing

☒ Non-contributing

PROPERTY ADDRESS: 410 N. Winnetka Ave. Dallas, TX  
Historic District: WINNETKA HEIGHTS 75208

PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

Construct new shed structure at required set back and build additional bedroom at East end of existing house.

NOV 05 2020

Signature of Applicant: [Signature] Date: 10/08/20

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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OTHER:

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

Please review the enclosed Review and Action Form

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- ☐ **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

Office of Historic Preservation

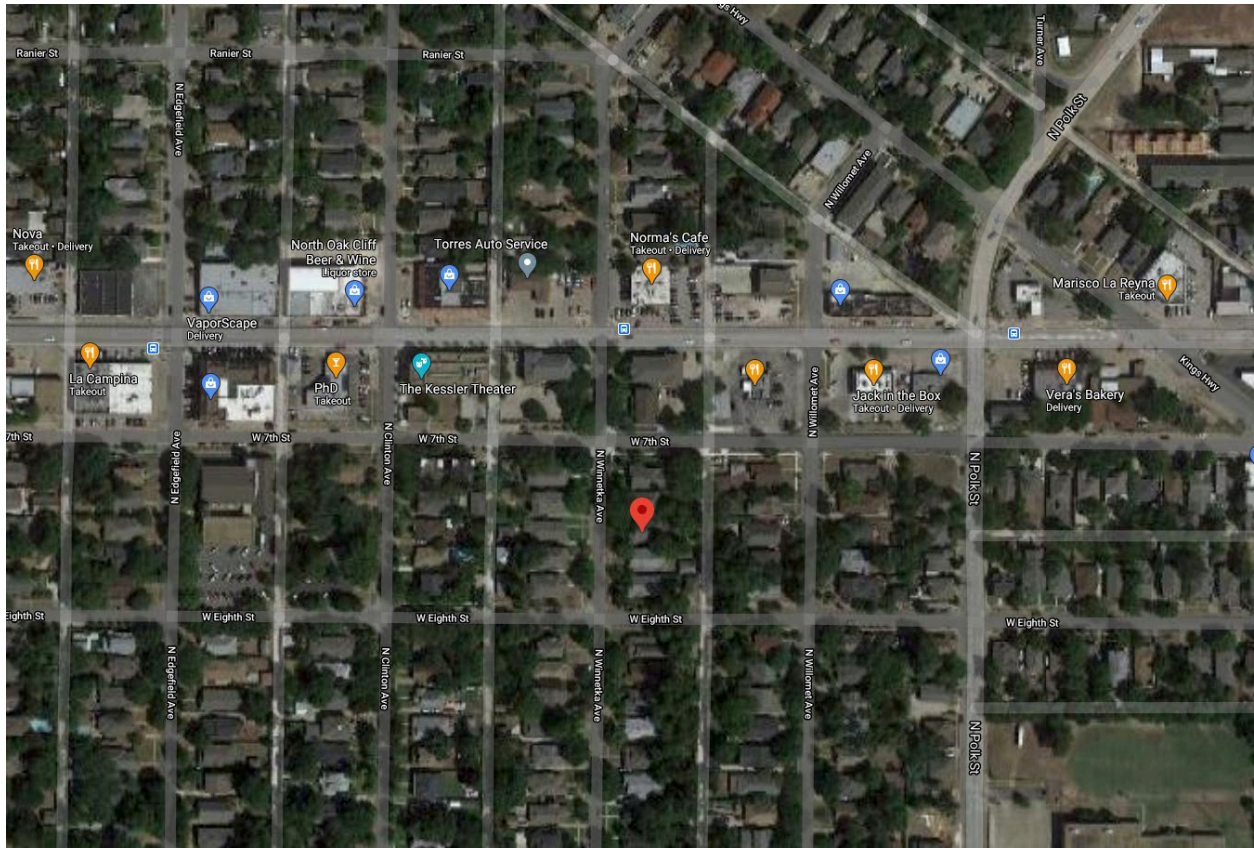
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



Aerial image





Figure 1





Figure 2

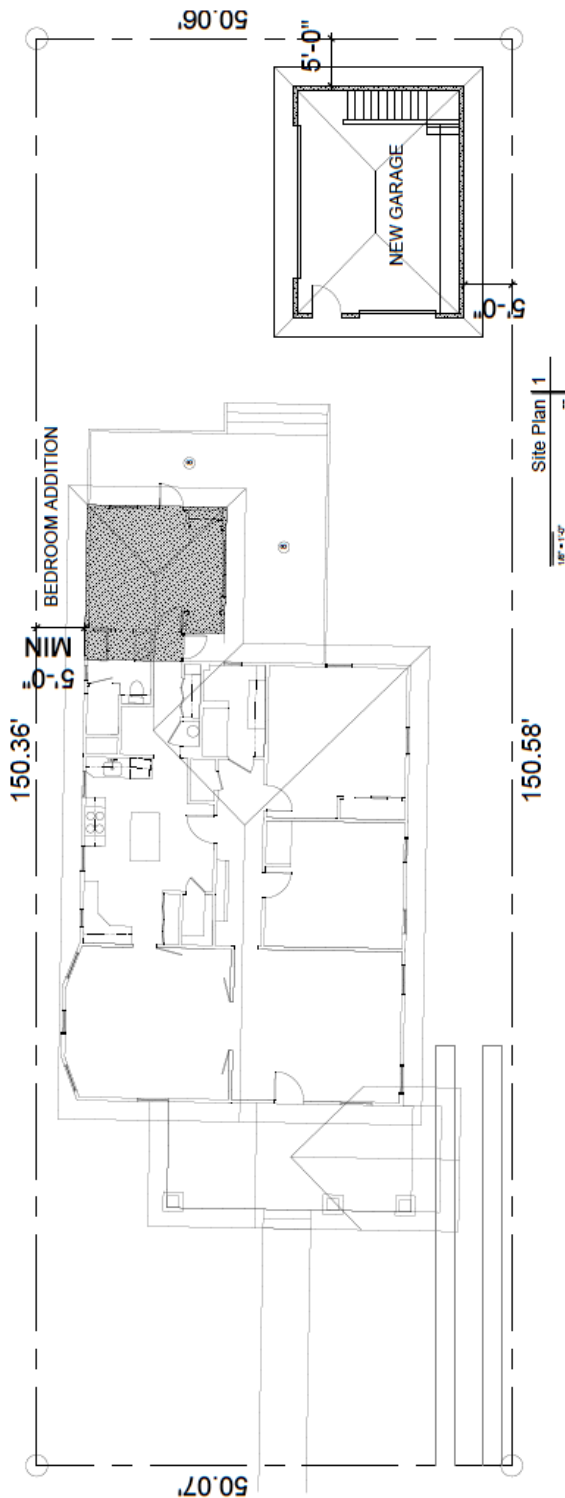


Figure 3





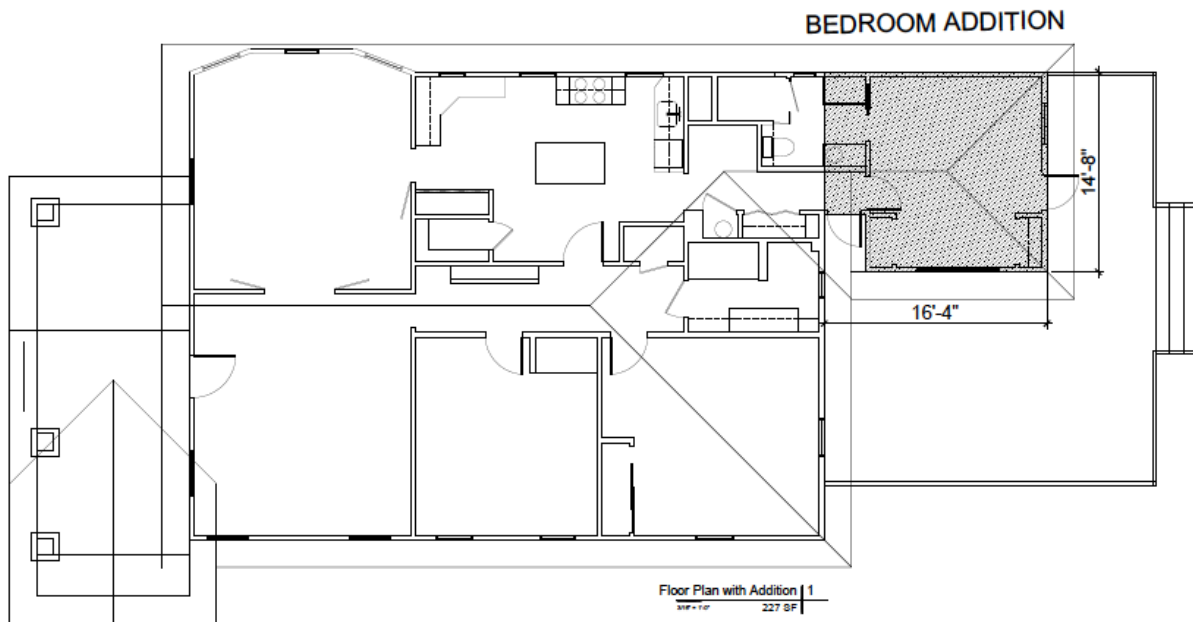
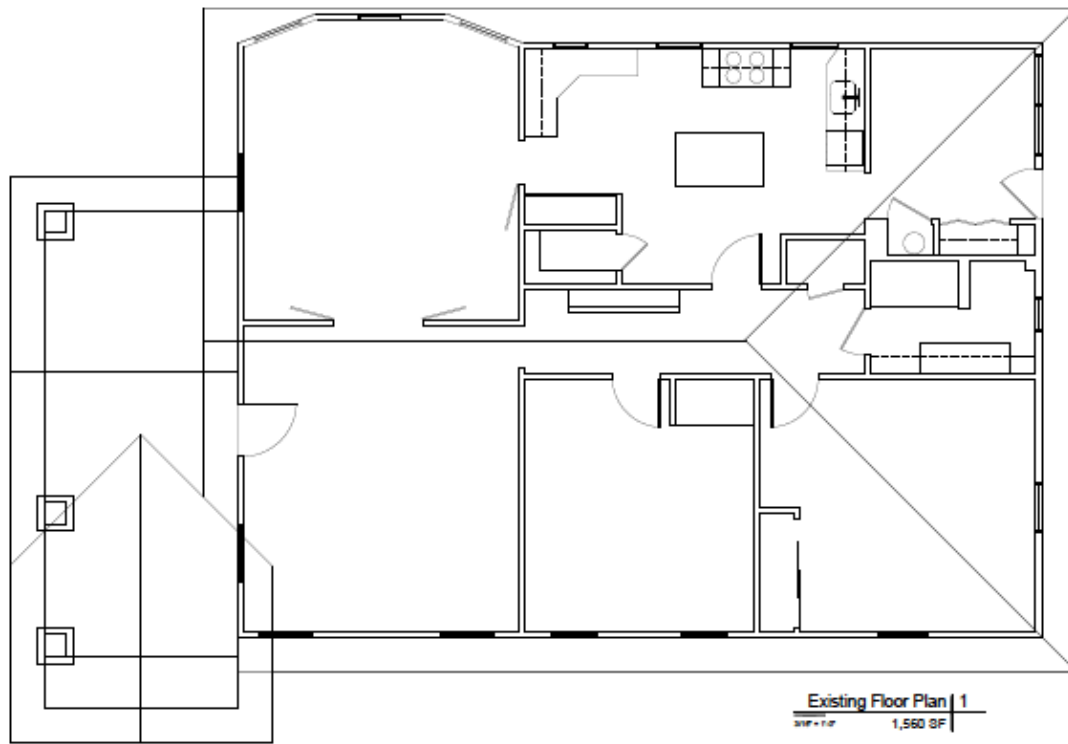
Figure 4



Site plan

## RENOVATION NOTES

1. FIBER CEMENT WALL SHINGLES TO BE PAINTED SHERWIN WILLIAMS SW6040 LESS BROWN
2. CORNER TRIM, CASING TRIM, RAFTERS, SOFFITS, AND DECORATIVE GABLE TRIM TO BE PAINTED SHERWIN WILLIAMS SW7006 EXTRA WHITE
3. BRACKETS AND WINDOW INSETS TO BE PAINTED SHERWIN WILLIAMS SW7595 SOMMELIER
4. NEW WALLS TO BE CLAD WITH WEATHERSIDE PROFILE FIBER CEMENT SIDING TO MATCH EXISTING
5. NEW WINDOWS TO BE MULTI LITE TO MATCH EXISTING
6. NEW WOOD SECTIONAL OVERHEAD GARAGE DOOR
7. NEW ROOFING OF ADDITION AND GARAGE TO MATCH EXISTING
8. NEW WOOD DECK
9. EXISTING STAGGERED SHINGLED DECORATIVE FASCIA



Proposed floor plan

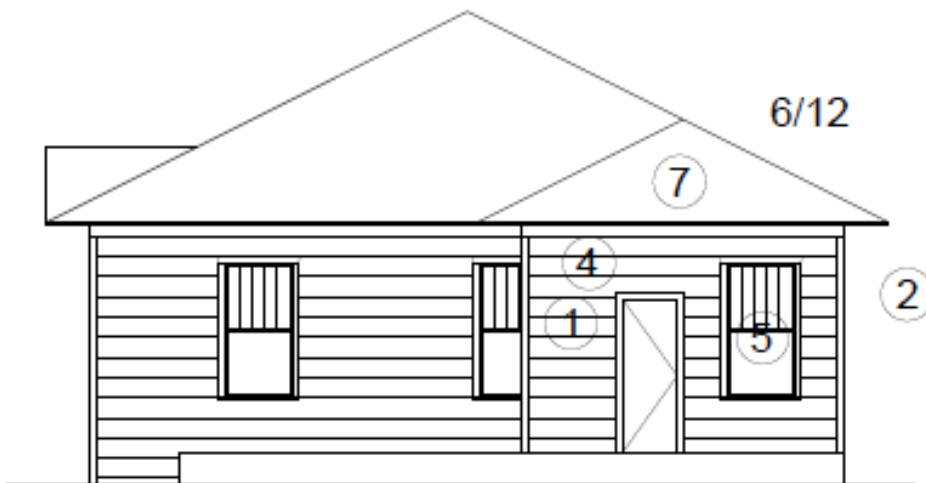




South Elevation | 1  
1/8" = 1'-0"



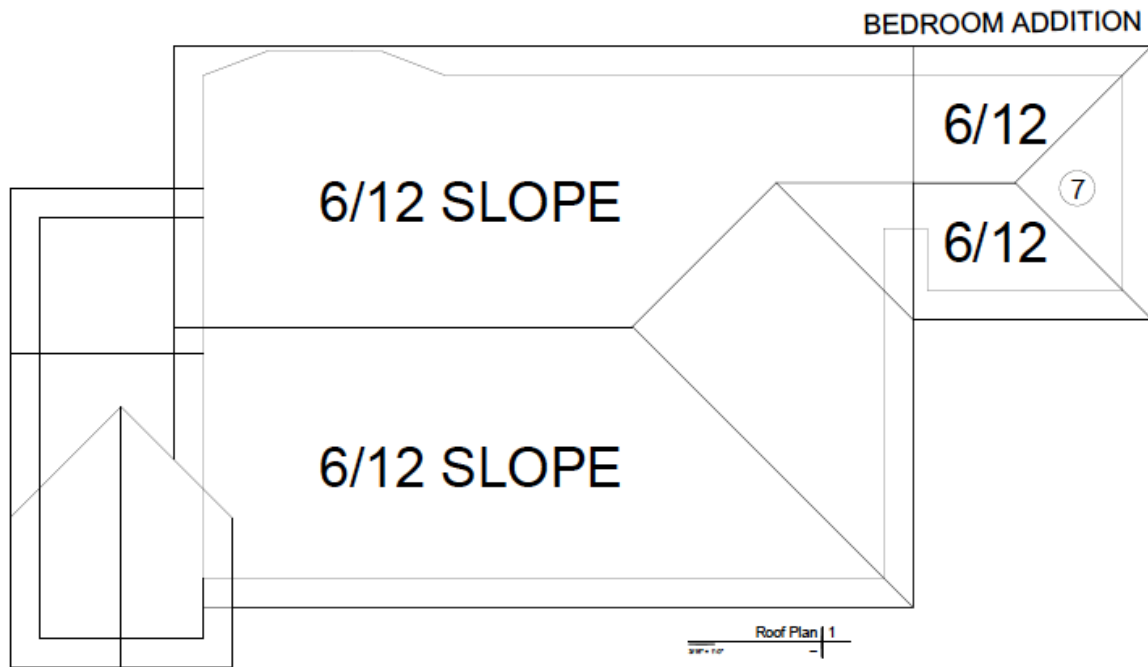
North Elevation | 1  
1/8" = 1'-0"



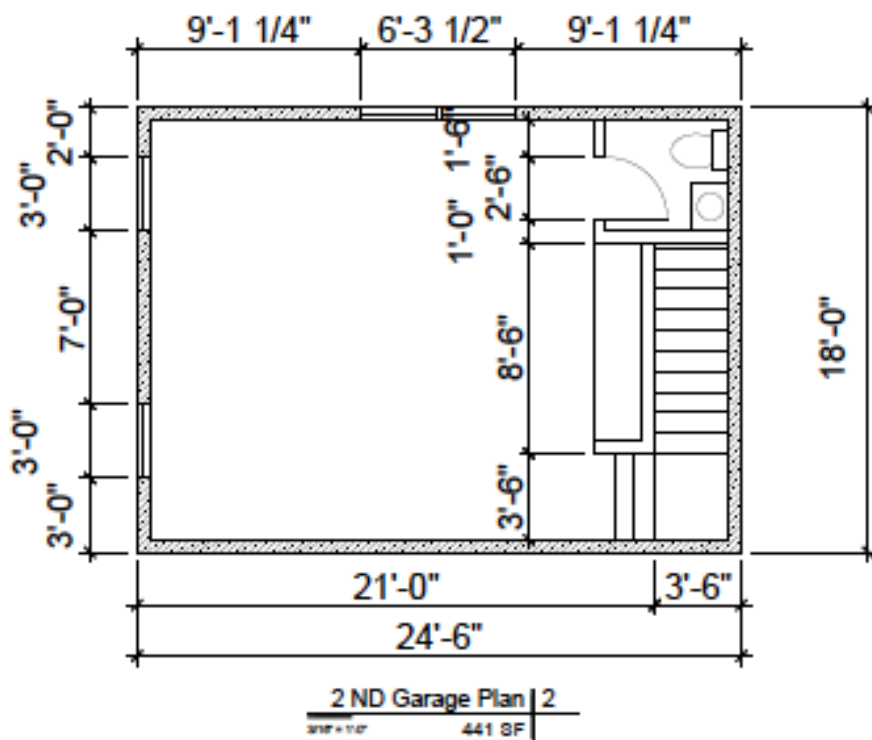
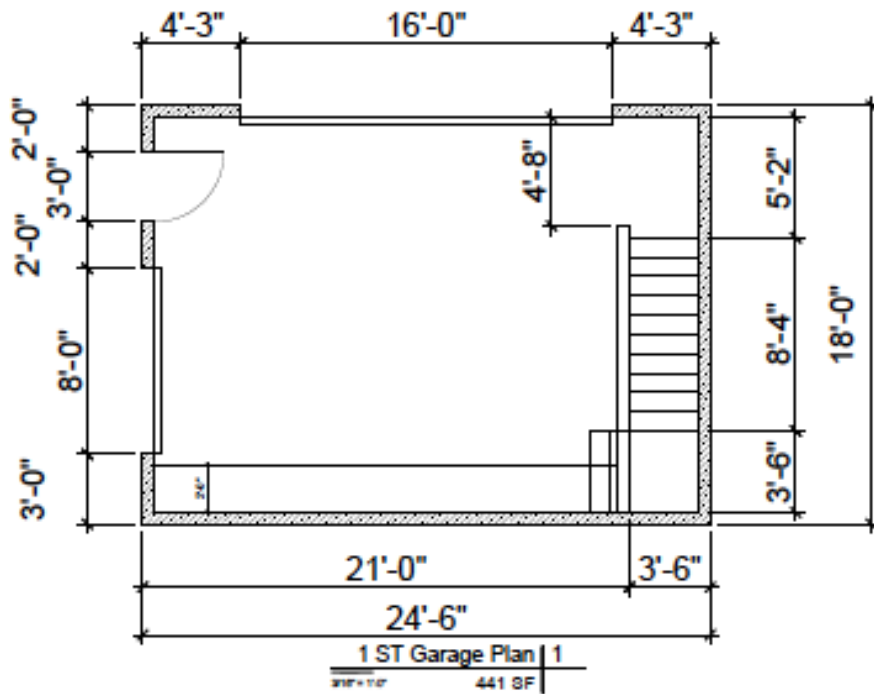
East Elevation | 2  
1/8" = 1'-0"

(rear)

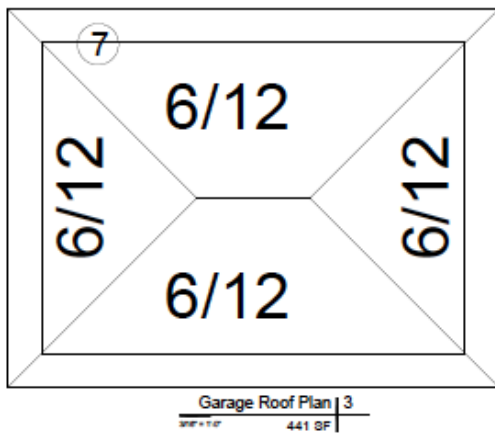
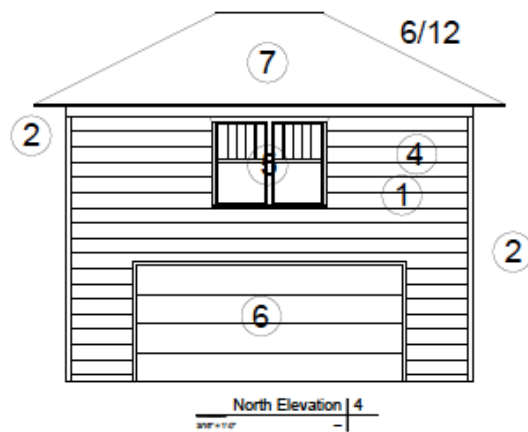
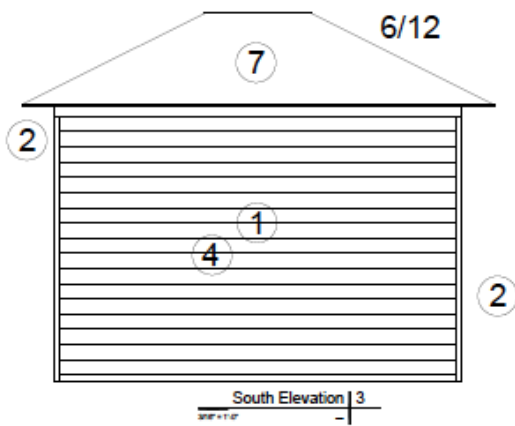
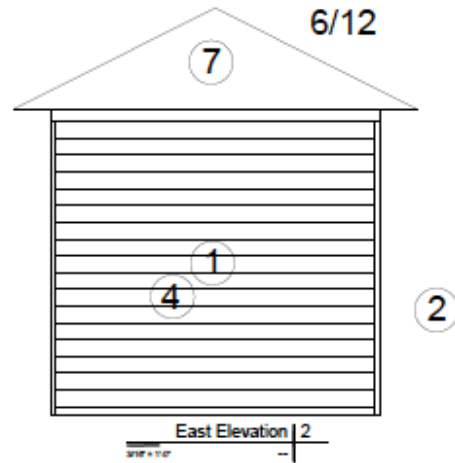
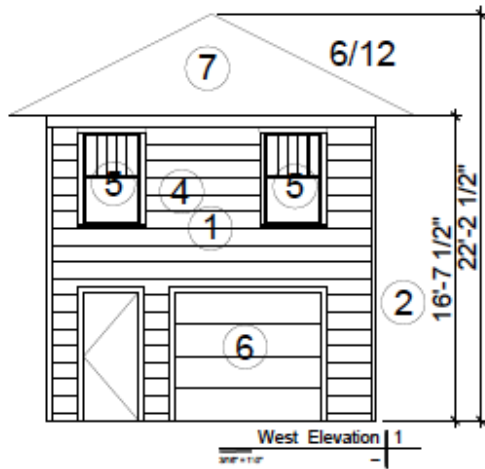
Proposed elevations – Main structure/addition



Proposed roof plan – main structure

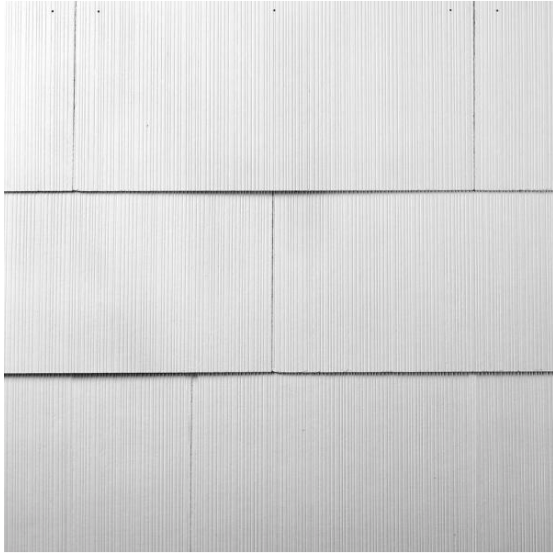


Proposed floor plans – accessory structure

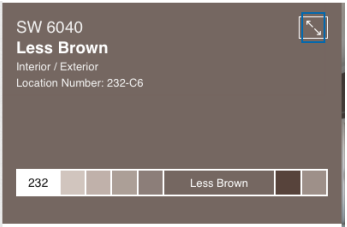


Proposed elevation & roof plan - accessory

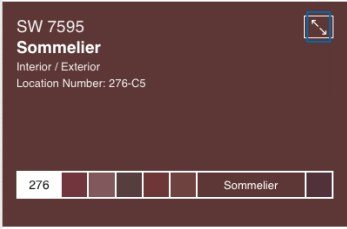




WeatherSide Profile 12 in. x 24 in. Fiber-Cement Siding



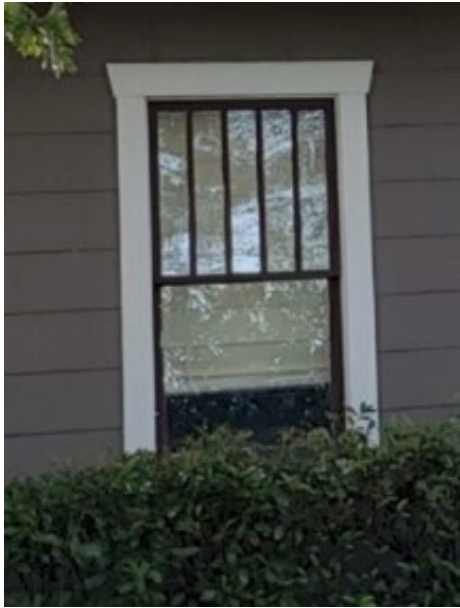
Main



Accent



Trim



Windows will match existing.



Proposed garage door style

Specifications

## 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.



## LANDMARK COMMISSION

December 7, 2020

FILE NUMBER: CD201-005(MLP)  
LOCATION: 410 N Winnetka Ave  
STRUCTURE: Accessory & Non-contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87

PLANNER: Melissa Parent  
DATE FILED: November 5, 2020  
DISTRICT: Winnetka Heights  
MAPSCO: 54-B  
CENSUS TRACT: 0046.00

**APPLICANT:** Suzanne Haynes

**OWNER:** DUNN HAYNES SUZANNE E & JAMES M HAYNES

**REQUEST(S):**

Demolish rear accessory structure under standard "Replace with a more appropriate/compatible structure."

**BACKGROUND / HISTORY:** None

**PROJECT DESCRIPTION**

The proposed work consists of the demolition of a rear accessory structure under standard "replace with a more appropriate/compatible structure."

**ANALYSIS**

While the 1920s and 1950s Sanborn maps show that an accessory structure did exist during the period of significance, the structure that exists on this property today is not that same structure. The existing structure is on the opposite side of the lot. Staff have not been able to determine a construction date for the existing accessory structure. Both the main and the accessory structure are listed as being non-contributing and as a result, further assessment is warranted.

**STAFF RECOMMENDATION(S):**

Demolish rear accessory structure – Approve - Approve photos dated 12/7/2020 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION(S):**

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

CD 201 - 005 (MLP)  
Office Use Only

1. Name of Applicant: Suzanne Haynes  
MAILING Address: 410 N. Winnetka Ave. City Dallas State TX Zip 75208  
Daytime Phone: 214-803-7887 Alternate Phone: \_\_\_\_\_  
Relationship of Applicant to Owner: SELF  
ADDRESS OF PROPERTY TO BE DEMOLISHED: 410 N. Winnetka Ave. Dallas TX Zip 75208  
Historic District: WINNETKA HEIGHTS

**Proposed Work:**

2. Indicate which demolition standard you are applying (choose ONE option):

- ☒ 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 certificate 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)

Demolish current shed structure and build new structure  
at required setback.

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates).

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature] Date: 10/08/20  
5. Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

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

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

Office of Historic Preservation

Date

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

Certificate for Demolition & Removal

City of Dallas Historic Preservation

Rev. 010220







Figure 1





Figure 2



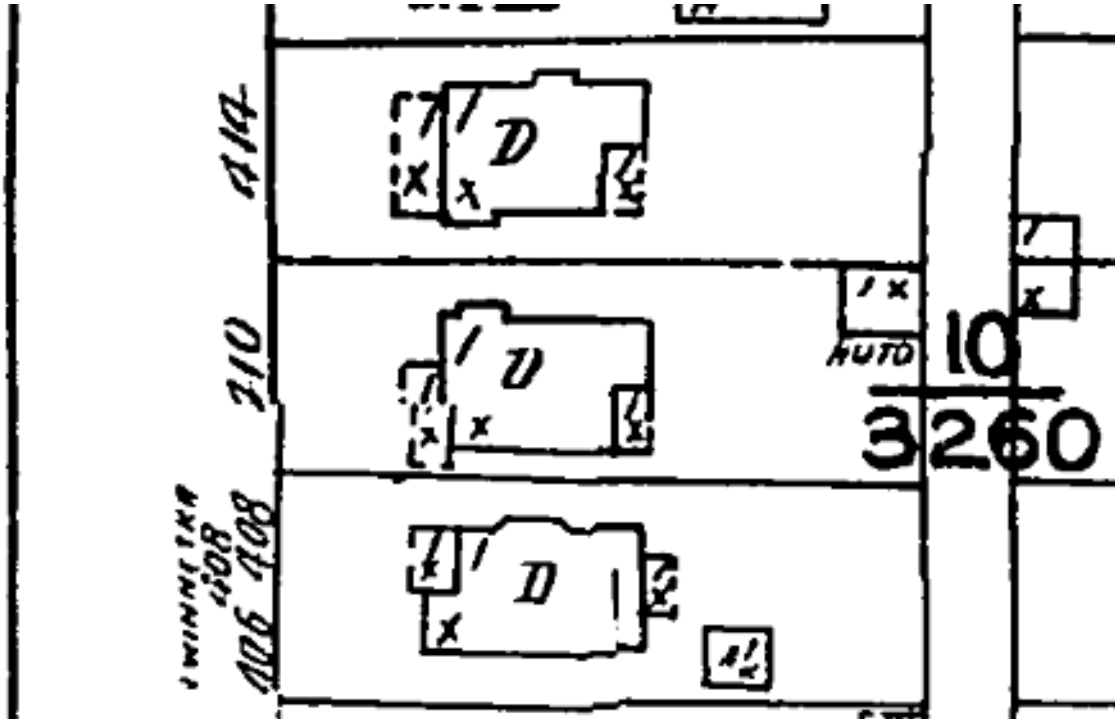
Figure 3



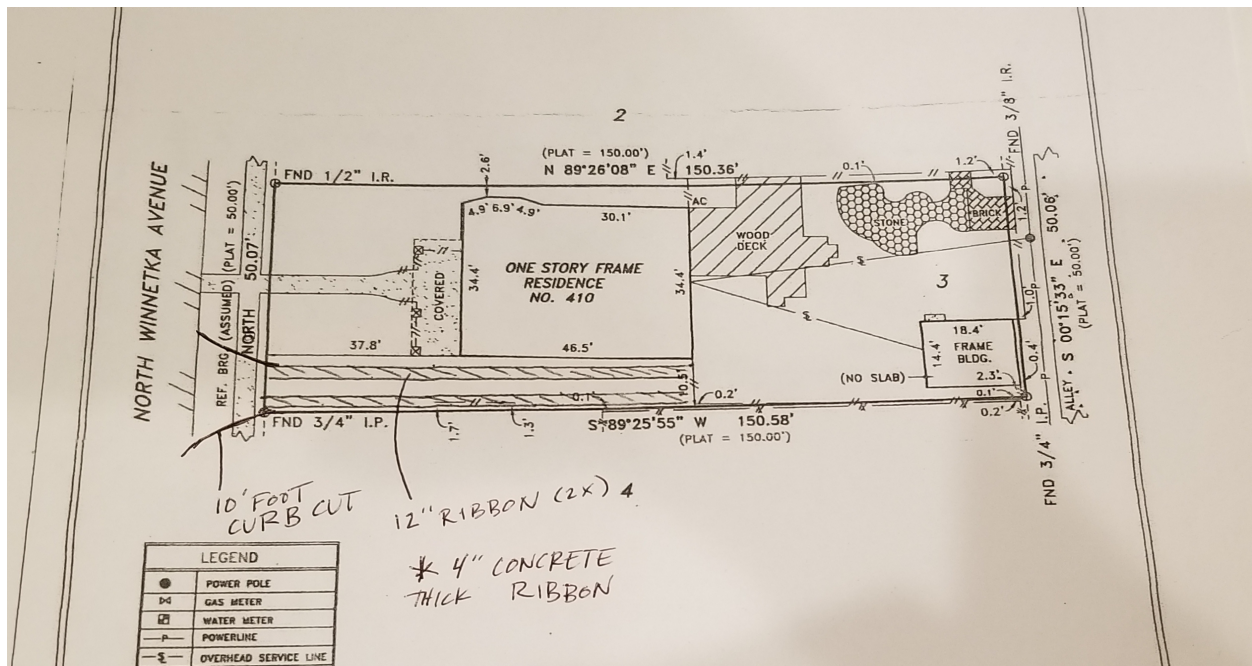


Figure 4





1920s Sanborn Map (vol 5A/Sheet 534) - no change found on the 1950s Sanborn map

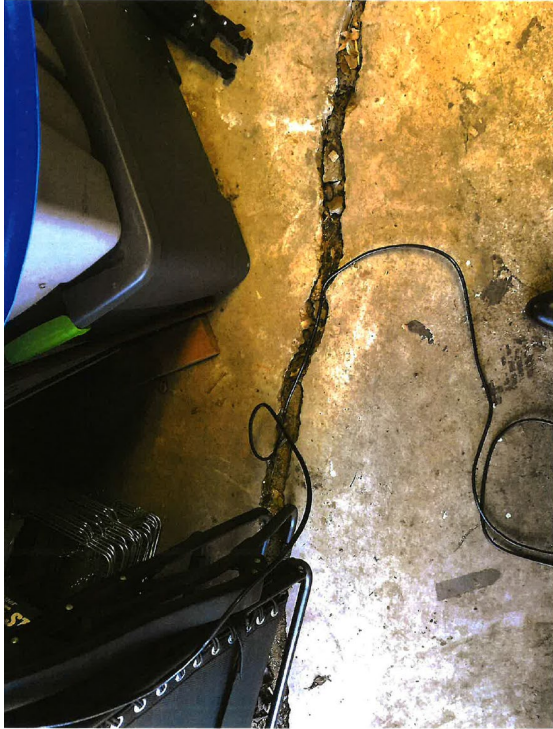


Existing Survey



Exterior photos of existing structure





Photos of interior foundation damage



November 3, 2020

Mr. Eddie Bond  
DiBO Construction  
P.O. Box 811  
Rockwall, Texas 75087

Re: 410 North Winnetka  
Dallas, Texas

Mr. Bond,

At your request I visited the above reference site on Monday November 2, 2020 in order to evaluate the condition of a back-yard storage structure. This structure is at the southeast corner of the back-yard and appears to be the original garage.

Nevertheless, it is a wood framed structure with a tin metal roof deck over 1" x 6" wood lath boards at approximately 24" on center, supported by 2" x 6" wood rafters at approximately 24" on center. Refer to the attached seventeen (17) photos.

Relative to its structural condition, it is in a rather stressful condition. The concrete floor is extremely cracked/broken as a result of perimeter edge settlements. Some of these slab cracks are three (3) to four (4) inches wide. This not really acceptable for continued structural support. Also, the wall framing around the door opening is extremely decayed/rotted. The door will not open without the help of the red handle spade. This spade is used as a lever to lift the hinge side up, so you can open the door. Also, the south wall seems to be leaning outward against the neighbor's fence. This is also not acceptable.

Therefore, my suggestion is to demolish the entire structure, including the concrete slab/foundation. Rebuilding this structure, with structural improvements and integrity is in order. Expensive rehab work is not the way to go.

Should you need further assistance, call or e-mail me.

Regards,

Joe P. Hill, P.E.

President

JPH:sb

Attachments: Seventeen Photos



Texas Firm F-2335

**JOE P. HILL, P.E., INC.**  
CONSULTING STRUCTURAL ENGINEERING  
1801 N. Hampton Rd., Suite 440  
DeSoto, TX 75115-2399  
972-283-5111



## 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)

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(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.