



CITY OF DALLAS

PUBLIC HEARING

LANDMARK COMMISSION

Monday, March 7, 2022

AGENDA

BRIEFING	Videoconference/Council Chambers 6ES	10:30 a.m.
PUBLIC HEARING	Videoconference/Council Chambers	1:00 p.m.

PURPOSE: To consider the attached agenda and any other business that may come before the Landmark Commission.

* All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas

The Landmark Commission hearing will be held by videoconference and in the city council chambers. Individuals who wish to speak in accordance with the Landmark Commission Rules of Procedure should contact the Office of Historic Preservation at phyllis.hill@dallascityhall.com by **Monday, March 7th at 9:00 AM**. All participants must have both audio and video to participate virtually.

The public may listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e3275b3b5044e814d26a7773b276ff918>

Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 and bit.ly/cityofdallastv.

The public is encouraged to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

Location for in-person attendance: 1500 MARILLA STREET, DALLAS. TEXAS, 75201, CITY COUNCIL CHAMBERS, 6TH FLOOR OF THE DALLAS CITY HALL (facing Young Street, between Akard Street and Ervay Street)

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Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Majed Al-Ghafry, Assistant City Manager

Murray G. Miller, Director, Office of Historic Preservation

BRIEFING ITEMS

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

PUBLIC TESTIMONY

Minutes from February 7, 2022

CONSENT AGENDA

1. 3829 N HALL ST

Cedar Springs Fire Station
CA212-178(LC)
Liz Casso

Request

A Certificate of Appropriateness to remove two window openings on the rear elevation.

Applicant: BOKA Powell Architects - Eric Brooks

Application Filed: 2/3/22

Staff Recommendation:

That the Certificate of Appropriateness to remove two window openings on the rear elevation be approved in accordance with the drawings and specifications dated 3/7/22 with the condition that the brick is recessed within the openings in order to retain the location of the original openings.

Task Force Recommendation:

That the Certificate of Appropriateness Certificate of Appropriateness to remove two window openings on the rear elevation be approved with the condition that the brick is recessed within the openings and not keyed into the wall in order to retain the location of these original openings, and that the existing cast stone sills and headers remain and be repaired.

After the Task Force Meeting, Staff verified that the applicant would be agreeable to the Task Force and Staff's recommended condition.

2. 5723 VICTOR ST

Junius Heights Historic District
CA212-198(TB)
Trevor Brown

Request

A Certificate of Appropriateness to construct a bathroom addition on the rear elevation.

Applicant: Scott, Betty

Application Filed: 2/3/22

Staff Recommendation:

That the Certificate of Appropriateness to construct a new bathroom addition on the rear elevation be approved in accordance with the drawings and specifications dated 3/7/22.

Task Force Recommendation:

That the Certificate of Appropriateness to construct a new bathroom addition on the rear elevation be approved with condition that skirting to match the existing structure.

***Applicant provided revised plans based on Task Force recommendation and feedback.*

3. 5833 VICTOR ST

Junius Heights Historic District
CA212-200(TB)
Trevor Brown

Request

1. A Certificate of Appropriateness to install new front yard landscaping.
2. A Certificate of Appropriateness to construct a new paver retaining wall along property line.
3. A Certificate of Appropriateness to construct a new 6' board fence in the interior side yard.

Applicant: Fenlaw, Emily

Application Filed: 2/3/22

Staff Recommendation:

1. That the Certificate of Appropriateness to install new front yard landscaping be approved in accordance with the drawings and specifications dated 3/7/22.
2. That the Certificate of Appropriateness to construct a new paver retaining wall along property line be approved in accordance with the drawings and specifications dated 3/7/22.

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3. That the Certificate of Appropriateness to construct a new 6' board fence in the interior side yard be approved in accordance with the drawings and specifications dated 3/7/22.

Task Force Recommendation:

1. That the Certificate of Appropriateness to install new front yard landscaping be approved with condition that the front yard garden be more compatible with neighborhood and that the main body be maintained at ten feet.
2. That the Certificate of Appropriateness to construct a new paver retaining wall along property line be approved as shown.
3. That the Certificate of Appropriateness to construct a new 6' board fence in the interior side yard be approved as shown.

Request:

A Certificate of Appropriateness to construct a new exterior stair on accessory structure.

Applicant: Rudzinski, Daren

Application Filed: 2/3/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to construct a new exterior stair on accessory structure be approved in accordance with the drawings and specifications dated 3/7/22.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to construct a new exterior stair on accessory structure be approved with condition that the stairs be painted to match the trim color of garage.

Request

1. A Certificate of Appropriateness to construct a rear addition and deck.
2. A Certificate of Appropriateness to install two window openings on the right-side elevation.

Applicant: Trecartin, Aaron

Application Filed: 2/3/22

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to construct a rear addition and deck be approved in accordance with drawings and specifications dated 3/7/22.

4. 6028 JUNIUS ST

Junius Heights Historic District
CA212-199(TB)
Trevor Brown

5. 5105 REIGER AVE

Munger Place Historic District
CA212-176(LC)
Liz Casso

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2. That the request for a Certificate of Appropriateness to install two window openings on the right-side elevation be approved in accordance with the drawings and specifications dated 3/7/22.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to construct a rear addition and deck be approved with the following conditions: 1) maximum lot coverage not to exceed 35%; and 2) #117 wood siding to match the existing be used.
2. That the request for a Certificate of Appropriateness to install two window openings on the right-side elevation be approved as submitted.

After the Task Force meeting, the applicant confirmed that the lot coverage would be 20.8%, which would not exceed the allowed amount, and confirmed the wood siding would be 117.

Request:

A Certificate of Appropriateness to install new landscaping.

Applicant: Cook, Steve

Application Filed: 2/3/22

Staff Recommendation:

That a Certificate of Appropriateness to install new landscaping be approved in accordance with drawings and specifications dated 3/7/2022.

Task Force Recommendation:

That a Certificate of Appropriateness to install new landscaping be approved as submitted.

Request:

1. A Certificate of Appropriateness to remove four trees from the front yard.
2. A Certificate of Appropriateness to install new trees and landscaping, including a concrete planting bed edger with masonry columns.
3. A Certificate of Appropriateness to install new hardscaping.
4. A Certificate of Appropriateness to install wrought iron fencing with gates.
5. A Certificate of Appropriateness to relocate the existing light pole in the front yard.

Owner: Scripps, Andy & Jennifer

Filed: 2/3/22

6. 6014 SWISS AVE

South Blvd/Park Row Historic District

CA212-174(LC)

Liz Casso

7. 6020 SWISS AVE

Swiss Avenue Historic District

CA212-175(LC)

Liz Casso

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to remove four trees from the front yard be approved in accordance with drawings dated 3/7/22.
2. That the request for a Certificate of Appropriateness to install new trees and landscaping, including a concrete planting bed edger with masonry columns be approved in accordance with drawings and specifications dated 3/7/22 with the condition that the 24-inch tall masonry columns be removed from the plans.
3. That the request for a Certification of Appropriateness to install new hardscaping be approved in accordance with drawings and specifications dated 3/7/22.
4. That the request for a Certificate of Appropriateness to install wrought Iron Fencing with gates be approved in accordance with drawings and specifications dated 3/7/22.
5. That the request for a Certification of Appropriateness to relocate the existing light pole in the front yard be approved in accordance with drawings and specifications dated 3/7/22.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to remove four trees from the front yard be approved as submitted.
2. That the request for a Certificate of Appropriateness to install new trees and landscaping, including a concrete planting bed edger with masonry columns be approved as submitted.
3. That the request for a Certification of Appropriateness to install new hardscaping be approved as submitted.
4. That the request for a Certificate of Appropriateness to install wrought Iron Fencing with gates be approved as submitted.
5. That the request for a Certification of Appropriateness to relocate the existing light pole in the front yard be approved as submitted.

Request:

1. A Certificate of Appropriateness to construct an appropriate/compatible two-story accessory structure.
2. A Certificate of Appropriateness to remodel the main structure and construct a rear addition.

8. 111 S ROSEMONT AVE

Winnetka Heights Historic District
CA212-181(MGM)
Murray Miller

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3. Certificate of Appropriateness to paint the main structure and new accessory structure: Body: Behr "Muted Sage" (N350-5); Trim: Behr "Cottage White" (13).

Applicant: Eager, Elizabeth

Application Filed: 2/3/22

Staff Recommendations:

1. That the request for a Certificate of Appropriateness to construct a more appropriate/compatible two-story accessory structure be approved for the reasons set out in the staff report.
2. That the request for a Certificate of Appropriateness to remodel the main structure and construct a rear addition be approved for the reasons set out in the staff report.
3. That the request for a Certificate of Appropriateness to paint the main structure and new accessory structure: Body: Behr "Muted Sage" (N350-5); Trim: Behr "Cottage White" (13) be approved for the reasons set out in the staff report.

Task Force Recommendations:

1. That the request for a Certificate of Appropriateness to construct a more appropriate/compatible two-story accessory structure be approved with conditions. Good Submission; Proposed Accessory Structure appears to be more compatible with main structure, Break Trim cap on upper story windows on 2/A2.03, window proportion on acc. structure recommended to be adjusted to possibly have a thinner / more vertical unit proportion and increase the number of windows to maintain glazing width.
2. That the request for a Certificate of Appropriateness to remodel the main structure and construct a rear addition be approved with conditions to add enlarged elevation & Section details of sunroom room exterior pilaster.
3. That the request for a Certificate of Appropriateness to paint the main structure and new accessory structure: Body: Behr "Muted Sage" (N350-5); Trim: Behr "Cottage White" (13) be approved.

Request:

A Certificate for Demolition to demolish the detached garage using the standard, "replace with a more appropriate/compatible structure."

Applicant: Eager, Elizabeth

Application Filed: 2/3/22

9. 111 S ROSEMONT AVE

Winnetka Heights Historic District

CD212-009(MGM)

Murray Miller

Note: This item cannot be approved unless item 1 in CA212-181(MGM) is approved.

10. 201 S ROSEMONT AVE

Winnetka Heights Historic District
CA212-194(TB)
Trevor Brown

Staff Recommendations:

That the request for a Certificate for Demolition to demolish the detached garage using the standard, "replace with a more appropriate/compatible structure" be approved for the reasons set out in the staff report.

Task Force Recommendations:

That the request for a Certificate for Demolition to demolish the detached garage using the standard, "replace with a more appropriate/compatible structure" be approved citing existing accessory structure appears to be not original per the Sanborn map comparison diagrams and beyond meritable repair per the structural engineer's report.

Request:

A Certificate of Appropriateness to construct a 200 square foot rear screened porch addition to the main structure.

Applicant: Thrasher, Karen

Application Filed: 2/3/22

Staff Recommendations:

That the request for a Certificate of Appropriateness to construct a 200 square foot rear screened porch addition to the main structure be approved in accordance with the drawings and specifications dated 3/7/22.

Task Force Recommendations:

That the request for a Certificate of Appropriateness to construct a 200 square foot rear screened porch addition to the main structure be approved with conditions with recommendation of good submission regarding proportion, style and character of rear porch in comparison to existing front porch, Describe / detail sizes of proposed materials with enlarged elevation showing dimensions and labels of each material including frieze boards, drip edges, roof overhang, brick material & column width/ height, Screen frame width, sash dimensions etc... , add photo image sample of proposed shingles and brick material, add demolition plan, cast stone details appears to be a slight departure with simplified detailing as well as the stained screen frames are a departure from the painted palette of trim / accent colors but task force takes no exception to these slight departures.

11. 306 N ROSEMONT AVE

Winnetka Heights Historic District
CA212-195(TB)

Request:

A Certificate of Appropriateness to paint main structure brick, trim, and doors. Brick to be Sherwin Williams 7025

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Trevor Brown

Backdrop, doors to be Sherwin Williams 0073 Chartreuse, trim to be Farrow and Ball color Wimborne White 239.

Applicant: Miller, Mary

Application Filed: 2/3/22

Staff Recommendations:

That the request for a Certificate of Appropriateness to paint main structure brick, trim, and doors. Brick to be Sherwin Williams 7025 Backdrop, doors to be Sherwin Williams 0073 Chartreuse, trim to be Farrow and Ball color Wimborne White 239, be approved in accordance with the submittal dated 3/7/22.

Task Force Recommendations:

That the request for a Certificate of Appropriateness to paint main structure brick, trim, and doors using Farrow and Ball paint colors. Brick to be Scotch Blue W24. Trim to be Wimborne White 239. Door to be Peignoir 286 be denied without prejudice suggest applicant provide photos of immediately adjacent houses / across the street to prove paint scheme is different, label on photos / elevations locations of proposed trim color and accent color. We find the color palette is not in keeping with the style/ character of the district, Task force recommends changing the paint color scheme to match historic color palettes such as reversing the color scheme so that blue is not the body color and a new accent color is selected from a historic paint collection such as Sherwin Williams.

***Applicant provided revised color scheme based on Task Force recommendation and feedback.*

COURTESY REVIEW

1. 422 E 5TH ST

Lake Cliff Historic District
CR212-002(MGM)
Murray Miller

Request:

Courtesy Review - A proposal to construct a new two-story single-family residence and conversion of an existing structure into an accessory structure.

Applicant: Paschall, Larry

Application Filed: 2/3/22

Staff Feedback:

That the proposal to construct a new two-story single-family residence and conversion of an existing structure into an accessory structure would be inconsistent with the Lake Cliff Historic District Preservation Criteria and the City Code for the reasons set out in the staff report.

Task Force Feedback:

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Appears that previous comments have been accounted for. Task force agrees with interpretation of existing structure as accessory structure both from an historic and current effectual lens. Task force appreciates the rear access driveway and treatment of massing on the site plan. We recommend the owner discuss code ordinances with the landmark commission for allowance of the main structure as well as update context photos to show curbs and width / depth of lot.

DISCUSSION ITEMS:

1. 5806 VICTOR ST

Junius Heights Historic District
CA212-197(TB)
Trevor Brown

Request:

A Certificate of Appropriateness to install roof mounted solar panels.

Applicant: Good Faith Energy

Application Filed: 2/3/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to install roof mounted solar panels be denied without prejudice.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to install roof mounted solar panels be denied without prejudice.

Request:

1. A Certificate of Appropriateness to paint exterior of multi-family structure using Sherwin Williams paint. Body to be SW7013 Ivory Lace. Trim to be SW6991 Black Magic. Doors to be SW9141 Waterloo.
2. A Certificate of Appropriateness to install new entry lighting.
3. A Certificate of Appropriateness to construct new brick veneered wall to enclose the courtyard.
4. A Certificate of Appropriateness to install new landscaping in front yard.

Applicant: Dent, Jennifer

Application Filed: 2/3/22

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to paint exterior of multi-family structure using Sherwin Williams paint. Body to be SW7013 Ivory Lace. Trim to be SW6991 Black Magic. Doors to be SW9141 Waterloo be approved in accordance with the drawings and specifications dated 3/7/22.

2. 606 N MARSALIS AVE

Lake Cliff Historic District
CA212-196(TB)
Trevor Brown

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2. That the request for a Certificate of Appropriateness to install new entry lighting be approved in accordance with the drawings and specifications dated 3/7/22 with the condition that only the entry lights at unit doors are approved at this time.
3. That the request for a Certificate of Appropriateness to construct new brick veneered wall to enclose the courtyard be denied without prejudice.
4. That the request for a Certificate of Appropriateness to install new landscaping in front yard be denied without prejudice.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to paint exterior of multi-family structure using Sherwin Williams paint. Body to be SW7013 Ivory Lace. Trim to be SW6991 Black Magic. Doors to be SW9141 Waterloo be denied without prejudice citing the locations of paint colors are not clear on proposed elevations, provide labeled colors on exterior photos or elevation drawings.
2. That the request for a Certificate of Appropriateness to install new entry lighting be approved with conditions citing that task force takes no issue with proposed lighting if desired for other locations besides the wall. Task force recommends approval of only unit door lighting.
3. That the request for a Certificate of Appropriateness to construct new brick veneered wall to enclose the courtyard be denied without prejudice as proposed wall is not in keeping with courtyard style apartments in the district. courtyard enclosure walls are typically used on side elevations for corner lot apartments such as found on Gaston Ave. Per ordinance any front yard fence is to be 3ft-6in max. high and 50% open. Per building code, pickets on guardrails cannot allow a 4" sphere to pass through. Also bldg. massing and location of facade on property appear to be in differing locations when comparing 3D views with landscape site plan. Task recommends denial without prejudice on wall submission, paint colors and landscape plan per comments.
4. That the request for a Certificate of Appropriateness to install new landscaping in front yard be denied without prejudice and recommend providing a photo list / description of each plant species proposed on the landscape plan.

3. 4524 SYCAMORE ST

Peaks Suburban Addition
CA212-177(LC)
Liz Casso

Request:

A Certificate of Appropriateness to install fencing in the corner side yard. Work commenced without a Certificate of Appropriateness.

Owner: Mozingo, Austin

Filed: 2/3/22

Staff Recommendation:

That the request for a Certificate of Appropriateness to install fencing in the corner side yard be approved in accordance with the site plan dated 3/7/22 with the condition that the fence boards be oriented vertically.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to install fencing in the corner side yard be denied without prejudice with the recommendation that the fence design be changed to vertical board-on-board that may either be attached to the existing horizontal board fencing or be a new replacement fence, and that the fence be located no further than the 50% point on the cornerside façade.

4. 5916 SWISS AVE

Swiss Avenue Historic District
CD212-008(MGM)
Murray Miller

Request:

A Certificate for Demolition to demolish the detached garage using the standard, "imminent threat to public health/safety".

Owner: Abdul-Ghani, Noori

Filed: 2/3/22

Staff Recommendation:

That the request for a Certificate for Demolition to demolish the detached garage using the standard, "imminent threat to public health/safety" be denied without prejudice for the reasons set out in the staff report.

Task Force Recommendation:

That the request for a Certificate for Demolition to demolish the detached garage using the standard, "imminent threat to public health/safety" be approved subject to the condition that the homeowner attempt to salvage carriage house brick, original windows, and as much original material as possible.

5. 5916 SWISS AVE

Swiss Avenue Historic District
CA212-173(MGM)
Murray Miller

Request:

1. A Certificate of Appropriateness to enclose a non-historic rear porch.
2. A Certificate of Appropriateness to construct a covered patio in the rear.

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3. A Certificate of Appropriateness to remove four window openings on the rear facade of the main structure.
4. A Certificate of Appropriateness to construct a two-story detached garage.

Owner: Abdul-Ghani, Noori

Filed: 2/3/22

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to enclose a non-historic rear porch be approved for the reasons set out in the staff report.
2. That the request for a Certificate of Appropriateness to construct a covered patio in the rear be denied without prejudice for the reasons set out in the staff report.
3. That the request for a Certificate of Appropriateness to remove four window openings on the rear facade of the main structure be denied without prejudice for the reasons set out in the staff report.
4. That the request for a Certificate of Appropriateness to construct a two-story detached garage be approved subject to conditions as set out in the staff report.

Task Force Recommendation:

1. That the request for a Certificate of Appropriateness to enclose a non-historic rear porch be approved as submitted.
2. That the request for a Certificate of Appropriateness to construct a covered patio in the rear be approved as submitted.
3. That the request for a Certificate of Appropriateness to remove four window openings on the rear facade of the main structure be approved with the condition that an attempt be made to maintain the appearance of the 2nd story windows on the rear facade.
4. That the request for a Certificate of Appropriateness to construct a two-story detached garage be approved with the following conditions: 1) roof geometry, overhang and eave dimension should be revised to be more compatible with the Main Structure, 2) revise or remove dormers on the front elevation (if removed and replaced with windows, windows to match windows on the right elevation), 3) majority of the roof material to be asphalt shingles (not SuperLok), and 4) all windows to be

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compatible in design with the Main Structure (additional detailing is likely needed).

6. 1010 E 8TH ST

Tenth Street Neighborhood Historic District
CA212-179(LC)
Liz Casso

Request:

1. A Certificate of Appropriateness to paint the exterior of the commercial structure.
2. A Certificate of Appropriateness to install two flat attached signs on the structure.
3. A Certificate of Appropriateness to install a pole sign.
4. A Certificate of Appropriateness to repave the parking lot with asphalt.

Applicant: McGee, Darrell

Application Filed: 2/3/22

Staff Recommendations:

1. That the request for a Certificate of Appropriateness to paint the exterior of the commercial structure be approved in accordance with specifications dated 3/7/22 with the condition that the shingle paint color be olive or a more muted earth tone green that complies with the Acceptable Color Range in preservation criteria Exhibit F.
2. That the request for a Certificate of Appropriateness to install two flat attached signs on the structure be approved in accordance with specifications dated 3/7/22 with the condition that the sign on the west elevation not extend above the roof line.
3. That the request for a Certificate of Appropriateness to install a pole sign be denied without prejudice.
4. That the request for a Certificate of Appropriateness to repave the parking lot with asphalt be approved in accordance with the site plan dated 3/7/22 with the condition that the paving material be brush finished concrete.

Task Force Recommendations:

1. That the request for a Certificate of Appropriateness to paint the exterior of the commercial structure be approved with the condition that an olive green or earth tone green is used for the mansard shingles in order to align with the district character because the proposed "Straightforward Green" (SW6935) is too bright for the district. In addition, precedent for painted brick walls on commercial buildings exists in the district at the Soda

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Shop, Wolfe Lodge (Paradise Christian Church), and 1109 East 9th Street.

2. That the request for a Certificate of Appropriateness to install two flat attached signs on the structure be approved as submitted.
3. That the request for a Certificate of Appropriateness to install a pole sign be denied without prejudice because the sign does not fit the character of the district.
4. That the request for a Certificate of Appropriateness to repave the parking lot with asphalt be approved with the condition that decomposed granite gravel be installed on the corner in the area marked "grass" on the site plan in order to align with district character.

Request:

1. A Certificate of Appropriateness to enlarge ribbon windows on the second story of east (main) facade.
2. A Certificate of Appropriateness to construct exterior steel stair on north facade.
3. A Certificate of Appropriateness to install new steel window and entry door assembly on north facade for exterior stair.
4. A Certificate of Appropriateness to construct new rooftop patio with guardrail above the one-story portion of the structure.
5. A Certificate of Appropriateness to replace first story north facade windows with new steel windows.
6. A Certificate of Appropriateness to construct new concrete loading dock at rear corner of north elevation.

Applicant: Dalheim, Cullen

Application Filed: 2/3/22

Staff Recommendation:

1. That the request for a Certificate of Appropriateness to enlarge ribbon windows on the second story of east (main) facade be approved.
2. That the request for a Certificate of Appropriateness to construct exterior steel stair on north facade be approved.
3. That the request for a Certificate of Appropriateness to install new steel window and entry door assembly on north facade for exterior stair be approved.
4. That the request for a Certificate of Appropriateness to construct new rooftop patio with guardrail above the one-story portion of the structure be approved.

7. 607 N CLINTON AVE

Winnetka Heights Historic District
CA212-180(MGM)
Murray Miller

5. That the request for a Certificate of Appropriateness to replace first story north facade windows with new steel windows be approved.
6. A Certificate of Appropriateness to construct new concrete loading dock at rear corner of north elevation be approved subject to conditions set out in the staff report.

Task Force Recommendation:

That the request for a Certificate of Appropriateness to remodel the structure be approved with conditions stating the owner clarified that fencing is removed from submission, steel window detailing appears to be in keeping with style of commercial properties in neighborhood, add elevations / detailing for loading dock railing and concrete, Owner noted that the parking / loading dock is on separate lot, large panes of glass is slight departure from historic steel window profiles however task force takes no exception in matching first floor glazing. Paint colors to be added, elevation details with dimensions / labels to be added for all guardrails.

Request:

1. A Certificate of Appropriateness to add new trellis and porch over new deck.
2. A Certificate of Appropriateness to add door with sidelights at existing opening on rear.

Applicant: Dolezal, Joy

Application Filed: 2/3/22

Staff Recommendations:

1. That the request for a Certificate of Appropriateness to add new trellis and porch over new deck be denied without prejudice.
2. That the request for a Certificate of Appropriateness to add door with sidelights at existing opening on rear be approved in accordance with the drawings and specifications dated 3/7/22.

Task Force Recommendations:

1. The request for a Certificate of Appropriateness to add new trellis and porch over new deck be denied without prejudice and suggest revised porch elevations to low-sloped or pitched roof style porch indicative of craftsmen style design, doors to be divided lite style more information on elevations showing porch structure; need

8. 101 S WINNETKA AVE

Winnetka Heights Historic District
CA212-112(TB)
Trevor Brown

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enlarged elevation details showing dimensions and labels of specific materials from roof to grade.

2. The request for a Certificate of Appropriateness to add door with sidelights at existing opening on rear denied without prejudice doors to be divided lite style more information on elevations showing porch structure

OTHER BUSINESS ITEMS:

Approval of Minutes – February 7, 2022

DESIGNATION COMMITTEE:

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

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.09]

**LANDMARK COMMISSION****MARCH 7, 2022**

FILE NUMBER: CA212-178(LC)
LOCATION: 3829 N Hall St
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-193

PLANNER: Liz Casso
DATE FILED: February 3, 2022
DISTRICT: 3829 N Hall House (H-125)
MAPSCO: 35-W
CENSUS TRACT: 0006.04

APPLICANT: BOKA Powell Architects

REPRESENTATIVE: Eric Brooks

OWNER: LA SUSCRITA LLC

REQUEST:

A Certificate of Appropriateness to remove two window openings on the rear elevation.

BACKGROUND / HISTORY:

1. 3829 N Hall Street is a Prairie School Style structure constructed in 1920. It was designed by architect Charles "C.P" Sites and was originally a duplex. It was designated a City of Dallas Landmark in 2006.
2. At the April 3, 2006, meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to repair the accessory structure and install two garage doors, repair the roof of the main structure, repair and repoint damaged brick, repair wood columns and front door trim, repair windows on east elevation and install signage (CA056-192(JA)) was approved.
3. On May 11, 2011, the rear accessory structure burned in a fire.
4. At the January, 3, 2012, meeting of LMC, a request for a Certificate of Demolition (CD) to demolish the rear accessory structure (CD112-005(MD)) was approved.
5. On September 15, 2021, a request for a CA to remove a non-historic rear addition and restore the original openings uncovered, repair in-kind existing window and doors and clean and repoint the exterior masonry (CA201-673(LC)) was approved by Staff.

6. At the January 3, 2021, meeting of the LMC, a request for a CA to install a new door opening and concrete ramp on the rear elevation and modify existing rear elevation openings (CA212-117(LC)) was approved.

PROJECT DESCRIPTION:

The request is to infill two windows openings on the rear elevation that were uncovered after the removal of a non-historic rear addition. The original windows themselves were not found, only the openings. The windows are located on the far-left side of the rear elevation, one on the ground floor and one on the second. The cast stone sills and header will be removed. Brick that matches closely to the existing will be feathered in to fill the openings.

RELEVANT PRESERVATION CRITERIA:

3829 N Hall St (H-125), Ordinance No. 26244, Exhibit A

5.0 Fenestration and Openings

5.1 Historic doors and windows and their openings must remain intact and be preserved on protected facades. Where replacement of an historic door or window is necessary due to significant damage or structural deterioration, replacement doors and windows must match the profile, mullion size, light configuration, and material of the historic doors and windows.

Note: The rear elevation of 3829 N Hall is not a protected façade.

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

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

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.

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:

(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.*

ANALYSIS:

Per the preservation criteria, the rear elevation of the structure is not a protected façade. Therefore, modifications to or removal of existing openings is not prohibited on the rear elevation. However, even work to the rear elevation must not have an adverse effect on the overall character and future preservation of the historic site. Since the property is on a corner lot, and the rear elevation is visible from the right-of-way, alterations to it can have an impact on the overall character. Staff agreed with the Task Force condition that the location and visibility of these original openings should be maintained by recessing the replacement brick within the openings and retaining the original cast stone sills and header. Feathering in the brick would create a large, visible expanse of solid masonry wall that is not in-keeping with the historic architecture. By recessing the brick, the rhythm of openings on the rear elevation would still be maintained even with the loss of the openings. Should the owner wish to restore the window openings in the future, they would be able to do so more easily without a significant impact to the historic architecture. The proposed work, provided the brick is recessed within the enclosed openings, would be in-keeping with the Secretary of the Interior's Standards for Rehabilitation #1 and #9. Staff does not believe the proposed work, with Staff and the Task Force's condition, would have an adverse impact on the overall character of the site.

STAFF RECOMMENDATION:

That the Certificate of Appropriateness to remove two window openings on the rear elevation be approved in accordance with the drawings and specifications dated 3/7/22 with the condition that the brick is recessed within the openings in order to retain the location of the original openings.

The proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to remove two window openings on the rear elevation be approved with the condition that the brick is recessed within the openings and not keyed into the wall in order to retain the location of these original openings, and that the existing cast stone sills and headers remain and be repaired.

After the Task Force Meeting, Staff verified that the applicant would be agreeable to the Task Force and Staff's recommended condition.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA	[]
Office Use Only	

Name of Applicant: Eric Brooks

Mailing Address : 777 Taylor Street, Suite 830

City, State and Zip Code: Fort Worth, TX 76102

Daytime Phone: 814-609-0801

Alternate Phone: _____

Relationship of Applicant to Owner : Architect

PROPERTY ADDRESS: 3829 N. Hall Street

Historic District: _____

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."

Fill in the 2 revealed window openings on the rear of the building with matching brick where the later addition was removed.

Signature of Applicant: _____

Date: 2-8-22

Signature of Owner: _____

Date: 2/7/22

(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

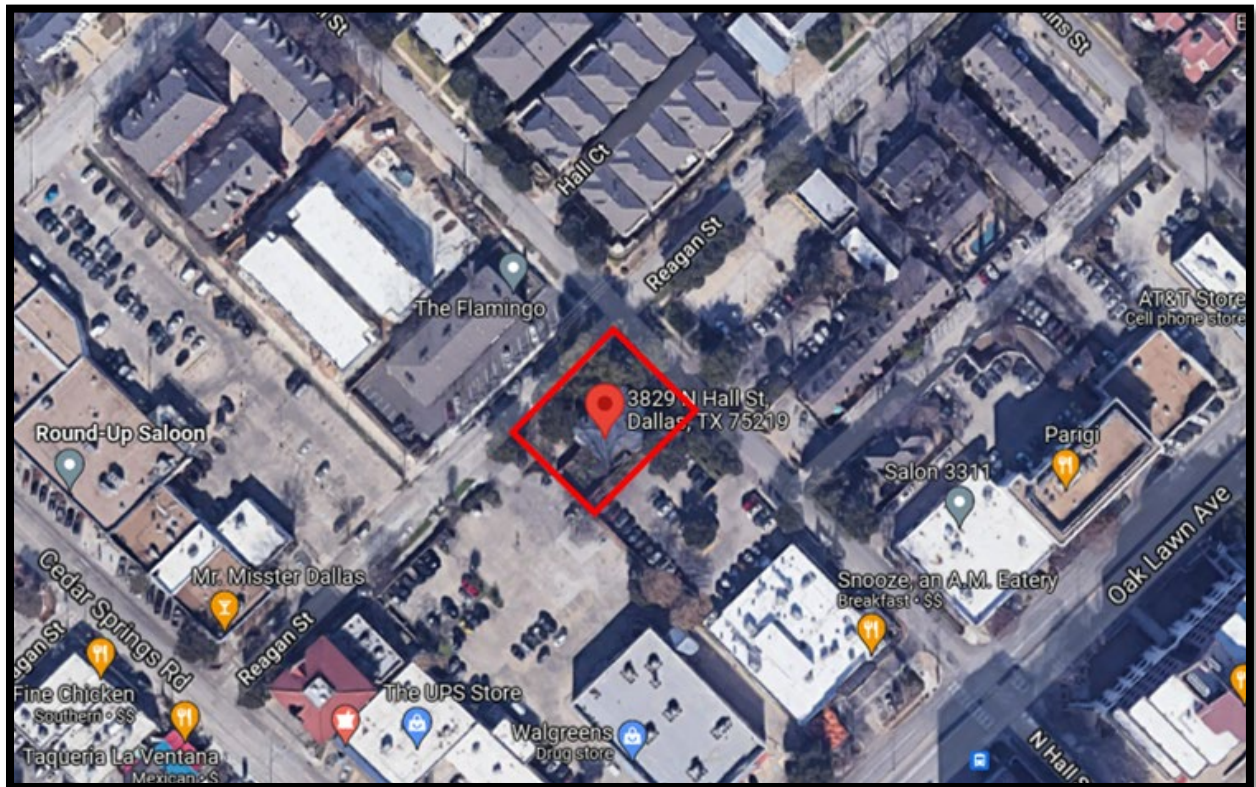


Figure 1 – Aerial view of the subject property (Google Maps, 2021)



Figure 2 – View of the subject property as seen from N Hall (Facing south)



Figure 3 – View of the subject property as seen from Reagan St (Facing southeast)



Figure 4 – View of the subject property as seen from adjacent parking lot to the west



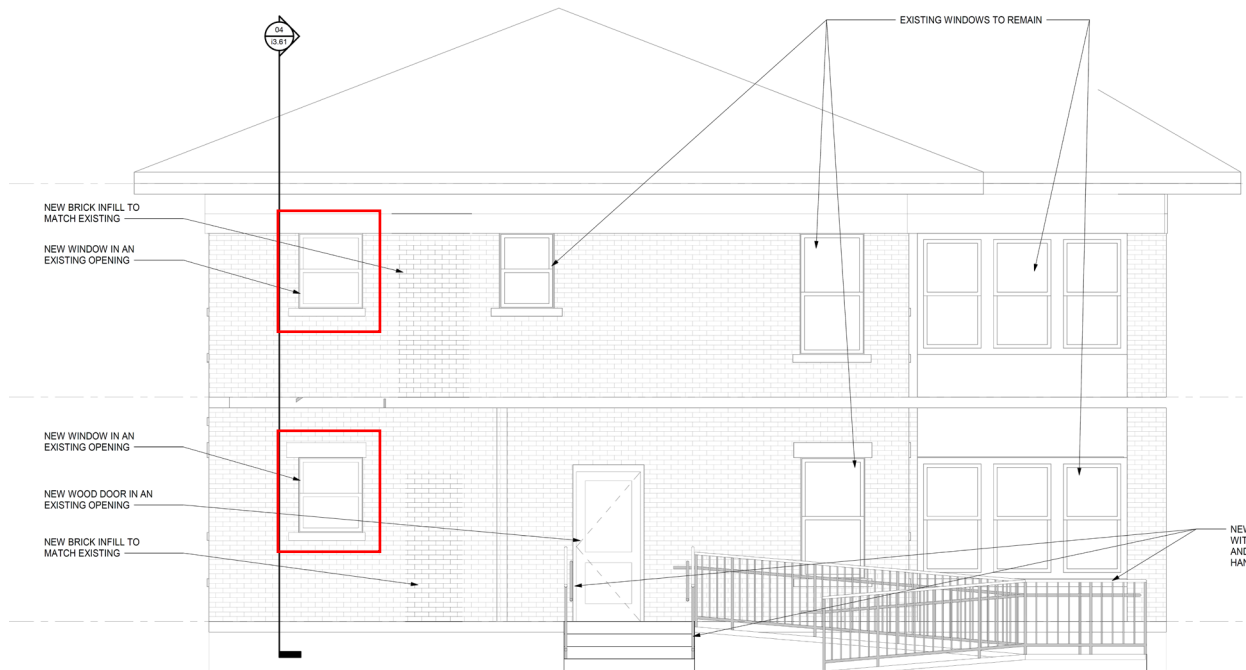
Figure 5 – Streetscape and adjacent property to the left



Figure 6 – Streetscape and adjacent property to the right



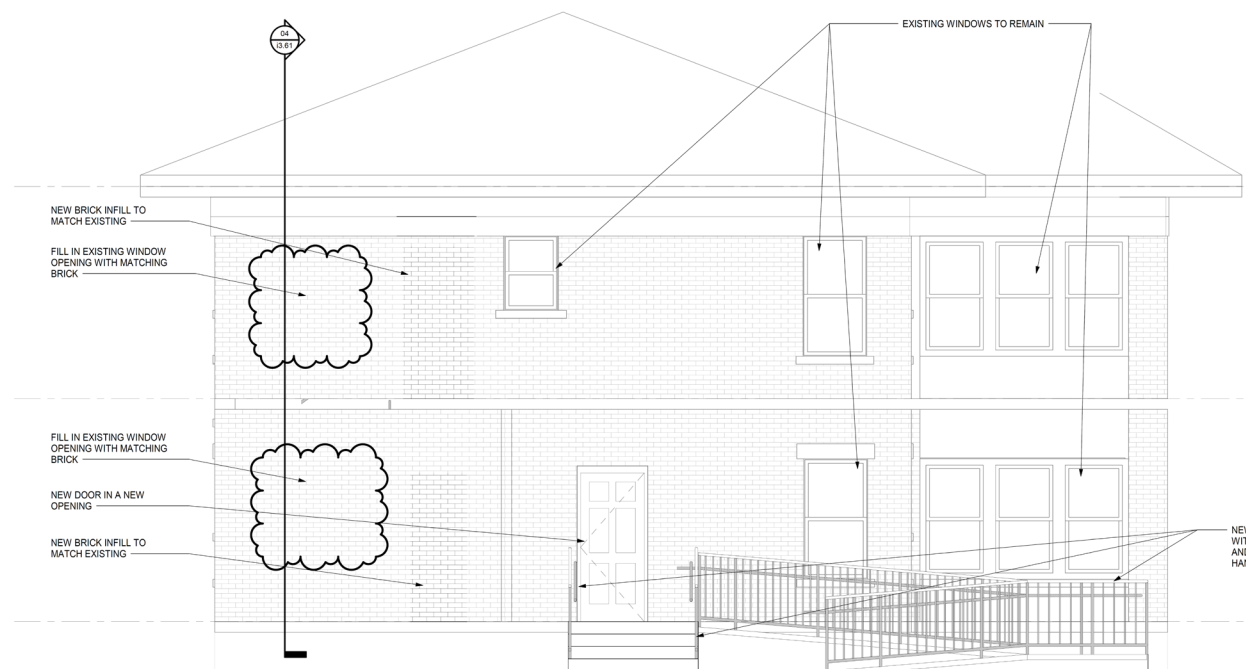
Figure 7 – Streetscape and adjacent property across the street to the east



SOUTH EXTERIOR ELEVATION

SCALE: 3/8" = 1'-0"

Figure 8 – Previously Approved Rear Elevation (openings to be removed highlighted above)



SOUTH EXTERIOR ELEVATION

SCALE: 3/8" = 1'-0"

Figure 9 – Proposed Rear Elevation



Figure 10 – Existing and Proposed Replacement Brick Comparison. The top and bottom rows of brick in the image above are historic from the structure. The middle rows are the replacement brick.



Figure 11 – Existing and Proposed Replacement Brick Comparison. The top and bottom rows of brick in the image above are historic from the structure. The middle rows are the replacement brick.



LANDMARK COMMISSION**March 7, 2022**

FILE NUMBER: CA212-198(TB)
LOCATION: 5723 Victor Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397, Tract D

PLANNER: Trevor Brown
DATE FILED: February 3, 2022
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Betty C. Scott

OWNER: SCOTT BETTY C

REQUEST(S): A Certificate of Appropriateness to construct a bathroom addition on the rear elevation.

BACKGROUND / HISTORY:

8/11/16 CA156-749(MP) Approval to paint main and accessory structures, using Brand: Behr. Body: 760D-5 "Shortgrass Prairie." Trim: W-D-700 "Powdered Snow." Accent: S-H-150 "Chianti."

10/1/18 CA178-947(MP) Landmark Commission approves construction of a deck in the rear yard.

PROJECT DESCRIPTION: Approval is sought for a 140 square foot addition to the rear elevation of the main structure. The addition is inset 2'2" from the rear corner and extends back 13'5" from the rear facade. Cladding will be #117 novelty wood siding above the water table, and lap siding with beveled corners on the flared skirt below. Two one-over-one double hung windows will be relocated from the area where the addition will connect to the rear elevation of the new construction. The low pitch hipped roof will tie into the rear slope of the main roof just below the hip. All wood will be painted to match the existing structure with Sherwin Williams Emerald Green Stone for the body color and Classic Light Buff for the trim color.

RELEVANT PRESERVATION CRITERIA:

Junius Heights Historic District (H-128), Ordinance No. 26331, Exhibit B

Section 4 Facades

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

Section 8 Main Building: New Construction and Additions in Tract A, B, C, D, and E

- 8.4 The massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of additions must be compatible with the existing historic structure.
- 8.14 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

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:
- (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.*

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

Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

ANALYSIS:

The proposed addition preserves the integrity of the original building with only minor alteration to the original architecture. The location, small footprint, and sensitive design are all factors in the conciseness of the Staff analysis.

The applicant made some significant modifications to the original submittal based on feedback they received from the Task Force. These included elimination of transoms above the salvaged windows on the rear facade, lowering the eave height, and matching the sloping skirt detail of the main structure. The revised plan dropped the roof of the addition below the rear hip of the main structure so no evidence of the new construction will be visible from the street.

The addition will match the design and materials found on the original structure (Figures 2, 6-10), including the reuse of the original paired window (Figures 9, 10) on the rear facade. This sensitivity to the original architecture further minimizes any potential impact of the new construction that may be seen from adjacent properties as well. The sizable recess from the side elevation (Figure 13) sets this apart as a clear addition. With the retention of the original paired window, in theory, the building could be returned to its original configuration with little effort.

This proposal is in keeping with the preservation criteria of Junius Heights as well as guidance by the Secretary of the Interior related to additions for historic houses.

STAFF RECOMMENDATION(S):

That the Certificate of Appropriateness to construct a new bathroom addition on the rear elevation be approved in accordance with the drawings and specifications dated 3/7/22.

That the recommendation is made with the finding that the work is consistent with Sections 4.2, 8.4, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)(aa).

TASK FORCE RECOMMENDATION(S): That the Certificate of Appropriateness to construct a new bathroom addition on the rear elevation be approved with condition that skirting to match the existing structure.

***Applicant provided revised plans based on Task Force recommendation and feedback.*

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Betty C. Scott
Mailing Address: 5723 Victor Street
City, State and Zip Code: Dallas TX
Daytime Phone: 508-277-5572 Alternate Phone: _____
Relationship of Applicant to Owner: owner

OFFICE USE ONLY

Main Structure:
____ Contributing
____ Non-contributing

PROPERTY ADDRESS: 5723 Victor St.
Historic District: Junius 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."

Add Bathroom to Back of existing house

Signature of Applicant: Betty C. Scott Date: 01/27/2022
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



Figure 1 - Aerial image



Figure 2 - Main structure



Figure 3 - Looking to the right of subject property



Figure 4 - Looking to the left of subject property



Figure 5 - Across the street from subject property



Figure 6 – Staff photo of the east elevation. The addition should not be visible from the street as it ties in beneath the existing rear hip and is inset two feet from the corner.



Figure 7 - Staff photo of the west elevation



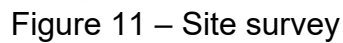
Figure 8 - Staff photo of the east elevation



Figure 9 – Applicant submitted photo of the rear facade. The paired windows to the left will be reused on the new rear facade of the new addition



Figure 10 – Applicant submitted photo of rear facade and deck



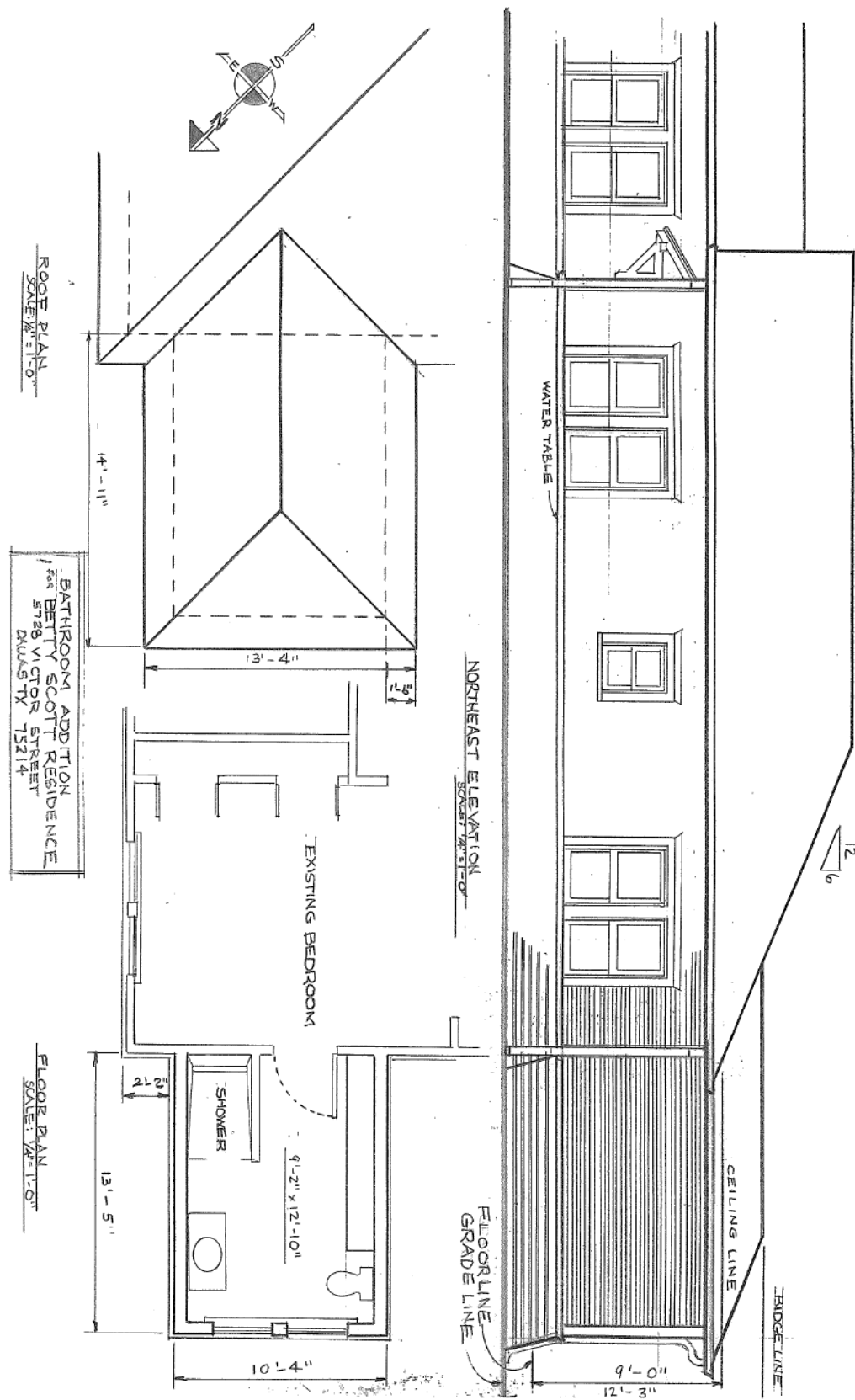


Figure 13 – Proposed east elevation, roof and floor plan of addition

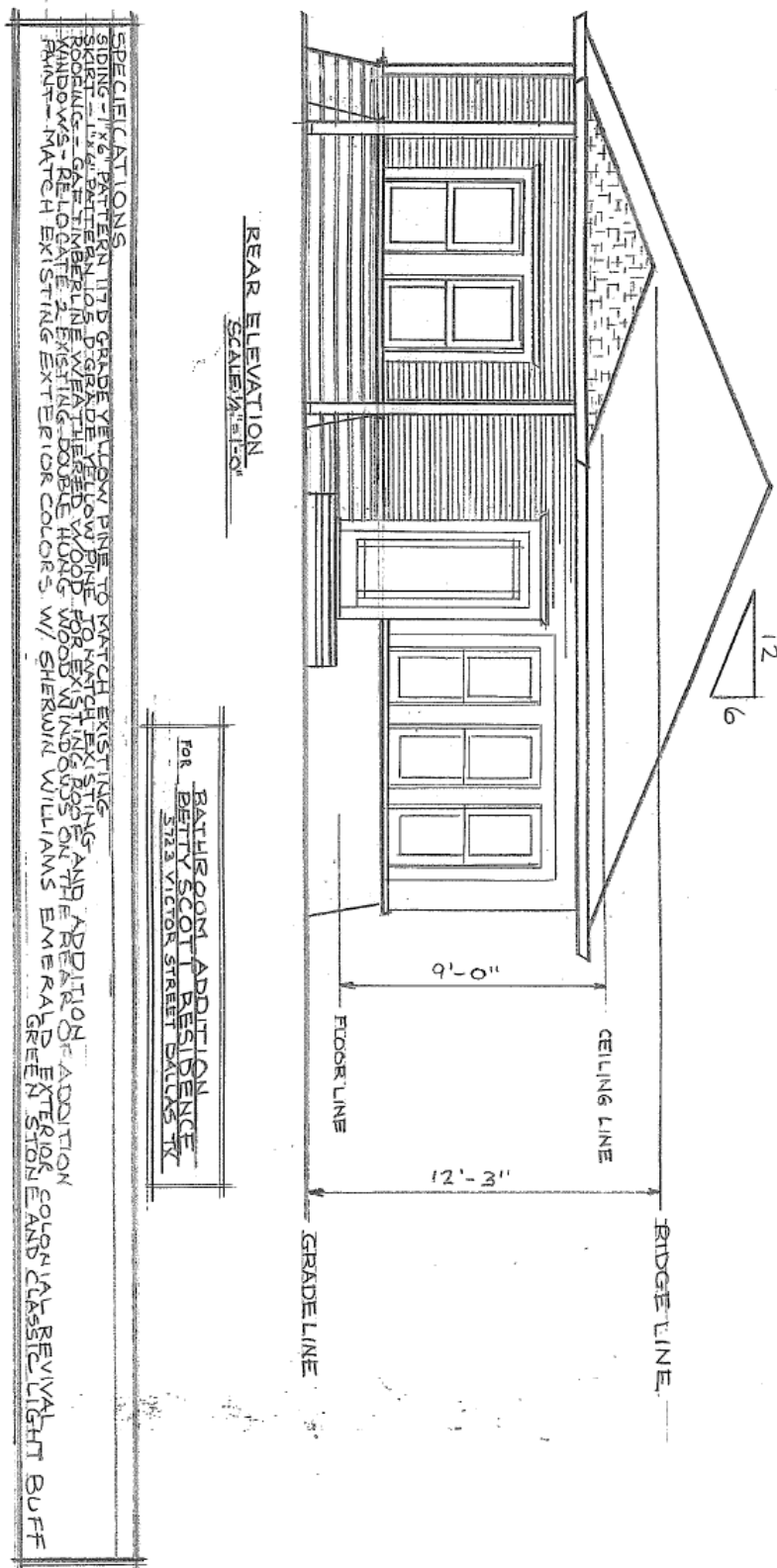


Figure 14 – Proposed rear elevation and material specifications



Figure 15 – Paint colors to match existing

A TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 2/10/2022

TIME: 5:30pm

MEETING PLACE: Virtual & Wilson House

APPLICANT NAME: Betty Scott

PROPERTY ADDRESS: 5723 Victor Ave.

DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

Don't w/o Reg. Doesn't conform to main structure per 8.3
Eric / Noel Doesn't pass 9 wks, 2 yrs.
Approve with conditions - Starting to match existing.
Aarc / Mary skirt.

Task force members present

☐ Rene Schmidt ☒
☐ Mary Mesh ☒
☐ Eric Graham ☒

☐ Noel Aveton ☒
☐ Vanessa McElroy ☒
☐ Jennifer Szklarski ☒

☐ Aaron Trecartin ☒
☐ Carlos Gomez ☒
☐ Patrick Morais ☒

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker: Aarc

2nd: Mary

Task Force members in favor: Schmidt, Mesh, Vanessa, Jennifer, Aarc

Task Force members opposed: Not compatible to existing structure

Basis for opposition: Eric, Noel

CHAIR, Task Force

DATE 2/10/2022 Feb 10, 2022

The task force recommendation will be reviewed by the Landmark Commission on Monday, February 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION**March 7, 2022**

FILE NUMBER: CA212-200(TB)
LOCATION: 5833 Victor Street
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397, Tract D

PLANNER: Trevor Brown
DATE FILED: February 3, 2022
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Emily Fenlaw

OWNER: FENLAW JAY A & EMILY

REQUEST(S):

1. A Certificate of Appropriateness to install new front yard landscaping.
2. A Certificate of Appropriateness to construct a new paver retaining wall along property line.
3. A Certificate of Appropriateness to construct a new 6' board fence in the interior side yard.

BACKGROUND / HISTORY:

6/4/12 Landmark Commission approves CA112-266(CH) for landscape plan for the front yard.

PROJECT DESCRIPTION: Approval is sought for a new planting bed in the front yard, pavers along the property line, and a new section of 6' board fence in the side yard. The new planter bed will be along the front facade, with the main body extending out approximately 10' from the front facade before pushing out along the central walkway. The flower beds feature multi-height annuals and perennials and a non-tinted mulch. A simple stacked paver retaining wall along the north property line is proposed to be from the front facade to the rear facade. The feature will be made from pavers salvaged from other areas of the yard. A new 8' section of 6' tall board fence is proposed in the side yard and will run between the house and an existing chain link fence that runs along the property line. This new section of fence will be set back 27.5' from the front facade.

RELEVANT PRESERVATION CRITERIA:

Junius Heights Historic District (H-128), Ordinance No. 26331, Exhibit B

Section 3. Site and Site Elements

3.5 Landscaping

- b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- c. Existing mature trees in the front yard are protected, except that unhealthy or damaged trees may be removed.

3.6 Fences

a. Location

- 1. Except as provided in Item 3.6(a)(4), new fences are not permitted in the front yard.
- 2. Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.

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:

Front yard landscaping

A new planting bed was completed without a Certificate of Appropriateness. The new owner of the property was not aware of restrictions on landscaping in the district, having moved from a nearby Conservation District that does not regulate landscaping. The new planting bed (Figures 2 and 6) is organic in its shape and accentuates the entrance to this non-contributing structure. The plantings do not obstruct the front of the house and are similar to plantings found throughout the district. The new beds do not overpower the lot

due to a generous setback to the house and there is no driveway in the front yard allowing for ample grass to balance the new design (Figure 7).

Paver retaining wall

The applicant is requesting a simple retaining wall (Figure 15) as part of a larger effort to address significant surface water issue that is a result of the existing grade of the lot and runoff from the adjacent property. The subject property lies lower than the adjacent lot (Figure 7), which is likely the result of this lot being leveled for a new slab foundation in the early 1980s. The nearest house also sits close to the property line and all downspouts drain on to the subject property, and this “retaining wall” is an effort to at least minimize the impact and erosion that drainage causes (Figures 9-12) in this area. There is already a section of paver in place (Figures 10 and 14) from prior efforts to address the issue.

It is apparent that some type of intervention is needed to protect the subject property and the proposal appears to Staff to be a measured approach. The paver “wall” will be minimally visible and most people walking by will not even notice it thanks to existing plantings (Figure 12) and the close proximity of the two houses. This “wall” is also easily reversible and could be dismantled in a matter of minutes, further minimizing the potential impact to the district.

Fence in the side yard

The primary consideration for the Landmark Commission is the location of the proposed fence. As proposed it is located just outside of the permitted 50 percent for a fence in a side yard. The applicant is requesting the location be approved based on an existing chain link fence (Figure 11) along the property line and so the fence will take in a window. The 50 percent mark would have the fence die into the middle of the window, which happens to be a bathroom window. Staff is recommending approval for this minor concession to the ordinance based on the need and minimal impact to the district.

STAFF RECOMMENDATION(S):

1. That the Certificate of Appropriateness to install new front yard landscaping be approved in accordance with the drawings and specifications dated 3/7/22. That the recommendation is made with the finding that the work is consistent with Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. That the Certificate of Appropriateness to construct a new paver retaining wall along property line be approved in accordance with the drawings and specifications dated 3/7/22. That the recommendation is made with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. That the Certificate of Appropriateness to construct a new 6’ board fence in the interior side yard be approved in accordance with the drawings and specifications dated 3/7/22. That the recommendation is made with the finding that the work is

consistent with Sections 3.6(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION(S):

1. That the Certificate of Appropriateness to install new front yard landscaping be approved with condition that the front yard garden be more compatible with neighborhood and that the main body be maintained at ten feet.
2. That the Certificate of Appropriateness to construct a new paver retaining wall along property line be approved as shown.
3. That the Certificate of Appropriateness to construct a new 6' board fence in the interior side yard be approved as shown.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Emily Fenlaw

Mailing Address : 5833 Victor Street

City, State and Zip Code: Dallas, TX 75214

Daytime Phone: 469-744-4479 Alternate Phone: 214-233-6529

Relationship of Applicant to Owner : owner

PROPERTY ADDRESS: 5833 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."

1. extend rear yard 6ft cedar wood picket fence to rear property line; clear coat finish
2. install motorized, in-line gate across driveway, w/ cedar wood pickets to match; clear coat finish
3. replace existing underground sprinkler system with new multi-zone system
4. reshape existing flower beds in front yard to make room for multi-layered, variable heights perennials/annuals; remove/relocate randomly-placed plants front yard; add non-tinted mulch to beds; remove rock "yard border lines"

Signature of Applicant: Emily Fenlaw Date: 01/19/2022

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

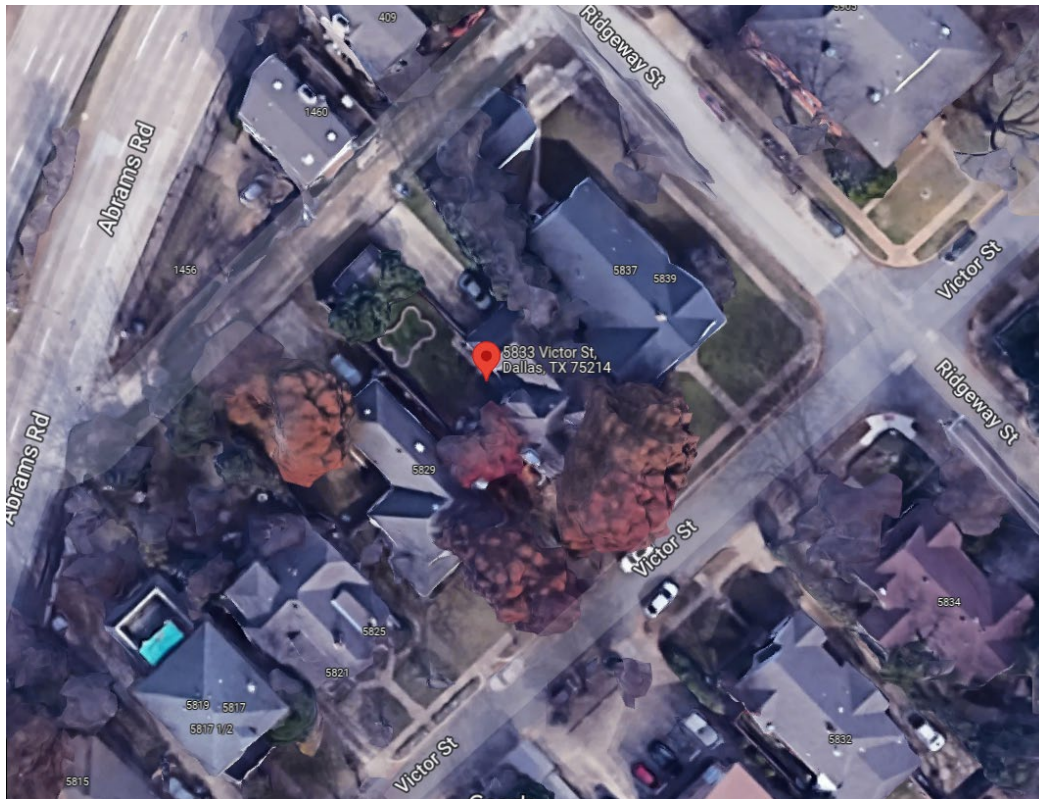


Figure 1 - Aerial image



Figure 2 - Main structure



Figure 3 - Looking to the right of subject property



Figure 4 - Looking to the left of subject property



Figure 5 - Across the street from subject property



Figure 6 – Staff photo of landscape done without a Certificate of Appropriateness



Figure 7 – Applicant submitted photo of changes to landscape performed without a Certificate of Appropriateness.



Figure 8 – Applicant submitted Google view of the landscape before changes were made for comparison to Figure 7 above.



Figure 9 – Applicant photo showing evidence of water pooling in the side yard. The existing French drain will be replaced with a new underground pipe.



Figure 10 – Applicant photo of side yard. Note accumulation of sediment as well as the existing pavers at rear along the property line.



Figure 11 – Applicant photo of side yard. Note the existing chain link fence bollard where proposed fence will go, and proximity of neighbors downspout.



Figure 12 - Applicant submitted photo of side yard. Note level of grade in relation to the porch. The proposed paver wall will terminate level with the front corner of porch.



Figure 13 – Applicant submitted photo of pavers to be removed and utilized for wall.



Figure 14 - Applicant submitted photo of existing pavers along property line

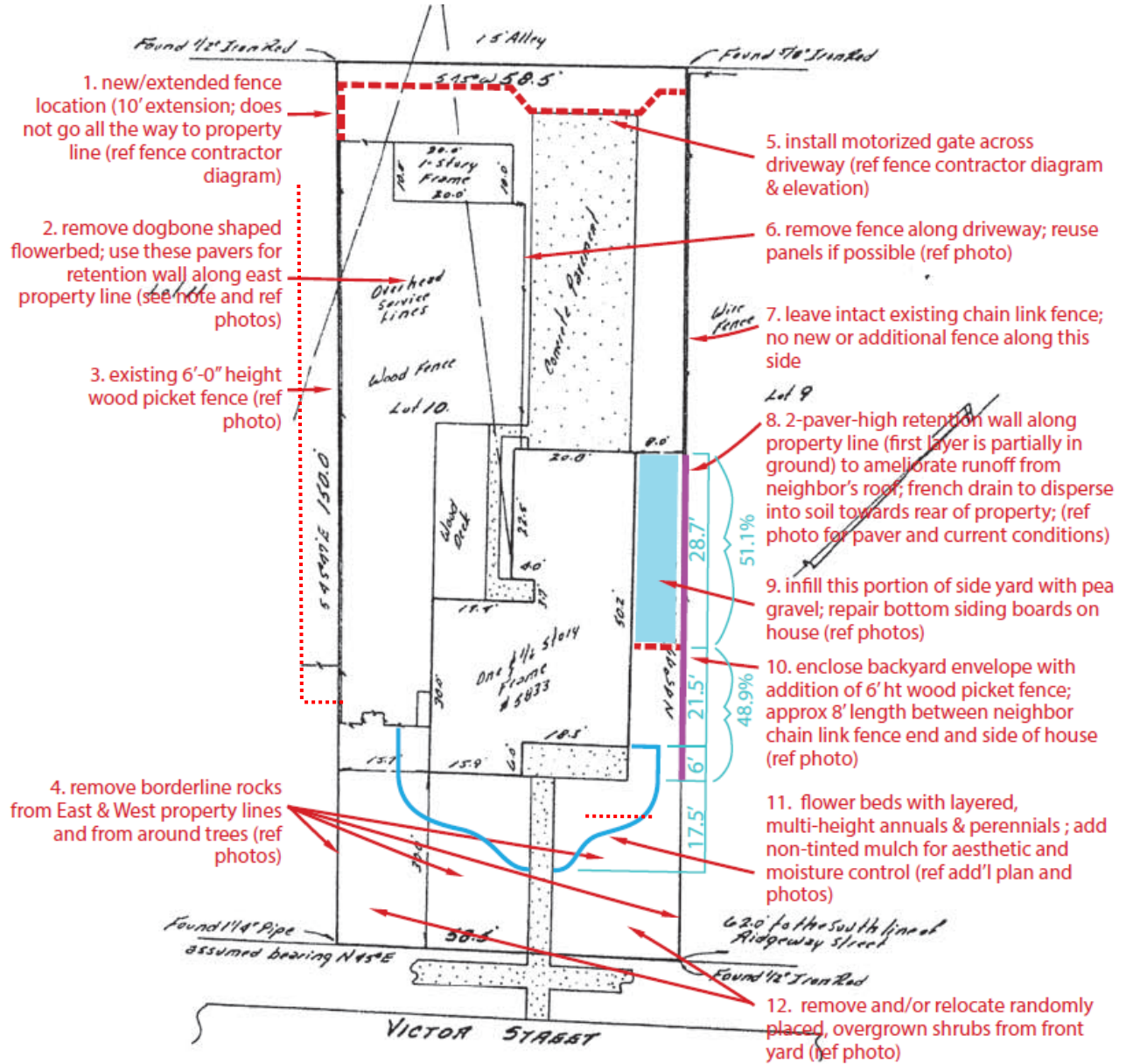


Figure 15 - Applicant submitted description of work keyed to the description on the following page. Only items 8, 10, and 11 are under consideration by the Landmark Commission under this CA. The remainder are addressed as routine items.

5833 Victor Street - Junius Heights Historic District
Detailed account of application for Certificate of Appropriateness

1. New/extended fence location (10' extension; does not go all the way to property line (ref fence contractor diagram) - fence stain to match that of existing fence (see photo).
2. Remove dogbone shaped flowerbed; use these pavers for retention wall along east property line (see note and ref photos).
3. Existing 6'-0" height wood picket fence (ref photo).
4. Remove borderline rocks (ref photos); these rocks - chopped Oklahoma Stone - to be used for border around front yard flower beds.
5. Install motorized gate across driveway (ref fence contractor diagram & elevation); gate to be clad with wood pickets - stained to match existing.
6. Remove fence along driveway; reuse panels if possible (ref photo).
7. Leave intact existing chain link fence; no new or additional fence along this side of property (chain link fence runs from Northwest corner of property down to the rear corner of neighbor's wrap-around porch, approximately 27.5' from front corner of [our] house). Chain link fence is in some bit of disrepair and I do not know at this time if it belongs to our property or neighbor's property, but we are not seeking to alter it at this time.
8. 2-paver-high retention wall along property line (first layer is partially in ground) to ameliorate runoff from neighbor's roof. Install french drain to disperse into soil towards rear of property; (ref photo for paver and current conditions). Retention wall run to start even with front corner of house (on our side of property line, all the way even with rear corner of house. Total length, interjected by some trees located along property line, is approximately 56.2'. (Wall location is depicted by pink line on survey drawing overlay).
9. Infill this portion of side yard with pea gravel, approx 2"-4" depth variation (ref photo). No grass will grow here due to low light conditions and over-saturation when it rains. French drain will run through this section as well. Repair in-kind bottom cementitious siding boards that have rotted and are hanging away from house (ref photos).
10. French drain will start in this section of the side yard (approximately even with front corner of house/porch) and run through #9 and #8 sections). Enclose backyard envelope with addition of 6' ht wood picket fence; approx 8' length between neighbor chain link fence end and side of house. The reason we are requesting the BARELY less than 50% from front corner of house - 48.9% - is for two simultaneous reasons: 1) the location of the bathroom window is located at the 50% distance and we certainly would not place a fence in the middle of a window - but to place to the fence in FRONT of the window is preferable for privacy reasons; 2) the termination point of the existing chain link fence is at the same location of the end of the neighbor's front wrap-around porch and the logical placement of the new fence would be at that same corner. (ref photos; blue tape on wall shows proposed location of fence section).
11. Flower beds with layered, multi-height annuals & perennials; add non-tinted mulch for aesthetic and moisture control (ref survey plan and photos).
12. Remove and/or relocate randomly placed, overgrown shrubs from front yard. On account of our not knowing that we had to ask permission for landscaping (we used to live in Hollywood Heights Conservation District and assumed landscaping was treated in the same manner as there), we have already removed and/or relocated this random assortment of species and sizes and, frankly, "wellness" of shrubs (several were overgrown or unhealthy and unsightly). We do not know what kind of plants they were. So, in this case, we are asking for forgiveness and permission after the fact, and we hope that you agree that the curb appeal is already much improved (ref photos).

Figure 16 – Applicant submitted description of work keyed to the site plan on the previous page. Only items 8, 10, and 11 are under consideration by the Landmark Commission under this CA. The remainder are addressed as routine items.



Figure 17 - Applicant submitted materials. Pea gravel for side yard and non-tinted mulch for the reconfigured planting beds.

A TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 2/10/2022

TIME: 5:30pm

MEETING PLACE: Virtual & Wilson House

APPLICANT NAME: Emily Fenlaw

PROPERTY ADDRESS: 5833 Victor Ave.

DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

~~Deny up to the installation of pavers & retaining wall as proposed~~
~~Recommend pavers with downspouts to the alley~~
~~Eric / No Secant~~
(1) Approve garden pavers & retaining wall as shown.
Aaron / Sennu All in favor.

Task force members present

<input type="checkbox"/> Rene Schmidt	Y/Y/Y	<input type="checkbox"/> Noel Aveton	Y	<input type="checkbox"/> Aaron Trecartin	Y/Y/Y
<input type="checkbox"/> Mary Mesh	Y/Y/Y	<input type="checkbox"/> Vanessa McElroy	Y/Y/Y	<input type="checkbox"/> Carlos Gomez	Y/Y/Y
<input type="checkbox"/> Eric Graham	Y/Y/Y	<input type="checkbox"/> Jennifer Szklarski	Y/Y/Y	<input type="checkbox"/> Patrick Morais	Y/Y/Y

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 2/10/2022

The task force recommendation will be reviewed by the Landmark Commission on Monday, February 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

(2) Approve fence location as shown

Aaron / Eric.

(3)

All in fence
Approve with conditions that front yard garden
compatible with neighborhood - at 10 feet.

~~17-3-10~~ Aaron / Noel,

Man body be maintained with 10 feet.

All in in fence



LANDMARK COMMISSION

March 7, 2022

FILE NUMBER: CA212-199(TB)
LOCATION: 6028 Junius Street
STRUCTURE: Accessory, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Trevor Brown
DATE FILED: February 3, 2022
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0013.01

APPLICANT: Daren Rudzinski

OWNER: RUDZINSKI DAREN & ELAINE

REQUEST(S):

A Certificate of Appropriateness to construct a new exterior stair on accessory structure.

BACKGROUND / HISTORY:

1/7/22 CA212-110(TB) The Landmark Commission approves construction of an elevated deck and conversion of an opening to a door on the new accessory structure.

11/2/20 CD201-003(JKA) The Landmark Commission approves demolition accessory structure using the standard "replace with more appropriate/compatible structure."

11/2/20 CA201-013(JKA) The Landmark Commission approves construction of a new garage accessory structure with attic space above.

The main structure is a contributing resource to the Junius Heights Historic District.

PROJECT DESCRIPTION

The proposed stair will be added to the elevated deck approved under CA212-110(TB). The wood stair will come off the rear (south end) of the deck and come down to a landing where the bottom five steps come off at a 45-degree angle. The stair will be painted Behr Pastoral PPU10-20 to match the existing trim on the accessory structure.

RELEVANT PRESERVATION CRITERIA

Junius Heights Preservation Criteria

Section 9.2

Accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

Section 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.

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.

RELEVANT CITY CODE

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

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

(i) for contributing structures:

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

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

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

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

ANALYSIS

The applicant is submitting the request to add the stair (Figures 7 and 8) to the elevated deck approved by Landmark Commission in the January meeting since a building permit is required and this was something they intended to do down the line. The design and materials of the new stair is consistent with exterior steps found on original garages from the 1920's and 30's. Original garages with living quarters above were once common, so the addition of the stair to this accessory garage is more in keeping with the character of the area than a small deck or balcony, which was previously approved.

The new stair may be visible from Junius Street (Figure 11), but the overall visual impact to the district will be minimal, and as stated previously is what the average passerby would expect to see from a living quarter above a garage in a historic neighborhood. It is important to note that the applicant calls out the space above the garage is to be used for attic storage (Figure 8).

The proposed stair is in keeping with the preservation criteria for the Junius Heights district and meets the Secretary of the Interior's guidelines with little visual impact to the district.

STAFF RECOMMENDATION(S):

That the request for a Certificate of Appropriateness to construct a new exterior stair on accessory structure be approved in accordance with the drawings and specifications dated 3/7/22.

This recommendation is made with the finding that the proposed work is consistent with the preservation criteria Sections 9.2 and 9.8 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION(S):

That the request for a Certificate of Appropriateness to construct a new exterior stair on accessory structure be approved with condition that the stairs be painted to match the trim color of garage.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

GA _____ - _____ []
Office Use Only

Name of Applicant: Daren Rudzinski

Mailing Address : 6028 Junius Street

City, State and Zip Code: Dallas, TX 75214

Daytime Phone: 208-861-3679 Alternate Phone: _____

Relationship of Applicant to Owner : _____

PROPERTY ADDRESS: 6028 Junius Street, Dallas, TX 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. Construct stairs on accessory structure.

Signature of Applicant:  Date: 1/24/2022

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

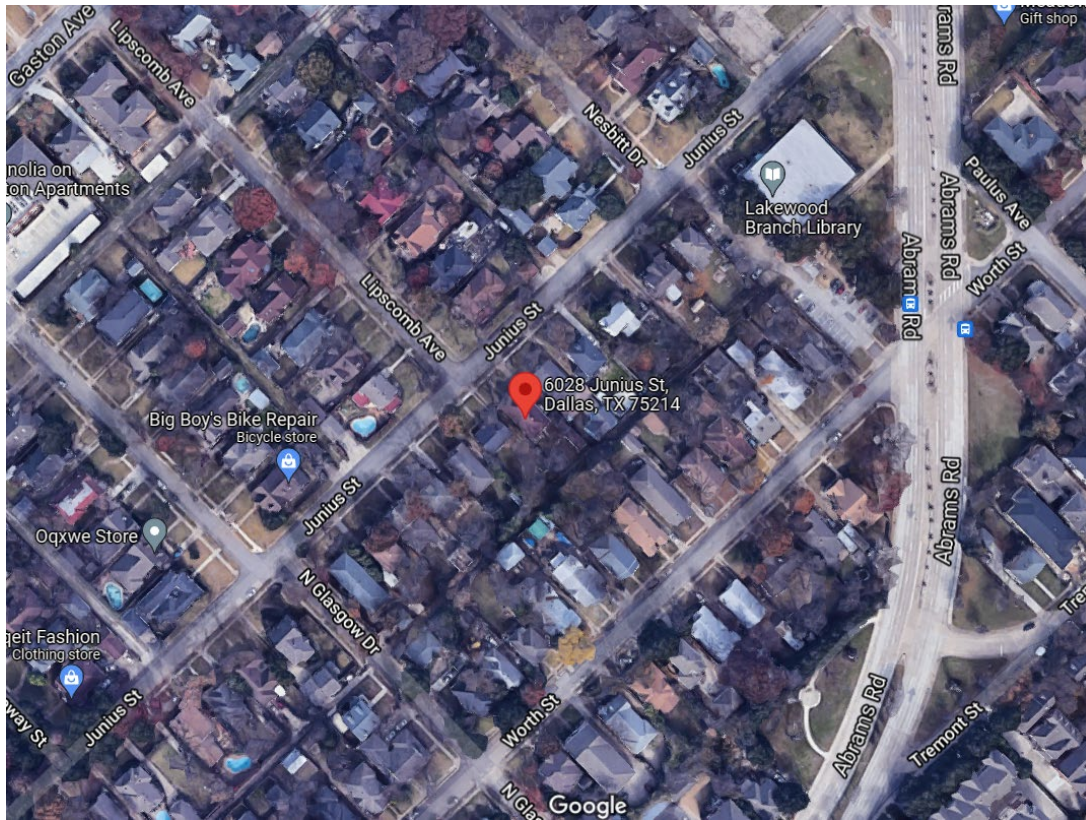


Figure 1 – Aerial image



Figure 2 – Subject property



Figure 3 – To right of subject property



Figure 4 – To left of subject property



Figure 5 – Across street from subject property

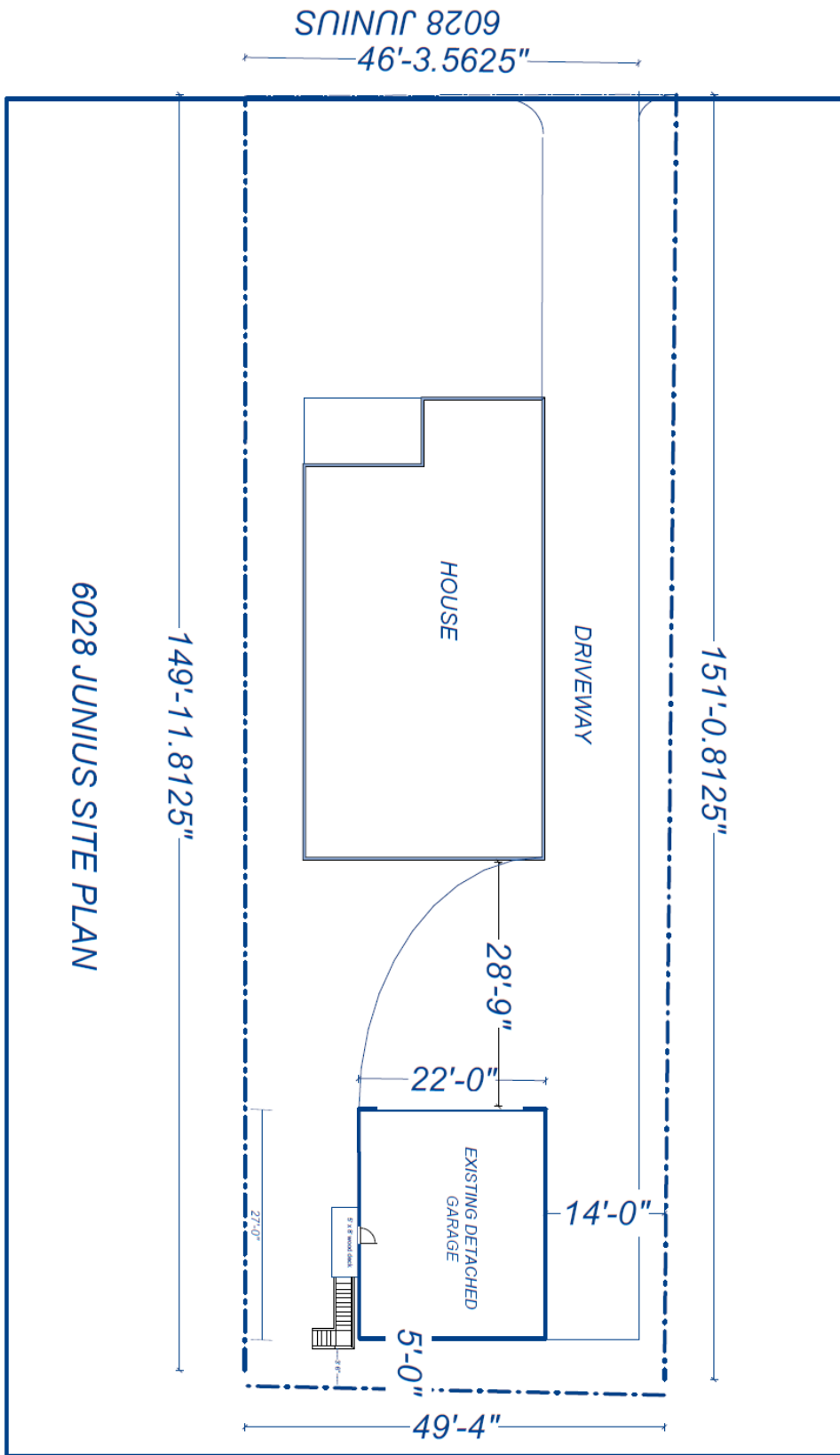


Figure 7 – Proposed site plan

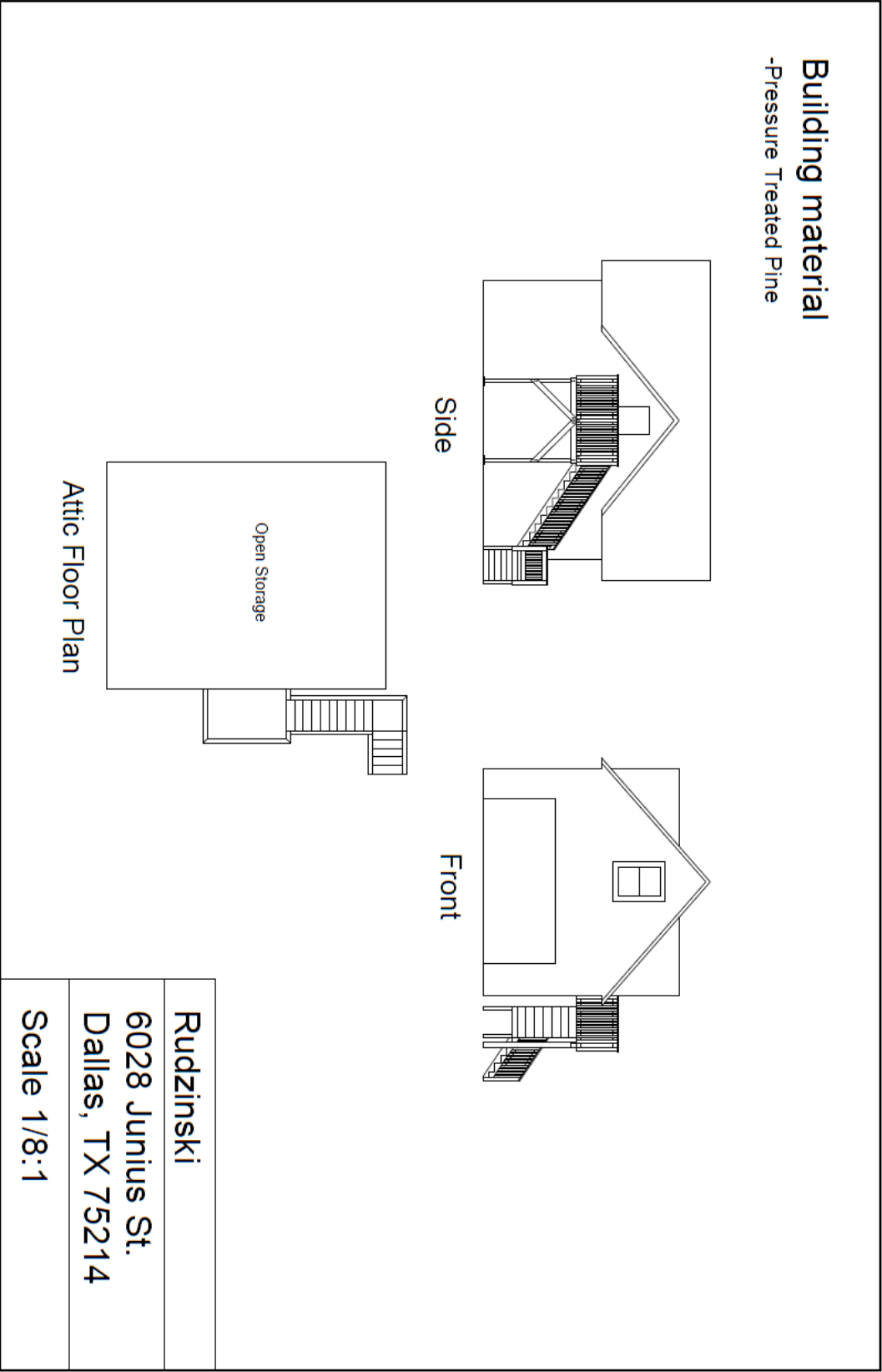


Figure 8 – Elevation drawings and attic floor plan



Figure 9 – Applicant submitted photos of deck under construction



Figure 10 – Applicant submitted photos of garage and deck



Figure 11 – View of main structure with deck under construction from the middle of Junius St.

Paint to be used: Behr Pastoral



Figure 12 – Proposed paint to match existing trim color, Behr Pastoral

A TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 2/10/2022

TIME: 5:30pm

MEETING PLACE: Virtual & Wilson House

APPLICANT NAME: Daren Rudzinski

PROPERTY ADDRESS: 6028 Junius St.

DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approve as presented with Condition Stains be
painted to match color of garage
A. Erik / Jennifer

Task force members present

<input type="checkbox"/> Rene Schmidt	<input checked="" type="checkbox"/> Noel Aveton	<input checked="" type="checkbox"/> Aaron Trecartin
<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Vanessa McElroy	<input checked="" type="checkbox"/> Carlos Gomez
<input checked="" type="checkbox"/> Eric Graham	<input checked="" type="checkbox"/> Jennifer Szklarski	<input checked="" type="checkbox"/> Patrick Morais

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed: Not Compatible with Neighborhood.

Basis for opposition:

CHAIR, Task Force

DATE 2/10/2022

The task force recommendation will be reviewed by the Landmark Commission on Monday, February 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

**LANDMARK COMMISSION****MARCH 7, 2022**

FILE NUMBER: CA212-176(LC)
LOCATION: 5105 Reiger Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: PD 98 (Tract A)

PLANNER: Liz Casso
DATE FILED: February 3, 2022
DISTRICT: Munger Place (H-11)
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Aaron Trecartin

REPRESENTATIVE: None

OWNER: JASON S & MELANIE R STOUT

REQUEST:

- 1) A Certificate of Appropriateness to construct a rear addition and deck.
- 2) A Certificate of Appropriateness to install two window openings on the right-side elevation.

BACKGROUND / HISTORY:

1. 5105 Reiger Ave is a Prairie Style residence and is a contributing structure in the Munger Place Historic District.
2. At the April 8, 2003, meeting of the Landmark Commission (LMC), a request for a Certificate of Demolition (CD) to demolish two accessory structures (CD023-109(JA)) was approved.
3. At the September 1, 2005, meeting of the LMC, a request for a Certificate of Appropriateness (CA) to construct a new accessory structure (CA045-441(JA)) was approved.

PROJECT DESCRIPTION:

Rear Addition & Deck

The applicant is proposing to construct a rear addition and deck in two phases. Phase 1 consists of constructing a one-story addition with balcony above, and a rear wood deck. When funds permit, phase 2 will consist of constructing a second-floor addition over the one-story addition, in place of the balcony.

The footprint of the proposed addition will extend back from the existing inset portion of the right-side elevation. It will be inset a foot in from the left side elevation. The addition will be clad in 117 wood siding to match the main the structure. It will include one-over-one wood windows and wood doors that will be trimmed to match the existing (see figures 14 and 16). Where possible, existing historic windows may be reused. The addition will be painted to match the main structure (see figure 17 for specific paint colors). For phase 1, the balcony railing will match design and dimensions of the existing balcony railing on the front elevation (see photo of existing railing in figure 2 and drawing of proposed railing in figure 14). In addition, one existing window opening on the second floor of the rear elevation will be converted to a door opening for access onto the balcony. For phase 2, the second-floor roof will be a hipped roof that extends back from the existing and will use composite shingles to match the existing roof shingles on the main structure.

A stained wood deck, similar to the existing rear wood deck, will be constructed off the rear elevation of the addition (see figure 5 for photo of existing rear elevation and deck, figure 10 for the proposed new deck footprint, and figure 17 for specific stain color).

New Window Openings

Two new window openings are proposed for the right-side elevation. The windows will be located at the right-most side of this elevation, behind a projecting bay, which is also inset back from the main wall plane of the right-side elevation. One window will be on the ground floor, the other on the second. The interior spaces behind each of these proposed window locations is a bathroom. Each bathroom currently has one window that faces into the rear yard, and that will be covered/removed once the proposed rear addition is constructed. The applicant has proposed to install these two new openings so that each bathroom will retain a window and natural light. The proposed window for each will be a rectangular fixed wood window that will be located high up on the wall. The space directly behind each proposed window opening is a shower.

RELEVANT PRESERVATION CRITERIA:

Munger Place Historic District (H-11), Ordinance No. 20024

SEC. 51P-97.111. Use Regulations, Development Standards, and Preservation Criteria for Tract A

(c) Preservation criteria for Tract A

(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 that building.*

(C) Architectural detail. *Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of*

the style and period of the main building and compatible with the other buildings on the blockface.

(L) Facade materials.

(i) In general. The only permitted facade materials are brick, wood siding, and stucco. Cut stone is only permitted as a foundation material. All façade treatments and materials must be typical of the style and period of the main building and the district. All trim must consist of mill-finished wood.

(P) Roof forms.

(i) Materials and colors.

(aa) Roof materials and colors must complement the style and color scheme of the building or structure.

(iii) Patterns. Roof patterns of a main building must be typical of the style and period of the architecture of the building.

(S) Windows and doors.

(ii) Glass.

(aa) Glass must be typical of the style and period of the main building and the district. Examples of typical door and window glass detail are shown on Exhibit 97K.

(bb) Clear, decorative stained, and clear leaded glass are permitted in any window opening. Decorative stained glass is not permitted in a front door.

(dd) Translucent glass is not permitted except in a bathroom window.

(vii) Style.

(bb) No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings located on the front and side facades of a main building must be typical of the style and period of the building and the district.

(cc) All windows, doors, and lights in the front and side facades of a main building must be typical of the style and period of the building and the district. Windows must contain at least two window panes. Windows must have at least a one over one sash design. Front doors must contain at least one light. Sidelights must be compatible with the door.

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

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.*

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:

(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.*

ANALYSIS:

Rear Addition & Deck

The proposed rear addition is both compatible with and complimentary to the architecture and design of the main structure. It will use materials and details that match the main

structure. It will be differentiated as an addition by its footprint, which is inset from the left and right-side elevations, and would only be minimally visible from the front public right of way. The proposed addition is consistent with the preservation criteria, as well as the Secretary of the Interior's Standards for Rehabilitation #9 and #10. The proposed addition and deck would not have an adverse effect on character of the site or district.

New Window Openings

The right-most section of the right-side elevation, which is the proposed location for the new window openings, is inset back from the main wall plane. It is not visible from the front of the public-right-of-way. The fixed rectangular windows proposed for this elevation are reminiscent of the smaller fixed or casement dining room windows that were often located high in the wall, above interior wainscoting. Their form, placement and detailing are complimentary to the historic architecture. Because these openings will not be visible, their addition to the structure will have no visual impact on the site or historic district. This request is consistent with the preservation criteria for windows, as well as the Secretary of the Interior's Standards for Rehabilitation #9. The proposed window openings would not have an adverse effect on the character of the site or district.

STAFF RECOMMENDATION:

- 1) That the request for a Certificate of Appropriateness to construct a rear addition and deck be approved in accordance with drawings and specifications dated 3/7/22.

The proposed work is consistent with preservation criteria Section 51P-97.111(1)(B) for additions and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) That the request for a Certificate of Appropriateness to install two window openings on the right-side elevation be approved in accordance with the drawings and specifications dated 3/7/22.

The proposed work is consistent with preservation criteria Section 51P-97.111(1)(S) for windows and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) That the request for a Certificate of Appropriateness to construct a rear addition and deck be approved with the following conditions: 1) maximum lot coverage not to exceed 35%; and 2) #117 wood siding to match the existing be used.
- 2) That the request for a Certificate of Appropriateness to install two window openings on the right-side elevation be approved as submitted.

After the Task Force meeting, the applicant confirmed that the lot coverage would be 20.8%, which would not exceed the allowed amount, and confirmed the wood siding would be 117.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Aaron Trecartin

Mailing Address : 721 Ridgeway St

City, State and Zip Code: Dallas, TX 75214

Daytime Phone: (214) 577-4654 Alternate Phone: _____

Relationship of Applicant to Owner : Architect

OFFICE USE ONLY

Main Structure:

___ Contributing

___ Non-contributing

PROPERTY ADDRESS: 5105 Reiger Ave

Historic District: Munger Place


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. Proposed addition at rear elevation of main structure.

2. Proposed windows at side (right) elevation of existing main structure.

3. Proposed wood deck at rear of proposed addition.

Signature of Applicant: 

Date: 2/3/22

Signature of Owner: 
(IF NOT APPLICANT)

Date: 2/3/22

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

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

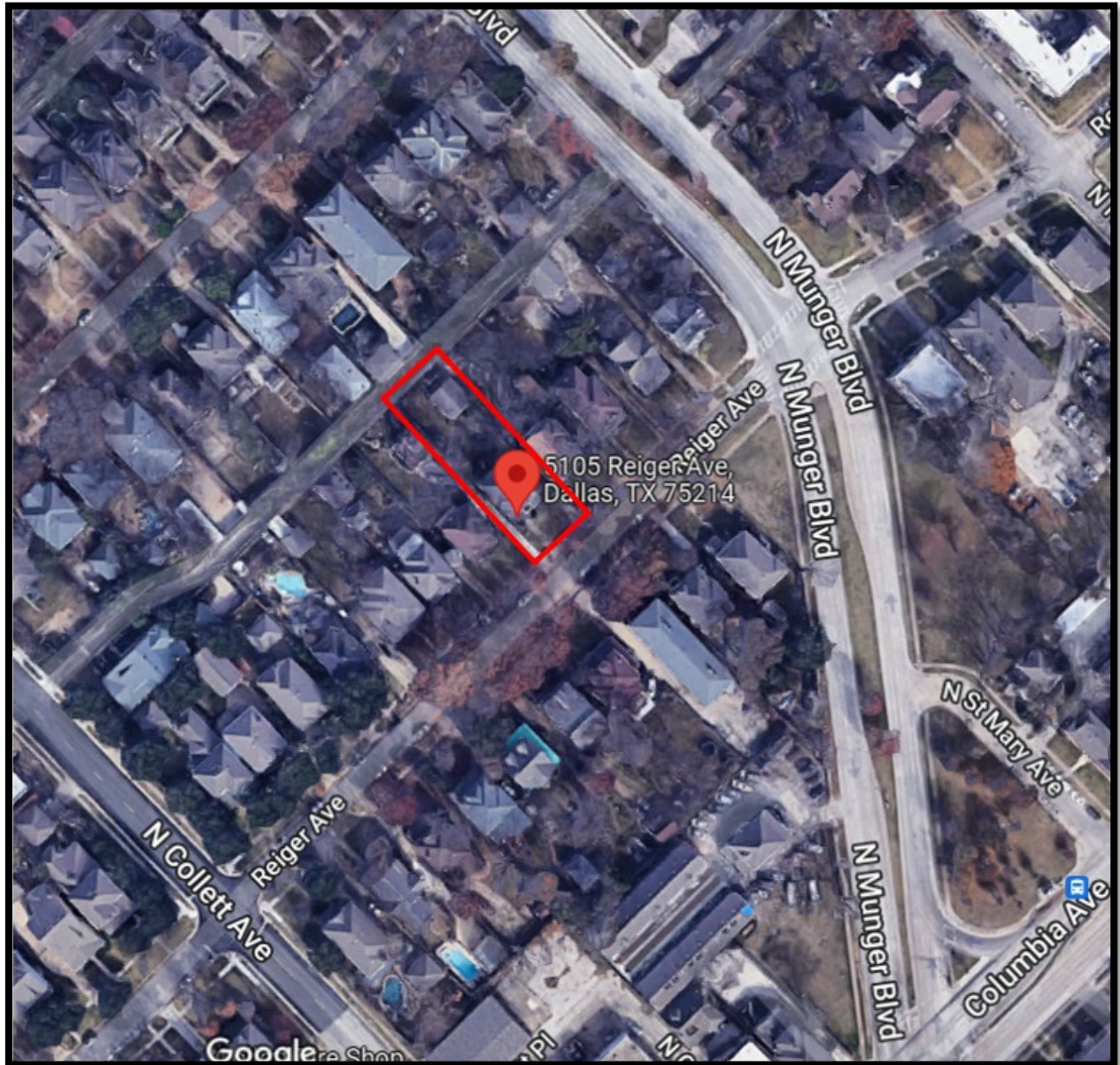


Figure 1 – Aerial view of the subject property (Google Maps, 2022)



Figure 2 – View of the subject property as seen from Reiger Ave



Figure 3 – View of the subject property as seen from Reiger Ave

CA212-176 (LC)

C5-8



Figure 4 – View of the subject property as seen from Reiger Ave



Figure 5 – Existing rear elevation of subject property



Figure 6 – Streetscape and adjacent property to the east on Reiger Ave

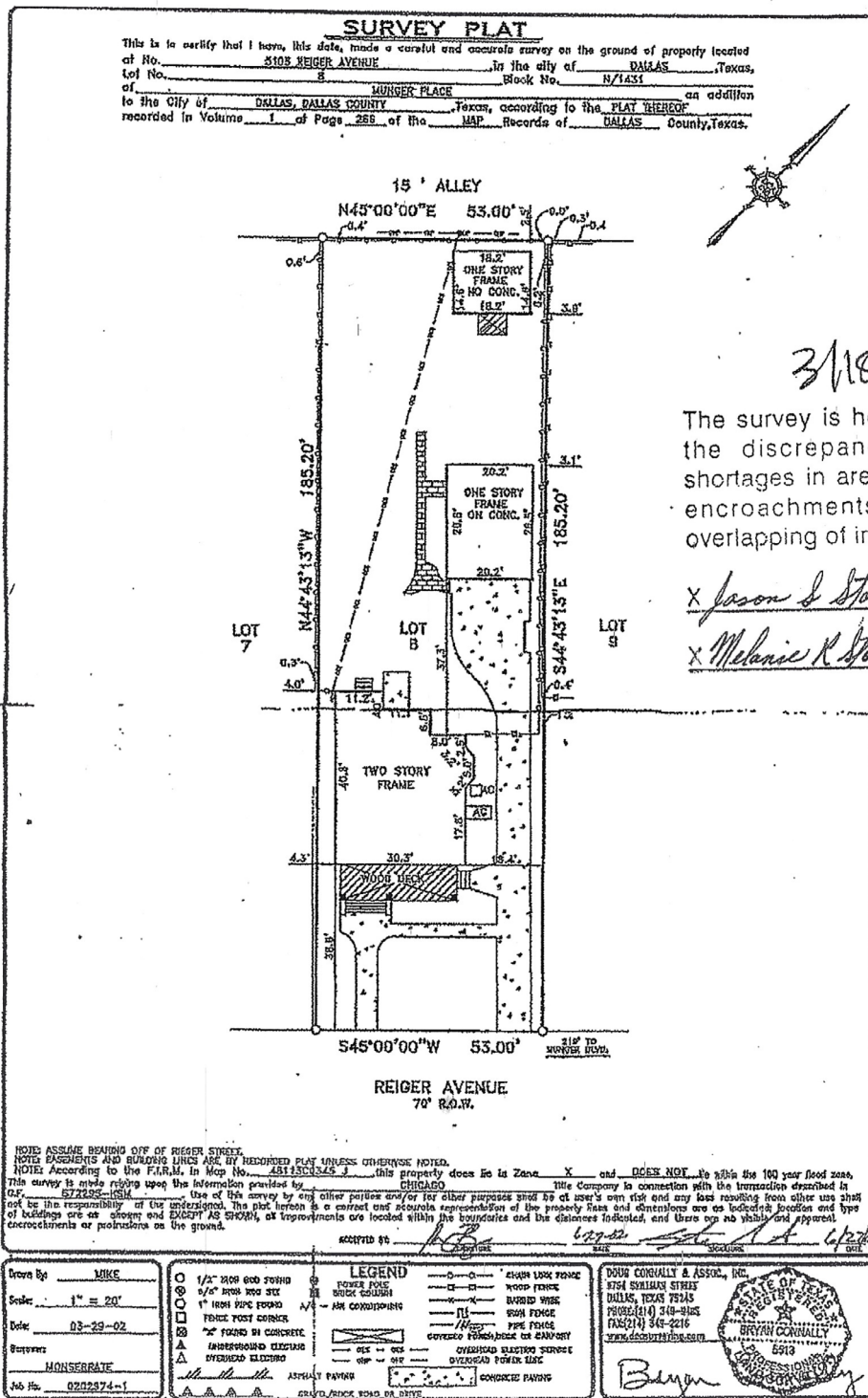


Figure 7 – Streetscape and adjacent property to the west on Reiger Ave

CA212-176 (LC)

C5-10





10RD4907

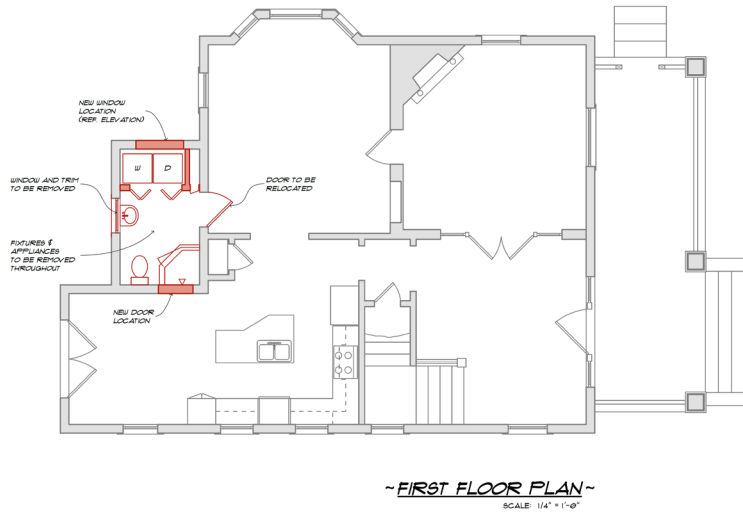
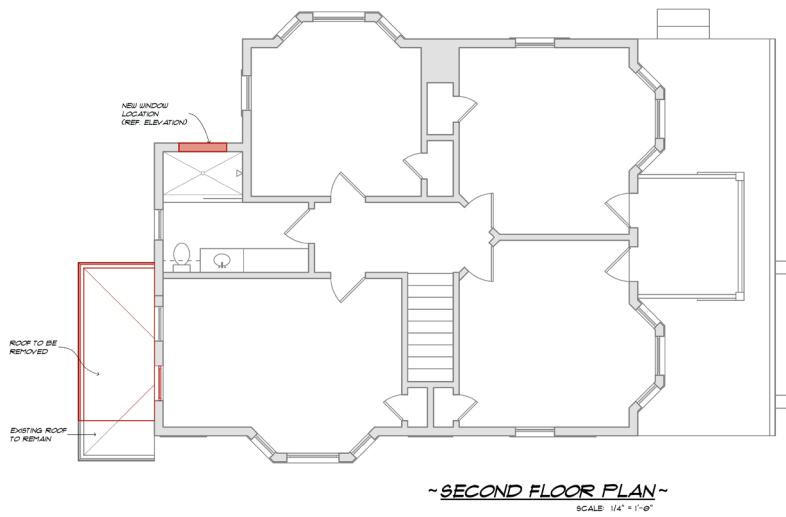
PL6

3/18/10

The survey is hereby accepted with the discrepancies, conflicts, shortages in area or boundary line, encroachments, protrusions, overlapping of improvements shown...

X Jason & Stout by Eylene M. Stout
X Melanie R. Stout by Eylene M. Stout

Figure 9 – Site Survey



NOTE: GC RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, PROVIDING PROPER BRACING, AND PROVIDING PROPER FRAMING PER ENGINEERING DRAWINGS. GC TO NOTIFY ARCHITECT AND ENGINEER OF DISCREPANCIES.

LEGEND

- EXISTING TO REMAIN
- - - EXISTING OVERHEAD/ BEYOND TO REMAIN
- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED OR RELOCATED
- - - EXISTING OVERHEAD/ BEYOND TO BE REMOVED OR RELOCATED
- EXISTING WALL TO BE REMOVED (UP TO CEILING LINE)


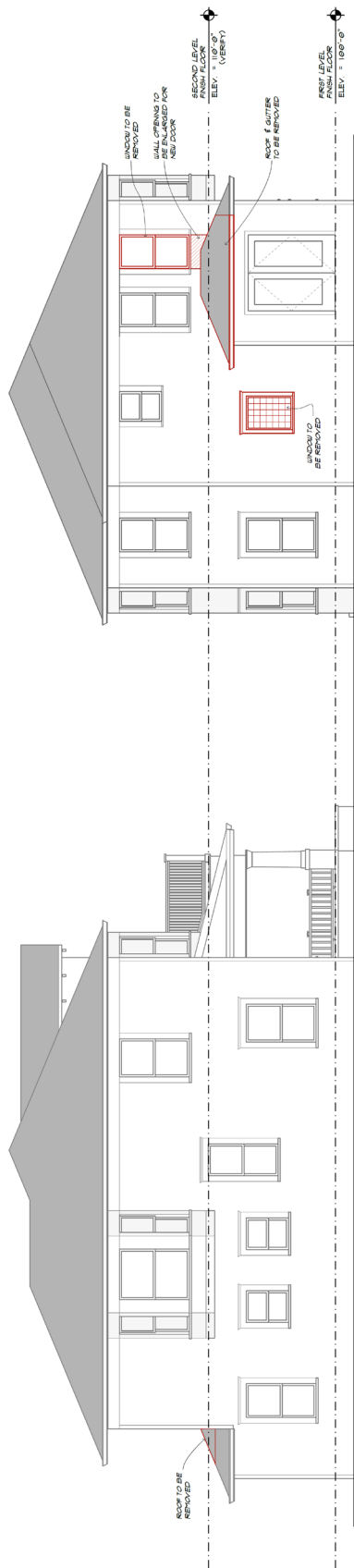
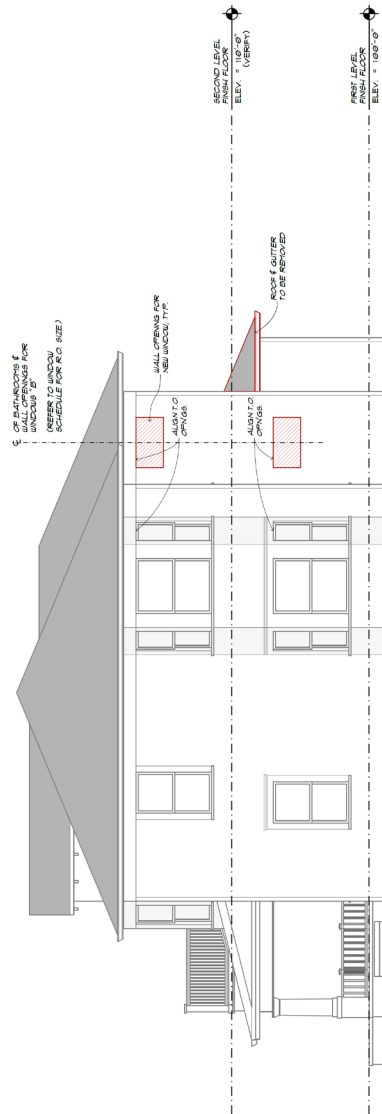
	DEMOLITION PLANS	
	-PROPOSED ADDITION - 5105 REGER AVE, DALLAS, TX 75214	
	Building Block Design LLC	
	JOB NO.	21121
	Email: aaron@buildingblockdesign.com Phone: (214) 571-8854 Mailing: 721 Ridgeway St, Dallas, TX 75214	
ORIGINAL ISSUE	CURRENT ISSUE	SHEET NO.
2/3/22	4/8/22	A0.01

Figure 11 – Demolition Plans



~SIDE ELEVATION (LEFT)~
SCALE 1/4" = 1'-0"

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



~SIDE ELEVATION (RIGHT)~
SCALE 1/4" = 1'-0"


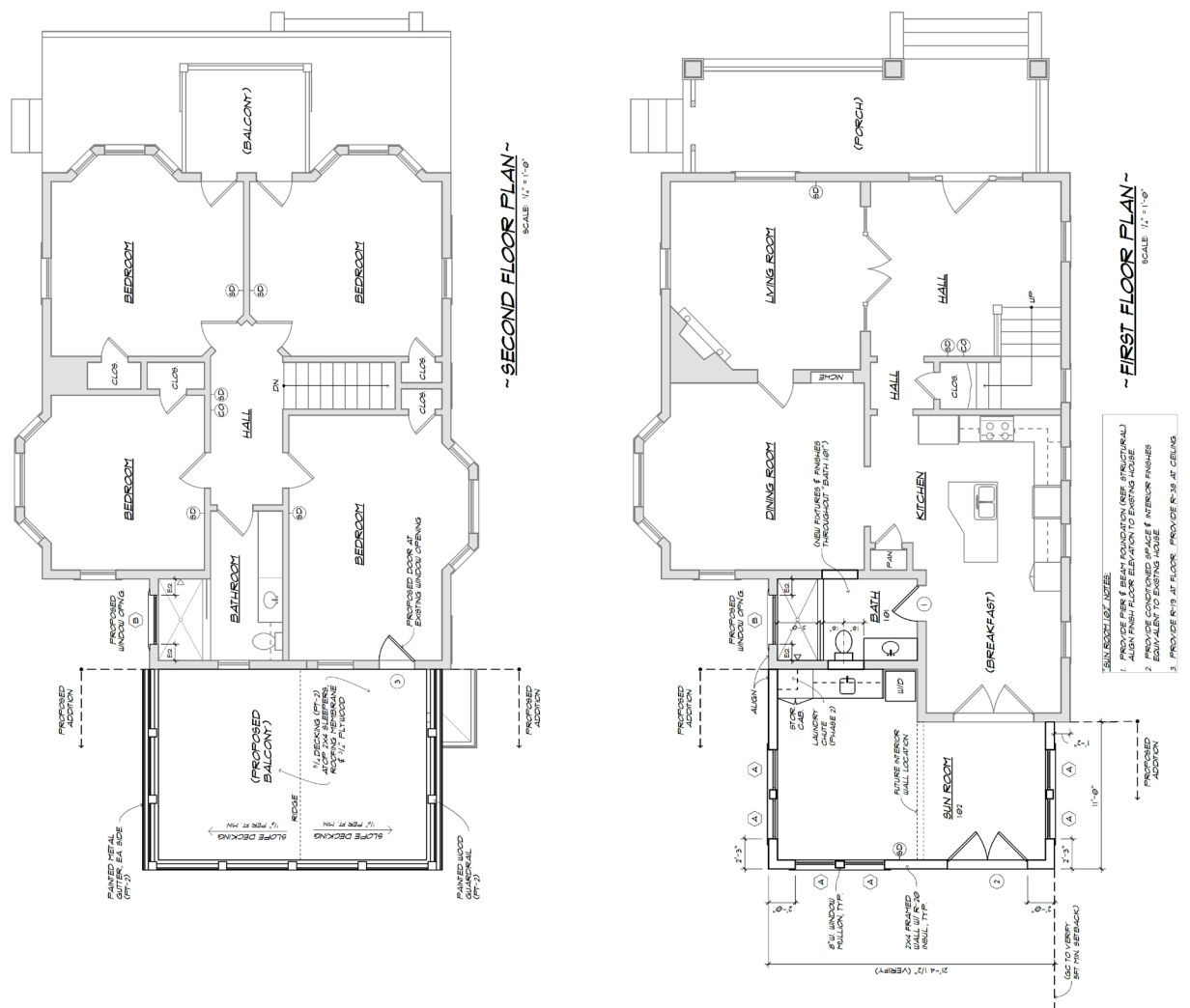
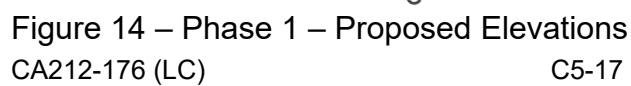
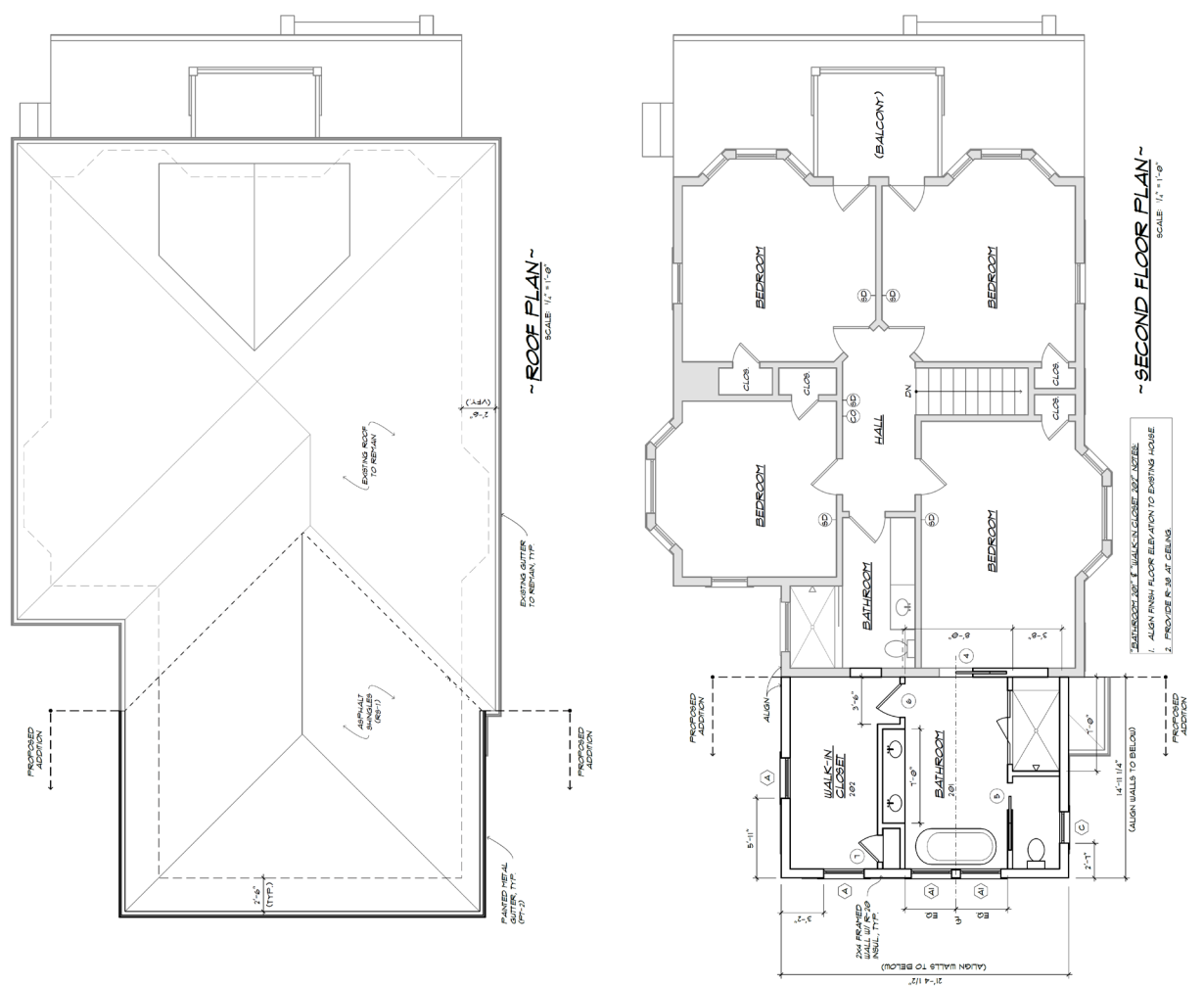
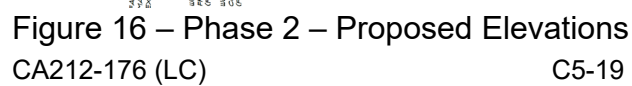
		DEMOLITION ELEVATIONS -PROPOSED ADDITION- 505 KESLER AVE. DALLAS, TX 75214 Building Block Design LLC 21121 Phone: 214-721-2844 Email: info@buildingblockdesign.com Address: 171 Highway 8, Dallas, TX 75214	
ORIGINAL ISSUE	2/3/22	CURRENT ISSUE	A005
SHEET NO.	21121	JOB NO.	505 KESLER AVE. DALLAS, TX 75214

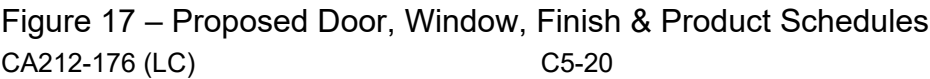
Figure 12 – Demolition Elevations
CA212-176 (LC)











**LANDMARK COMMISSION****MARCH 7, 2022**

FILE NUMBER: CA212-174(LC)
LOCATION: 6014 Swiss Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63 (Area A)

PLANNER: Liz Casso
DATE FILED: February 3, 2022
DISTRICT: Swiss Avenue (H-1)
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Steve Cook

REPRESENTATIVE: None

OWNER: WEHRLY FAMILY TRUST

REQUEST: A Certificate of Appropriateness to install new landscaping.

BACKGROUND / HISTORY:

1. 6014 Swiss Ave is a Spanish Eclectic style residence, constructed in 1924. It was designed by renowned architect Bertram Hill, who designed several of the houses along Swiss Ave. The residence is a contributing structure in the Swiss Avenue Historic District.
2. At the October 4, 2004, meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to replace an existing one-story structure in the rear of the lot with a new two-story structure (CA045-232(JA)) was approved.

PROJECT DESCRIPTION:

The request is to install new landscaping. The proposed work includes replacing five crepe myrtles in the parkway with three Baby Gem Boxwood trees. The work will also include slightly regrading down the front yard area directly in front of the structure which has built up over time. Grass will be replanted over the regraded lawn area. The shape and location of the existing front planting bed against the house will remain the same after being regraded, and the existing three-tiered stone edging will be reused and returned in the same pattern. The plantings in the front yard planting bed will consist of azaleas, coned boxwood, hydrangeas, oakleaf holly, mondo grass, and seasonal plantings (see landscape plan in figure 9). Mondo grass will also be installed in the existing circular planting beds around the base of the two front yard trees. New plantings will be installed around the existing side yard pathways and driveway (see landscape plan in figure 9).

RELEVANT PRESERVATION CRITERIA:

Swiss Avenue Historic District (H-1), Ordinance No. 18563

SEC. 51P-63.116. Preservation Criteria in Tract A

(2) Landscaping.

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

- (i) Above-ground meters.*
- (ii) Berms.*
- (iii) Pylons and similar structures.*
- (iv) Rock or sculpture gardens.*

(D) Pavement, filler, and edging materials. *Pavement, filler, and edging materials, such as landscape timbers, gravel, and bark, used in landscape beds in the front and corner side yards must be reviewed by the commission as part of an overall landscape plan if the landscape beds collectively comprise more than 25 percent of the combined areas of the front and corner side yards. No more than 25 percent of the front yard of a residential use may be covered by pavement or filler materials.*

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

Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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:

- (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.*

ANALYSIS:

The proposed landscaping project would minimally change the existing landscaping. The regrading of a portion of the front yard would bring the entire front yard grade down to where it historically was, and where it will match the grade of the adjacent properties. The front yard and side yard planting beds, edging, walkways, and driveway will remain as existing, or will be returned to match existing with various new plantings that are appropriate for the site and district. The proposed work is consistent with the preservation criteria for landscaping and would not have an adverse effect on the character of the site or district. In addition, the proposed work is in-keeping with the Secretary of the Interior's Standards for Rehabilitation #2 and #9.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to install new landscaping be approved in accordance with drawings and specifications dated 3/7/2022.

The proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and (D) for landscaping and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

That a Certificate of Appropriateness to install new landscaping be approved as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Steve Cook

Mailing Address : 6014 Swiss Ave

City, State and Zip Code: Dallas, TX 75214

Daytime Phone: 817-323-9454 Alternate Phone: 682-712-5920

Relationship of Applicant to Owner : General

OFFICE USE ONLY

Main Structure:

☐ Contributing

☐ Non-contributing

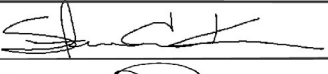
PROPERTY ADDRESS: 6014 Swiss

Historic District: Swiss Avenue

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."**

Changing landscape throughout entire property. Design with photos are attached

Signature of Applicant:  Date: 01/31/2022

Signature of Owner:  Date: 09/02/2021
(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

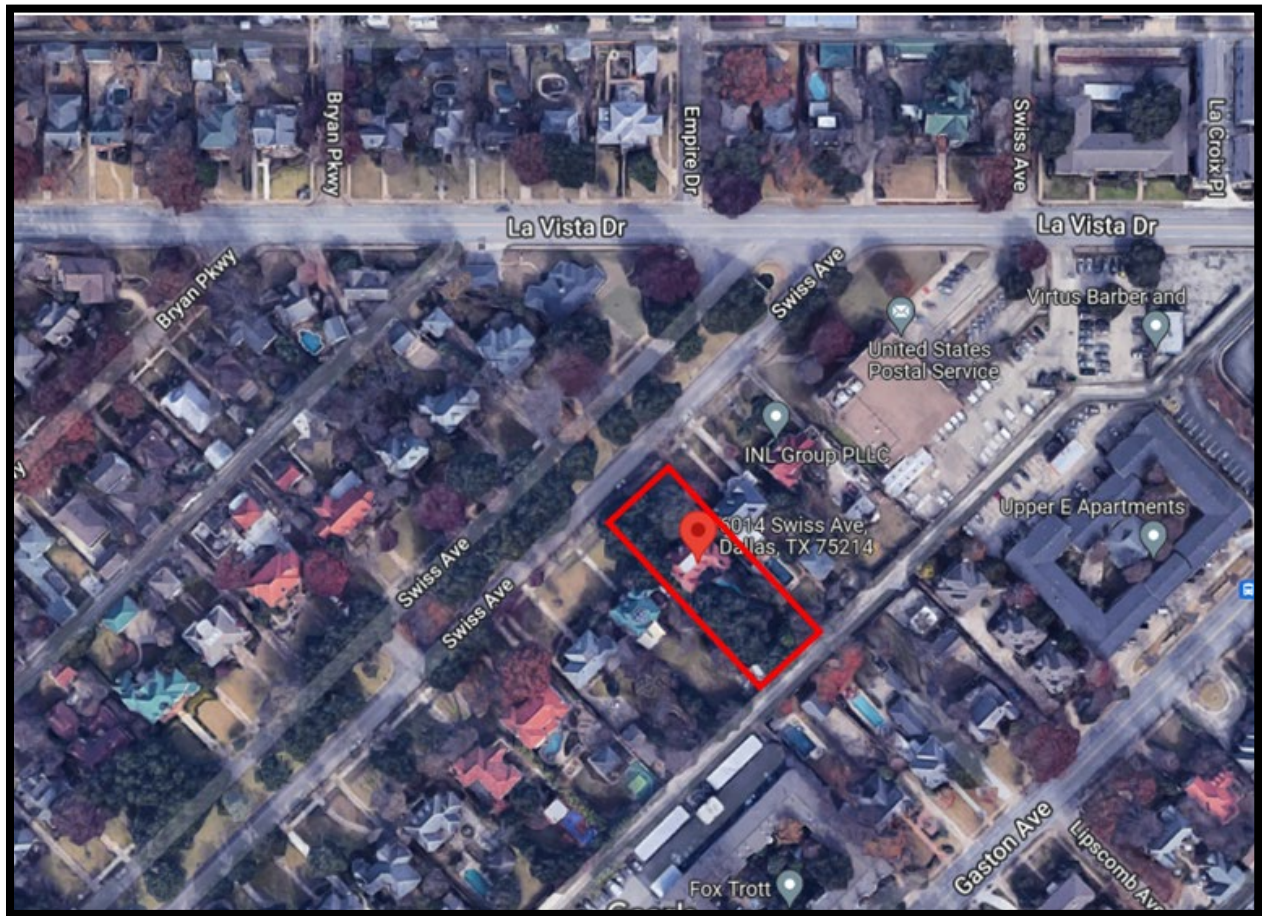


Figure 1 – Aerial view of the subject property (Google Maps, 2022)



Figure 2 – View of the subject property as seen from Swiss Ave



Figure 3 – View of the subject property as seen from Swiss Ave

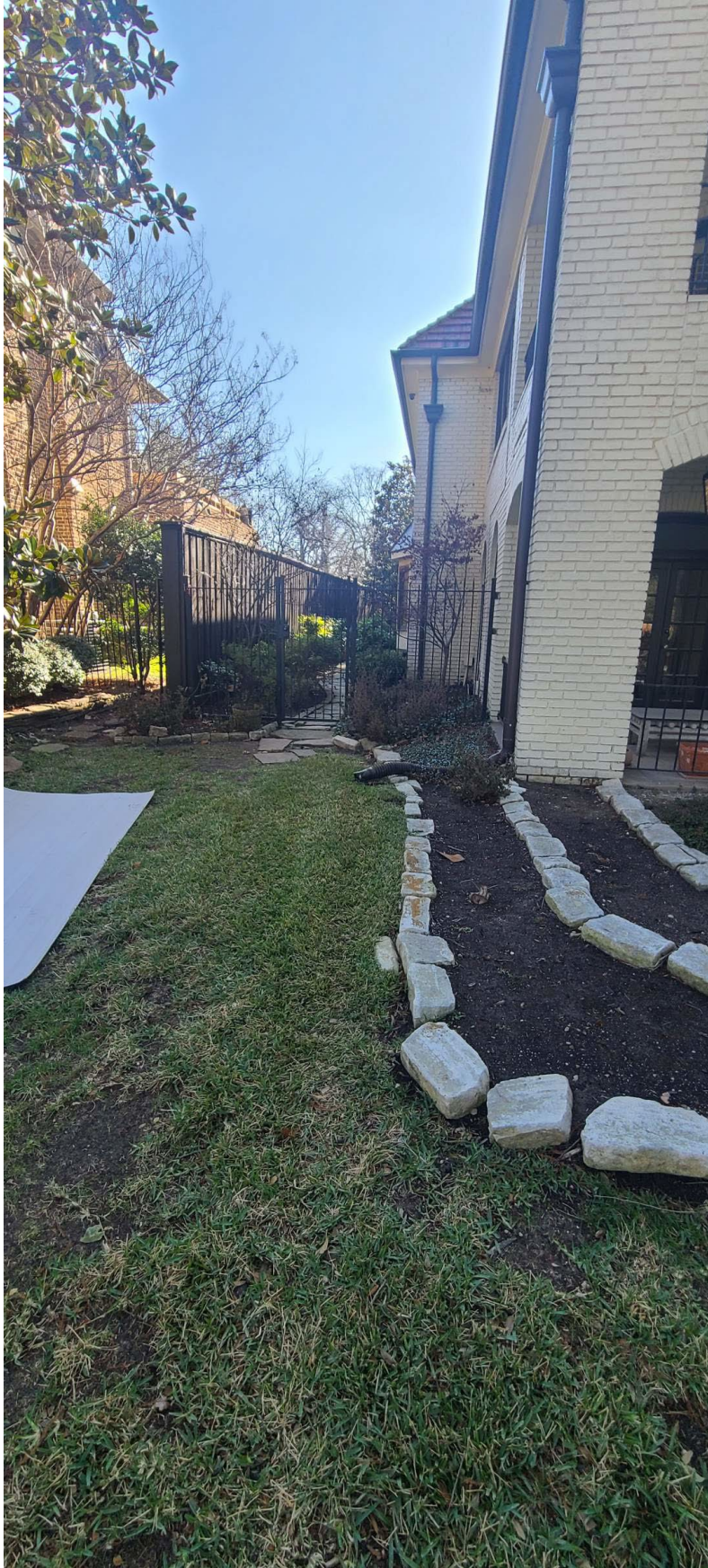


Figure 4 – Left side yard of subject property
CA212-174 (LC) C6-7

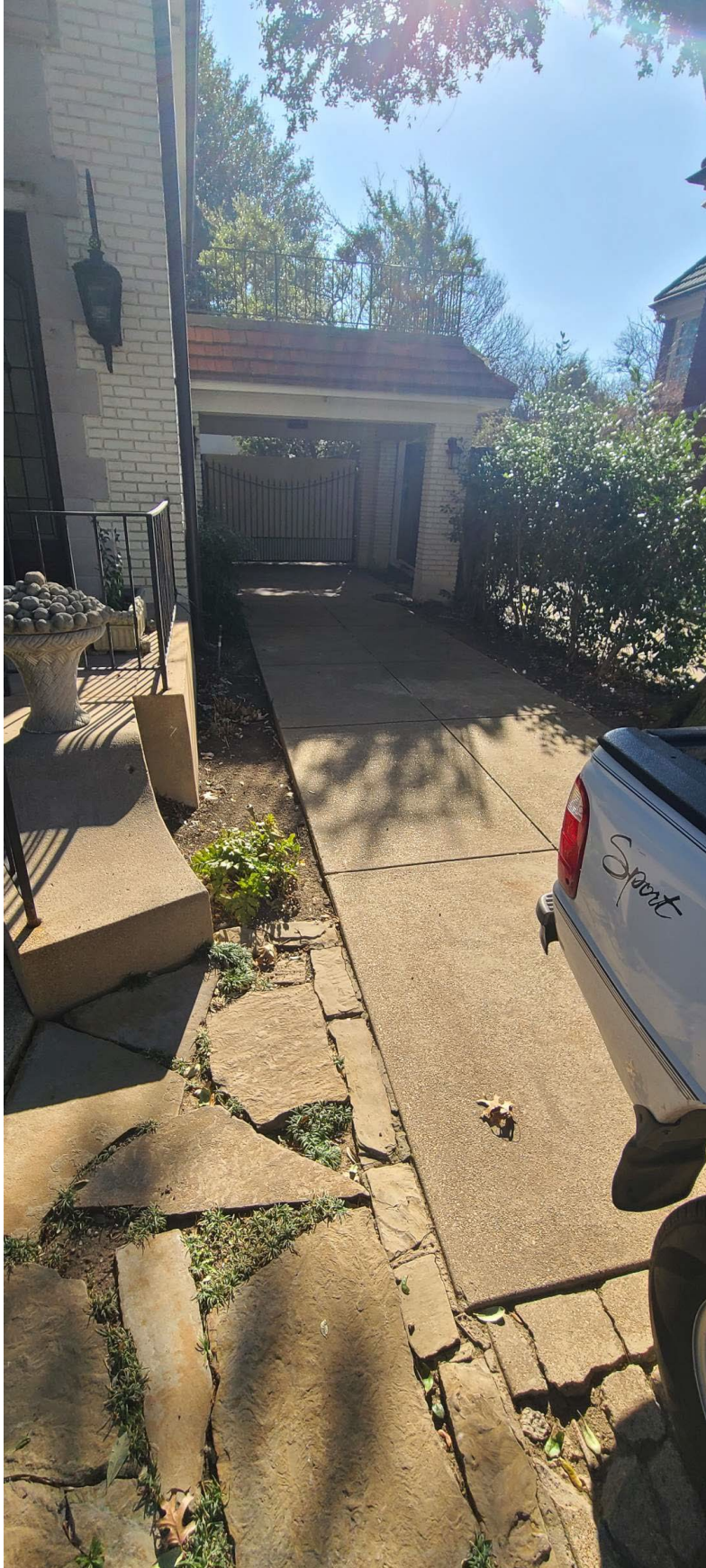


Figure 5 – Right side yard of subject property
CA212-174 (LC) C6-8



Figure 6 – Streetscape and adjacent property to the east on Swiss Ave



Figure 7 – Streetscape and adjacent property to the west on Swiss Ave



Figure 8 – Streetscape and adjacent properties to the north on Swiss Ave

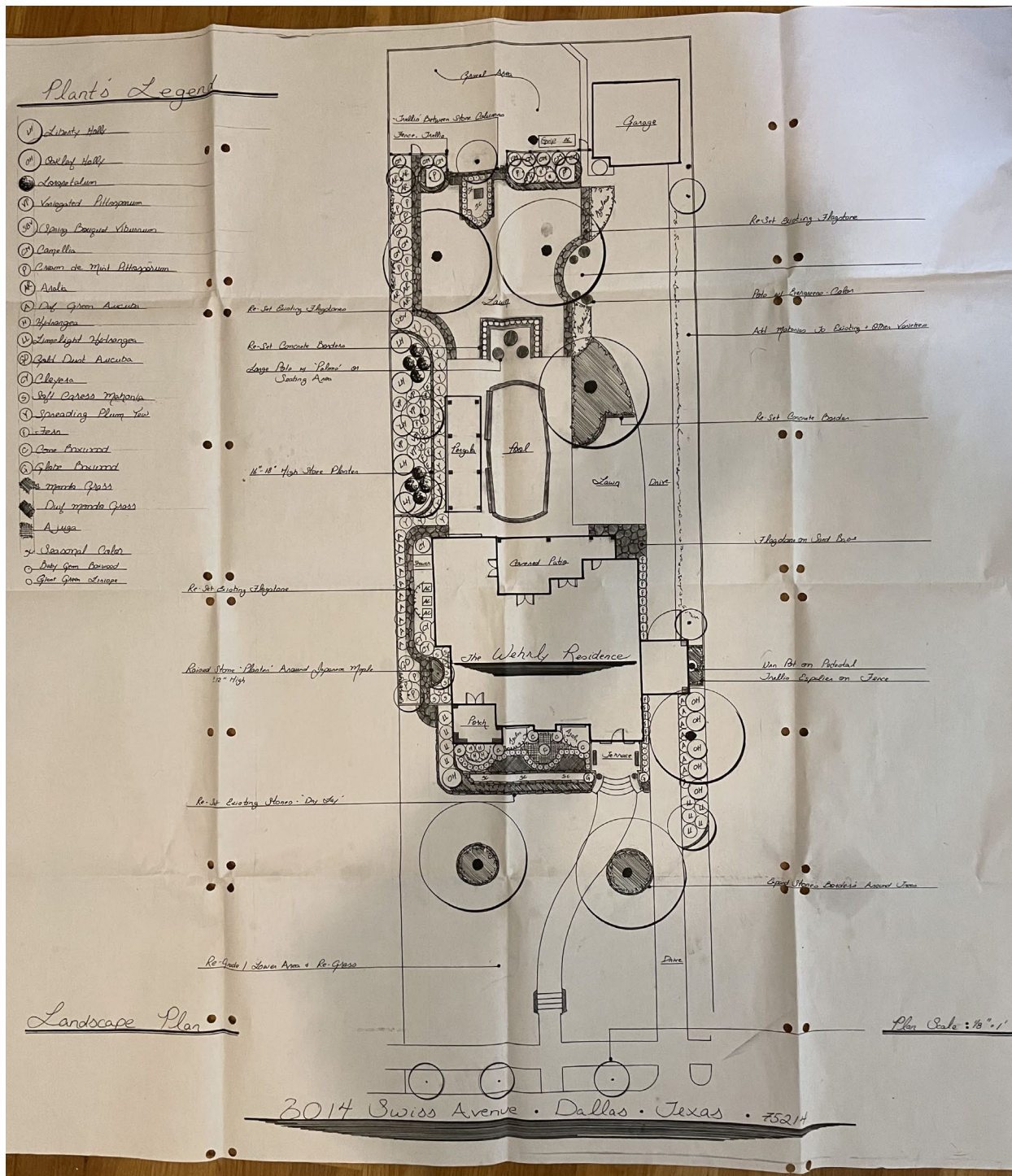


Figure 9 – Proposed Landscape Plan



Azalea



Baby Gem Boxwoods



Bridal Wreath Spirea



Camellia Sasanqua Crimson King (2)



Camellia Sasanqua Crimson King



Cleyera



Cone & Globe Boxwoods



Cone Boxwoods



Cream de Mint Pittasparum



Dwf Green Aucuba



Dwf Mondo Grass



Endless Summer Hydrangea



Espaliers



Ferns



Giant Green Linigae



Globe Boxwoods



Holly Fern



Libert Holly



Lime light Hydrangea



Loropetalum



Mondo Grass

Figure 10 – Proposed Plantings



Multicolored azaleas



Oakleaf Holly



Single trunk Crepe Myrtle Tree



Soft Caress Mahonia



Spreading Plum Yew



Variegated Ajuga



Variegated Pittosporum

Figure 11 – Proposed Plantings

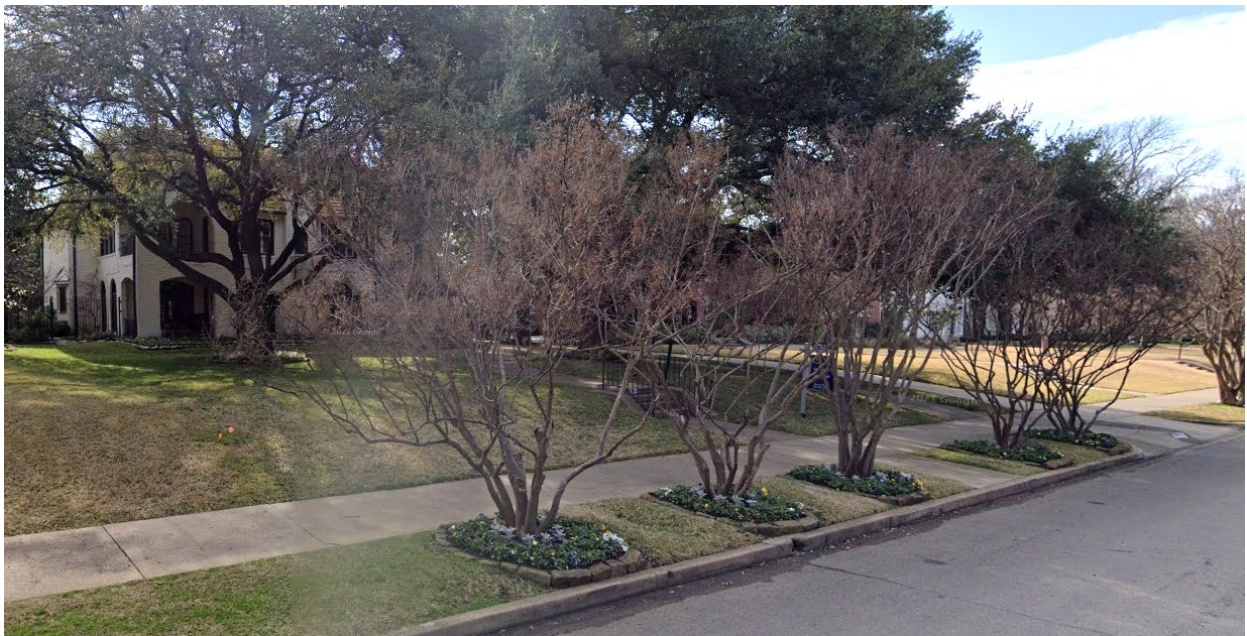


Figure 12 – Photo of Crepe Myrtles in the Parkway to be Replaced

**LANDMARK COMMISSION****MARCH 7, 2022**

FILE NUMBER: CA212-175(LC)
LOCATION: 6020 Swiss Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63 (Area A)

PLANNER: Liz Casso
DATE FILED: February 3, 2022
DISTRICT: Swiss Avenue (H-1)
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Any Scripps

REPRESENTATIVE: None

OWNER: ANDREW SCRIPPS & JENNIFER HOUSTON

REQUEST:

- 1) A Certificate of Appropriateness to remove four trees from the front yard.
- 2) A Certificate of Appropriateness to install new trees and landscaping, including a concrete planting bed edger with masonry columns.
- 3) A Certificate of Appropriateness to install new hardscaping.
- 4) A Certificate of Appropriateness to install wrought iron fencing with gates.
- 5) A Certificate of Appropriateness to relocate the existing light pole in the front yard.

BACKGROUND / HISTORY:

1. 6020 Swiss Ave is a Tudor Style residence, with Medieval Revival Style elements. It was constructed in 1927. The residence is a contributing structure in the Swiss Avenue Historic District.
2. At the August 7, 2006, meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to replace the concrete driveway and widen it 9ft and replace four sections of concrete sidewalk (CA056-411(JA)) was approved.
3. At the January 8, 2007, meeting of the LMC, a request for a CA to install metal handrails at the front rolled steps and porch steps (CA067-177(JA)) was approved.
4. At the July 6, 2021, meeting of the LMC, a request for a CA to construct a rear addition on the main structure (CA201-484(MLP)) was approved.

PROJECT DESCRIPTION:

Tree Removal

Four trees are proposed for removal in the front yard area (see figure 9 for tree removal plan). These do not include the existing trees in the parkway. Two Bald Cypress trees, located directly in front of the structure, will be removed in order to provide better visibility of the main structure. The applicant has indicated that both trees no longer produce a full canopy during their peak season. In addition, the canopy of a large Live Oak tree, located on the adjacent property to the right, currently has grown into and competes with the Bald Cypress located on the left side of the front yard, which is another reason the applicant would like to remove this particular tree. A third Bald Cypress and one Red Oak tree will be removed from the far-left side of the front yard, left of the driveway. To mitigate the loss of these trees, three Cedar Elm trees will be planted along the far-left side of the front yard, left of the driveway (See figure 10 for proposed new tree locations). Their canopies will be trimmed up so as not obscure views of the adjacent property to the left. The intention is not for these trees to be used as screen or fencing.

New Landscaping and Hardscaping

The proposed new landscaping for the front yard includes the addition of two small planting beds adjacent to the front waterfall steps, which will include seasonal plantings.

Larger planting beds are proposed to be located in front of the main structure. These planting beds will include White Plumbago, Dwarf Buford Holly, Agapanthus, Russian Sage, Japanese Maples, Blue Sage, Boxwoods, and seasonal plantings. These planting beds will include an eight-inch-wide concrete edger that will be located at grade (see figure 15). At four points along the edger will be 24-inch-tall brick columns with cast stone caps and finials on top.

Landscape lighting will be installed within the proposed planting beds as well (see figure 14 for lighting plan.)

A small planting bed will also be located on the far-left side of the front yard, left of the driveway and in front of the porte-cochere. This planting bed will include Russian Sage, Boxwood, Dwarf Buford Holly, and Little Gem Magnolias. Behind this planting bed in the side yard will be a row of Little Gem Magnolias and Foster Holly.

The hardscaping includes pea gravel that will be used as filler for the Little Gem Magnolias and Foster Holly in the side yard. It will also be used in the right-side yard has paving around the raised planting beds.

Fencing

A four-foot tall, wrought iron, picket style fence, that includes gates, is proposed for the side yards. The fence will have a black painted finish and is flat across the top (see figure 15). The purpose of the fence is to secure the rear yard and pool.

Light Pole Relocation

There is an existing lantern topped metal light pole adjacent to the front walkway in the front yard. It is located approximately halfway between the house and the sidewalk. The applicant is requesting to adjust the location of this light pole by reinstalling it nearer to

the sidewalk and adjacent to the front waterfall steps. The purpose is not only to provide more light for the steps at night, but also to place the light pole in a location more in-keeping with other similar light poles found throughout the district.

RELEVANT PRESERVATION CRITERIA:

Swiss Avenue Historic District (H-1), Ordinance No. 18563

SEC. 51P-63.116. Preservation Criteria in Tract A

(2) Landscaping.

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

- (i) Above-ground meters.*
- (ii) Berms.*
- (iii) Pylons and similar structures.*
- (iv) Rock or sculpture gardens.*

(B) Fences.

(ii) Form.

(aa) Fences must be constructed and maintained in a vertical position.

(bb) The top edge of a fence must be along a line that is either horizontal or parallel to grade. Except in the case of a picket, chain link, or wrought iron fence, the top edge of a fence must be flat.

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

(iv) Location.

(bb) A fence in an interior side yard must be located in the rear 50 percent of the side yard and behind the rearmost side projection of a main building, except that the commission may allow a fence to be located in the rear 75 percent of the side yard if it determines that the fence does not screen any portion of a significant architectural feature of a main building on the same or an adjacent lot.

(ee) A fence must run either parallel or perpendicular to a building wall or lot line.

(v) Materials. *A fence must be constructed of one or more of the following materials: metal or plastic-coated chain link, wrought iron, wood, brick, or stucco. Exposed concrete blocks are not permitted.*

(vii) Metal fences.

(aa) Wrought iron and metal fences must be compatible with the style and period of a main building.

(bb) If a wrought iron or metal fence is painted or colored, the color must be black, dark green, or dark brown and complement the color of a main building.

(C) Outdoor lighting. *Outdoor light fixtures on the front facade of a main building and on poles in the front yard must be compatible with the style and period of a main building and not obscure or conflict with significant architectural details. Overhead and exposed wiring and conduit for outdoor lighting is not permitted.*

(D) Pavement, filler, and edging materials. *Pavement, filler, and edging materials, such as landscape timbers, gravel, and bark, used in landscape beds in the front and corner side yards must be reviewed by the commission as part of an overall landscape plan if the landscape beds collectively comprise more than 25 percent of the combined areas of the front and corner side yards. No more than 25 percent of the front yard of a residential use may be covered by pavement or filler materials.*

(I) Columns.

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

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

Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

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:
 - (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.*

ANALYSIS:

Tree Removal

In looking through historic aerial photos, there does not appear to be trees in the front yard at 6020 Swiss Ave until the 1970s. The removal of the proposed trees would not have an adverse effect on the character of the site or district, and would open up view to the main structure. This works is consistent with the Secretary of the Interior's Standards for Rehabilitation #9.

New Landscaping and Hardscaping

The proposed new landscaping, concrete edging, lighting, and hardscaping are appropriate and similar to other landscaping designs seen throughout the historic district. The proposed design and plantings will complement and enhance the main structure.

However, the proposed 24-inch-tall brick columns with cast stone caps are not permitted per the Dallas Development Code. Any constructed feature over six inches in height is considered a "structure." Structures are not permitted to be constructed within the front yard setback. Therefore, Staff has recommended approval of the landscaping with the condition that the brick column feature is removed from the plans. The applicant has been made aware and has no issue eliminating the feature from the proposed landscape plan.

Fencing

The proposed metal fence is appropriate in design and location. In addition, it is required to meet pool code requirement. The fence is consistent with the preservation criteria for fencing as well as the Secretary of the Interior's Standards for Rehabilitation #9.

Light Pole Relocation

Several of the properties throughout the Swiss Ave Historic District have lantern topped light poles in the front yard similar to the one at 6020 Swiss Avenue. Most of these light poles are installed adjacent to the waterfall steps at the sidewalk. The proposed request to relocate the light pole at 6020 Swiss to the waterfall steps and sidewalk is appropriate and in-keeping with the existing pattern in the district. This works is consistent with the preservation criteria for lighting as well as the Secretary of the Interior's Standards for Rehabilitation #9.

STAFF RECOMMENDATION:

- 1) That the request for a Certificate of Appropriateness to remove four trees from the front yard be approved in accordance with drawings dated 3/7/22.

The proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) That the request for a Certificate of Appropriateness to install new trees and landscaping, including a concrete planting bed edger with masonry columns be approved in accordance with drawings and specifications dated 3/7/22 with the condition that the 24-inch tall masonry columns be removed from the plans.

The proposed work is consistent with preservation criteria Section 51P-63.116(2)(A) and (D) for landscaping and edging materials and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) That the request for a Certificate of Appropriateness to install new hardscaping be approved in accordance with drawings and specifications dated 3/7/22.

The proposed work is consistent with preservation criteria Section 51P-63.116(2)(D) for landscape pavement, filler and edging materials and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 4) That the request for a Certificate of Appropriateness to install wrought iron fencing with gates be approved in accordance with drawings and specifications dated 3/7/22.

The proposed work is consistent with preservation criteria Section 51P-63.116(2)(B) for fencing and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 5) That the request for a Certificate of Appropriateness to relocate the existing light pole in the front yard be approved in accordance with drawings and specifications dated 3/7/22.

The proposed work is consistent with preservation criteria Section 51P-63.116(2)(C) for outdoor lighting and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) That the request for a Certificate of Appropriateness to remove four trees from the front yard be approved as submitted.
- 2) That the request for a Certificate of Appropriateness to install new trees and landscaping, including a concrete planting bed edger with masonry columns be approved as submitted.
- 3) That the request for a Certification of Appropriateness to install new hardscaping be approved as submitted.
- 4) That the request for a Certificate of Appropriateness to install wrought Iron Fencing with gates be approved as submitted.
- 5) That the request for a Certification of Appropriateness to relocate the existing light pole in the front yard be approved as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ [_____]
Office Use Only

Name of Applicant: Andy Scripps

Mailing Address : 6020 Swiss Avenue

City, State and Zip Code: Dallas, TX 75214

Daytime Phone: 214 632 3316 Alternate Phone: same

Relationship of Applicant to Owner : Owner

OFFICE USE ONLY

Main Structure:

____ Contributing

____ Non-contributing


PROPERTY ADDRESS: 6020 Swiss Avenue Dallas, TX 75214

Historic District: Swiss Avenue

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."**

Front yard and back yard landscape. The front yard is designed to bring in more traditional plant material and design reflective of the house and time period it was built. The backyard is preserving oak trees and a pool, and removing some existing pecan trees that pose a safety issue to the structures, people & the pool. Traditional landscape design is proposed along with privacy and security landscape plantings for safety purposes New trees gardens, and plants are being proposed that are more harmonious with the community feel and house character.

Signature of Applicant: 

Date: 20. January. 2022

Signature of Owner: _____
(IF NOT APPLICANT)

Date: _____

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

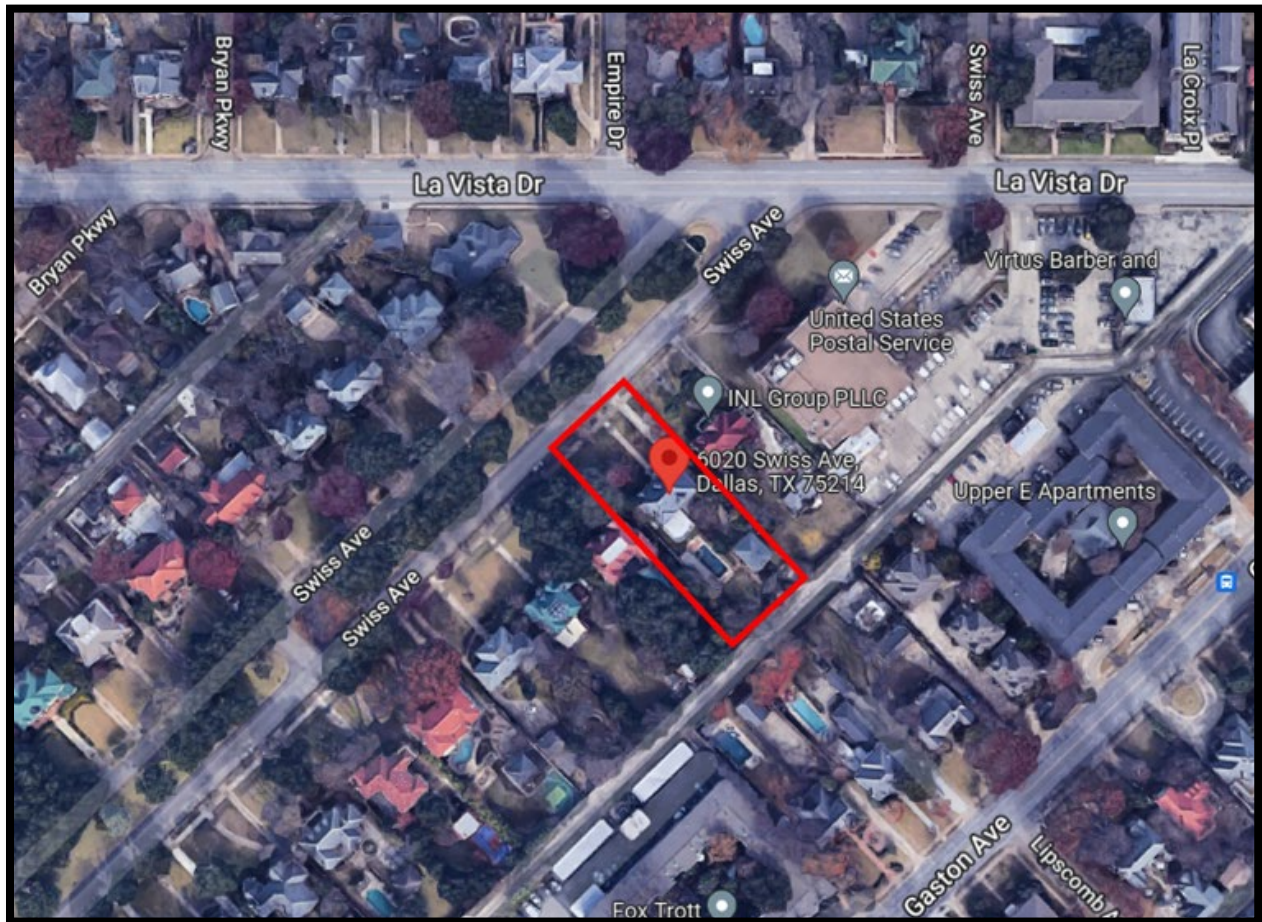


Figure 1 – Aerial view of the subject property (Google Maps, 2022)



Figure 2 – View of the subject property as seen from Swiss Ave (Google Streetview Image from January 2021)



Figure 3 – View of the subject property as seen from Swiss Ave (Google Streetview Image from January 2021)



Figure 4 – View of the subject property as seen from Swiss Ave (Currently)



Figure 5 – Streetscape and adjacent property to the east on Swiss Ave

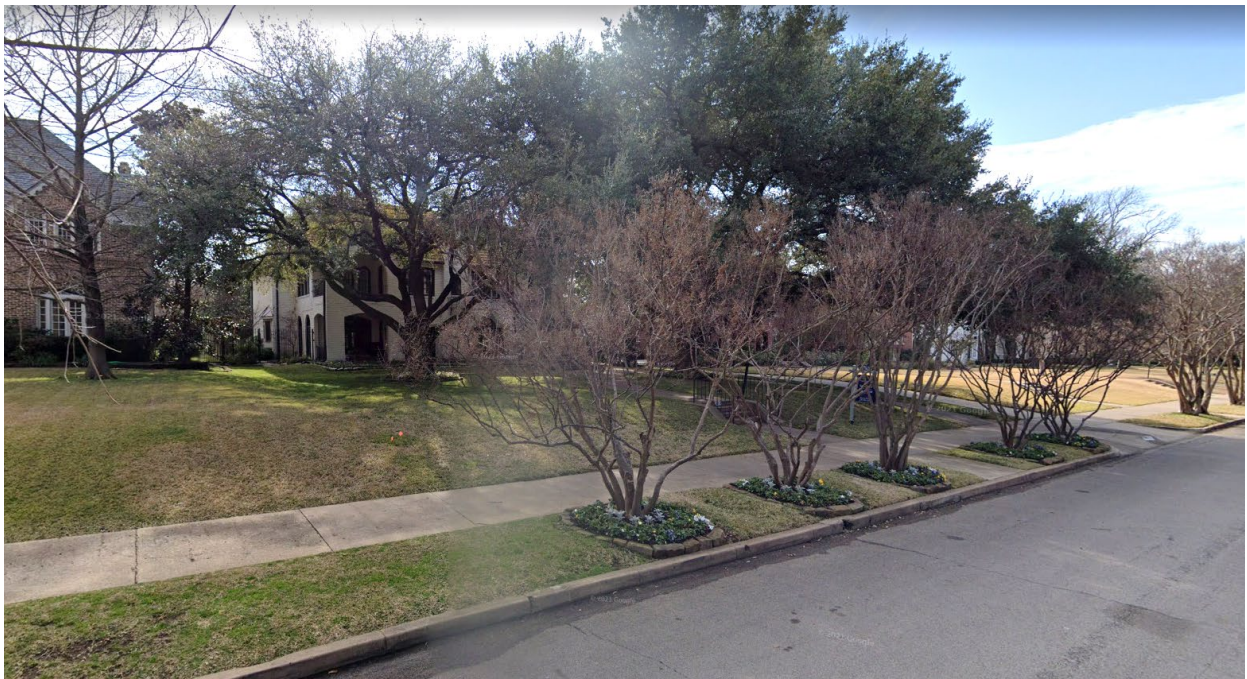


Figure 6 – Streetscape and adjacent property to the west on Swiss Ave



Figure 7 – Streetscape and adjacent properties to the north on Swiss Ave

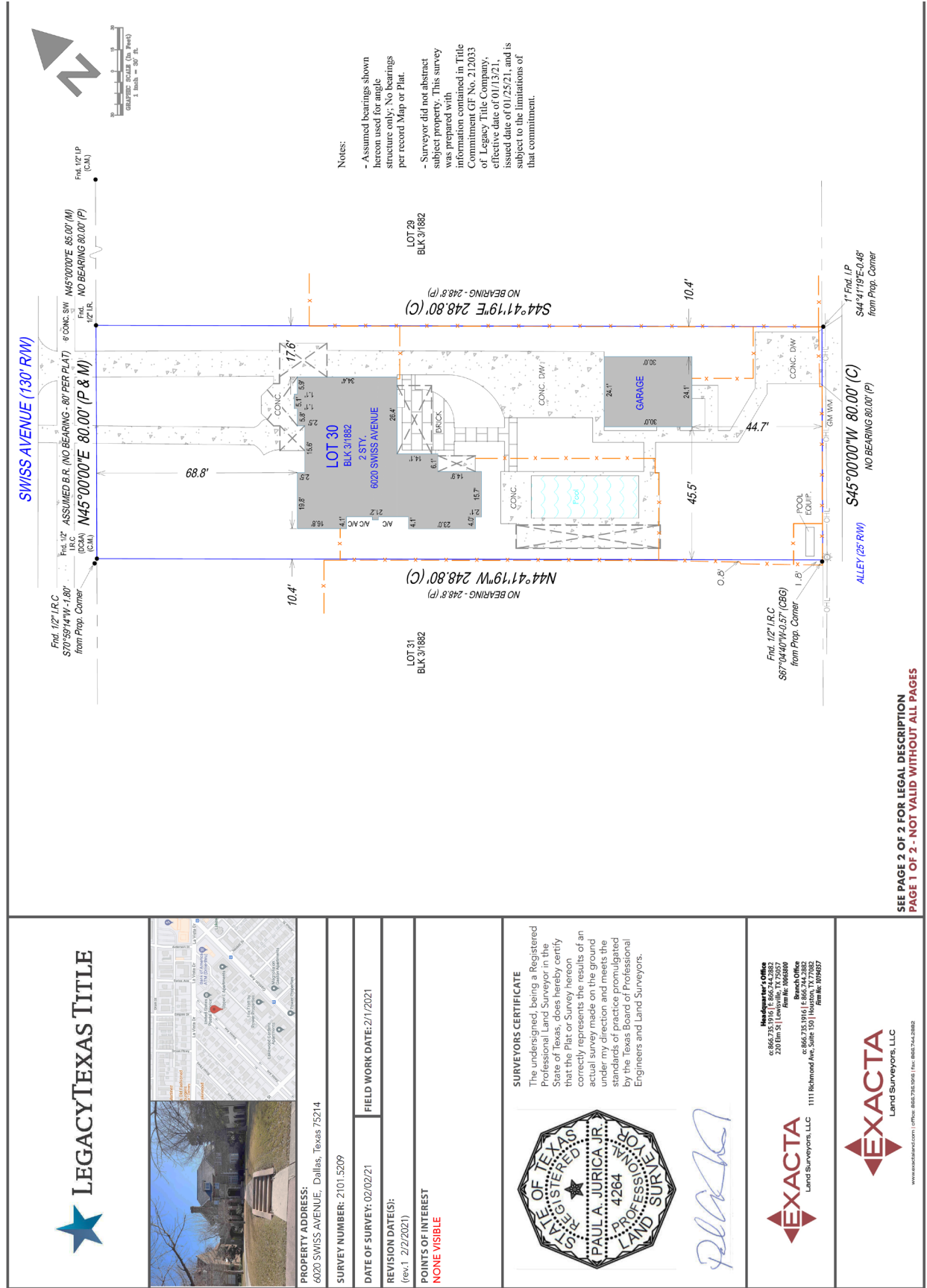


Figure 8a – Site Survey

Figure 8b – Site Survey
CA212-175 (LC)

Figure 9 – Pro
CA212-175 (LC)

INDICATES EXISTING TREE TO BE
REMOVED

INDICATES EXISTING TREE TO BE
PRESERVED

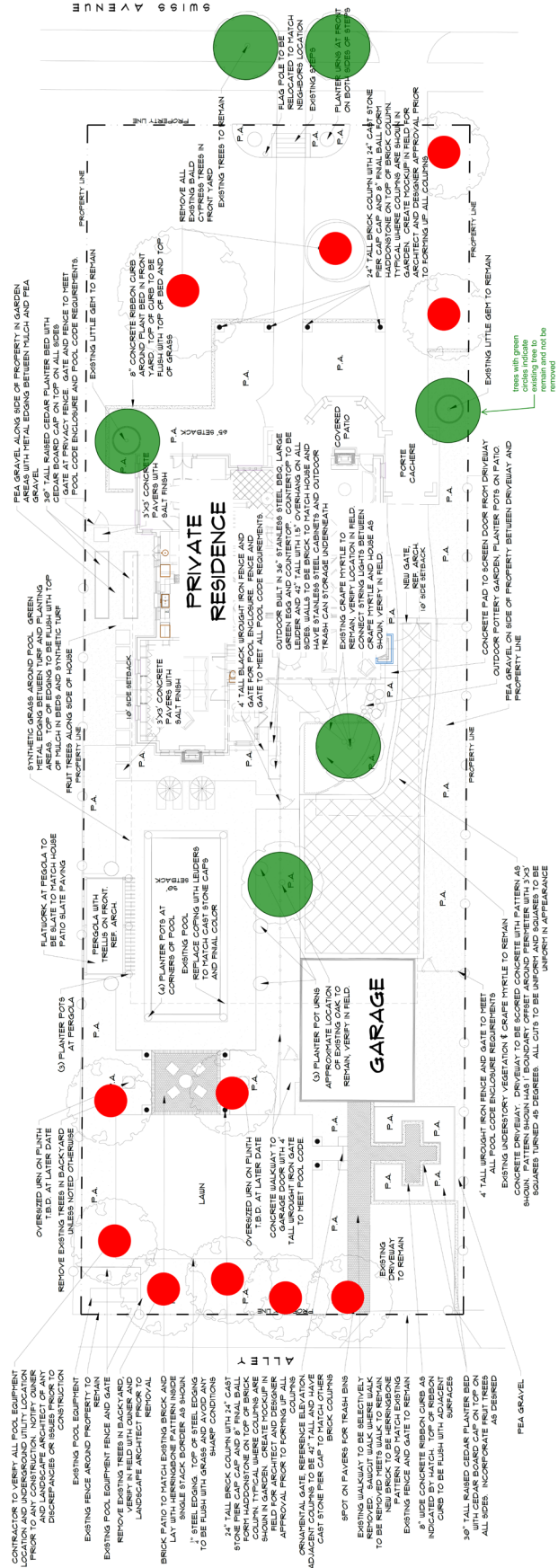




Figure 10 – Existing Front Yard Bald Cypress Tree to be Removed

PLANT LIST		
SHADE	CANOPY TREES	
SYMBOL	PLANT NAME	SIZE
1	CHINESE PISTACHE	60' BOX
2	<i>Alnus chinensis</i>	60' GAL
3	7' alternate 'Foster'	7 GAL
4	7' LITTLE GUM MANGROVE	30' GAL
5	BLOODWOOD JAPANESE WAXLE	30' GAL
6	<i>Acer palmatum</i> Japanese	60' GAL
7	<i>Ulmus canadensis</i>	60' GAL
8	7' alternate 'Foster'	7 GAL
9	BLOODWOOD JAPANESE WAXLE	30' GAL
10	<i>Acer palmatum</i> Japanese	60' GAL
11	<i>Ulmus canadensis</i>	60' GAL
12	7' alternate 'Foster'	7 GAL
13	BLOODWOOD JAPANESE WAXLE	30' GAL
14	<i>Acer palmatum</i> Japanese	60' GAL
15	<i>Ulmus canadensis</i>	60' GAL
16	7' alternate 'Foster'	7 GAL
17	BLOODWOOD JAPANESE WAXLE	30' GAL
18	<i>Acer palmatum</i> Japanese	60' GAL
19	<i>Ulmus canadensis</i>	60' GAL
20	7' alternate 'Foster'	7 GAL
21	BLOODWOOD JAPANESE WAXLE	30' GAL
22	<i>Acer palmatum</i> Japanese	60' GAL
23	<i>Ulmus canadensis</i>	60' GAL
24	7' alternate 'Foster'	7 GAL
25	BLOODWOOD JAPANESE WAXLE	30' GAL
26	<i>Acer palmatum</i> Japanese	60' GAL
27	<i>Ulmus canadensis</i>	60' GAL
28	7' alternate 'Foster'	7 GAL
29	BLOODWOOD JAPANESE WAXLE	30' GAL
30	<i>Acer palmatum</i> Japanese	60' GAL
31	<i>Ulmus canadensis</i>	60' GAL
32	7' alternate 'Foster'	7 GAL
33	BLOODWOOD JAPANESE WAXLE	30' GAL
34	<i>Acer palmatum</i> Japanese	60' GAL
35	<i>Ulmus canadensis</i>	60' GAL
36	7' alternate 'Foster'	7 GAL
37	BLOODWOOD JAPANESE WAXLE	30' GAL
38	<i>Acer palmatum</i> Japanese	60' GAL
39	<i>Ulmus canadensis</i>	60' GAL
40	7' alternate 'Foster'	7 GAL
41	BLOODWOOD JAPANESE WAXLE	30' GAL
42	<i>Acer palmatum</i> Japanese	60' GAL
43	<i>Ulmus canadensis</i>	60' GAL
44	7' alternate 'Foster'	7 GAL
45	BLOODWOOD JAPANESE WAXLE	30' GAL
46	<i>Acer palmatum</i> Japanese	60' GAL
47	<i>Ulmus canadensis</i>	60' GAL
48	7' alternate 'Foster'	7 GAL
49	BLOODWOOD JAPANESE WAXLE	30' GAL
50	<i>Acer palmatum</i> Japanese	60' GAL
51	<i>Ulmus canadensis</i>	60' GAL
52	7' alternate 'Foster'	7 GAL
53	BLOODWOOD JAPANESE WAXLE	30' GAL
54	<i>Acer palmatum</i> Japanese	60' GAL
55	<i>Ulmus canadensis</i>	60' GAL
56	7' alternate 'Foster'	7 GAL
57	BLOODWOOD JAPANESE WAXLE	30' GAL
58	<i>Acer palmatum</i> Japanese	60' GAL
59	<i>Ulmus canadensis</i>	60' GAL
60	7' alternate 'Foster'	7 GAL
61	BLOODWOOD JAPANESE WAXLE	30' GAL
62	<i>Acer palmatum</i> Japanese	60' GAL
63	<i>Ulmus canadensis</i>	60' GAL
64	7' alternate 'Foster'	7 GAL
65	BLOODWOOD JAPANESE WAXLE	30' GAL
66	<i>Acer palmatum</i> Japanese	60' GAL
67	<i>Ulmus canadensis</i>	60' GAL
68	7' alternate 'Foster'	7 GAL
69	BLOODWOOD JAPANESE WAXLE	30' GAL
70	<i>Acer palmatum</i> Japanese	60' GAL
71	<i>Ulmus canadensis</i>	60' GAL
72	7' alternate 'Foster'	7 GAL
73	BLOODWOOD JAPANESE WAXLE	30' GAL
74	<i>Acer palmatum</i> Japanese	60' GAL
75	<i>Ulmus canadensis</i>	60' GAL
76	7' alternate 'Foster'	7 GAL
77	BLOODWOOD JAPANESE WAXLE	30' GAL
78	<i>Acer palmatum</i> Japanese	60' GAL
79	<i>Ulmus canadensis</i>	60' GAL
80	7' alternate 'Foster'	7 GAL
81	BLOODWOOD JAPANESE WAXLE	30' GAL
82	<i>Acer palmatum</i> Japanese	60' GAL
83	<i>Ulmus canadensis</i>	60' GAL
84	7' alternate 'Foster'	7 GAL
85	BLOODWOOD JAPANESE WAXLE	30' GAL
86	<i>Acer palmatum</i> Japanese	60' GAL
87	<i>Ulmus canadensis</i>	60' GAL
88	7' alternate 'Foster'	7 GAL
89	BLOODWOOD JAPANESE WAXLE	30' GAL
90	<i>Acer palmatum</i> Japanese	60' GAL
91	<i>Ulmus canadensis</i>	60' GAL
92	7' alternate 'Foster'	7 GAL
93	BLOODWOOD JAPANESE WAXLE	30' GAL
94	<i>Acer palmatum</i> Japanese	60' GAL
95	<i>Ulmus canadensis</i>	60' GAL
96	7' alternate 'Foster'	7 GAL
97	BLOODWOOD JAPANESE WAXLE	30' GAL
98	<i>Acer palmatum</i> Japanese	60' GAL
99	<i>Ulmus canadensis</i>	60' GAL
100	7' alternate 'Foster'	7 GAL
101	BLOODWOOD JAPANESE WAXLE	30' GAL
102	<i>Acer palmatum</i> Japanese	60' GAL
103	<i>Ulmus canadensis</i>	60' GAL
104		



1 LANDSCAPE CONCEPT
SCALE: 1" = 10'

CA212-175 (LC)

[illegible]

2
PLANT LIST



C7-20

[illegible]2 PLANT LIST

C7-21

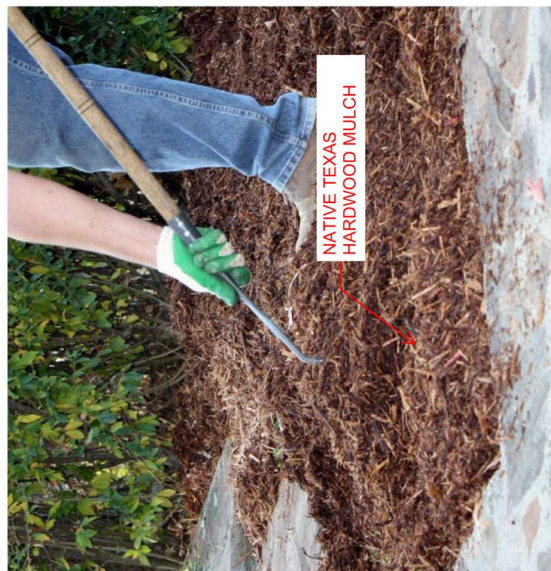
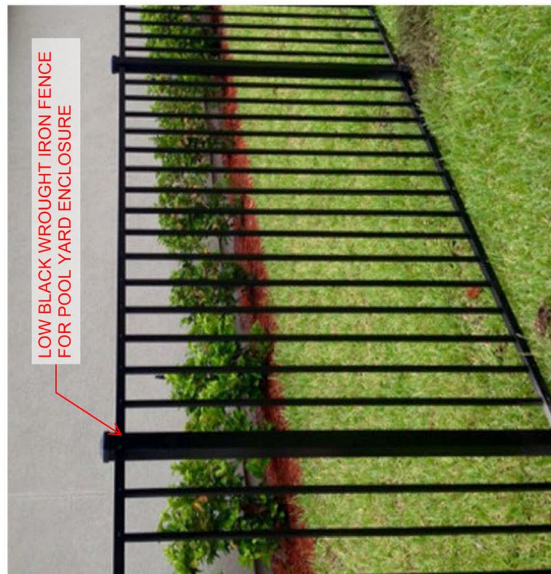
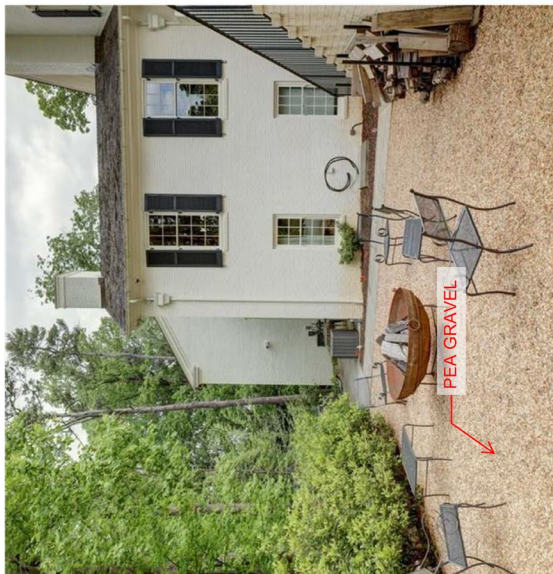
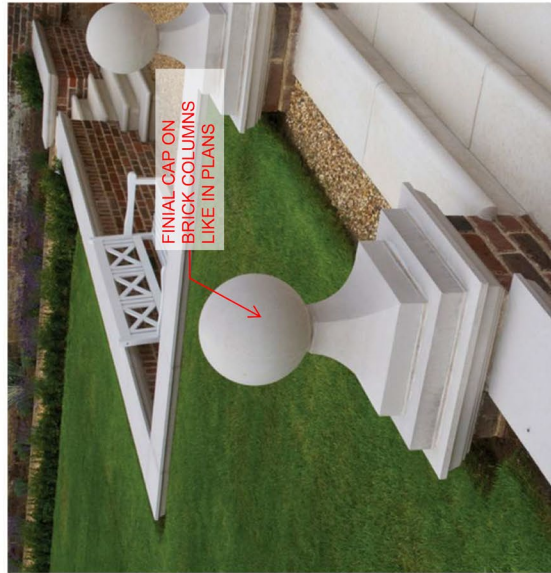


Figure 15 – Proposed Materials
CA212-175 (LC)



CEDAR ELM



LITTLE GEM MAGNOLIA



CHINESE PISTACHE



JAPANESE MAPLE



DWARF BURFORD HOLLY



RUSSIAN SAGE



AGAPANTHUS



WISTERIA



GLOBE BOXWOOD



FOSTER HOLLY



BLUE SAGE/SALVIA



WHITE PLUMBAGO



HYDRANGEA



LIRIOPE



BOXWOOD



FIG IVY

Figure 16 – Proposed Plantings



Figure 17 – Existing Front Yard Light Pole to be Relocated



Figure 18 – Existing Front Yard Light Pole to be Relocated



Figure 19 – Existing Front Yard Light Poles of Neighboring Properties



LANDMARK COMMISSION**MARCH 7, 2022**

FILE NUMBER: CA212-181(MGM)
LOCATION: 111 S Rosemont Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87 Tract 2

PLANNER: Murray G Miller
DATE FILED: February 3, 2022
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT:

Elizabeth & Chris Eager

OWNER:

Elizabeth & Chris Eager

REQUEST:

1. A Certificate of Appropriateness to construct an appropriate/compatible two-story accessory structure.
2. A Certificate of Appropriateness to remodel the main structure and construct a rear addition.
3. A Certificate of Appropriateness to paint the main structure and new accessory structure:
Body: Behr "Muted Sage" (N350-5); Trim: Behr "Cottage White" (13).

BACKGROUND / HISTORY:

The subject property is listed as contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION:

The proposed work consists of alterations to the rear single-story Study Room and the person door access to the rear yard to facilitate interior modifications that incorporate an additional 56 square feet of floor area including alterations to the fenestration pattern in the existing Family Room/Sunroom. The proposed work also entails the replacement of the existing concrete patio between the Study and the existing two-story accessory structure with patio pavers in front of the construction of a two-story accessory structure whose design and materials are intended to match the existing main structure.

RELEVANT REGULATIONS:

STANDARD FOR APPROVAL:

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

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

(i) for contributing structures:

(aa) The proposed work will not have an adverse effect on the architectural features of the structure.

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

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

WINNETKA HEIGHTS HISTORIC DISTRICT ORDINANCE, SEC. 51P-87.111 (PRESERVATION CRITERIA)

(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.

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

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the main building and be compatible with other buildings on the blockface.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Setting (District/Neighborhood)

Not Recommended - Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features.

ANALYSIS

The proposed alterations to the existing single-story Study and Family Room would alter later additions to the original main house, therefore, the proposed work would not have an adverse effect on the architectural features of the main structure.

The alterations that include a new roof over the Study, a new fenestration design flanked by flat pilasters set onto a brick base at the Family Room, and reconfiguration of the rear footprint to incorporate an additional 56 square feet of floor area yield a different character in fenestration design. However, the degree to which these alterations would be visible from the public right-of-way is negligible and would therefore not have an adverse effect on the character and appearance of the historic overlay district.

The proposed two-story accessory structure is of a scale, form, and location that is compatible with the main structure, and it incorporates Laminated Asphalt Roofing shingles and Novelty 117 wood siding that would be painted to match the existing main structure. The proposed materials and color palette would mitigate the adverse visual effects arising from the existing utilization of materials of lesser compatibility with the main structure.

The northerly shift in the position of the footprint in relation to the position of the existing two-story accessory structure mitigates the extent of blank wall that would be visible from the public right-of-way.

It is therefore considered that the proposed work will not have an adverse effect on the architectural features of the primary structure, the historic overlay district, nor on the future preservation, maintenance or use of the structure or the historic overlay district.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to construct a 56 square foot addition to the rear of the main structure and construct a two-story accessory structure be approved, with the finding that the proposed work is consistent with Sections 51P-87.111(a)(1), (2), and (3) of the Winnetka Heights Historic District Ordinance, the standards in City Code Section 51A-4.501(g)(6)(C)(i), and the recommended preservation guidance related to Settings within districts/neighborhoods as set out in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

TASK FORCE RECOMMENDATION:

1. That the request for a Certificate of Appropriateness to construct a more appropriate/compatible two-story accessory structure be approved with conditions. Good Submission; Proposed Accessory Structure appears to be more compatible with main structure, Break Trim cap on upper story windows on 2/A2.03, window proportion on acc. structure recommended to be adjusted to possibly have a thinner / more vertical unit proportion and increase the number of windows to maintain glazing width.
2. That the request for a Certificate of Appropriateness to remodel the main structure and construct a rear addition be approved with conditions to add enlarged elevation & Section details of sunroom room exterior pilaster.
3. That the request for a Certificate of Appropriateness to paint the main structure and new accessory structure: Body: Behr "Muted Sage" (N350-5); Trim: Behr "Cottage White" (13) be approved

SUPPLEMENTARY INFORMATION:

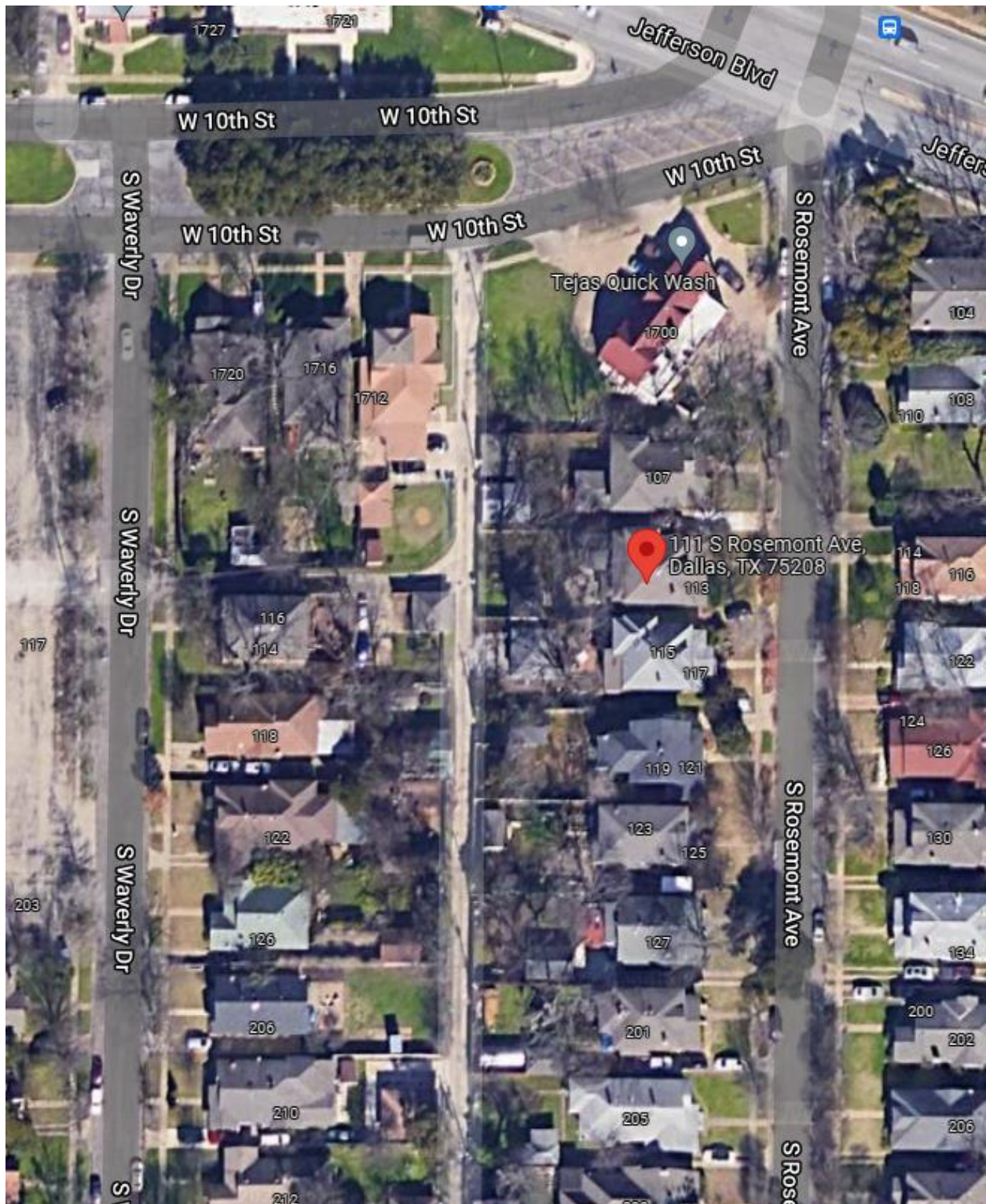


Figure 1 - Aerial photograph showing the subject property by the red balloon



Figure 2 – View from the northeast



Figure 3 – View from the south side looking towards the existing two-story accessory structure



Figure 4 – View of the non-original single-story additions that would be altered by the proposed work



Figure 5 – Existing condition drawing of the rear elevation that would be altered by the proposed work

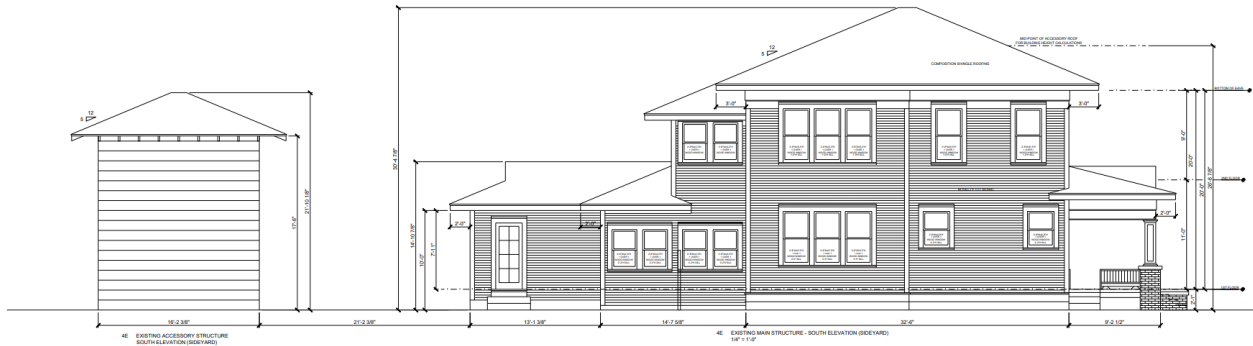


Figure 6 – Existing condition drawing of the south elevation

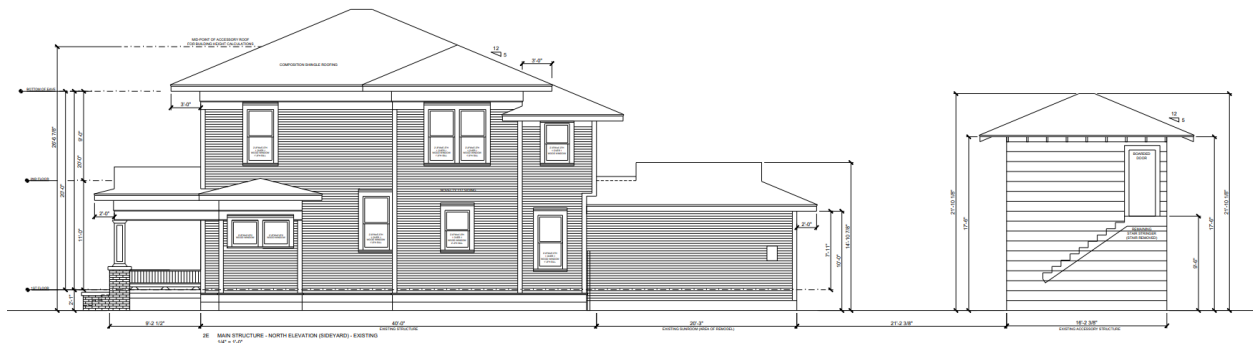


Figure 7 – Existing condition drawing of the north elevation



Figure 8 – North and east facades of the existing two-story accessory structure

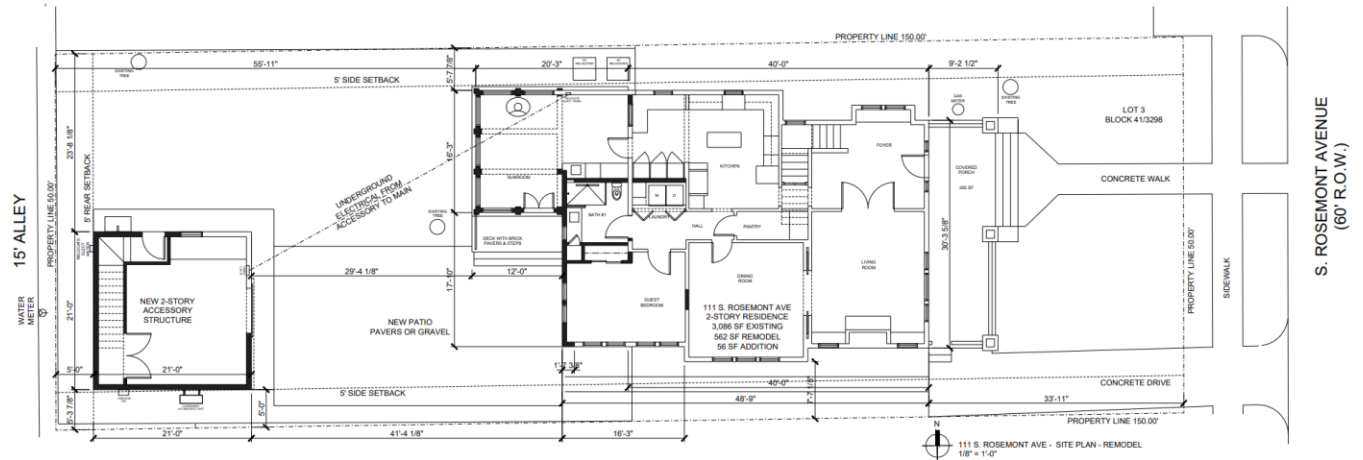


Figure 9 – Proposed site plan highlighting areas relating to the scope of proposed work

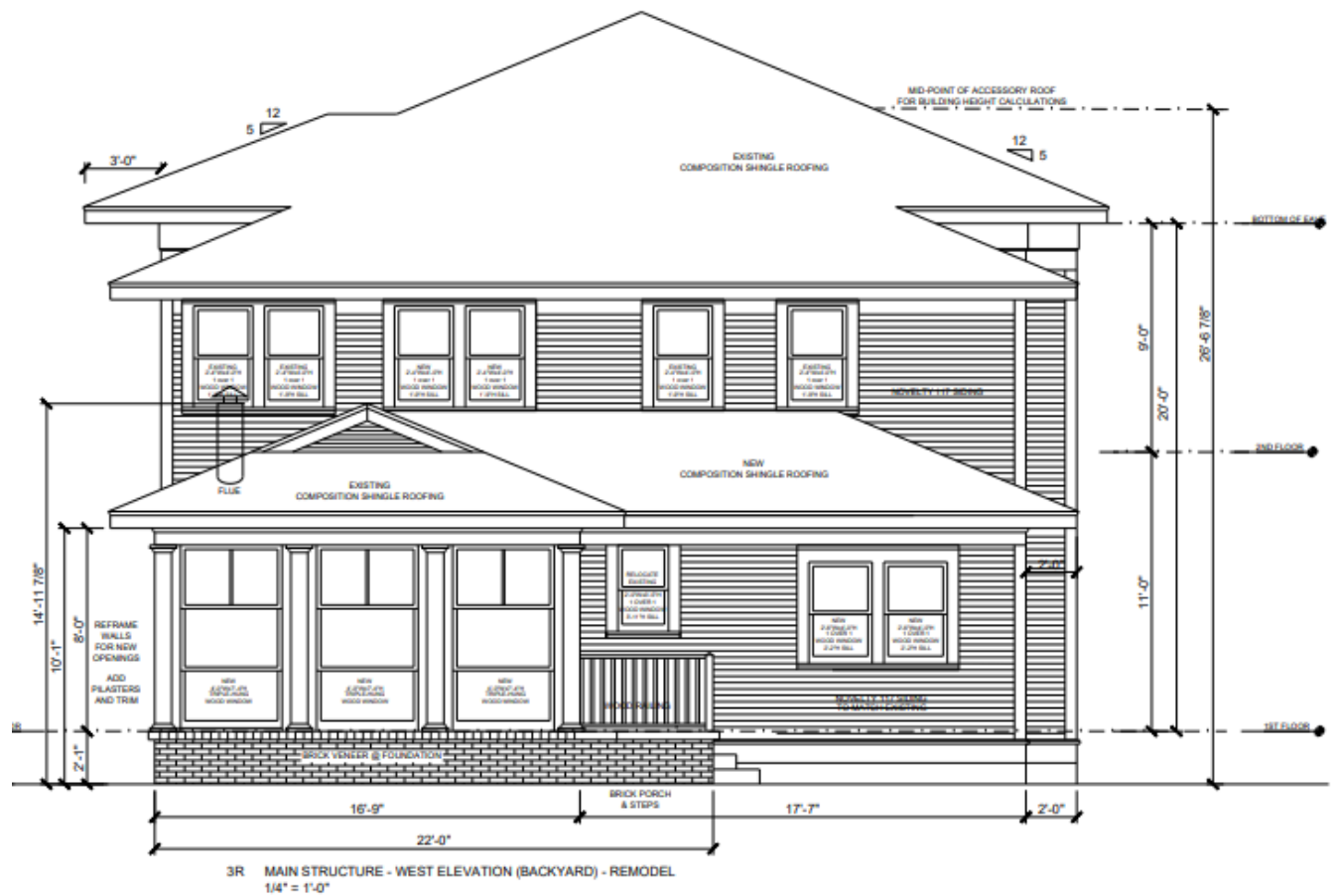


Figure 10 – Proposed rear elevation

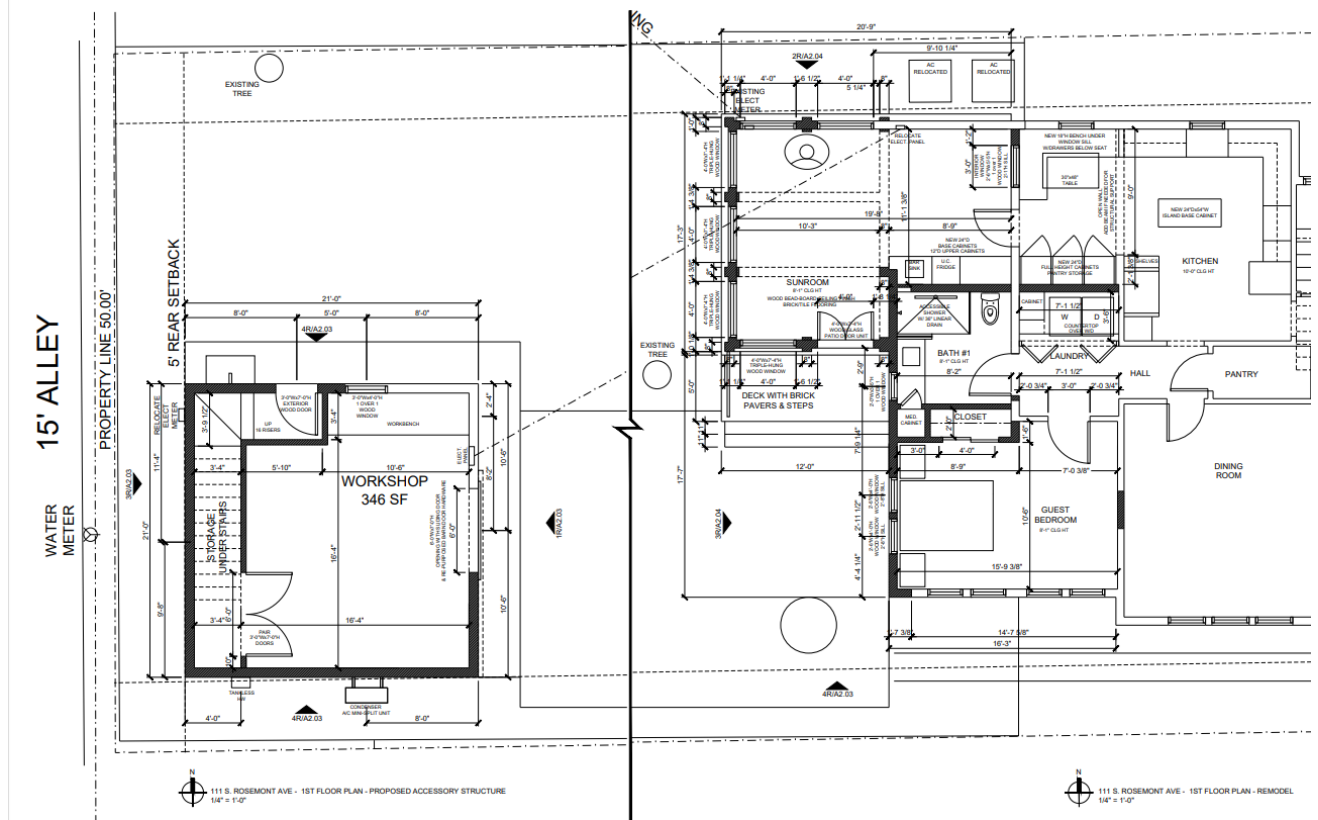


Figure 11 – Proposed floor plan highlighting the new work in relation to existing conditions

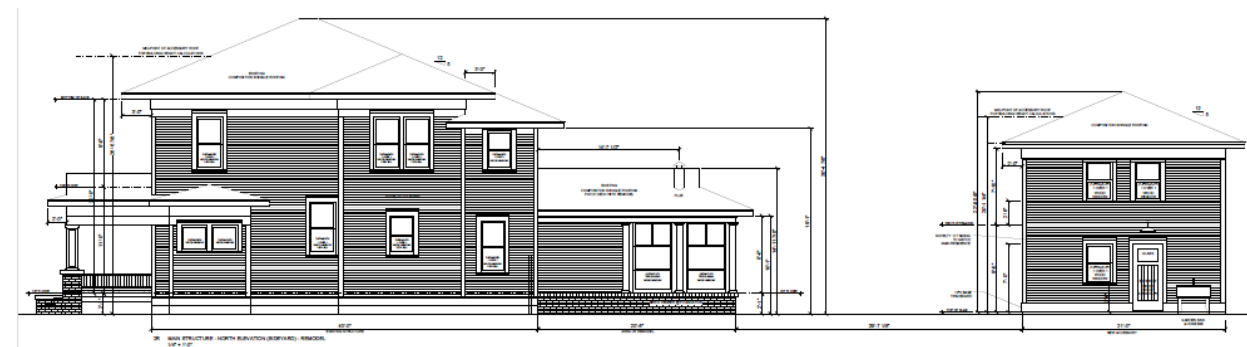


Figure 12 – Proposed north elevation

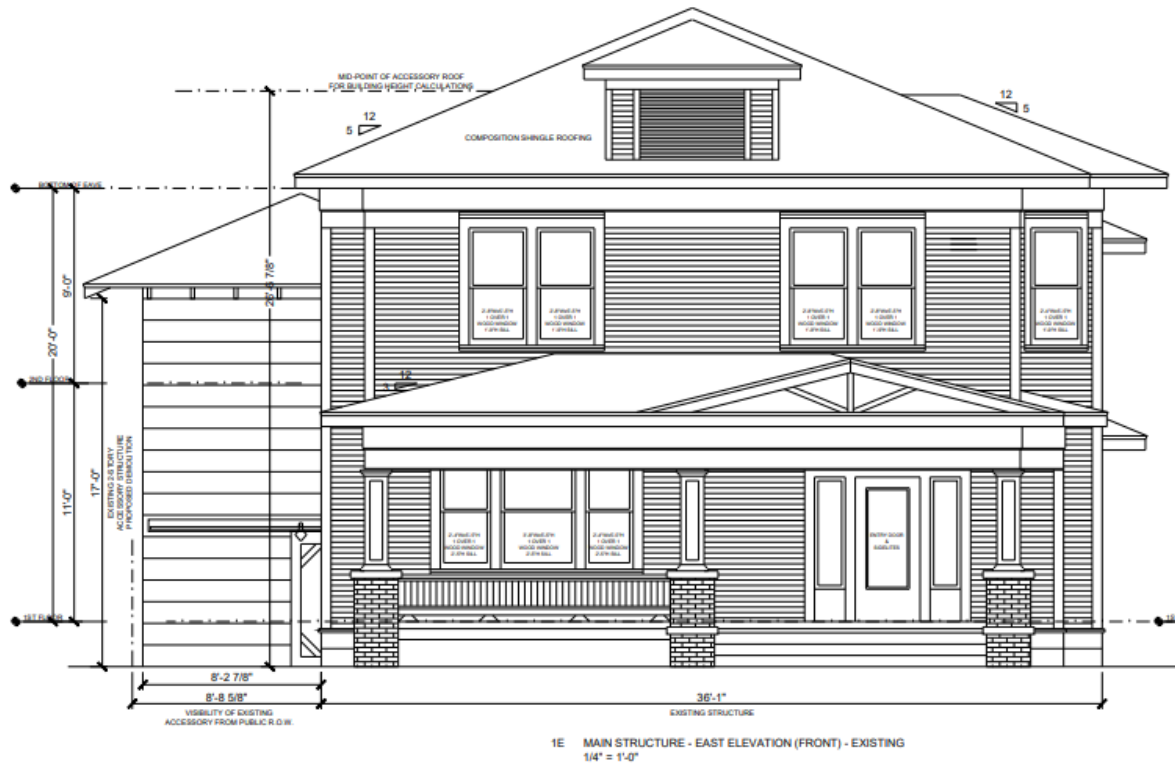


Figure 13 – Existing east elevation showing the two-story accessory structure beyond

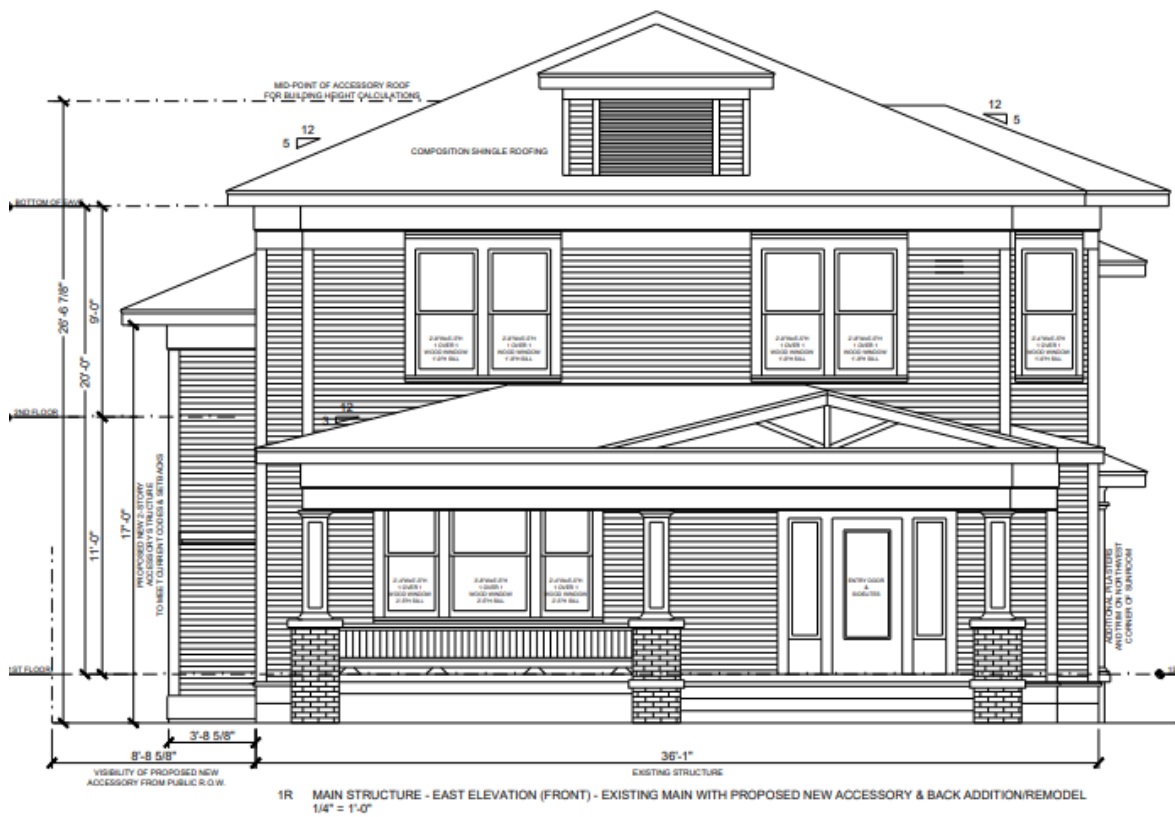


Figure 14 – Proposed east elevation showing the proposed two-story structure beyond

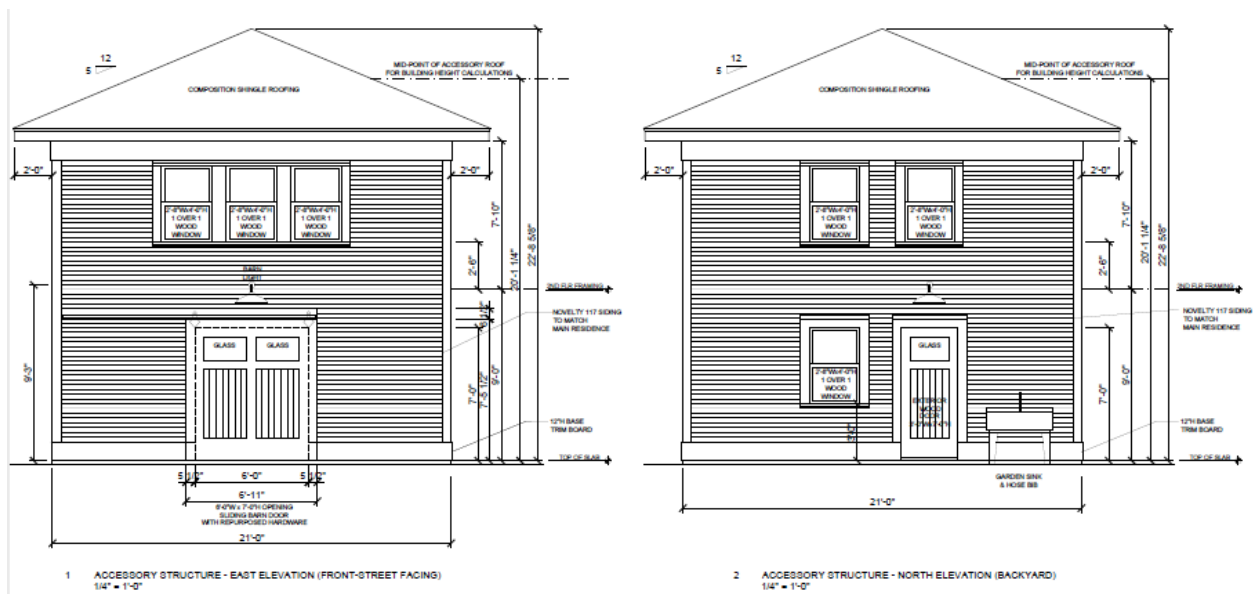


Figure 15 – Proposed east and north elevations of the two-story accessory structure

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA _____ - _____ [_____] Office Use Only

Name of Applicant: Elizabeth & Chris Eager

Mailing Address : 111 S Rosemont Ave

City, State and Zip Code: Dallas, TX 75208

Daytime Phone: 617-949-1375 Alternate Phone: _____

Relationship of Applicant to Owner : Owner

OFFICE USE ONLY

Main Structure:

___ Contributing

___ Non-contributing

PROPERTY ADDRESS: 111 S Rosemont 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."**

1. Demolish existing accessory structure and replace with more appropriate structure. Proposed design provided.
2. Remodel and add 56 sf to the back of the main structure - west facade.
3. Paint area affected by remodel at main structure.
4. Paint new accessory structure.

Signature of Applicant:  Date: February 02, 2022

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. 01/02/20

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 2/9/2022

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Elizabeth & Chris Egor

PROPERTY ADDRESS: 111 S. Rosemont Ave.

DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis: *CA*

Good Submission; Proposed Accessory Structure appears to be more compatible with main structure,
~~Break Trim cap on upper story windows on 2/A2.03, Add enlarged elevation & Section details of sunroom~~
room exterior pilaster, Window proportion on acc. structure recommended to be adjusted to possibly
~~have a thinner / more vertical unit proportion and increase the number of windows to maintain glazing~~
width.

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Mia Ovcina	<input type="checkbox"/> Michelle Walker
<input type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> Troy Sims (LC Resident)
<input type="checkbox"/> VACANT (WH Alt)	<input checked="" type="checkbox"/> Derwin Hall	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *[Signature]* DATE 2/10/22

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION**MARCH 7, 2022**

FILE NUMBER: CD212-009(MGM)
LOCATION: 111 S Rosemont Ave
STRUCTURE: Non-contributing
COUNCIL DISTRICT: 1
ZONING: PD-87 Tract 2

PLANNER: Murray G Miller
DATE FILED: February 3, 2022
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT:

Elizabeth & Chris Eager

OWNER:

Elizabeth & Chris Eager

REQUEST:

Demolition of the existing two-story accessory structure

BACKGROUND / HISTORY:

The subject property is listed as contributing to the Winnetka Heights Historic District. The accessory structure is not the original accessory structure on the property.

PROJECT DESCRIPTION:

The proposed work consists of the demolition of the existing two-story accessory structure under the demolition standard to replace with a more appropriate/compatible structure.

RELEVANT REGULATIONS:**STANDARD FOR APPROVAL:**

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

The landmark commission must grant the application if it determines that for non-contributing structures:

The proposed work is compatible with the historic overlay district

ANALYSIS

The existing two-story structure is positioned in a different location, reflects a different footprint, and reflects a different form than the accessory structure(s) depicted in the 1922 Sanborn map. While these factors are not sole determinants of a structure's contribution to the character and appearance of the district, the existing conditions that depict the materials and details inform the degree to which the structure contributes to the character and appearance of the district.

The condition of the concrete slab is not considered to be material to the character and appearance of the district and even if the slab was in sound condition, the extent that it would contribute to the character and appearance of the district would be negligible. It is acknowledged that the deteriorated condition of the structure characterized by structural leaning and wood rot at the bottom of the wall are frequently conditions that could be corrected by stabilization and rehabilitation if it were a contributing structure. Virtually every structure that is older than the last update of the Building Code, may not fully comply with the code. As a result, that a structure may not meet codes that are continually updated is not material to the matter of whether the structure "adds to" the historic value of the district.

In relation to the exterior form, character, and materials, which would typically be important aspects to be considered, it is acknowledged that the exterior appears to be clad in asbestos siding with a profile and exposure that are incompatible with the predominant character of siding in the district. The hardware associated with the ground floor sliding door, while originating from a date that is earlier than the existing two-story accessory structure, confirms that it does not relate to the existing structure. The hardware is likely reused fabric that could make a minor contribution to the district if it originated from within the district. The proposal to reuse the hardware is considered potentially beneficial. The west wall appears to be partially clad in sheets over the first story, which detracts from the predominant character and appearance of traditional exterior materials in the district. On balance, irrespective of physical condition in this instance, the existing two-story accessory structure does not appear to add historic value to the district.

STAFF RECOMMENDATION:

That the request for a Certificate for Demolition/Removal to demolish the existing two-story accessory structure be approved, with the finding that the proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

That the request for a Certificate for Demolition to demolish the detached garage using the standard, "replace with a more appropriate/compatible structure" be approved citing existing accessory structure appears to be not original per the Sanborn map comparison diagrams and beyond meritable repair per the structural engineer's report.

SUPPLEMENTARY INFORMATION:

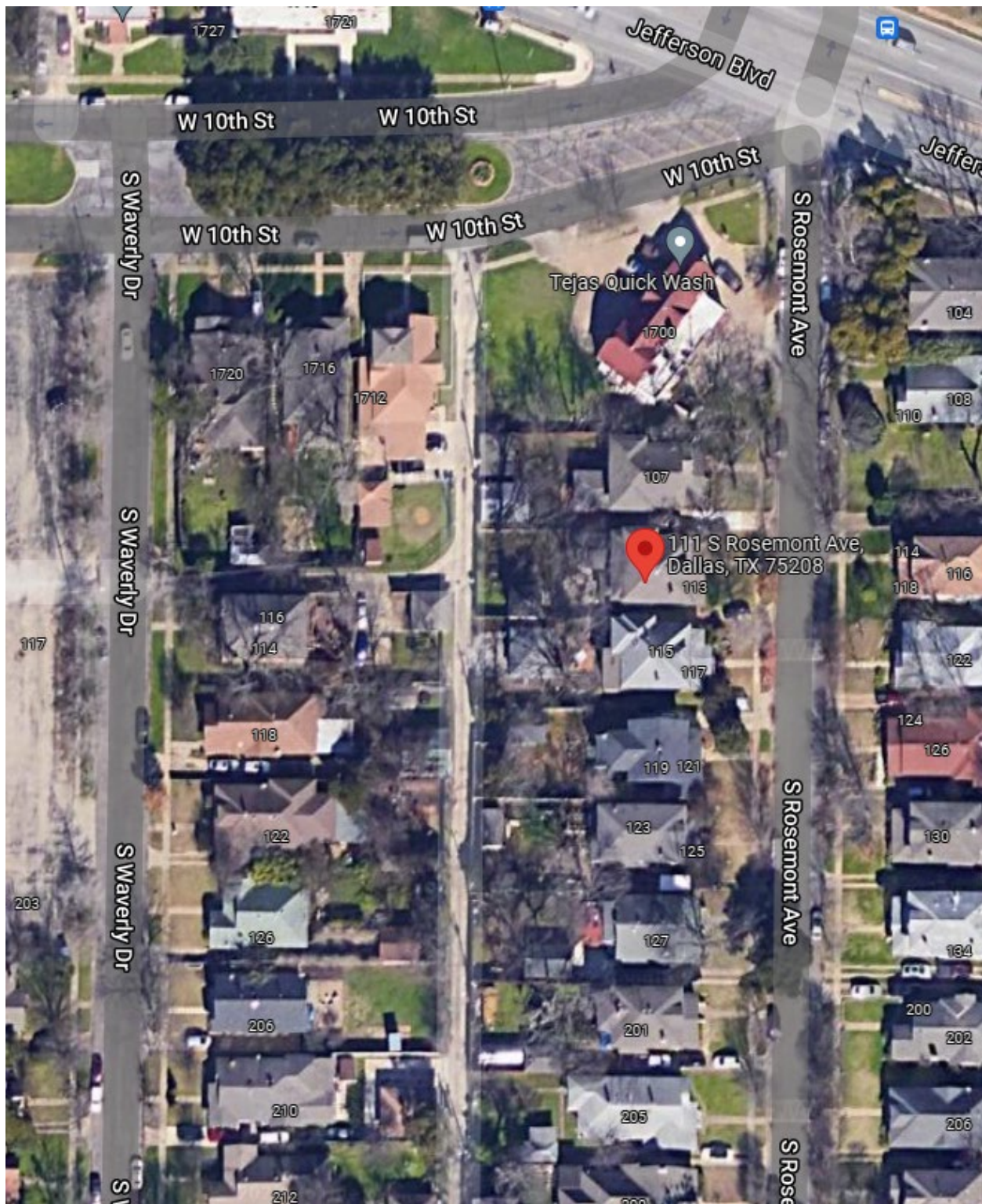


Figure 1 - Aerial photograph showing the subject property by the red balloon

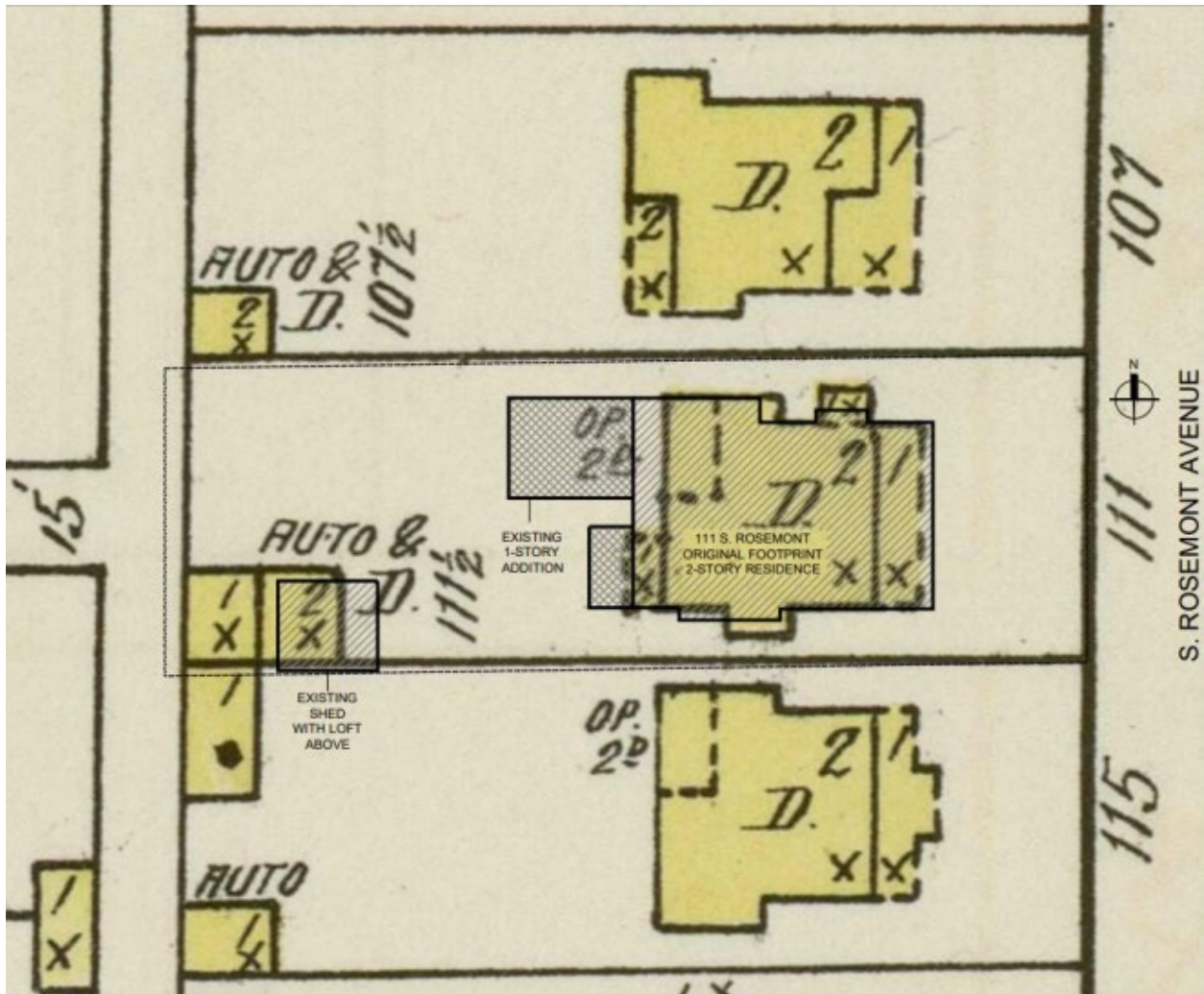


Figure 2 – 1922 Sanborn map showing the relationship between the accessory structure(s) that existed at the time and the existing two-story accessory structure

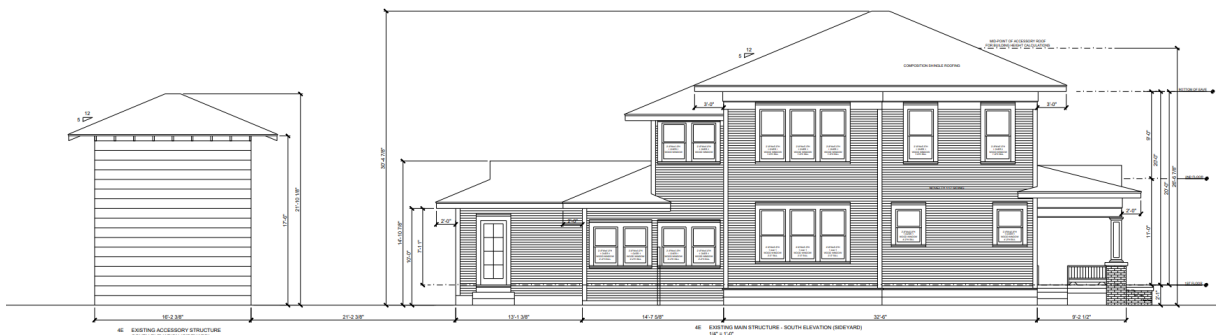


Figure 3 – Existing condition drawing of the south elevation showing the two-story accessory structure on the left, to be demolished

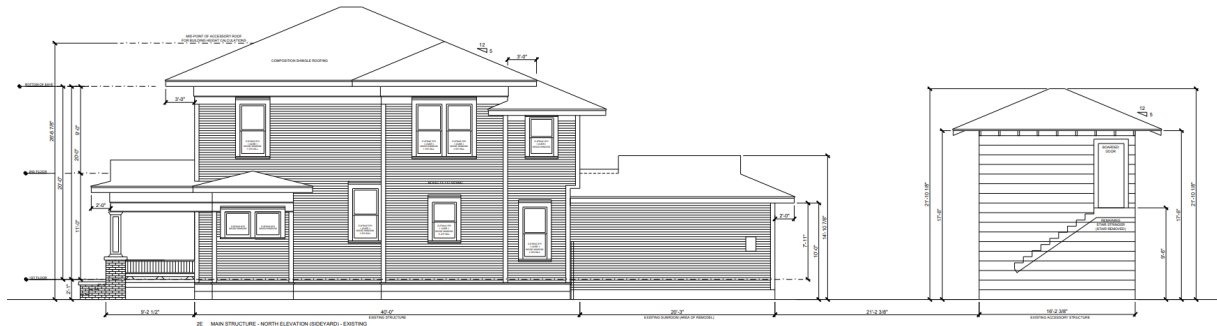


Figure 4 – Existing condition drawing of the north elevation showing the two-story accessory structure on the right, to be demolished



Figure 5 – North and east facades of the existing two-story accessory structure, to be demolished



Figure 6 – Existing east and north elevations of the two-story accessory structure, to be demolished

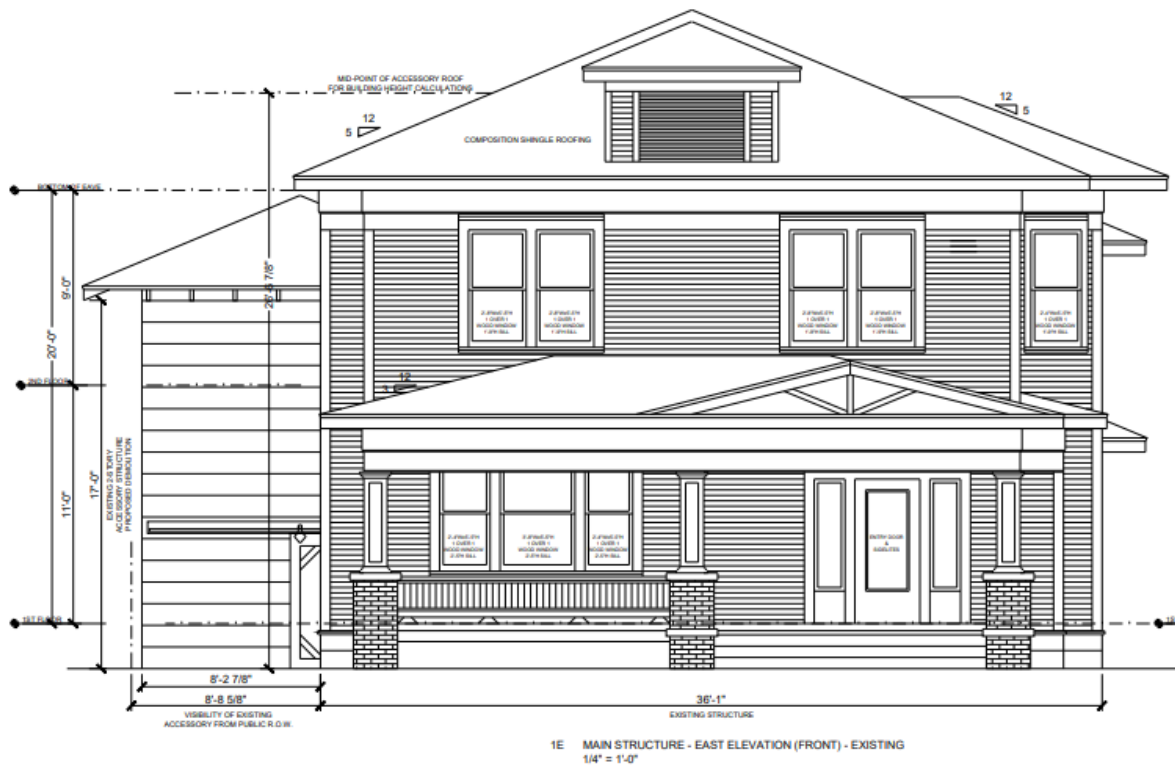


Figure 7 – Existing east elevation showing the two-story accessory structure beyond, to be

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

CD _____ - _____ [_____]
Office Use Only

1. Name of Applicant: Elizabeth & Chris Eager

MAILING Address: 111 S. Rosemont Ave City Dallas State TX Zip 75208
Daytime Phone: 617-949-1375 Alternate Phone: _____
Relationship of Applicant to Owner: Owner

ADDRESS OF PROPERTY TO BE DEMOLISHED: 111 S Rosemont Ave Zip 75208
Historic District: Winnetka Heights

Proposed Work:

2. Indicate which demolition standard you are applying (**choose one option ONLY**):

- ☒ 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 (see checklist):

demolish existing accessory structure and replace with a more appropriate and structurally sound accessory structure

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:  Date: February 02, 2022

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

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 2/9/2022

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Elizabeth & Chris Eagor

PROPERTY ADDRESS: 111 S. Rosemont Ave.

DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis: CD

Existing accessory structure appears to be not original per the sanborn map comparison diagrams and beyond meritable repair per the structural engineers report.

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Mia Ovcina	<input type="checkbox"/> Michelle Walker
<input type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> Troy Sims (LC Resident)
<input type="checkbox"/> VACANT (WH Alt)	<input checked="" type="checkbox"/> Derwin Hall	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 2/10/22

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION**March 7, 2022**

FILE NUMBER: CA212-194(TB)
LOCATION: 201 S. Rosemont Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Trevor Brown
DATE FILED: February 3, 2022
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Karen Thrasher

OWNER: THRASHER KAREN & BARTON

REQUEST(S): A Certificate of Appropriateness to construct a 200 square foot rear screened porch addition.

BACKGROUND / HISTORY:

9/11/15 CA145-696(MD) Paint main structure to match. Brand - Sherwin Williams. Body - SW 2837 'Aurora Brown'. Trim - SW 2834 'Birdseye Maple'. Accent - SW 2829 'Classical White'.

PROJECT DESCRIPTION: Approval is sought for a new 207 square foot screened porch on the rear elevation to the main structure utilizing materials and details similar to those found on the original front porch. The new construction will have the same roof pitch and eave width with exposed rafter tails as the front porch. Simplified brick columns based on the those on the original porch will be constructed using Endicott brick in Desert Ironspot Light color similar to the original brick. Detailing found elsewhere on the house such as brackets, dentils with bed molding, and paint colors will be carried over to the new construction as well. All paint colors to be Sherwin Williams with body color to be SW2837 Aurora Brown, trim color #1 to be SW2834 Birdseye Maple, and trim color #2 to be SW2838 Polished Mahogany. The porch will be enclosed by charcoal colored fiberglass screened panels with the wood stained walnut color Ready Seal transparent stain. Roofing will be GAF Timberline architectural shingle in slate color to match the existing roof.

RELEVANT PRESERVATION CRITERIA:

Winnetka Heights Historic District (H-15), Article 87, PD 87

Section 51P-87.111

(a) Building placement, form, and treatment.

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

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the main building and compatible with the other buildings on the blockface.

(14) Roof forms.

(F) Slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of the main building and compatible with existing building forms in the district. Flat or Mansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of the main building.

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:

(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.*

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

Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

ANALYSIS:

The proposed screened porch addition is compatible with the existing structure but is discernable as a later addition due to the details that nod to original architecture without being a copy. Most notable are the brick columns (Figure 2) and rafter tails which are similar to those found on the main house but with notable differences. The brick used for the new columns (Figure 10) is a close color match but the texture and spotting is just different enough to show this as a different period of construction. The new columns are also lacking the corbels found beneath the cap of the massive front porch columns. Original rafter tails are notched on the end (Figure 6), while the addition (Figures 9 and 10) will have a squared off end as another differentiating design element to set the new construction apart. Elements such as the brackets, dentils, and bed molding carried over from the front porch help to tie the new construction to the old.

The fiberglass screen and stained wood panels (Figure 10) are another significant differentiating design element setting the addition apart from the original house. While these design decisions would not be appropriate on a front or highly visible elevation, they are perfectly acceptable on a rear elevation hidden from public view.

The new porch addition will not be visible from the street and therefore will have no effect on the district as a whole, although even those neighbors who can see the rear elevation will benefit from the design of this addition. The addition is well executed and embodies standards two and nine of the Secretary of the Interior's Standards by preserving the character of the original architecture while clearly reflecting later construction in its execution and materials.

STAFF RECOMMENDATION(S):

That the request for a Certificate of Appropriateness to construct a 200 square foot rear screened porch addition to the main structure be approved in accordance with the drawings and specifications dated 3/7/22.

That the recommendation is made with the finding that the work is consistent with Sections 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)(aa).

TASK FORCE RECOMMENDATION(S): That the request for a Certificate of Appropriateness to construct a 200 square foot rear screened porch addition to the main structure be approved with conditions with recommendation of good submission regarding proportion, style and character of rear porch in comparison to existing front porch, Describe / detail sizes of proposed materials with enlarged elevation showing dimensions and labels of each material including frieze boards, drip edges, roof overhang, brick material & column width/ height, Screen frame width, sash dimensions etc... , add photo image sample of proposed shingles and brick material, add demolition plan, cast stone details appears to be a slight departure with simplified detailing as well as the stained screen frames are a departure from the painted palette of trim / accent colors but task force takes no exception to these slight departures.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA _____ - _____ ()
Office Use Only

Name of Applicant: Karen & Bart Thrasher

Mailing Address : 201 S Rosemont Ave

City, State and Zip Code: Dallas, Texas 75208

Daytime Phone: 214.293.3498 Alternate Phone: 469.583.4819

Relationship of Applicant to Owner : Self

OFFICE USE ONLY

Main Structure:

___ Contributing

___ Non-contributing

PROPERTY ADDRESS: 201 S Rosemont 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."

200 SF covered & screened-in porch on the back of the existing home. The addition will be wood framed with

(2) brick columns to match the home's front porch.

The addition will be completely within the back 50% of the home; no portion of the addition will be visible from

Rosemont Avenue.

Signature of Applicant: Karen Thrasher

Date: 2/02/2022

Signature of Owner: _____

(IF NOT APPLICANT)

Date: _____

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220

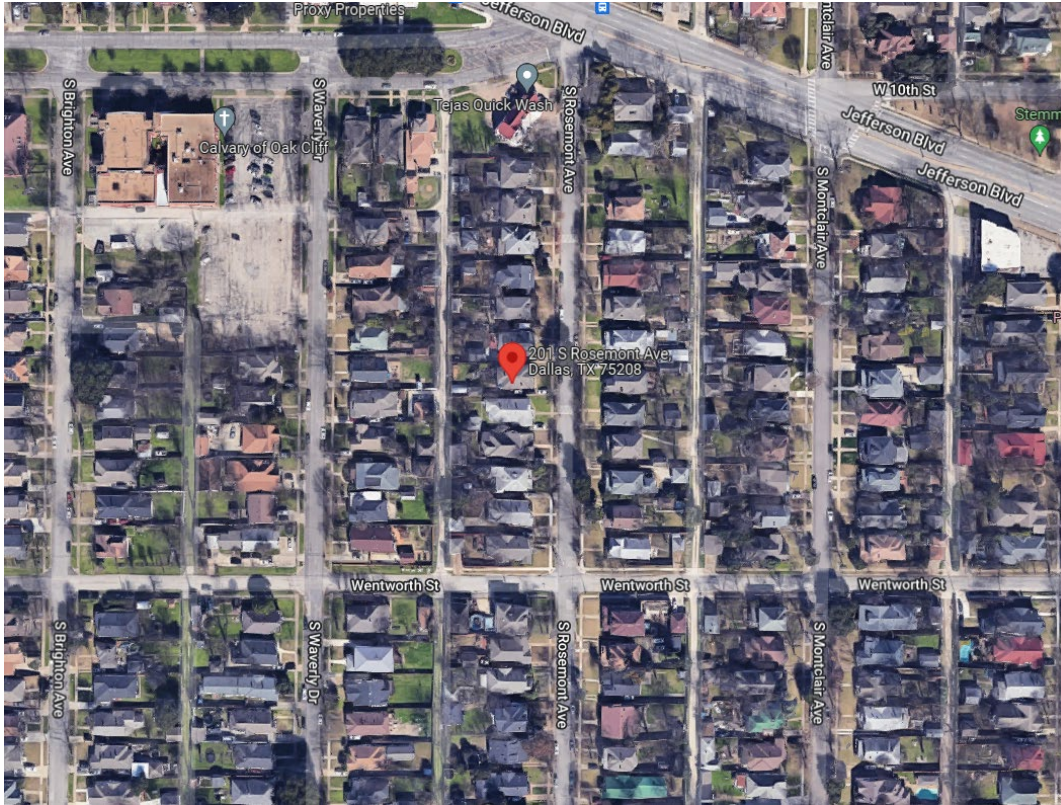


Figure 1 - Aerial image



Figure 2 - Main structure



Figure 3 - Looking to the right of subject property



Figure 4 - Looking to the left of subject property



Figure 5 - Across the street from subject property



Figure 6 – Applicant submitted photo of rear elevation

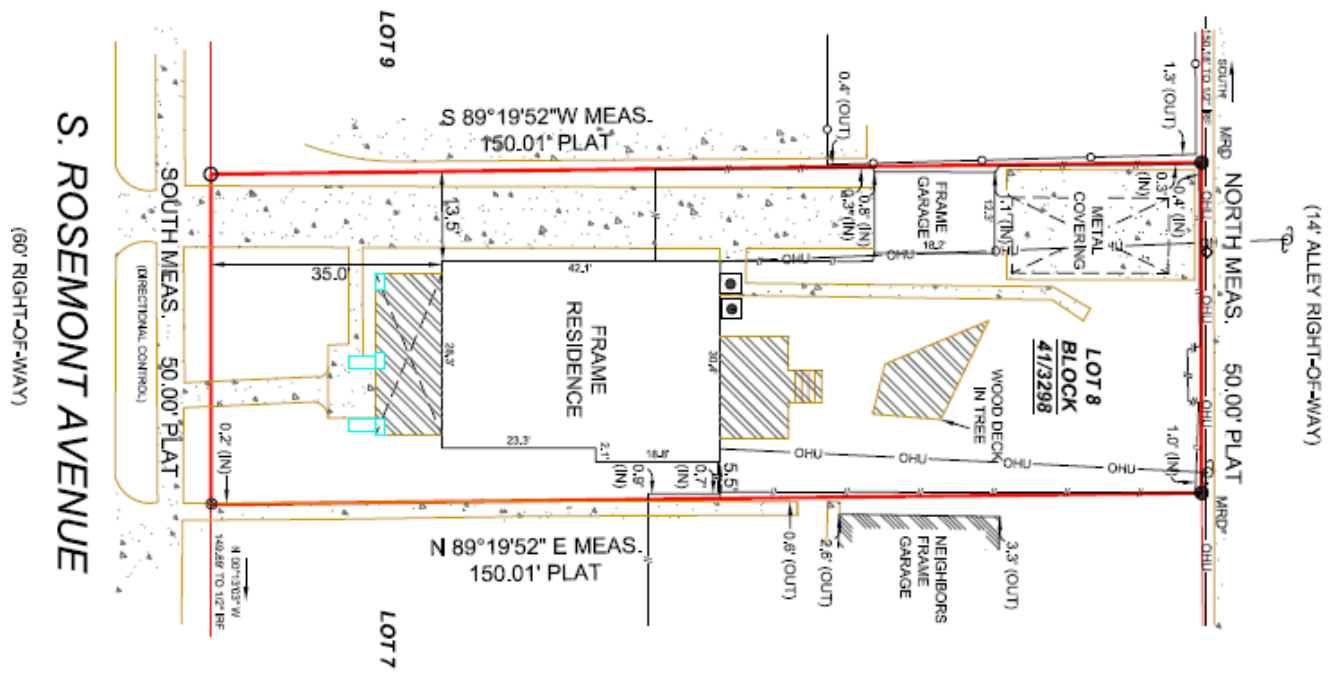


Figure 7 – Survey of property

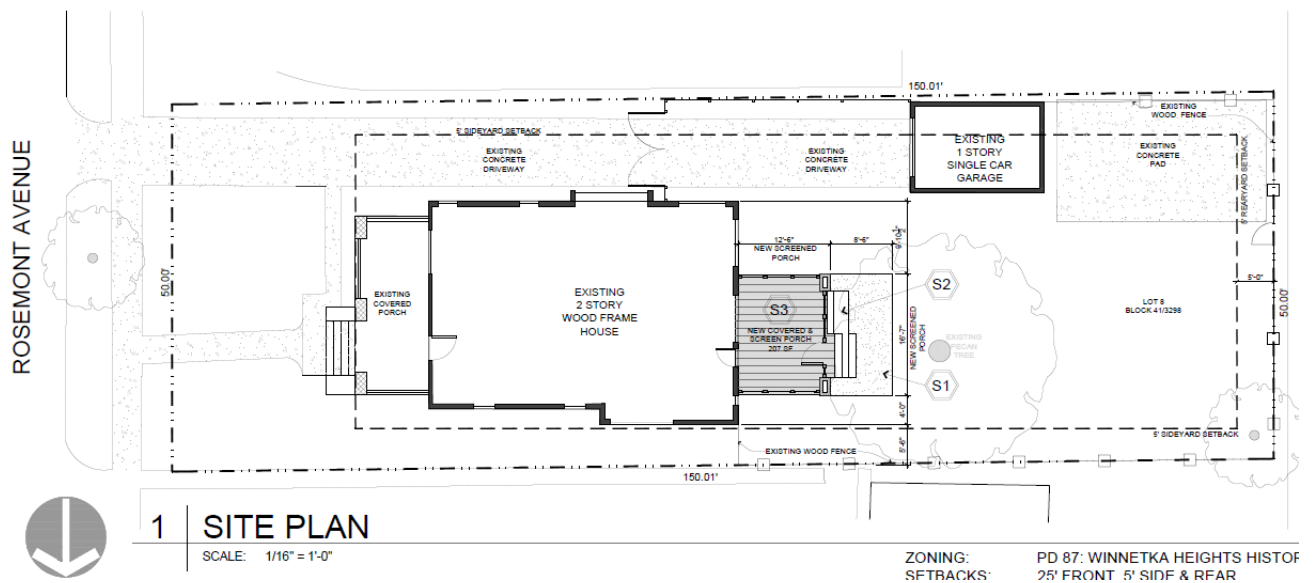
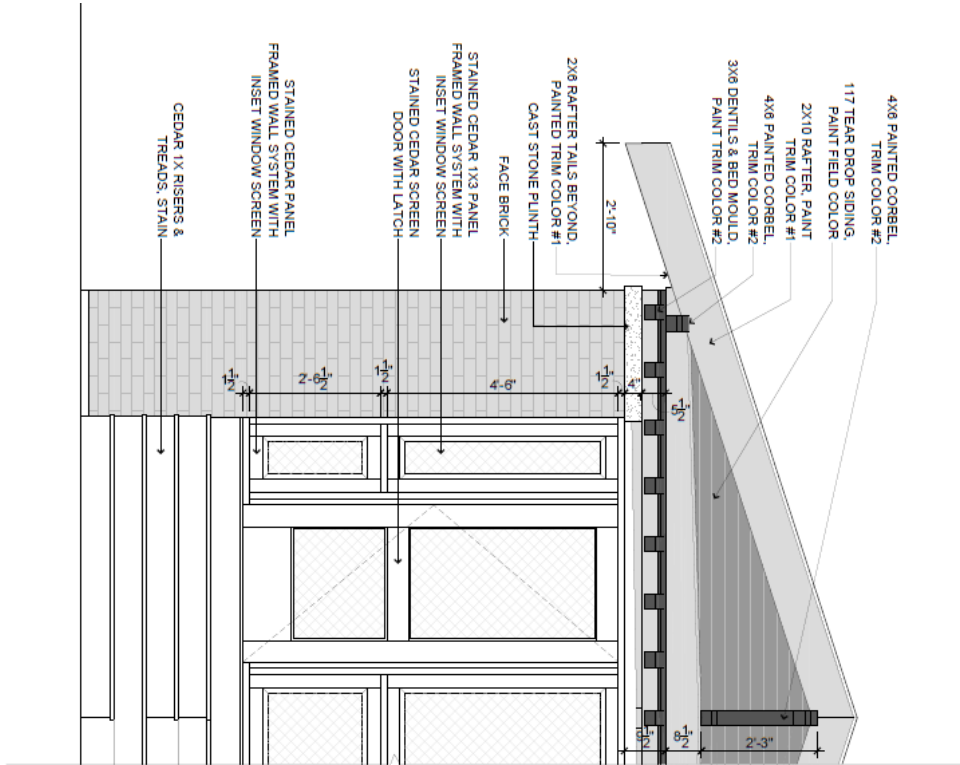


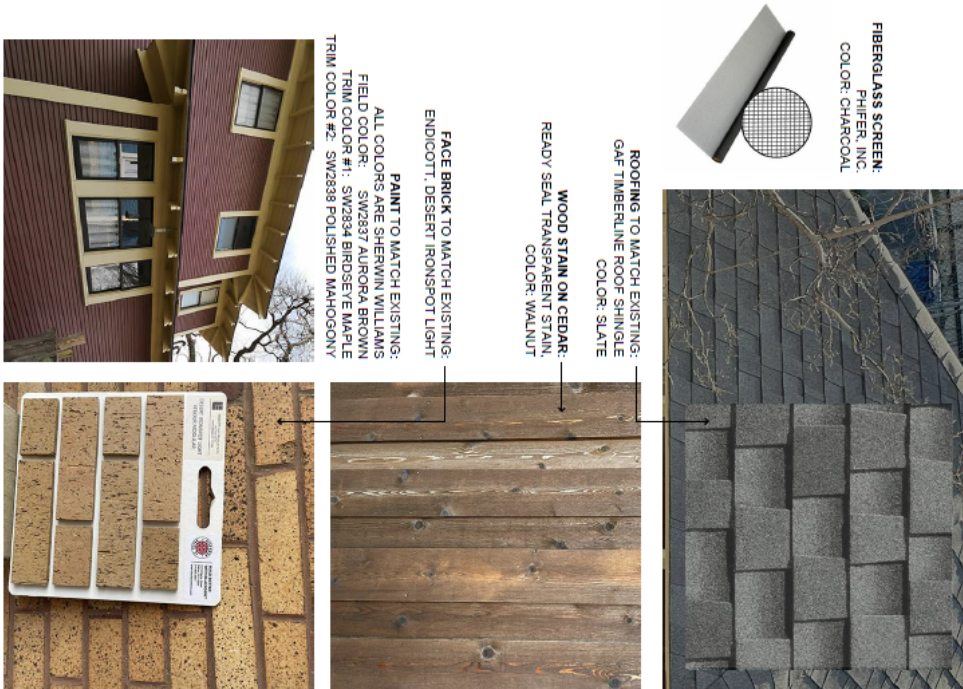
Figure 8 – Proposed site plan

Figure 9 – Elevations of proposed screened porch



2 ENLARGED ELEVATION DETAIL

SCALE: 1/2" = 1'-0"



1 PROPOSED MATERIALS

SCALE: N.T.S.

A3.0

DETAILS & MATERIALS



Thrasher Screened Porch Addition

201 S. ROSEMONT AVE
 DALLAS, TEXAS 75208

THRASHER WORKS
 509 N Winnetka Ave, Ste 201B
 Dallas, Texas 75208
 WWW.THRASHERWORKS.COM
 214.293.3498

Figure 10 – Enlarged detail and materials to be used



Figure 11 - Architect rendering of proposed screened porch

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 2/9/2022

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Karen & Bart Thrasher

PROPERTY ADDRESS: 201 S. Rosemont Ave.

DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

Good submission regarding proportion, style and character of rear porch in comparison to existing front porch, Describe / detail sizes of proposed materials with enlarged elevation showing dimensions and labels of each material including frieze boards, drip edges, roof overhang, brick material & column width/ height, Screen frame width, sash dimensions etc... , add photo image sample of proposed shingles and brick material, add demolition plan, cast stone details appears to be a slight departure with simplified detailing as well as the stained screen frames are a departure from the painted palette of trim / accent colors but task force takes no exception to these slight departures.

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Mia Ovcina	<input type="checkbox"/> Michelle Walker
<input type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> Troy Sims (LC Resident)
<input type="checkbox"/> VACANT (WH Alt)	<input checked="" type="checkbox"/> Derwin Hall	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

FRED PENIA
DERWIN HALL
ALL
NONE

CHAIR, Task Force

DATE 2/10/22

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

March 7, 2022

FILE NUMBER: CA212-195(TB)
LOCATION: 306 N. Rosemont Avenue
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Trevor Brown
DATE FILED: February 3, 2022
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Mary Miller

OWNER: FOR THE FEATHS LLC

REQUEST(S): A Certificate of Appropriateness to paint main structure brick, trim, and doors. Brick to be Sherwin Williams 7025 Backdrop, doors to be Sherwin Williams 0073 Chartreuse, trim to be Farrow and Ball color Wimborne White 239.

BACKGROUND / HISTORY:

The structure is non-contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION: Approval is sought to paint the main structure brick, trim, and doors. Brick to be Sherwin Williams 7025 Backdrop, doors to be Sherwin Williams 0073 Chartreuse, trim to be Farrow and Ball color Wimborne White 239. All trim that is currently white will be painted Wimborne White.

RELEVANT PRESERVATION CRITERIA:

Winnetka Heights Historic District (H-15), Article 87, PD 87

Section 51P-87.111

(a) Building placement, form, and treatment.

(8) Color.

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

- (i) the painting is absolutely necessary to restore or preserve the brick; or
- (ii) the color and texture of replacement brick cannot be matched with that of the existing brick surface.

(B) Certain colors prohibited. Fluorescent and metallic colors are not permitted on the exterior of any structure in the district.

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

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 duplex at 306-308 N. Rosemont (Figure 2) was built in 1950 and is non-contributing to the Winnetka Heights district. The brick structure has been painted since at least 2009. A revised color palette was proposed by the applicant based on input from the Task Force after they questioned the impact the original submittal would have on the district. The original submittal was for a deep navy-blue color for the brick which is not in keeping with the colors of original brick houses in the district.

The revised color palette (Figure 8) maintains the typical palette of a body color, trim, and accent color, and the proposed body color is more neutral and closer to a color one might find on brick houses of the period of significance for this area. Sherwin Williams 7025 Backdrop is a neutral gray-brown and is compatible with the colors found (Figures 3 and 4) on adjacent brick and stucco residences.

STAFF RECOMMENDATION(S):

That the request for a Certificate of Appropriateness to paint main structure brick, trim, and doors. Brick to be Sherwin Williams 7025 Backdrop, doors to be Sherwin Williams 0073 Chartreuse, trim to be Farrow and Ball color Wimborne White 239, be approved in accordance with the submittal dated 3/7/22.

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

TASK FORCE RECOMMENDATION(S): That the request for a Certificate of Appropriateness to paint main structure brick, trim, and doors using Farrow and Ball paint

colors. Brick to be Scotch Blue W24. Trim to be Wimborne White 239. Door to be Peignoir 286 be denied without prejudice suggest applicant provide photos of immediately adjacent houses / across the street to prove paint scheme is different, label on photos / elevations locations of proposed trim color and accent color. We find the color palette is not in keeping with the style/ character of the district, Task force recommends changing the paint color scheme to match historic color palettes such as reversing the color scheme so that blue is not the body color and a new accent color is selected from a historic paint collection such as Sherwin Williams.

***Applicant provided revised color scheme based on Task Force recommendation and feedback.*

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Mary Miller

Mailing Address : 9539 Peninsula Dr.

City, State and Zip Code: Dallas, TX 75218

Daytime Phone: 214-425-6436

Alternate Phone: _____

Relationship of Applicant to Owner : self

PROPERTY ADDRESS: 306-308 N. Rosemont Ave. duplex

Historic District: Winnetka 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."**

Remove ugly and unnecessary storm doors and incomplete, ill-fitting plastic shutters. Power wash painted steps, restoring to plain concrete. If paint will not come off, paint with new brick color. Brick color: Backdrop SW 7025 from Sherwin Williams historical palette; Doors only: Chartreuse SW 0073 also from Sherwin Williams historical palette; all trim, windows and window trim- Wimborne White 239, a Farrow and Ball color. Everything painted white now, will remain white. I'm changing brick to a nicer neutral gray + adding door color.

Signature of Applicant: _____ Date: _____

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 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

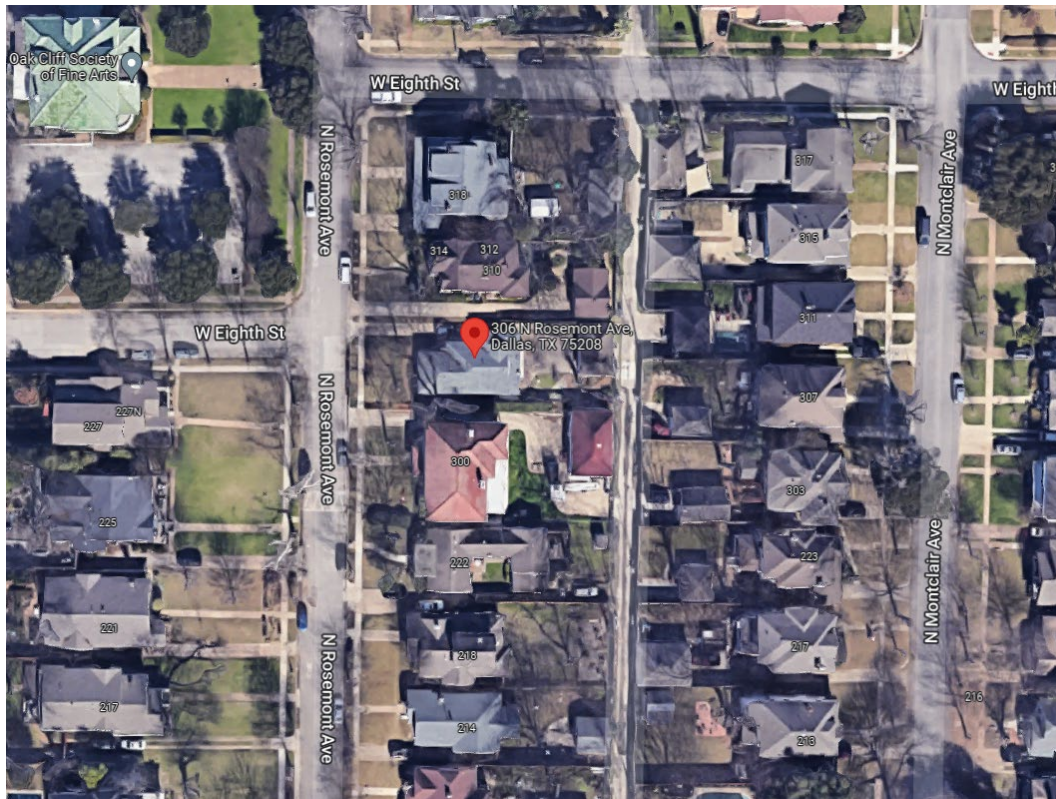


Figure 1 - Aerial image



Figure 2 - Main structure



Figure 3 - Looking to the right of subject property



Figure 4 - Looking to the left of subject property



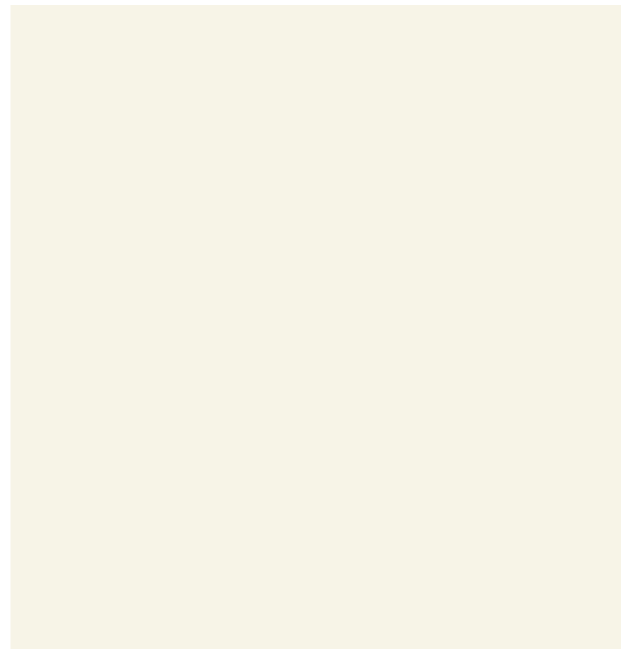
Figure 5 - Across the street from subject property



Figure 6 – Staff photo of the most visible elevation where the color the doors will be most evident



Figure 7 – Applicant submitted photo. All areas currently painted white will be painted Wimborne White 239.



Wimborne White 239, courtesy of Farrow & Ball.

Wimborne White 239

Figure 8 – Proposed color palette. Body to be SW 7025 Backdrop. Trim to be Wimborne White 239. Doors to be SW0073 Chartreuse

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 2/9/2022

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Mary Miller

PROPERTY ADDRESS: 306-08 S. Rosemont Ave.

DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

Provide photos of immediately adjacent houses / across the street to prove paint scheme is different, label on photos / elevations locations of proposed trim color and accent color. We find the color palette is not in keeping with the style/ character of the district, Task force recommends changing the paint color scheme to match historic color palettes such as reversing the color scheme so that blue is not the body color and a new accent color is selected from a historic paint collection such as Sherwin Williams.

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Mia Ovcina	<input type="checkbox"/> Michelle Walker
<input type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> Troy Sims (LC Resident)
<input type="checkbox"/> VACANT (WH Alt)	<input checked="" type="checkbox"/> Derwin Hall	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 2/10/22

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION**MARCH 7, 2022**

FILE NUMBER: CR212-002(MGM)
LOCATION: 422 E 5th Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 1
ZONING: PD-468

PLANNER: Murray G Miller
DATE FILED: February 3, 2022
DISTRICT: Lake Cliff
MAPSCO: 54-D
CENSUS TRACT: 0020.01

APPLICANT:

Larry Paschall, Spotted Dog Architecture

OWNER:

Morningstar Rental Investments

REQUEST:

Construct two-story single-family residence on existing lot and convert existing structure to an accessory structure

BACKGROUND / HISTORY:

The subject property is listed as contributing to the Lake Cliff Historic District. The historic architecture surrounding Lake Cliff Park is a mixture of one and two-story single-family bungalows, four-square houses, and apartment buildings¹. The National Register description of the district includes reference to a nearby house on Blaylock Drive as a “1922 dwelling set far back from the street.” (Likely 612 Blaylock Drive)

The district is significant for its association with the development of the Oak Cliff community and is representative of the promotional schemes that early developers of Oak Cliff utilized to encourage greater settlement of the Dallas suburb and for its early 20th century single- and multi-family dwellings that typify Oak Cliff’s growth in the 1920s and 1930s.

¹ National Register of Historic Places Registration Form, Hardy-Heck-Moore, 7/1990 and 4/1994

The greatest and most significant concentration of houses is along the 300 to 500 blocks of E 5th Street.

PROJECT DESCRIPTION:

The proposed work consists of the construction of a two-story primary structure on a lot that is occupied by a one-story primary structure.

RELEVANT REGULATIONS:

STANDARD FOR APPROVAL:

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

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

(i) for contributing structures:

- (aa) The proposed work will not have an adverse effect on the architectural features of the structure.
- (bb) The proposed work will not have an adverse effect on the historic overlay district; and
- (cc) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district

LAKE CLIFF HISTORIC DISTRICT PRESERVATION CRITERIA

1. GENERAL

- 1.6 The Landmark Commission may approve a certificate of appropriateness for work that does not strictly comply with the preservation criteria upon a finding that:
 - a. The proposed work is historically accurate and is consistent with the spirit and intent of the preservation criteria; and
 - b. The proposed work will not adversely affect the historic character of the property or the integrity of the historic district

2 DEFINITIONS

- 2.18 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects

3. BUILDING SITE AND LANDSCAPING

3.1 New construction is prohibited in the front yard

4. FACADES

4.1 Protected facades

a. Front, cornerside, and interior side facades of contributing structures are protected

9. NEW CONSTRUCTION AND ADDITIONS

9.1 Stand-alone new construction is permitted only in the rear yard

9.6 The height of new construction and additions must not exceed the height of the historic structure

10. ACCESSORY BUILDINGS

10.3 Accessory buildings must be at least 8 feet from the main building

ANALYSIS

PREAMBLE

Infill construction within a historic district often gives rise to the statement “context is everything”, especially immediate historic context. When the immediate historic context of a streetscape is characterized by two-story contributing structures, it is “often” (rather than always) appropriate to propose a compatible structure with a similar massing and scale. Streetscape context, however, is only one aspect of a contextual analysis.

In relation to the applicant’s Exhibit B for example, inclusion of 418 E 5th Street without an informative caption can leave the reader with varying interpretations. A caption might read: “View of a non-contributing structure built in 2018 on a lot that was historically undeveloped”. This might alert the reader that while a non-contributor may be part of the “overall context”, it would not be relevant to the “historic context”.

Similarly, the inclusion of 430 E 5th Street (see Figure 8 of this report) would benefit from a caption that might read: “View of a contributing primary structure that is considerably set back on the lot similar to 422 E 5th Street.” This might alert the reader of the prospect that a contributing primary structure that is considerably set back on the lot might also be considered a unique feature of the district that is evidenced through historic aerials and National Register nomination forms.

A proposal to develop a property within the Lake Cliff Historic District that is in keeping with the role that the early 20th century buildings around the park played could serve a similar role “to reinforce the park’s historic ambience”. The proposed development could be considered a means to “encourage greater settlement of the Dallas suburb” with a design that is generally compatible with early 20th century single- and multi-family dwellings that typify Oak Cliff’s growth in the 1920s and 1930s. Such an approach could be considered complimentary to the “significance” of the place.

However, the Oak Cliff preservation criteria may not have anticipated a circumstance where the original primary structure was well set back from the front property boundary. As a result, the following matters can serve to illustrate the degree to which the request for a certificate of appropriateness may appear logical on one hand, but inconsistent with the preservation criteria on the other hand.

CORE ANALYSIS

- a) The proposed site planning would retain the traditional driveway approach while introducing a rear vehicular access that is uncharacteristic of the predominant character of vehicular access. The character of the rear yard would be further diminished by the uncharacteristic driveway that winds its way between structures.
- b) The Schematic Lot Layout depicts a freestanding carport that appears to show a building separation of approximately 18”, which differs from the Floor Plan, which shows an attached carport with a mudroom hyphen. In accordance with the preservation criterion 10.3 for Accessory Buildings, the proposed carport would need to be at least 8 feet from the main building.
- c) The Schematic Lot Layout proposes new construction in the front yard, which is prohibited under the Building, Site and Landscaping criterion 3.1. In addition, stand-alone new construction is permitted only in the rear yard, which is inconsistent with the New Construction and Additions criterion 9.1.
- d) In accordance with the definitions set out in the preservation criterion 2.18, “protected” means an architectural or landscaping feature that must be retained and its historic appearance maintained as near as practical, in all aspects. It further makes provision for new construction that would adversely impact the setting and the protected facades of the existing contributing structure. The scale and location of the proposed development would therefore not maintain the historic appearance or architectural/landscape features of the contributing property in all aspects.
- e) The proposed primary structure would be two-stories, whereas the existing contributing structure is single-story, which is inconsistent with the New Construction and Additions criterion 9.6.

While there are architectural matters that would need to be addressed including the proportion of windows, chimney appearance, picture windows, eave detailing, etc. it is

considered that more substantive preservation matters such as the appropriateness of reducing the status of a contributing primary structure to an accessory structure whose setting and character would be significantly impacted, warrants consideration.

In summary, the Landmark Commission may approve a certificate of appropriateness for work that does not strictly comply with the preservation criteria upon a finding that the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria, and the proposed work will not adversely affect the historic character of the property or the integrity of the historic district.

Given the above analysis and having regard to the specific language reflecting the “spirit and intent” of the preservation criteria, it is acknowledged that the proposed development is not historically accurate, is not consistent with the spirit and intent of the preservation criteria, and while the integrity of the historic district would be sustained, the historic character and setting of the contributing primary structure would be considerably impacted.

STAFF FEEDBACK:

That the proposal to construct a new two-story single-family residence and conversion of an existing structure into an accessory structure would be inconsistent with the Lake Cliff Historic District Preservation Criteria and the City Code for the reasons set out in the staff report.

TASK FORCE FEEDBACK:

Appears that previous comments have been accounted for. Task force agrees with interpretation of existing structure as accessory structure both from an historic and current effectual lens. Task force appreciates the rear access driveway and treatment of massing on the site plan. We recommend the owner discuss code ordinances with the landmark commission for allowance of the main structure as well as update context photos to show curbs and width / depth of lot.

SUPPLEMENTARY INFORMATION:

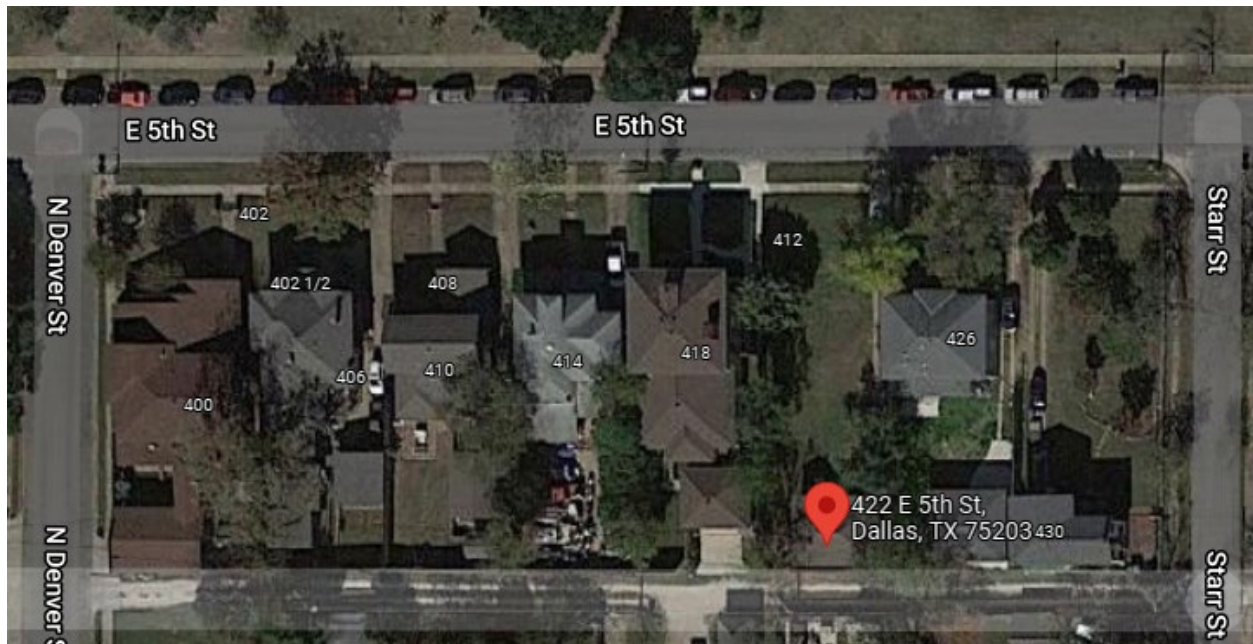


Figure 1 - Aerial photograph showing the subject property by the red balloon



Figure 2 – View of the subject property (1925, DCAD) as seen from E 5th Street



Figure 3 – Aerial photograph showing both 422 and 430 E 5th Street existed in their present locations historically. (Dallas Historical Aerial Photographs, 1930 Fairchild Survey)



Figure 4 – 1956 Aerial photograph showing the subject property (highlighted in red) and the undeveloped lot at 418 E 5th Street to the left and the lot showing a rear-positioned structure at 430 E 5th Street (corner lot at right) (HistoricAerials.com accessed 2/12/2022)



Figure 5 – 2016 Aerial photograph showing the subject property (highlighted in red) and the undeveloped lot at 418 E 5th Street to the left and the lot showing a rear-positioned structure at 430 E 5th Street (corner lot at right) (HistoricAerials.com accessed 2/12/2022)



Figure 6 – Map showing properties at 210, 422, and 430 E 5th Street (corner of East 5th Street and Starr Street, to right of 422 E 5th Street) with similar historical development patterns

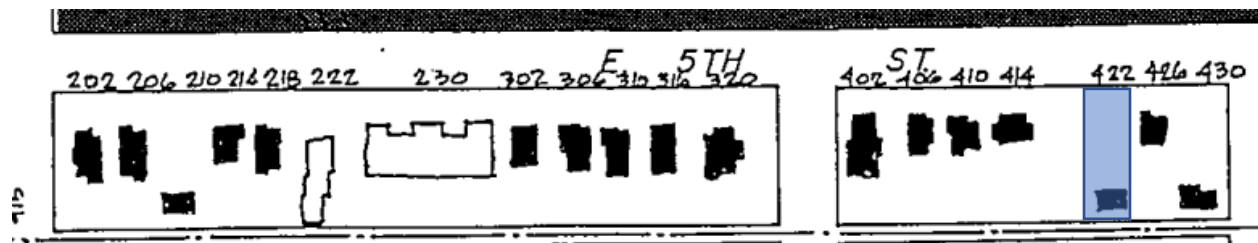


Figure 7 – Map showing the subject property highlighted and contributing properties, shaded black (National Register of Historic Places Registration Form, Hardy-Heck-Moore, 7/1990 and 4/1994)



Figure 8 – View of 430 E 5th Street (1934, DCAD), historically set back onto the lot, as 422 E 5th Street

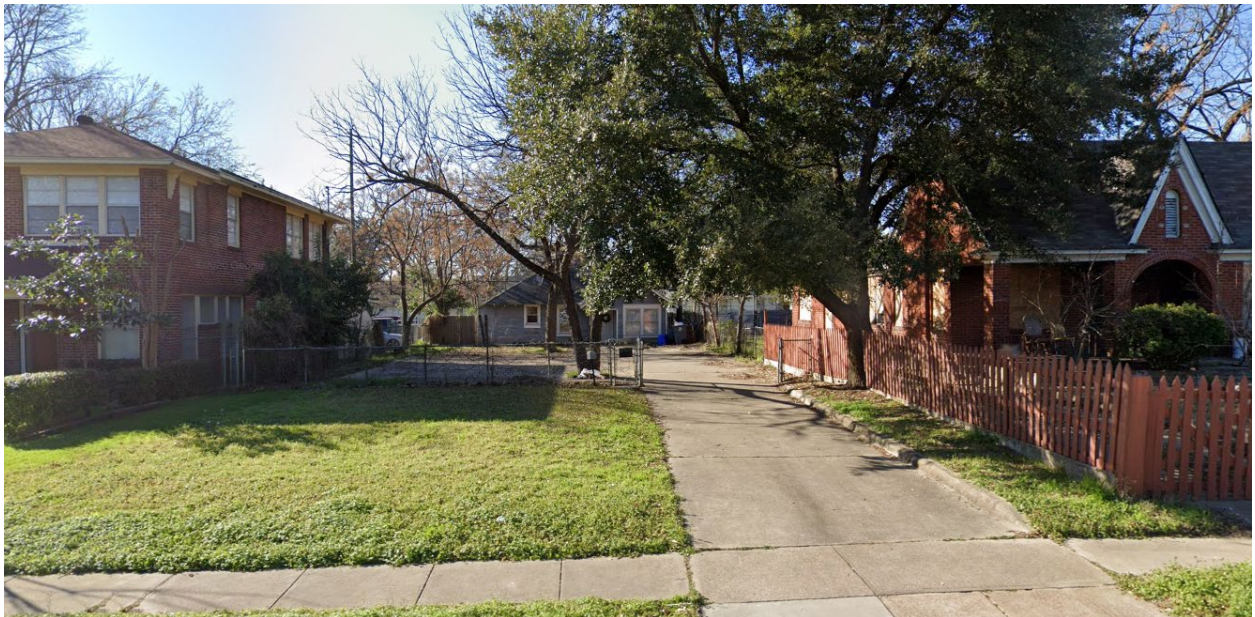


Figure 9 – View of 210 E 5th Street (1930, DCAD), historically set back onto the lot, as 422 E 5th Street

Courtesy Review Form (CR)

City of Dallas Landmark Commission

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

Name of Applicant: Larry Paschall, AIA - Spotted Dog Architecture
Mailing Address: 9540 Garland Rd. Suite 381-133
City, State and Zip Code: Dallas, TX 75218
Daytime Phone: 214-450-1031 Fax: _____
Relationship of Applicant to Owner: Architect
Property Address: 422 E. 5th Street
Zip Code: 75203

PROPOSED WORK:

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

Construct new two-story single-family residence on existing lot. Convert existing structure to
accessory structure.

Signature of Applicant: [Signature] Date: 02-03-22
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 p.m.**, before the Dallas Landmark Commission may consider the courtesy review of any change affecting the site or the exterior of any structure. This CR form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5DN, Dallas, Texas, 75201. **You may also fax this form to 214/670-0728. Please do not fax paint colors or color photographs.**

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4206 to make sure your application is complete.

*Information regarding past courtesy reviews for individual addresses is available for review in 5DN 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)

Office of Historic Preservation _____ Date _____

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

4-28-10

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 2/9/2022

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Larry Paschall, AIA
PROPERTY ADDRESS: 422 E. 5th St.
DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis: COURTESY REVIEW - No Motion

Courtesy review of main structure proposal. Appears that previous comments have been accounted for. Task force agrees with interpretation of existing structure as accessory structure both from an historic and current effectual lens. Task force appreciates the rear access driveway and treatment of massing on the site plan. We recommend the owner discuss code ordinances with the landmark commission for allowance of the main structure as well as update context photos to show curbs and width / depth of lot.

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Mia Ovcina	<input type="checkbox"/> Michelle Walker
<input type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> Troy Sims (LC Resident)
<input type="checkbox"/> VACANT (WH Alt)	<input checked="" type="checkbox"/> Derwin Hall	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

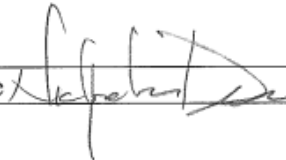
Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force  DATE 2/10/22

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION**March 7, 2022**

FILE NUMBER: CA212-197(TB)
LOCATION: 5806 Victor Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397, Tract D

PLANNER: Trevor Brown
DATE FILED: February 3, 2022
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Good Faith Energy

OWNER: BLOCK MARGUERITE

REQUEST(S): A Certificate of Appropriateness to install roof mounted solar panels.

BACKGROUND / HISTORY: None

PROJECT DESCRIPTION: Approval is sought to install a 7.6 kW roof mounted PV solar system with Enphase Battery and Enpower Smart Switch and main panel upgrade. The proposal has 17 solar panels on the south slope of the main roof and two additional panels on the rear slope of the side gable.

RELEVANT PRESERVATION CRITERIA:

Junius Heights Historic District (H-128), Ordinance No. 26331, Exhibit B

Section 6. Roofs.

6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

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:

- (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.*

ANALYSIS:

The subject property is uniquely situated on the southeast corner of Victor Street and Abrams Road (Figure 1), with the house sharing a wide drive approach with the house next door (Figures 3 and 7) that fronts more on to Abrams Road. This siting, coupled with the subject properties proximity to the cul-de-sac extension of Lowell Street to the west, expose the southern slope of the house to visibility from several right-of way not typically found at most properties in the district. The analysis of the proposed solar panels is further compounded by an accessory structure (Figure 7) in the side yard that factors into the visibility discussion.

The proposed solar panels (Figures 10-12) take up approximately 80 percent of the south slope of the main roof. This particular area of the roof is visible from the corner of Victor and Abrams (Figure 6), as well as from further down Abrams to the south, and from Lowell Street. The view of this section of roof from Victor St. is somewhat obstructed by the house next door's carport and a tree between the two driveways, although it is still visible. The majority of the south slope of the roof is visible from Lowell St. (Figures 8 and 9) although the roof of the unpermitted accessory structure comes up above the eave of the subject property to partially obstruct the bottom half of the main roof.

The unpermitted accessory structure appeared in the side yard driveway sometime after March 2019. Permits for "electrical repairs" in the summer of 2019, and "sewer relay and adding restroom to existing room" at the beginning of 2022 appear to be related to the arrival and potentially more permanent installation of this building according to notes from related inspections. At the time this report, it is not clear whether this structure is permanent or if it is considered a Recreational Vehicle, but its presence did impact Staff's ability to assess the overall impact of the proposal.

The overall pitch of the main roof is relatively low and includes a side gable near the front of the house which would normally minimize the visual impact, but the fact that all but two of the panels are proposed to go on a slope that is entirely visible from an adjacent right-of-way has a more significant impact on the district. The applicant, Good Faith Energy, did participate in the Task Force meeting and the question was posed if other placement options were considered, which they said the design was based on maximum output without any examination of other configurations that may not be as visible. Staff is recommending denial without prejudice for other options to be considered to mitigate the visual impact for this property.

STAFF RECOMMENDATION(S):

That the request for a Certificate of Appropriateness to install roof mounted solar panels be denied without prejudice.

That the recommendation is made with the finding that the work is not consistent with Section 6.4 and standards in City Code Section 51A-4.501(g)(6)(C)(i)(aa).

TASK FORCE RECOMMENDATION(S): That the request for a Certificate of Appropriateness to install roof mounted solar panels be denied without prejudice.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Good Faith Energy
Mailing Address : 13720 Diplomat Dr.
City, State and Zip Code: Farmers Branch, Texas 75234
Daytime Phone: 469-209-5910 Alternate Phone: _____
Relationship of Applicant to Owner : General and Electrical Contractor

OFFICE USE ONLY

Main Structure:

___ Contributing

___ Non-contributing

PROPERTY ADDRESS: 5806 Victor St. Dallas, Texas 75214

Historic District: Junius 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."

Installation of a 7.6 kW roof mounted PV solar system and Enphase Battery with Enpower Smart Switch
and Main Panel Upgrade

Signature of Applicant: Shawn David Date: 12/28/21

Signature of Owner: Patrick Block Date: 12/28/2021
(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

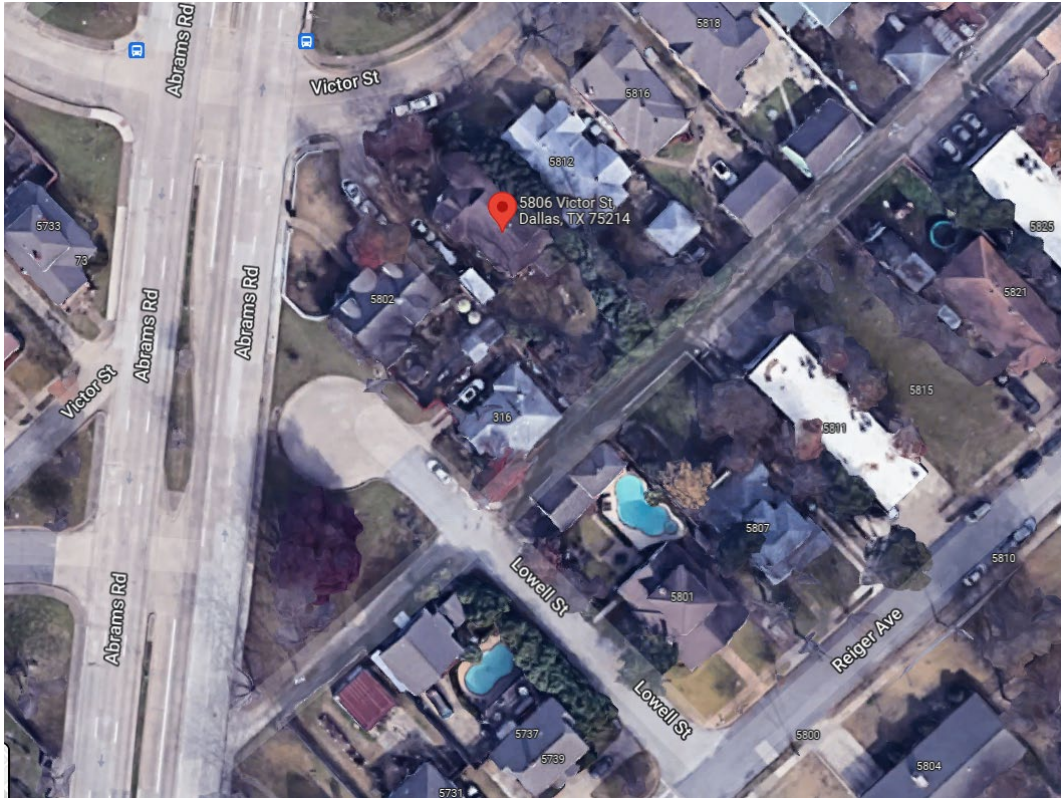


Figure 1 - Aerial image



Figure 2 - Main structure



Figure 3 - Looking to the right of subject property



Figure 4 - Looking to the left of subject property



Figure 5 - Across the street from subject property



Figure 6 – Subject property from the right-of-way at corner of Victor St. and Abrams Rd.



Figure 7 – Staff photo. Note incompatible accessory structure in side yard with no Certificate of Appropriateness.



Figure 8 - Staff photo taken from Lowell St. cul-de-sac. Note that entire south slope is visible except the lower section blocked by the roof of the accessory in the driveway.



Figure 9- Staff photo taken from Lowell St. cul-de-sac. Note accessory structure currently blocks the slope of the roof that proposed solar panels will be installed.

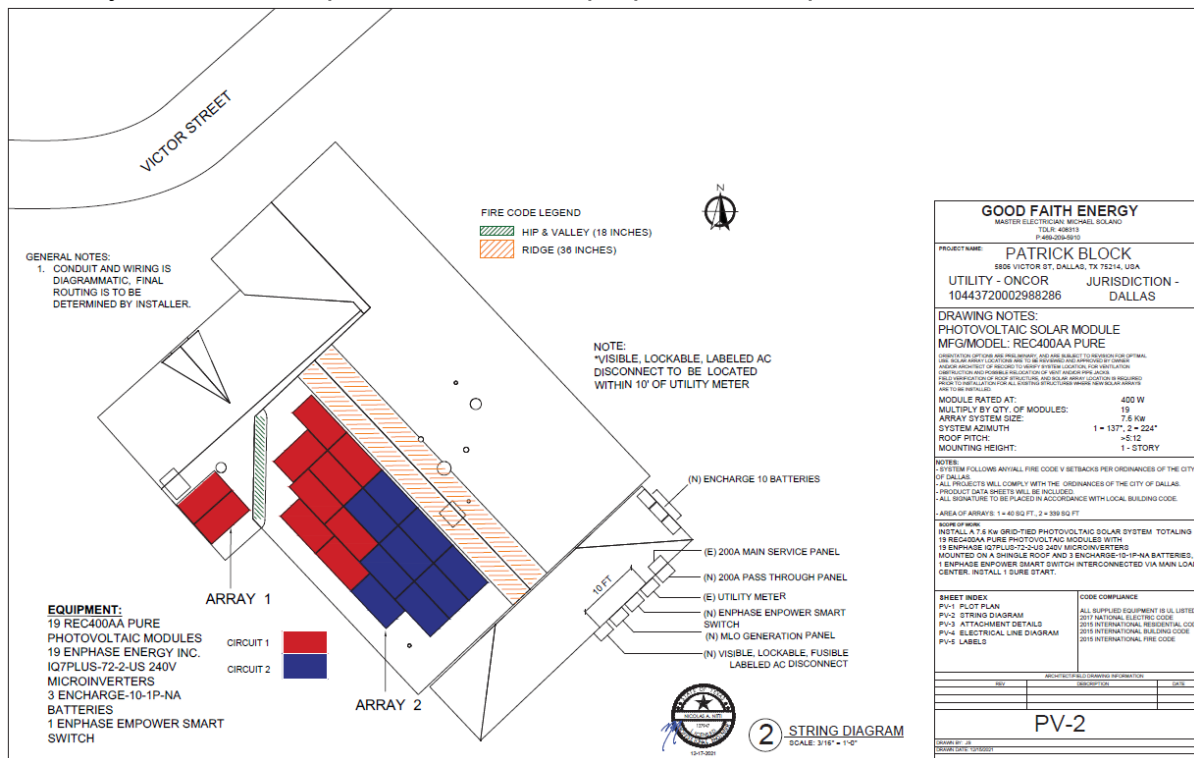
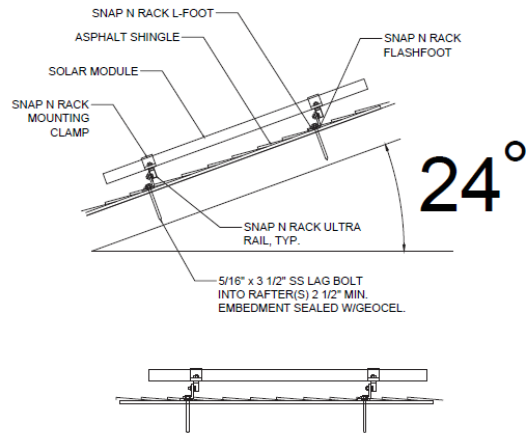


Figure 10 – Applicant submitted proposal for solar panel install location



③ ATTACHMENT DETAILS

GOOD FAITH ENERGY MASTER ELECTRICIAN MICHAEL SOLANO TOL 1-800-711-7111 P-409-206-9810	
PROJECT NAME: PATRICK BLOCK 3806 VICTOR ST, DALLAS, TX 75214 USA UTILITY - ONCOR JURISDICTION - DALLAS 10443720002988286	
DRAWING NOTES: PHOTOVOLTAIC SOLAR MODULE MFG/MODEL: REC400AA PURE <small>SEE SPECIFICATIONS AND PRELIMINARY AND AS-BUILT TO VERIFY COMPLIANCE. ALL SUPPLIES AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS. ALL PROJECTS WILL COMPLY WITH THE ORDINANCES OF THE CITY OF DALLAS. PHOTOGRAPH SHEETS WILL BE INCLUDED. ALL SIGNATURE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE.</small>	
MODULE RATED AT: 400 W MULTIPLY BY QTY. OF MODULES: 19 ARRAY SYSTEM SIZE: 7.8 kW SYSTEM AZIMUTH: 1 = 137°, 2 = 224° ROOF PITCH: 12:12 MOUNTING HEIGHT: 1 - STORY	
NOTES: 1. SYSTEM FOLLOWS ANY/all FIRE CODE V-SPECIFICATIONS PER ORDINANCES OF THE CITY OF DALLAS. 2. ALL PROJECTS WILL COMPLY WITH THE ORDINANCES OF THE CITY OF DALLAS. 3. PHOTOGRAPH SHEETS WILL BE INCLUDED. 4. ALL SIGNATURE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. AREA OF ARRAY: 1 = 40 SQ FT, 2 = 338 SQ FT	
DESCRIPTION: INSTALL AT A 8 KW GRID-TIED PHOTOVOLTAIC SOLAR SYSTEM TOTALING 19 REC400AA PURE PHOTOVOLTAIC MODULES WITH 19ENPHASE 40PLUS-720US 240V MICROINVERTERS MOUNTED ON A SINGLE ROOF AND 3 ENPHASE-40PHANA BATTERIES 1 ENPHASE ENPOWER EMANT SWITCH INTERCONNECTED VIA MAIN LOAD CENTER. INSTALL 1 BURE STAFF	
SHEET INDEX PV-1: PLOT PLAN PV-2: STRIP DIAGRAM PV-3: ATTACHMENT DETAILS PV-4: ELECTRICAL LINE DIAGRAM PV-5: LABELS	CODE COMPLIANCE ALL SUPPLIES EQUIPMENT IS US LISTED 2017 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL FIRE CODE
REVISIONS NO. DESCRIPTION DATE	
PV-3	

Figure 11 – Detail of panel attachment



The SnapNrack line of solar mounting solutions is designed to reduce total installation costs. The system's technical innovations have been proven to drive down costs and improve installation quality on more than 350 MW of solar installations.

Pitched Roof Arrays Simplified

The SnapNrack Series 100 UL Roof Mount System is an efficient, visually appealing, photovoltaic (PV) module installation system. Series 100 UL is Listed to the UL Standard 2703 for Bonding, meaning that



Figure 12 – Proposed solar panel mount

A TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 2/10/2022

TIME: 5:30pm

MEETING PLACE: Virtual & Wilson House

APPLICANT NAME: Shaun David – Good Faith Energy

PROPERTY ADDRESS: 5806 Victor Ave.

DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

Deny w/o Pre.
Noel/Mary

Task force members present

☒ Rene Schmidt

☒ Mary Mesh

☒ Eric Graham

☒ Noel Aveton

☒ Vanessa McElroy

☒ Jennifer Szklarski

☒ Aaron Trecartin

☒ Carlos Gomez

☒ Patrick Morais

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker: Noel

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

2.12

DATE 2/10/2022

The task force recommendation will be reviewed by the Landmark Commission on Monday, February 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION**MARCH 7, 2022**

FILE NUMBER: CA212-196(TB)
LOCATION: 606 N. Marsalis Avenue
STRUCTURE: Main & Non- Contributing
COUNCIL DISTRICT: 1
ZONING: PD-468

PLANNER: Trevor Brown
DATE FILED: February 3, 2022
DISTRICT: Lake Cliff
MAPSCO: 45-W
CENSUS TRACT: 0020.00

APPLICANT: Jennifer Dent

OWNER: 606 N MARSALIS LLC

REQUEST:

1. A Certificate of Appropriateness to paint exterior of multi-family structure using Sherwin Williams paint. Body to be SW7013 Ivory Lace. Trim to be SW6991 Black Magic. Doors to be SW9141 Waterloo.
2. A Certificate of Appropriateness to install new entry lighting.
3. A Certificate of Appropriateness to construct new brick veneered wall to enclose the courtyard.
4. A Certificate of Appropriateness to install new landscaping in front yard.

BACKGROUND / HISTORY:

12/12/18 CA189-186(MP) Routine approval for repairs to soffit, railing, and wood elements, addition of six column supports on east elevation, and painting of the main structure with the condition that the brick not be painted.

5/7/20 CA190-410(MLP) Routine approval for repairs to wood soffit and fascia due to fire, and painting of trim.

11/4/21 Landmark Commission approves CA202-024(MLP) to replace all windows and doors.

The structure is listed as non-contributing to the Lake Cliff Historic District.

PROJECT DESCRIPTION:

Approval is sought for painting of the multi-family structure, new lighting at each unit, a brick wall to enclose the courtyard, and new landscaping in the front yard. The building

will be painted using Sherwin Williams paint utilizing SW7013 Ivory Lace for the main body color, the trim to be SW6991 Black Magic, and the doors to be SW9141 Waterloo. New entry lighting is proposed for each unit and will be a simple black shaded sconce mounted on one side of each unit entry door. A new seven-foot-tall brick wall with central entry gate is proposed to enclose the central courtyard. The wall will be painted to match the main structure. New planters in front of each wing of the building with assorted plants and climbing vines will be incorporated into the design of the new wall. The proposal includes a new concrete walk in the front yard that bisects the existing circular drive, with the addition of six new vitex trees in this greenspace.

RELEVANT PRESERVATION CRITERIA:

Lake Cliff Historic District (H-84), Ordinance No. 23328, Exhibit A

Building Site and Landscaping

- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.7 Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- 3.8 It is recommended that landscaping reflect the historic landscape design.
- 3.9 Existing trees are protected, except that unhealthy or damaged trees may be removed.
- 3.11 Fence location
 - a. Historically appropriate fences are permitted in the front yard and may not exceed 3'6" in height and must be 50 percent open. They must be constructed of one or more of the following materials: wood, stone, brick, wrought iron, a combination of those materials, or other materials deemed appropriate. Chain link is not allowed in the front yard.

Facades

4.8 Historic colors

- c. All structures must have a dominant color and no more than three trim colors, including any accent colors. Proper location of dominant, trim and accent colors is shown in Exhibit D. The colors of a structure must be complimentary to each other and the overall character of this district. Complimenting color schemes are encouraged through the blockface.

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

Paint

The current paint scheme with the brick painted a dark, almost black, color is detrimental to the overall aesthetic of the district. This is not a natural color for brick and was not approved by any CA that Staff could find. CA189-186(MP) conditioned the approval of the color Urbane Bronze that the brick would not be painted. The proposed body color (Figure 17) is more neutral and in keeping with buff colored brick found throughout the district. This is a vast improvement to the current color scheme and will have a positive impact on this important corridor of the Lake Cliff district.

Entry lighting

The application includes two types of proposed lighting, entry lights at unit doors and entry light on the proposed wall. The entry lights at unit doors (Figure 16) are simple, do not impact the appearance of the building, and are in line with what is found on similar multi-family units in the district which is why Staff is recommending approval. The entry lights on the proposed wall (Figure 15) are more modern and are meant to be a focal point along with the wood gate. While Staff feels as though the entry sconces are not necessarily appropriate for the age of the building it is for the reasons outlined below that this element is not recommended for approval.

Brick wall

The CMU wall (Figure 13) with brick veneer (Figure 14), as proposed, is problematic for several reasons but is mainly objected to by Task Force and Staff because it is out of character for the age and design of the building. There are several examples (Figure 9) on the adjacent blocks of N. Marsalis that are of similar age and configuration to the subject property that illustrate why it is recommended by Staff and Task Force to deny this new feature. These buildings were designed with a central courtyard to welcome tenants and guests into the complex. There are certainly security concerns, as several have iron fencing enclosing the area including this property, but they do not detract from the original design of the buildings. The proposed wall is essentially a fence in the front yard which the preservation criteria recommends fences in that location be at least 50 percent open. That same section of the ordinance limits the fence height in that location to 3'6", which may not be feasible for this application. A possible compromise could be to utilize architectural breeze block which would allow for screening and security while also being appropriate to the period of construction of the building. An iron fence similar to what is already in place can accomplish this as well.

The proposed plan (Figures 10-12) is also problematic in that it lacks pertinent detail, like the missing front stair on the south wing as well as how it interacts with the second story walk of the north wing. Staff asked for architectural plans to this effect but only got (Figure 12) revised renderings “for landscape design only.”

Staff is recommending denial due to a lack of appropriate plans and the impact the proposed wall will have on the district. There are five other buildings of similar age and design and this proposal is not compatible with what is found on N. Marsalis Ave.

Landscape

Staff does not take issue to the proposed new landscape plants, but the proposal (Figure 12) had a glaring omission in regard to the mature tree (Figure 2) that is in the front yard. The proposed landscape plan does not show the existing tree and calls for three vitex trees to be planted in that area. The preservation criteria protect existing trees unless they are unhealthy or damaged. There was not a request to remove the tree, and it is a significant omission as it relates to the request, which is why Staff is recommending denial without prejudice at this time.

STAFF RECOMMENDATION:

1. That the request for a Certificate of Appropriateness to paint exterior of multi-family structure using Sherwin Williams paint. Body to be SW7013 Ivory Lace. Trim to be SW6991 Black Magic. Doors to be SW9141 Waterloo be approved in accordance with the drawings and specifications dated 3/7/22. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2. That the request for a Certificate of Appropriateness to install new entry lighting be approved in accordance with the drawings and specifications dated 3/7/22 with the condition that only the entry lights at unit doors are approved at this time. The proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. That the request for a Certificate of Appropriateness to construct new brick veneered wall to enclose the courtyard be denied without prejudice. The proposed work is not consistent with the preservation criteria Section 3.11(a) and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. That the request for a Certificate of Appropriateness to install new landscaping in front yard be denied without prejudice. The proposed work is not consistent with preservation criteria Section 3.9.

TASK FORCE RECOMMENDATION:

1. That the request for a Certificate of Appropriateness to paint exterior of multi-family structure using Sherwin Williams paint. Body to be SW7013 Ivory Lace. Trim to be SW6991 Black Magic. Doors to be SW9141 Waterloo be denied without prejudice citing the locations of paint colors are not clear on proposed elevations, provide labeled colors on exterior photos or elevation drawings.

2. That the request for a Certificate of Appropriateness to install new entry lighting be approved with conditions citing that task force takes no issue with proposed lighting if desired for other locations besides the wall. Task force recommends approval of only unit door lighting.

3. That the request for a Certificate of Appropriateness to construct new brick veneered wall to enclose the courtyard be denied without prejudice as proposed wall is not in keeping with courtyard style apartments in the district. courtyard enclosure walls are typically used on side elevations for corner lot apartments such as found on Gaston Ave. Per ordinance any front yard fence is to be 3ft-6in max. high and 50% open. Per building code, pickets on guardrails cannot allow a 4" sphere to pass through. Also bldg. massing and location of facade on property appear to be in differing locations when comparing 3D views with landscape site plan. Task recommends denial without prejudice on wall submission, paint colors and landscape plan per comments.

4. That the request for a Certificate of Appropriateness to install new landscaping in front yard be denied without prejudice and recommend providing a photo list / description of each plant species proposed on the landscape plan.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ ()
Office Use Only

Name of Applicant: Jennifer Dent

Mailing Address : 4566 Insurance Lane

City, State and Zip Code: Dallas, TX 75205

Daytime Phone: 954-873-0413 Alternate Phone: 214-865-6220

Relationship of Applicant to Owner : Employee

PROPERTY ADDRESS: 606 N Marsalls Ave. Dallas, TX

Historic District: Lake Cliff Historic District

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 Building Paint , exterior lighting, landscape updates

Signature of Applicant: Jennifer M Dent

Date: _____

Signature of Owner: _____

(IF NOT APPLICANT)

Date: _____

APPLICATION DEADLINE:

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

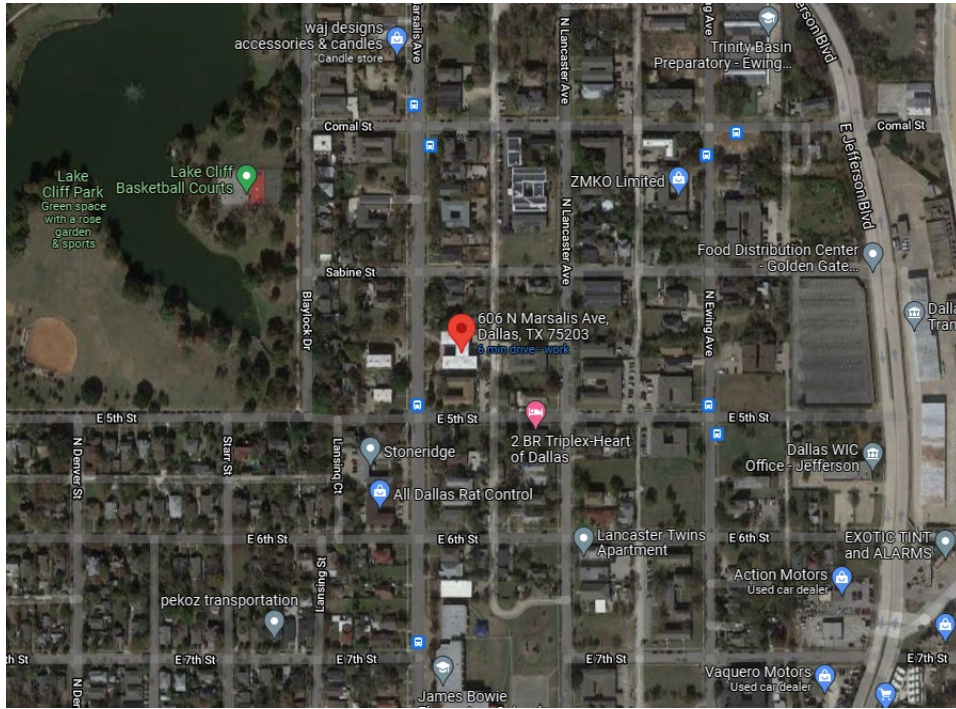


Figure 1 - Aerial image



Figure 2 - Main Structure



Figure 3 - Property adjacent to the right



Figure 4 - Property adjacent to the left



Figure 5 - View across N Marsalis



Figure 6 – Staff photo of existing iron fence and ongoing work. Note the stair across the wing on the right. The stair for the second level is missing.



Figure 7 – Staff photo to show relationship between the wings and balconies

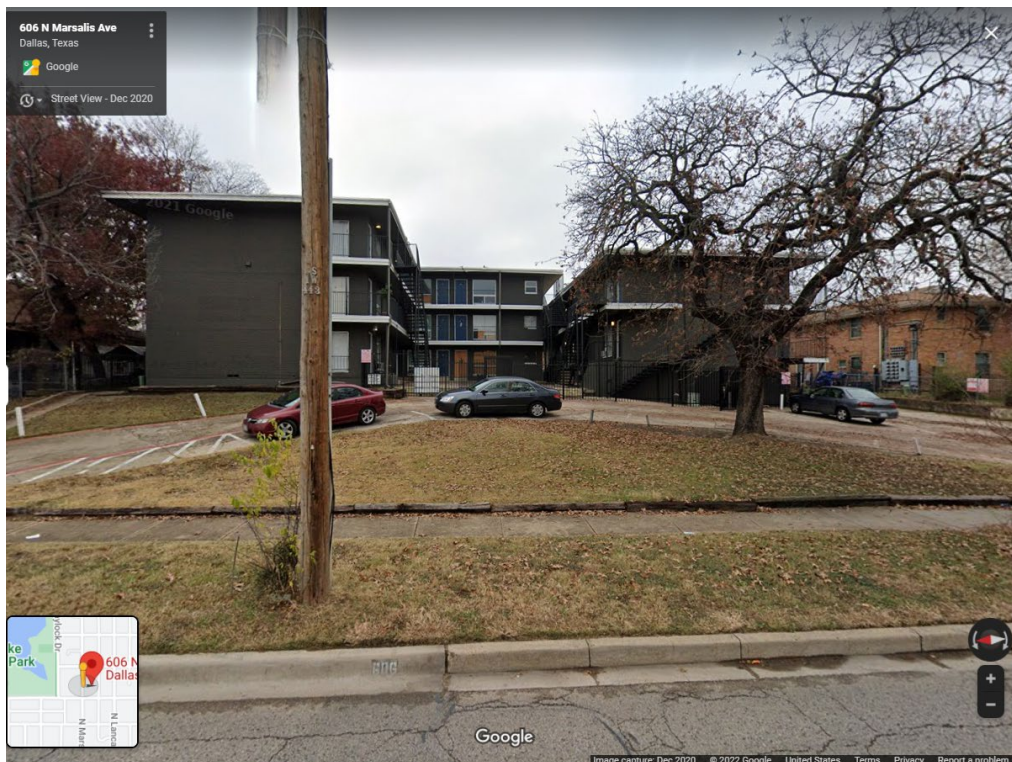


Figure 8 - Google image to show property without construction fencing. Also note the existing tree in the front yard that is not indicated on the proposed landscape plan.



Figure 9 - Similar properties on N. Marsalis

LANDSCAPE

Proposed landscape design.

* Rendering for landscape design only. Building is for reference only



EXISTING CURVED
ACCESS TO REMAIN

PROPOSED
PEDESTRIAN ONLY STEPPED
WALKWAY - CONCRETE

SINGLE DOOR GATE ACCESS

BRICK WALL FOR GATE
ACCESS. 7ftl

1/18/2022

7

Figure 10 – Proposed landscape and wall across the courtyard



VINES &
PLANTERS AT BASE OF
BUILDINGS

SINGLE DOOR
GATE ACCESS

BRICK WALL FOR GATE
ACCESS. 7ftl



* Rendering for landscape design only. Building is for reference only

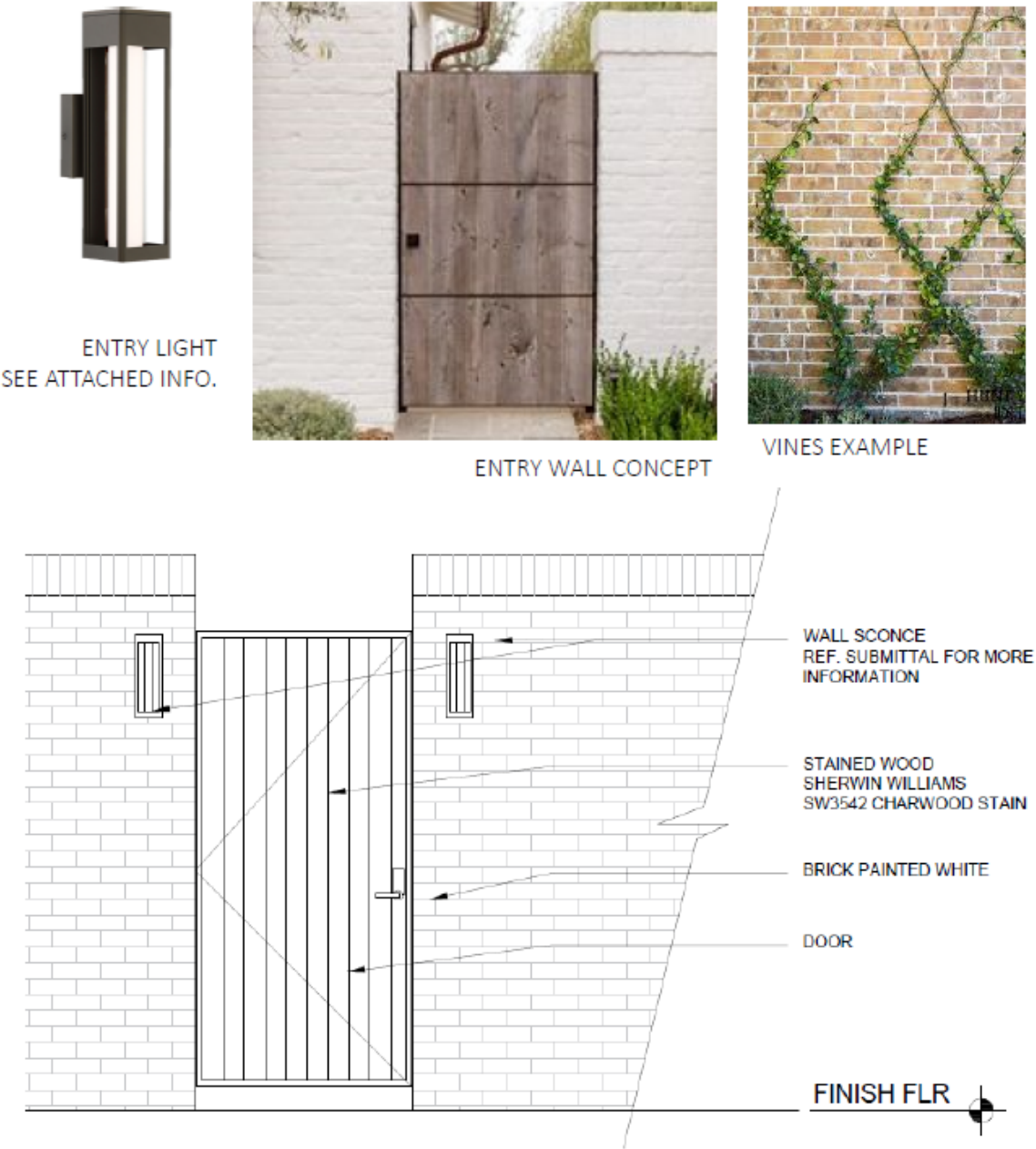
1/18/2022

8

Figure 11 - Proposed landscape and wall across the courtyard

LANDSCAPE

Goal is to produce a more cohesive entry and approach to the building by introducing proper landscape



1/18/2022
Figure 13 – Detail of proposed gate on wall and entry lighting

LANDSCAPE – ENTRY WALL

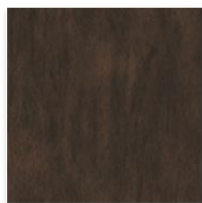
Brick veneer will be utilized at entry wall

Brick it – Rosebud (see attached spec)
Veneer thin bricks come in modular size (2 ¼ x 7 5/8 x ½)

Brick will be painted to match rest of building.



Door stain color



SHERWIN WILLIAMS
SW 3542 CHARWOOD

Figure 14 – Proposed brick veneer (on CMU wall) and stain for gate

Soli LED Outdoor Wall Sconce
By Access Lighting

Product Options
Size: 14 Inch

Details
Residential Use
Finish: Oil Rubbed Bronze
Material: Steel
Shade Material: Glass
Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
Title 24 compliant
UL Listed Wet
Marine Grade
Assembly Required
Warranty: 5 Year Limited
Made in China

Dimensions
14 Inch Option Fixture: Width 4.75", Height 14", Depth 4.5", Weight 1.8Lbs

Lighting

Lamp Type	LED Built-in
Total Lumens	1100
Total Watts	12.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan	50000.00
CRI	90
Equivalent: Halogen, CFL or LED Bulb Can Be Used	No

Additional Details
Product URL:

LUMENS
LIGHT AND LIVING
Call Us 877.445.4486

Notes:

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Figure 15 – Proposed entry lighting at wall gate

ENTRY LIGHTS AT UNIT DOORS

Mounted on handle side of each unit entry (see attached)

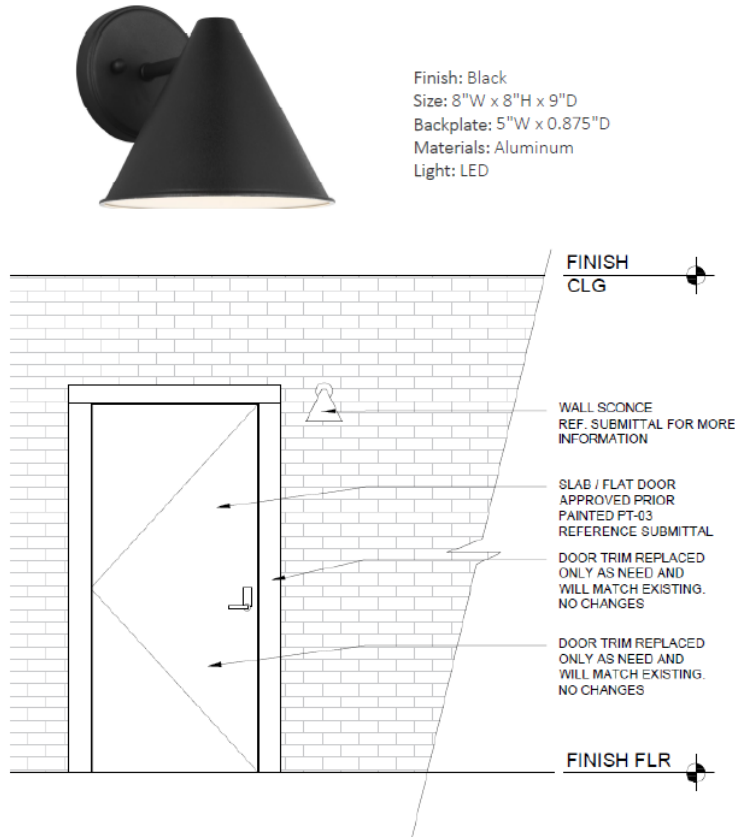
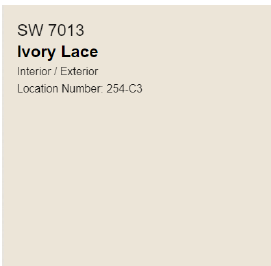
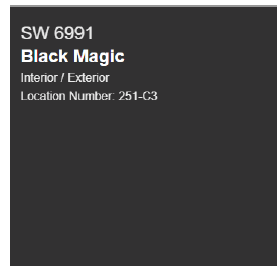


Figure 16 – Proposed entry lights at unit doors

PROPOSED COLORS



Overall Exterior
Building Paint Color
Sherwin Williams -
Ivory Lace SW 7013



Building Trim
Sherwin Williams -
Black Magic SW 6991



Unit Entry Door
Sherwin Williams -
Waterloo SW 9141

Figure 17 – Proposed paint colors

**A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 2/9/2022

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Jennifer Dent
PROPERTY ADDRESS: 606 N. Marsalis Ave.
DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

Proposed wall is not in keeping with courtyard style apartments in the district. courtyard enclosure walls are typically used on side elevations for corner lot apartments such as found on Gaston ave. Per ordinance any front yard fence is to be 3ft-6in max. high and 50% open. Per building code, pickets on guardrails cannot allow a 4" sphere to pass through. Task force takes no issue with proposed lighting if desired for other locations besides the wall. We recommend providing a photo list / description of each plant species proposed on the landscape plan. Also bldg. massing and location of facade on property appear to be in differing locations when comparing 3d views with landscape site plan. Lastly, locations of paint colors are not clear on proposed elevations, provide labeled colors on exterior photos or elevation drawings. Task force recommends approval of only lighting and guardrail repair. Task recommends denial without prejudice on wall submission, paint colors and landscape plan per comments.

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Mia Ovcina	<input type="checkbox"/> Michelle Walker
<input type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> Troy Sims (LC Resident)
<input type="checkbox"/> VACANT (WH Alt)	<input checked="" type="checkbox"/> Derwin Hall	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

*FRED PENIA
MIA OVCINA
ALL
NONE*

CHAIR, Task Force

DATE 2/10/22

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

**LANDMARK COMMISSION****MARCH 7, 2022**

FILE NUMBER: CA212-177(LC)
LOCATION: 4524 Sycamore St
STRUCTURE: Contributing
COUNCIL DISTRICT: 2
ZONING: R-7.5 (A)

PLANNER: Liz Casso
DATE FILED: February 3, 2022
DISTRICT: Peaks Suburban (H-72)
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Austin Mozingo

REPRESENTATIVE: None

OWNER: MOZINGO AUSTIN

REQUEST: A Certificate of Appropriateness to install fencing in the corner side yard. Work commenced without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

1. 4524 Sycamore St is a Craftsman Style residence and is a contributing structure in the Peaks Suburban Addition Historic District.
2. On March 11, 2019, a Certificate of Appropriateness (CA) to replace roof shingles (CA189-374(MP)) was approved by Staff.

PROJECT DESCRIPTION:

The applicant replaced an existing four-foot-tall chain link fence in the corner side yard with a six-foot-tall wood fence. The fence consists of horizontally oriented boards and is partially open with a few inches between boards. The fence includes an automatic sliding vehicular gate that faces Moreland Ave, and a pedestrian gate that faces Sycamore St. The fence extends beyond the 50% mark of the corner side elevation by nine feet in order to secure and screen an existing A/C unit in the side yard and clear the windows that the unit is located in front of (see site plan in figure 9 and photo of A/C unit in 14).

RELEVANT PRESERVATION CRITERIA:

Peak's Suburban Addition Historic District (H-72), Ordinance No. 22352, Exhibit A

2.0 Site and Site Elements

2.7 *Any mechanical equipment must be erected in the side or rear yards must be screened from the street.*

2.9 *Fences in the rear yard and rear 50% of the side yard may not exceed 9 feet in height.*

2.12 *Solid fences in cornerside yards must not be located directly in front of the cornerside façade except that the commission may allow a solid fence directly in front of any portion of the rear 50% of the corner side facade if:*

a. more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and

b. the fence does not screen any portion of a significant architectural feature of a main structure.

Fences in cornerside yards that are at least 70% open, up to maximum height of 8 feet, may be located in the front 50% of the cornerside facade if deemed appropriate. Chain link fences do not qualify as a “70% open fence”. These fences must be constructed of materials with dimensions no greater than two inches in width and depth, except for structural supports.

2.13 *Fences in side, rear or cornerside yards must be constructed of one or more of the following materials: wood, brick, stone, wrought iron, chain link (as noted below), a combination of these materials, or other materials deemed appropriate.*

Chain link fences are not allowed in the front yard or front 50% of the side yard, or the front 50% of the cornerside yard.

The fences that are required to be 70% open should be of wrought iron, wood that resembles wrought iron, or historic wire fences. Chain link fences do not qualify as a “70% open fence”. Recommended fence designs are shown in Addendum B.

2.14 *Tops of fences must be horizontal, stepped, or parallel to grade.*

2.15 *The finished side of a fence must face out if seen from any street.*

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.

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:

(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.*

ANALYSIS:

The purpose of the fence is not only for privacy, but also to secure and screen the existing A/C unit in the side yard. The preservation criteria allows the Landmark Commission to approve fences in the corner side yard up the 50% mark of the corner side façade if the fence is needed for privacy and does not cover any significant architectural features (Section 2.12). In addition, the preservation criteria requires that mechanical equipment in the side yard be screened from view (Section 2.7). The proposed fence accomplishes this, though it had to be located nine feet in front of the 50% mark in order to screen the A/C unit and not terminate directly in front of a window. The most prominent architectural feature on this corner side façade is the chimney, which is not screened from view by the fence. In addition, the fence is low enough that the roof line and eaves with exposed rafter tails remain visible.

However, the fence type with horizontally oriented boards is contemporary in design and not in-keeping with existing or historic fencing in the district. Historically, fences primarily used vertically oriented boards (see historic photos in figures 15-18). In addition, the recommended fence designs in Addendum B of the preservation criteria only include fencing with vertically oriented boards, with either flat tops or pointed tops.

Staff believes the proposed fence location, which is nine feet in front of the 50% point of the corner side façade, would not have an adverse effect on the character of the site or district, and is necessary for screening mechanical equipment. However, a fence design with vertically oriented boards would be more appropriate for the historic district than the existing fence with horizontal boards.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to install fencing in the corner side yard be approved in accordance with the site plan dated 3/7/22 with the condition that the fence boards be oriented vertically.

The proposed work is consistent with preservation criteria Section 2.7 for screening mechanical equipment, Sections 2.7, 2.9, 2.12, 2.13, 2.14 and 2.15 for fences in the cornerside yard and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to install fencing in the corner side yard be denied without prejudice with the recommendation that the fence design be changed to vertical board-on-board that may either be attached to the existing horizontal board fencing or be a new replacement fence, and that the fence be located no further than the 50% point on the cornerside façade.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Austin Mozingo
Mailing Address: 4524 Sycamore St
City, State and Zip Code: Dallas, TX 75204
Daytime Phone: (512) 644-4934 Alternate Phone: (512) 644-9934
Relationship of Applicant to Owner: Self

OFFICE USE ONLY

Main Structure:
____ Contributing
____ Non-contributing

PROPERTY ADDRESS: 4524 Sycamore St
Historic District: Pearl Suburban

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."

Fence along side (Moreland St) of property

Signature of Applicant: [Signature] Date: 1/19/2022

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



Figure 1 – Aerial view of the subject property (Google Maps, 2022)



Figure 2 – View of the subject property as seen from Sycamore St



Figure 3 – View of the subject property as seen from Sycamore St



Figure 4 – View of the subject property as seen from Sycamore St



Figure 5 – Streetscape and adjacent property to the east on Sycamore St



Figure 6 – Streetscape and adjacent property to the west on Sycamore St



Figure 7 – Streetscape and adjacent properties to the north on Sycamore St



Figure 8 – Streetscape and adjacent properties to the south on Moreland Ave



Figure 10 – Previous Chain Link Fencing



Figure 11 – Existing Wood Fencing



Figure 12 – Existing Wood Fencing



Figure 13 – Existing Wood Fencing

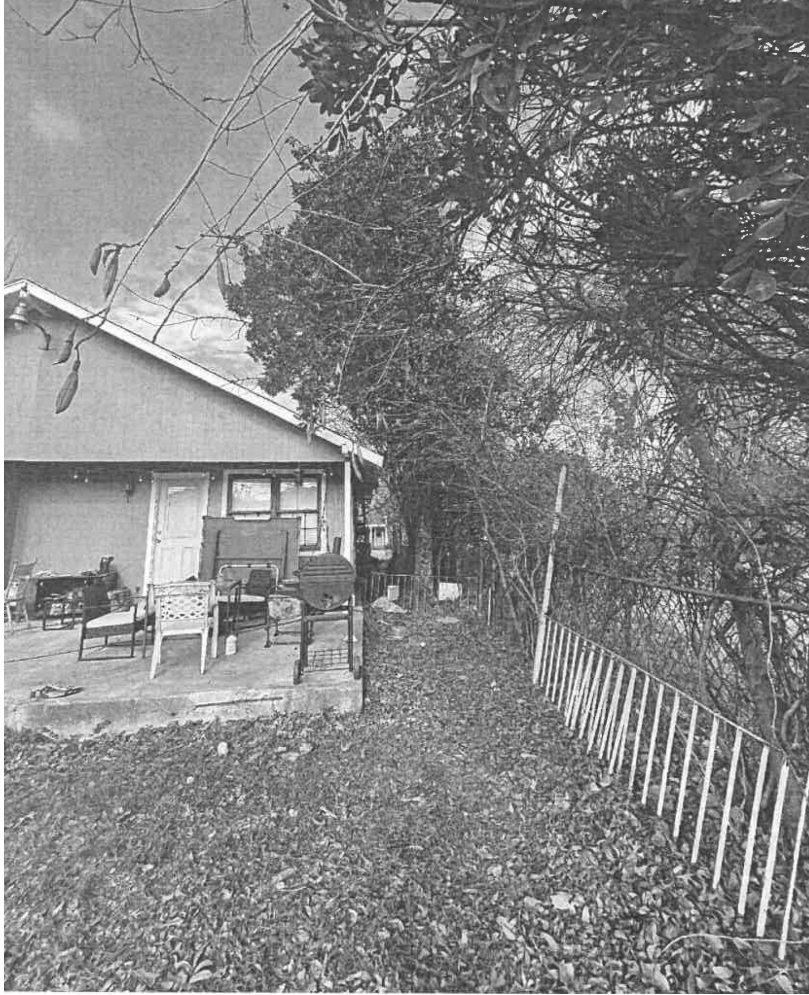


Figure 14 – Previous Chain Link Fence as Seen from within Rear Yard

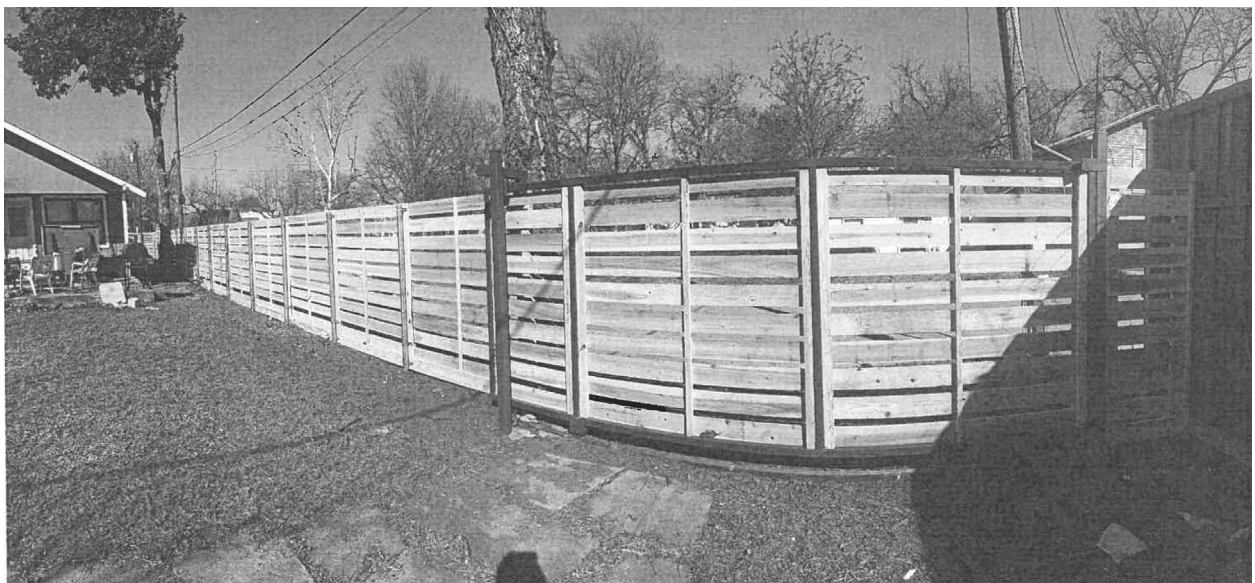


Figure 15 – Existing Wood Fence as seen from within Rear Yard



Figure 16 – Location of A/C Unit in the Side Yard – Fence extends 9ft past the 50% mark of the house in order to screen and secure the unit and to clear the windows the unit sits in front of.



Figure 15 – Historic 1908 Photo of Fencing in Peaks Suburban Addition Neighborhood (Structure is located on Worth Street. Fencing left of the house is vertical board. Fencing right of house is framed lattice.)



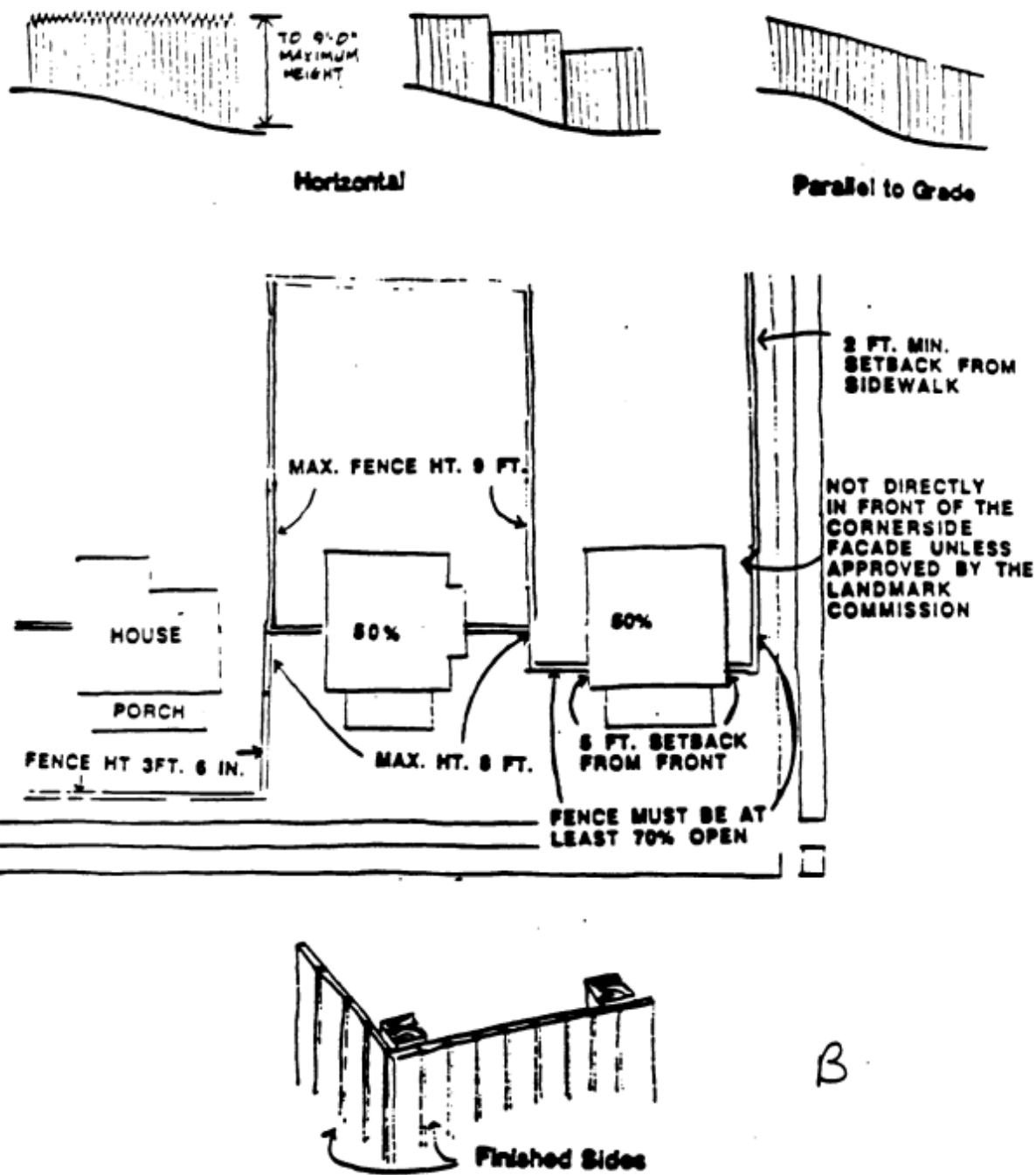
Figure 16 – Historic Photo of Fencing in Peaks Suburban Addition Neighborhood (Structure is located on Junius Street. Fencing seen in the rear yard is vertical board.)



Figure 17 – Close-up of Historic Photo of Fencing in Old East Dallas Neighborhood (Fencing seen in the rear yard is partially open vertical board.)



Figure 18 – Historic Photo of Fencing in Old East Dallas Neighborhood (Fencing seen in the background is vertical board.)



FENCES

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Figure 19 – Addendum B of the Preservation Criteria



LANDMARK COMMISSION**MARCH 7, 2022**

FILE NUMBER: CD212-008(MGM)
LOCATION: 5916 Swiss Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: PD-63 (Area A)

PLANNER: Murray G Miller
DATE FILED: February 3, 2022
DISTRICT: Swiss Avenue
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT:

Noori Abdul-Ghani and Alexandra Barsk

OWNER:

Noori Abdul-Ghani and Alexandra Barsk

REQUEST:

Demolition of the existing two-story accessory structure

BACKGROUND / HISTORY:

The subject property is listed as contributing to the Swiss Avenue Historic District.
The subject accessory structure appears in the 1930 Fairchild Map (Figure 2)

PROJECT DESCRIPTION:

The proposed work consists of the demolition of the existing two-story accessory structure under the demolition standard of imminent threat to public health/safety.

RELEVANT REGULATIONS:**DEMOLITION OR REMOVAL STANDARDS**

Certificate for Demolition or Removal Standards
Section 51A-4.501(h) of the Dallas Development Code

To replace the structure with a new structure that is more appropriate and compatible with the historic overlay district.

No economically viable use of the property.

The structure poses an imminent threat to public health or safety.

The structure is noncontributing to the historic overlay district because it is newer than the period of historic significance.

A residential structure with no more than 3,000 square feet of floor area subject pursuant to court order.

STANDARD FOR APPROVAL:

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

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

(i) for contributing structures:

(aa) The proposed work will not have an adverse effect on the architectural features of the structure.

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

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

RELEVANT STANDARDS AND GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES – Guidelines for Rehabilitating Historic Buildings

ANALYSIS

Correcting, stabilizing, and strengthening deteriorated historic structures

The emphasis surrounding the accessory structure presented in this application centers on the condition of the concrete slab foundation, which appears to have enabled localized differential settlement of the exterior masonry. The lateral stability of the frame structure has also been identified as a risk. It is likely that the slab foundation makes a negligible contribution to the setting of the primary structure and the character and appearance of

the district, therefore, its replacement would typically be appropriate. Masonry cracking and the deterioration of windows are common conditions that often fall with the scope of rehabilitation (in relation to windows, see Table 3 – Windows and Figure 1 below). When any structure is left to its own devices, it will eventually collapse. When a historic structure is left to its own devices, it may be referred to as demolition by neglect.

In regard to the “possibility” of repairs, it is acknowledged that the identified conditions are within the range of practical rehabilitation works and are consistent with the type of conditions that have been brought before the Landmark Commission (LMC) such as those depicted in Figure 3 and other cases where the City is requiring the repair of extensively deteriorated masonry as depicted in Figure 4.

Whichever category of condition is applied (i.e. extensive deterioration, demolition by neglect, etc.) it is acknowledged that physical deterioration of historic fabric is often remedied by employing the various technical approaches within the preservation treatment known as rehabilitation. At the same time, it is acknowledged that there will be circumstances when the rehabilitation of a structure presents challenges and possibly even insurmountable challenges. It is also acknowledged that it is not unusual for the LMC to consider requests for Certificates of Appropriateness to correct, stabilize, and strengthen deteriorated historic structures.

The Secretary of the Interior’s Standards for the Treatment of Historic Properties

In relation to the existing conditions, demolition is always an option, however, it is acknowledged that such conditions are not unique. These conditions are widely experienced and every jurisdiction in the nation has access to practical national guidance while accommodating the desire to undertake appropriate change. For convenience, the identified conditions associated with the subject contributing accessory structure at 5916 Swiss Avenue have been organized below in relation to the national guidance for “recommended” and “non recommended” approaches.

Table 1¹ – Masonry

MASONRY: STONE, BRICK, CONCRETE, AND MORTAR

IDENTIFIED ELEMENT	RECOMMENDED	NOT RECOMMENDED
Cracking brick	Repairing masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods.	Removing masonry that could be stabilized, repaired, and conserved, or using untested consolidants and unskilled personnel, potentially causing further damage to historic materials.
Bowed brick	Replacing in kind an entire masonry feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples can include large sections of a wall, a cornice, pier, or parapet.	Leaving known structural problems untreated, such as deflected beams, cracked and bowed walls, or racked structural members.
Cracking concrete	Replacing in kind an entire masonry feature that is too deteriorated to repair	Removing a masonry feature that is unrepairable and not replacing it or replacing it with a new feature that does not match.

¹ Tables 1-3 have been derived from the “recommended” and “not recommended” guidance contained within the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*

Table 2 – Structural Systems

STRUCTURAL SYSTEMS		
IDENTIFIED ELEMENT	RECOMMENDED	NOT RECOMMENDED
Over-spanned wood structure and lack of lateral bracing	Repairing the structural system by augmenting individual components, using recognized preservation methods. For example, weakened structural members (such as floor framing) can be paired or sistered with a new member, braced, or otherwise supplemented and reinforced.	Failing to undertake adequate measures to ensure the protection of structural systems.

Table 3 – Windows

WINDOWS		
IDENTIFIED ELEMENT	RECOMMENDED	NOT RECOMMENDED
Plywood or plexiglass over window opening	Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or it may be a new design that is compatible with the size, scale, material, and color of the historic building.	Installing replacement windows made from other materials that are not the same as the material of the original windows if they would have a noticeably different appearance from the remaining historic windows.
Deteriorating windows	Repairing window frames and sash by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated, broken, or missing components of features when there are surviving prototypes, such as sash, sills, hardware, or shutters.	Replacing an entire window when repair of the window and limited replacement of deteriorated or missing components are feasible.



[23] (a) This deteriorated historic wood window was repaired and retained (b) in this rehabilitation project.

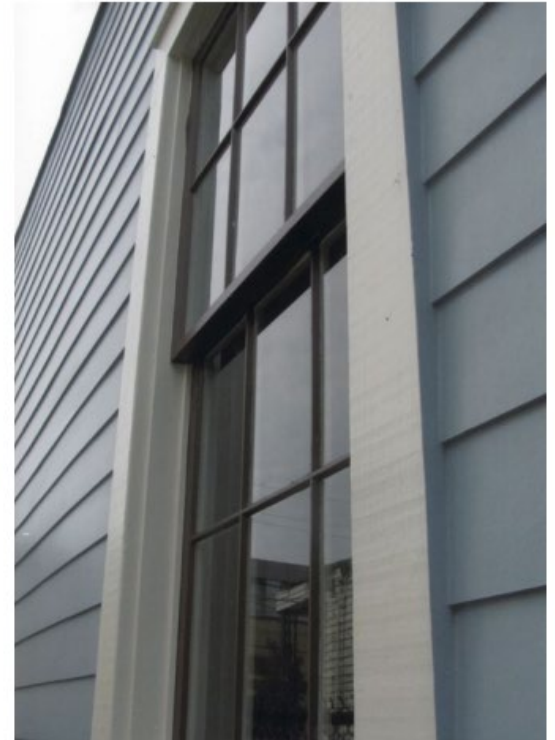


Figure 1 – This deteriorated historic wood window was repaired and retained in this rehabilitation project
(Source: Secretary of the Interior's Standards for the Treatment of Historic Properties)

Soft Costs

While this analysis considers the Demolition Standard under which the applicant requests a Certificate for Demolition, the Standard for Approval, and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, it is acknowledged that a question may arise regarding estimates that accompany the application that may be offered in the absence of a design solution, specification, or input from a preservation specialist. In addition, it is acknowledged that \$113k in soft costs including a 25% overhead that is also applied to a 2% project contingency have been identified. An estimate to replace all windows (\$22k) in the absence of a preservation-based condition assessment is also acknowledged.

Framing

The structural engineer's report indicates that the framing spans of the contributing accessory structure are excessive (it is acknowledging that the framing has performed for nearly 100 years, which is longer than most contemporary structures are designed to perform) and that the wall framing is not laterally braced. While strengthening and supplementing the existing structure would be a preservation approach, the estimate contemplates the removal of the majority of the framing.

Imminent threat to public health/safety - the Demolition Standard

The demolition standard under which this request has been made applies to historic structures that are an imminent threat to public health/safety. Deteriorated historic fabric on a structure that is located deep into an interior lot and more than 50' from the nearest boundary abutting a public right-of-way would not appear to satisfy this standard.

A contributing historic structure that is the subject of a request for a Certificate for Demolition under the demolition standard "imminent threat to public health/safety" needs to meet a much higher threshold than a deteriorating condition or the potential exposure of risk to would-be users. A deteriorating condition, while it may certainly pose a challenge to a private property owner, does not inherently elevate itself to a "public" risk. This threshold does not minimize the potential risk to would-be occupants, rather the risk is of a different scope. The risk to would-be occupants is acknowledged and can be addressed by employing a basic preservation principle known as "minimum intervention".

In efforts to clarify the differences in the scope of risk, and as part of the application analysis, examples of historic structures that surpass the threshold of imminent threat to public health/safety are offered in Figures 6-9. Conversely, the conditions depicted in Figures 4 and 5 have not been considered to be an imminent threat to public health/safety as a result of the exterior condition.

It is acknowledged that the deteriorated condition of the structure characterized by cracking brick, foundation cracks, and insufficient lateral bracing are not uncommon conditions and that such conditions may be corrected by stabilization and rehabilitation. These conditions, while may appear to be unsafe for a property owner, such conditions do not necessarily amount to an imminent "public" threat.

STAFF RECOMMENDATION:

That the request for a Certificate for Demolition/Removal to demolish the existing two-story accessory structure be denied without prejudice, with the finding that the proposed work is inconsistent with the Demolition or Removal Standards in Section 51A-4.501(h) of the Dallas Development Code, the Standards for Approval in Section 51A-4.501(g)(6)(C)(i), and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Should the Commission be of a mind to approve the request for a Certificate for Demolition, staff offer the following recommendations:

1. That a preservation specialist undertakes a condition assessment for review by the Office of Historic Preservation;
2. That the method of removal be "deconstruction"² rather than demolition;

² Deconstruction is the process of dismantling a structure to maximize the recovery of reusable material. Sometimes called "construction in reverse" or "unbuilding," deconstruction removes a building by selective disassembly of

3. That a preservation-based salvage plan in accordance with best practices³ be undertaken for review by the Office of Historic Preservation;
4. That accurate and fully annotated drawings of existing conditions that describe and specify the salvage plan;
5. That the exterior of the existing accessory structure be documented by the preparation of measured drawings that accurately depict as-found conditions; and
6. That the condition assessment, salvage plan, and any amendments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate for Demolition or Removal.

TASK FORCE RECOMMENDATION:

That the request for a Certificate for Demolition to demolish the detached garage using the standard, "imminent threat to public health/safety" be approved subject to the condition that the homeowner attempt to salvage carriage house brick, original windows, and as much original material as possible.

structural and non-structural building components. This old tradition stands in contrast to conventional demolition, which uses mechanical equipment like bulldozers and wrecking balls to raze a building quickly, limiting the reusability of materials. The Environmental Protection Agency defines "deconstruction" as *the disassembly of buildings to safely and efficiently maximize the reuse and recycling of their materials*. The process of dismantling structures is an ancient activity that has been revived by the growing field of sustainable, green building.

³ See also the United States Environmental Protection Agency, Sustainable Management of Construction and Demolition Materials at <https://www.epa.gov/smm/sustainable-management-construction-and-demolition-materials>

SUPPLEMENTARY INFORMATION:

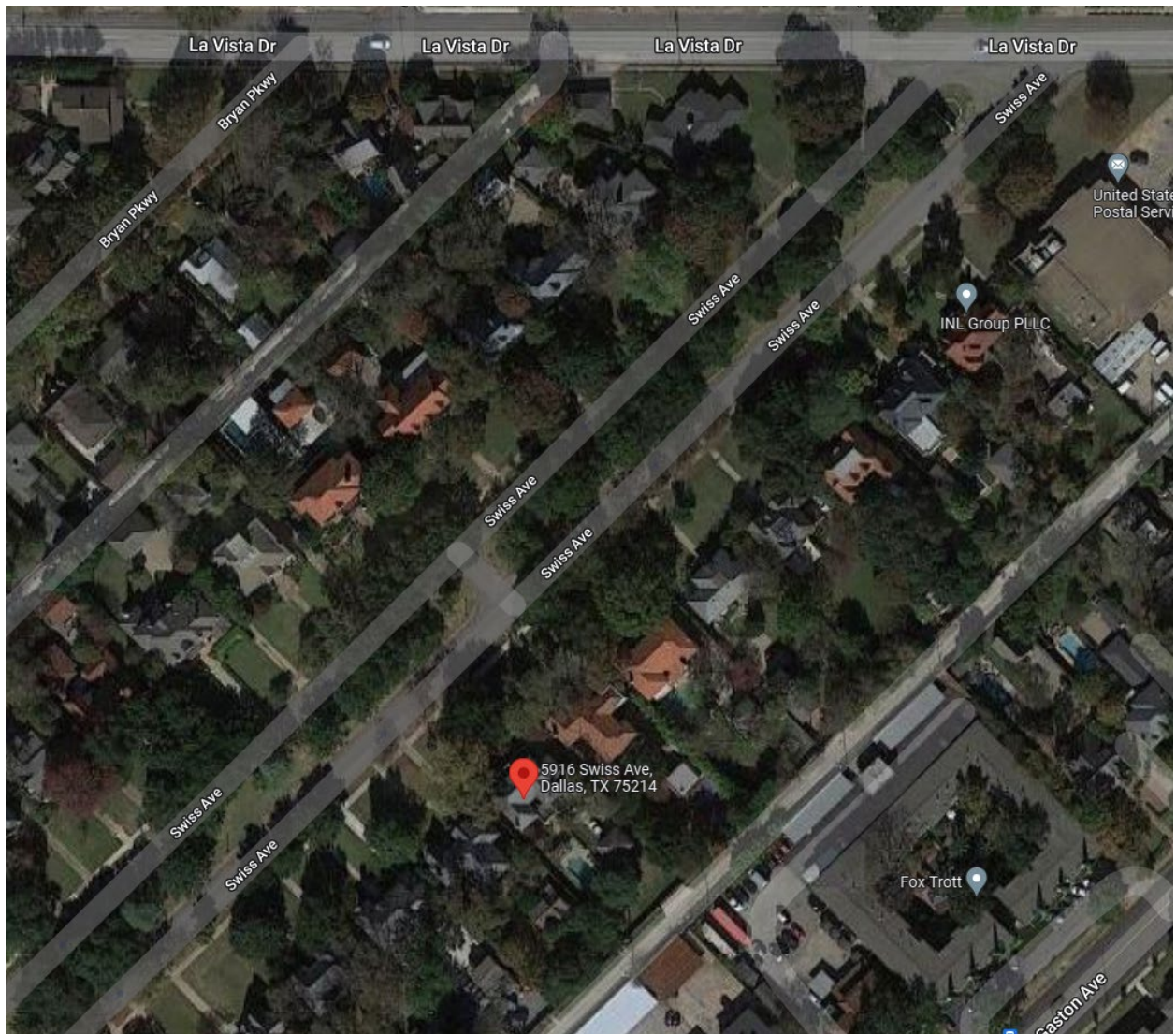


Figure 2 - Aerial photograph showing the subject property by the red balloon



Figure 3 – Air image commissioned by the City of Dallas and photographed by Sherman Mills Fairchild in October of 1930 shows the accessory structure in the bottom right quadrant of the encircled map area. (Source: [Dallas Historic Aerial Photographs, 1930 Fairchild Survey digital collection](#))



Figure 4 – Deteriorated masonry conditions including extensive cracking and structural deficiencies that have been included within a typical scope of repairs



Figure 5 – Deteriorated masonry conditions including disassociated brick and structural deficiencies that are currently included in a scope of repairs



A 2 story unreinforced masonry (URM) building roof collapse. Note the left side of the collapsed wood roof being support by a small kitchen table – duck, cover and hold. Christchurch CBD, New Zealand.

Figure 6 – The precarious condition of this structure adjacent to the public right-of-way (Christchurch, New Zealand) is an example of historic building yielding an imminent threat to public safety.



📷 Rescue services inspect the neighbouring buildings of those that collapsed in Marseille in November 2018. Photograph: Christophe Simon/AFP/Getty Images

Figure 7 – Deteriorating facades adjacent to the public right-of-way (Marseille) is an example of historic building yielding an imminent threat to public safety.



Out-of-plane failure of a gable wall in a church that was being repaired from the September 4th M7.1 Darfield (Canterbury) Earthquake. Christchurch CBD, New Zealand.

Figure 8 – Partially collapsed facades adjacent to the public right-of-way (Christchurch, New Zealand) is an example of historic building yielding an imminent threat to public safety.



Figure 9 – Partially collapsed facades adjacent to the public right-of-way (Christchurch, New Zealand) is an example of historic building yielding an imminent threat to public safety.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 2/8/2022

TIME: 5:30 pm

MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Noori Abdul-Ghani

Address: 5916 Swiss Ave

Date of CA/**CD**/CR Request: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

The Task Force recommends that the homeowner attempt to salvage carriage house brick, original windows, and as much original material as possible.

Task force members present

<input checked="" type="checkbox"/> Emily Stevenson (Chair)	<input checked="" type="checkbox"/> Kari Houston Osborn	<input checked="" type="checkbox"/> Aaron Trecartin
<input type="checkbox"/> VACANT (Prof)	<input checked="" type="checkbox"/> Bob Cox (Swiss Res)	<input checked="" type="checkbox"/> Richard Catron
<input checked="" type="checkbox"/> Greg Johnston		
<input type="checkbox"/> Sharon van Buskirk	<input type="checkbox"/> VACANT (Swiss alt)	

Ex Officio staff members present : Liz Casso ☒

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

Maker: Aaron Trecartin

2nd: Emily Stevenson

Task Force members in favor: 6

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force

DATE 2/8/2022

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

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

CD _____ - _____ (_____) _____
Office Use Only

1. Name of Applicant: Noori Abdul-Ghani and Alexandra Barsk

MAILING Address: 5916 Swiss Ave City Dallas State TX Zip 75214
Daytime Phone: 214-609-6717 Alternate Phone: 917-435-8122
Relationship of Applicant to Owner: Owner

ADDRESS OF PROPERTY TO BE DEMOLISHED: Carriage House of 5916 Swiss Ave Zip 75214
Historic District: Swiss Avenue Historic District

Proposed Work:

2. Indicate which demolition standard you are applying (**choose one option ONLY**):

- ☐ 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 (see checklist):


Existing detached carriage house will be demolished and replaced with a new structure that fits with existing house

Application Deadline:

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

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:  Date: 2/3/2022

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



LANDMARK COMMISSION**MARCH 7, 2022**

FILE NUMBER: CA212-173(MGM)
LOCATION: 5916 Swiss Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: PD-63 (Area A)

PLANNER: Murray G Miller
DATE FILED: February 3, 2022
DISTRICT: Swiss Avenue
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT:

Noori Abdul-Ghani and Alexandra Barsk

OWNER:

Noori Abdul-Ghani and Alexandra Barsk

REQUEST:

1. Build small extension onto existing covered rear patio
2. Construct a covered patio in the rear
3. Fill in 4 rear-facing windows
4. Construct a detached two-story accessory structure

BACKGROUND / HISTORY:

The subject property is listed as contributing to the Swiss Avenue Historic District. The center rear porch was added in the 1950s and is not original to the primary structure.

PROJECT DESCRIPTION:

The proposed work consists of the construction of a small rear mud room addition, construction of a covered porch adjacent to the mudroom, alterations to the rear of the primary contributing structure, and the construction of a two-story accessory structure.

The alterations to the rear of the primary structure consist of the following:

- Enclosing the existing covered non-original rear porch
- Infilling one of the triple-set windows in the First Floor Study

- Infilling a small window in the First Floor Kitchen
- Infilling two of the triple-set windows in the Second Floor Master Bath

RELEVANT REGULATIONS:

STANDARD FOR APPROVAL:

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

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

(i) for contributing structures:

- (aa) The proposed work will not have an adverse effect on the architectural features of the structure.
- (bb) The proposed work will not have an adverse effect on the historic overlay district; and
- (cc) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district

SWISS AVENUE HISTORIC DISTRICT ORDINANCE, SECTION 14 (PRESERVATION CRITERIA for AREA A)

(a) Building placement, form, and treatment

(1) Accessory buildings

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

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

(3) Architectural detail – materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of a main building and compatible with the other buildings on the blockface.

(10) Façade materials – the only permitted façade materials are brick, wood siding, stone, and stucco. All façade treatments and materials must be typical of the style and period of a main building.

(14) Roof forms

(F) Slope and pitch – the degree and direction of a roof slope and pitch must be typical of the style and period of a main building and compatible with existing building forms in this district. Flat or Mansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of a main building.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Setting (District/Neighborhood)

Not Recommended - Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features.

ANALYSIS

The proposed enclosure of the existing covered rear porch

This aspect of the proposed work would alter a non-original addition. The impact of the proposed enclosure would not adversely affect the architectural features of the contributing primary structure and it would not be visible from the public right-of-way.

The proposal to construct a covered porch on the rear

The proposed covered porch is compatible with the dominant horizontal or vertical characteristics, and scale of the main structure, however, the shed roof form and the way in which the covered porch and the solid walls that enclose the proposed mud room interface with the existing architecture and character-defining fenestration pattern are incompatible with the contributing primary structure.

The proposal to fill in 4 rear-facing windows

The need to alter openings to serve an expanding/continuing use is acknowledged. Rehabilitation provides for such alterations if the character of the place is sustained.

The proposed infill of 4 historic openings, however, would diminish the character of the fenestration pattern where it reduces triple-set character-defining window groups to a truncated paired window at the Study room and blocking-up the triple set at the Master Bedroom directly above the Study. It is proposed that these openings would be filled in

with brick from the accessory structure. Given the three criteria set out in the Standard of Approval for the granting a Certificate of Appropriateness (above), the following is relevant:

1. The proposal to infill character-defining windows would not satisfy the criteria that the work does not have an adverse effect on the architectural features of the structure because it would adversely affect a character-defining feature;
2. The proposed work would not have an adverse effect on the historic overlay district owing to the degree of visibility of the work as seen from the public right-of-way; and
3. The proposed work may have an adverse effect on the future preservation of the structure because the nature of the proposed intervention may make it impractical to reverse without the potential for considerable effects on the components and construction detailing of the character-defining feature. The proposed work would not have an adverse effect on the future preservation of the historic overlay district.

The Principle of Reversibility

From a preservation perspective, the concept of reversibility is not about an intervention that might be “possible” to reverse, rather the intent of the principle relates to whether a proposed intervention is “practical” to reverse. A reversible intervention is typically and deliberately designed with practical reversibility at the forefront.

Aside from whether the proposed in-fill of character-defining windows might be reversible, an important matter that could inform the design process before a request for a Certificate of Appropriateness is the exploration of alternatives. Given that there are design alternatives that would not require infilling character-defining windows, best preservation practice would guide the pursuit of those alternatives rather than relying on the theoretical possibility of reversibility. Where practical, the avoidance of an adverse effect is therefore preferable.

The proposal to construct a detached two-story accessory structure

The form, character, and detailing of the proposed two-story accessory structure incorporates a roof form and varying pitches that are atypical of the style and period of the main building. The Right and Left Elevations depict a roof that appears independent of, rather than in response to, the exterior walls below, which is a predominant characteristic of the main building.

While the proposed design of the two-story accessory structure incorporates a massing and location that are compatible with the main structure, the remaining components of

the proposed design are discordant with the character of the primary contributing structure. This does not mean that the accessory structure should replicate historic features and details of the main structure – this would be inappropriate – however, compatibility will rely upon a deliberate harmonious arrangement of form, composition, and design execution.

The proposed design incorporates four different roof pitches (4/12, 4.5/12, 9/12, and 12/12) producing a main roof form that is incompatible with the simplicity and character of the main house roof that appropriately corresponds with its floor plan.

It is acknowledged that the degree of visibility of the proposed accessory structure from the public right-of-way would be minor, however, the preservation criteria set out that accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of a main building. In this regard, it is considered that the proposed accessory structure would not fully satisfy the specific criterion.

It is acknowledged that drawing notes regarding salvage may cross over to a request for a Certificate for Demolition, however, such references should relate to a preservation-based salvage plan and be clearly delineated on the appropriate drawings.

In relation to clarity, several details provided on the Typical Detail Sheet are not applicable to the scope of the request while detailing of the proposed interventions is light. Notes that indicate “exterior materials to be selected and specified by homeowner and/or builder” can challenge clarity, since the selection and specification of materials are best annotated on the drawings that are being considered for approval.

Having regard to the foregoing, it is considered that the current design is not commensurate with the form and character of the contributing main house and as a result, is not sufficiently compatible. However, compatibility could be increased by incorporating adjustments that are set out in request item number 4 below in the form of recommended conditions.

STAFF RECOMMENDATION:

1. Regarding the proposed enclosure of the existing covered rear porch

That the request for a Certificate of Appropriateness to construct a small extension onto existing non-original covered rear patio be approved, with the finding that the proposed work would be consistent with the standards set out in Section 51A-4.501(g)(6)(C)(i) of the Dallas Development Code.

2. Regarding the proposal to construct a covered porch on the rear

That the request for a Certificate of Appropriateness to construct a covered patio in the rear be denied without prejudice, with the finding that the proposed work would be inconsistent with the standards set out in Section 51A-

4.501(g)(6)(C)(i)(aa) of the Dallas Development Code and Section 14(a)(2) and (3) of the Swiss Avenue Historic District Preservation Criteria.

3. Regarding the proposal to fill in 4 rear-facing windows

That the request for a Certificate of Appropriateness to fill in 4 rear-facing windows be denied without prejudice, with the finding that the proposed work would be inconsistent with the standards set out in Section 51A-4.501(g)(6)(C)(i)(aa) of the Dallas Development Code and Section 14(a)(3) of the Swiss Avenue Historic District Preservation Criteria.

4. Regarding the proposal to construct a detached two-story accessory structure

That the request for a Certificate of Appropriateness to construct a detached two-story accessory structure be approved subject to the conditions below, with the finding that the incorporation of the conditions would enable the proposed work to be consistent with Section 14(a)(1)(B) and 14(a)(14) of the Swiss Avenue Historic District Preservation Criteria.

- a. That the upper-level roof pitch either match the existing Carriage House or the primary structure;
- b. That the upper roof be simplified to be more compatible with either the character of the Carriage House roof or the primary structure roof;
- c. That the termination of roof hips, where employed, correspond to an offset in the wall plane;
- d. That details, which are not relevant to the scope of the request on the Typical Detail Sheet be omitted;
- e. That the note indicating “exterior materials to be selected and specified by homeowner and/or builder” be omitted and that the elevation drawings fully annotate all materials and products being proposed; and
- f. That any adjustments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to build small extension onto existing covered rear patio, construct a covered patio in the rear, fill in 4 rear-facing windows, construct a detached two-story accessory structure be approved subject to conditions.

Main Structure Addition: attempt to maintain the appearance of the 2nd story windows on the rear façade.

Carriage House Construction: 1) roof geometry, overhang and eave dimensions should be revised to be more compatible with the Main Structure, 2) revise or remove dormers on the front elevation (if removed and replaced with windows, windows to match windows on the right elevation). 3) majority of the roof material to be asphalt shingles (not SuperLok), and 4) all windows to be compatible in design with the Main Structure (additional detailing is likely needed).

SUPPLEMENTARY INFORMATION:

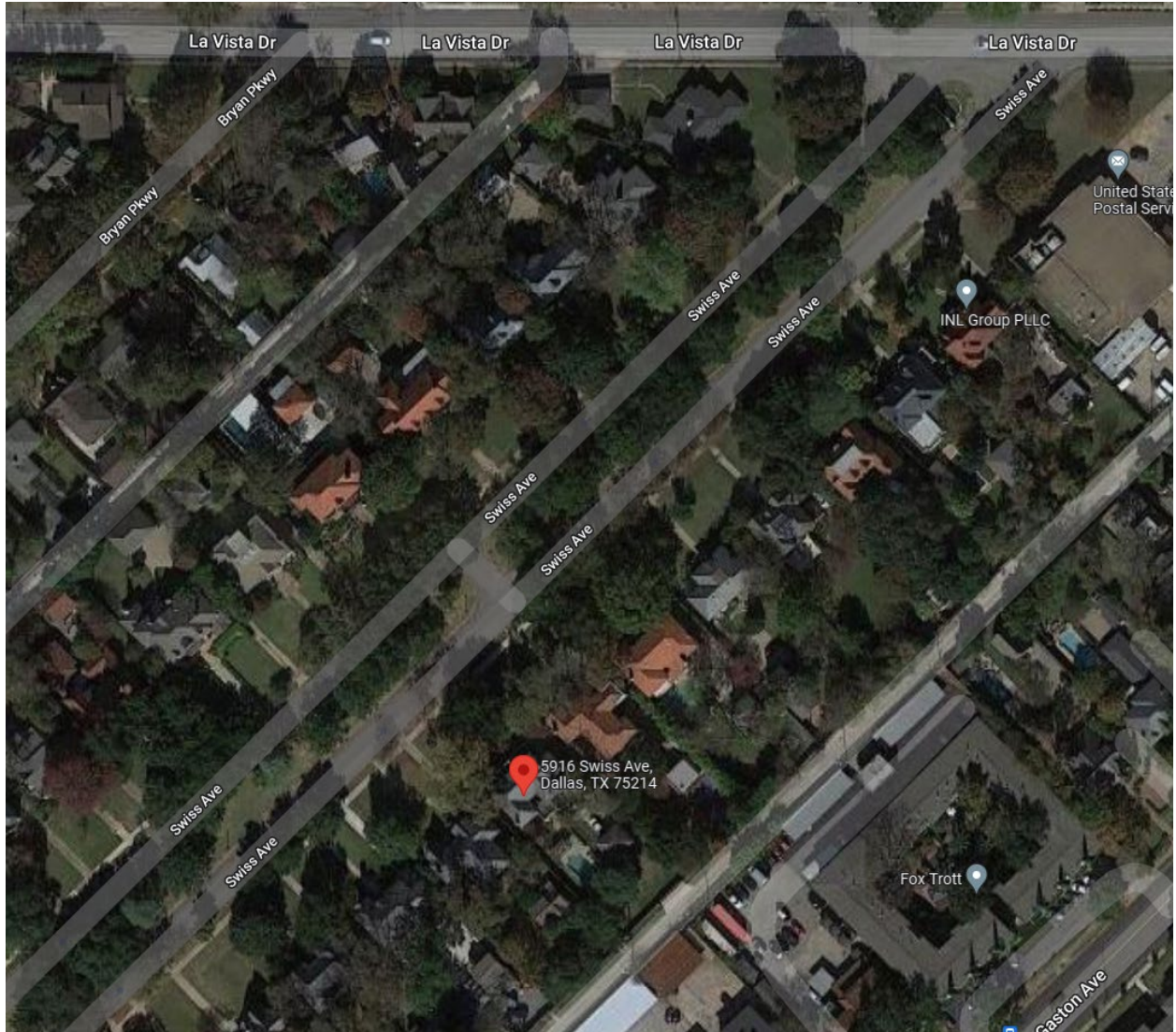


Figure 1 - Aerial photograph showing the subject property by the red balloon

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 2/8/2022

TIME: 5:30 pm

MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Noori Abdul-Ghani

Address: 5916 Swiss Ave

Date of **CA**/CD/CR Request: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

Task Force recommends:

Main Structure Addition: attempt to maintain the appearance of the 2nd story windows on the rear facade.

Carriage House Construction: 1) roof geometry, overhang and eave dimension should be revised to be more compatible with the Main Structure, 2) revise or remove dormers on the front elevation (if removed and replaced with windows, windows to match windows on the right elevation), 3) majority of the roof material to be asphalt shingles (not SuperLok), and 4) all windows to be compatible in design with the Main Structure (additional detailing is likely needed).

Task force members present

<input checked="" type="checkbox"/> Emily Stevenson (Chair)	<input checked="" type="checkbox"/> Kari Houston Osborn	<input checked="" type="checkbox"/> Aaron Trecartin
<input type="checkbox"/> VACANT (Prof)	<input checked="" type="checkbox"/> Bob Cox (Swiss Res)	<input checked="" type="checkbox"/> Richard Catron
<input checked="" type="checkbox"/> Greg Johnston		
<input type="checkbox"/> Sharon van Buskirk	<input type="checkbox"/> VACANT (Swiss alt)	

Ex Officio staff members present : Liz Casso ☒

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

Maker: Emily Stevenson

2nd: Aaron Trecartin

Task Force members in favor: 6

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force

DATE 2/8/2022

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Noori Abdul-Ghani and Alexandra Barsk

Mailing Address : 5916 Swiss Ave

City, State and Zip Code: Dallas, TX 75214

Daytime Phone: 214-609-6717 Alternate Phone: 917-435-8122

Relationship of Applicant to Owner : Owner

PROPERTY ADDRESS: 5916 Swiss Ave, Dallas, TX 75214

Historic District: Swiss Avenue Historic District

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."**

- Build small extension onto existing covered rear patio

- Build new mudroom and covered patio in rear

- Fill in 4 rear-facing windows to accommodate the modernization and restoral of the interior

- Rebuild detached garage due to safety concerns of existing structure

Signature of Applicant: [Signature] Date: 2/3/2022

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

**LANDMARK COMMISSION****MARCH 7, 2022**

FILE NUMBER: CA212-179(LC)
LOCATION: 1010 E 8th St
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 4
ZONING: PD 388 (Tract 3)

PLANNER: Liz Casso
DATE FILED: February 3, 2022
DISTRICT: Tenth Street (H-60)
MAPSCO: 55-A
CENSUS TRACT: 0041.00

APPLICANT: Darrell McGee

REPRESENTATIVE: None

OWNER: PROPSTAR VI LLC

REQUEST:

- 1) A Certificate of Appropriateness to paint the exterior of the commercial structure.
- 2) A Certificate of Appropriateness to install two flat attached signs on the structure.
- 3) A Certificate of Appropriateness to install a pole sign.
- 4) A Certificate of Appropriateness to repave the parking lot with asphalt.

BACKGROUND / HISTORY:

1. 1010 E 8th Street was constructed in 1965 and is a non-contributing structure in Tenth Street Historic District.
2. At the May 3, 2021, meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to replace the garage doors with storefront windows and a door and replace two doors on the right-side elevation with windows (CA201-213(MP)) was approved. A request to install an awning sign was denied without prejudice.
3. At the June 7, 2021, meeting of the LMC, a request for a CA to replace three garage doors with storefront windows and a door and replace four windows and an entry door with new storefront windows and door (CA201-398(MP)) was approved.

PROJECT DESCRIPTION:Exterior Painting

The exterior of the structure is clad in red brick. A large portion of the brick on the east and north elevations appear permanently discolored and damaged, likely due to chemicals from the structures previous function as an auto repair shop (see figures 12 &

13). The applicant is requesting to paint the brick white (Sherwin Williams “Pure White” (SW7005)). The faux mansard roof shingles would be painted green (Sherwin Williams “Straightforward Green” (SW6935)).

Flat Attached Signage

Two flat attached signs are proposed for the structure, both in the locations of previous attached signage. The flat attached sign on the west elevation will be located on the faux mansard roof. It is an internally illuminated LED cabinet sign with white acrylic face and vinyl text in blue and black, which include the business name and logo. Another flat attached sign is proposed for the north elevation, just beneath the gable. The sign consists of LED lighted channel letters mounted on a raceway. The text includes the business name and logo.

Pole Sign

A 25ft tall pole sign is proposed to be located at the southwest corner of the property, a few feet back from the property line. It is an internally illuminated LED cabinet sign with a black satin finished aluminum frame, white flex face and vinyl text in red and black. The sign includes the business name and a graphic. The cabinet itself is 10ft wide and 5ft tall and would be mounted to a steel pole with black satin finish. The sign clears 20ft off the ground.

Paving

The existing parking lot and driveway area is a combination of asphalt and concrete. The paving has deteriorated and cracked in several places. The applicant is requesting to resurface the parking area with 2” of asphalt and to paint parking stripes in either yellow or white paint.

RELEVANT PRESERVATION CRITERIA:

Tenth Street Historic District (H-60), Ordinance No. 22852, Exhibit C

1.0 Site and Site Elements

1.3 New sidewalks, walkways, steps, and driveways must be of brush finish concrete, brick, stone, or other material if compatible with the appearance of the structure and the architectural qualities of the district. No exposed aggregate, artificial grass, carpet, asphalt, or artificially-colored monolithic concrete paving is permitted.

2.0 Structure

2.4 Brick must match in color, texture, module size, bond pattern and mortar color. Brick surfaces not previously painted must not be painted unless the applicant establishes that:

- 1. the color and texture of replacement brick cannot be matched with that of the existing brick surface;*
- 2. the brick is not original or compatible with the style and period of the main building and the district; or*

3. *Painting is the only method that the brick may be repaired or restored.*

Colors, Finishes, and Cleaning

2.7 *All colors must comply with the Acceptable Color Range Standards contained in Exhibit F. Fluorescent and metallic colors are not permitted on the exterior of any structure in the district.*

2.8 *All structures must have a dominant or body color and no more than three trim colors, including any accent colors. Proper location of dominant trim, and accent colors is shown in Exhibit F. The colors of a structure must be complementary of each other and the overall character of this district. Complimenting color schemes are encouraged through the blockface.*

5.0 Signs

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

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.*

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:

Exterior Painting

The preservation criteria allows the painting of brick if the brick is not original or compatible with the style and period the district, and if the brick is not able to be repaired or restored (Section 2.4). The structure is non-contributing to the historic district and was constructed

in 1965. The brick is not compatible with historic brick from the period of significance for the district. In addition, it has been permanently damaged and discolored. Staff believes the request meets the preservation criteria, and that painting the brick exterior white would not have an adverse effect on historic district.

However, the proposed green paint for the faux mansard shingles does not comply with the preservation criteria which requires that paint comply with the Acceptable Munsell Color Range in preservation criteria Exhibit F. The proposed color, Sherwin Williams "Straightforward Green," has a Munsell color code of 0.83G (Hue)/ 6 (Value)/ 10.46 (Chroma). The acceptable range, per the preservation criteria, must have a Hue between 2.5 and 10, and Chroma between 1 and 4, which the proposed color does not meet. Staff agrees with the Task Force that the applicant should consider an alternative green color that is olive or a more muted earth tone that complies with the Acceptable Color Range in the preservation criteria.

Flat Attached Signage

Both proposed flat attached signs are similar in size and dimension to the previous flat attached signs that were installed on the north and west elevations. Both are to be installed in the exact location as the previous signage. Staff confirmed with the Dallas Signage Inspectors that the proposed signage complies with the Dallas Development code. Though, it was unclear from the rendering if the flat attached sign for the west elevation would extend above the roofline, which is not permitted. Staff does not believe the proposed flat attached signage would have an adverse effect, provided the west elevation sign is below the roofline.

Pole Sign

Per the Dallas Signage Inspectors, the proposed pole sign does not comply with the Dallas Development code, which requires that a pole sign of this size and height be set back at least 20ft from the property line.

Paving

The preservation criteria specifically prohibits asphalt paving. It recommends brush finish concrete, brick, stone, or other material if compatible with the appearance of the structure and the architectural qualities of the district. Asphalt is not typical of historic paving in the district. Portions of the existing parking lot are concrete. Staff recommends the applicant repave with brush finished concrete.

STAFF RECOMMENDATION:

- 1) That the request for a Certificate of Appropriateness to paint the exterior of the commercial structure be approved in accordance with specifications dated 3/7/22 with the condition that the shingle paint color be olive or a more muted earth tone green that complies with the Acceptable Color Range in preservation criteria Exhibit F.

The proposed work is consistent with preservation criteria Section 2.4, 2.7 and 2.8 for paint colors and meets the non-contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) That the request for a Certificate of Appropriateness to install two flat attached signs on the structure be approved in accordance with specifications dated 3/7/22 with the condition that the sign on the west elevation not extend above the roof line.

The proposed work is consistent with preservation criteria Section 5.3 for signage and meets the non-contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

- 3) That the request for a Certificate of Appropriateness to install a pole sign be denied without prejudice.

The proposed work does not meet Section 5.6 of the Tenth Street preservation criteria and the non-contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

- 4) That the request for a Certificate of Appropriateness to repave the parking lot with asphalt be approved in accordance with the site plan dated 3/7/22 with the condition that the paving material be brush finished concrete.

The proposed work is consistent with preservation criteria Section 1.3 for sidewalk and driveway paving and meets the non-contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) That the request for a Certificate of Appropriateness to paint the exterior of the commercial structure be approved with the condition that an olive green or earth tone green is used for the mansard shingles in order to align with the district character because the proposed "Straightforward Green" (SW6935) is too bright for the district. In addition, precedent for painted brick walls on commercial buildings exists in the district at the Soda Shop, Wolfe Lodge (Paradise Christian Church), and 1109 East 9th Street.
- 2) That the request for a Certificate of Appropriateness to install two flat attached signs on the structure be approved as submitted.
- 3) That the request for a Certificate of Appropriateness to install a pole sign be denied without prejudice because the sign does not fit the character of the district.
- 4) That the request for a Certificate of Appropriateness to repave the parking lot with asphalt be approved with the condition that decomposed granite gravel be installed on the corner in the area marked "grass" on the site plan in order to align with district character.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Darrell McGehee
Mailing Address: 15719 Lillia Rd.
City, State and Zip Code: Houston, Tx. 77060
Daytime Phone: 281-808-7473 Alternate Phone: _____
Relationship of Applicant to Owner: Contractor

OFFICE USE ONLY

Main Structure:

____ Contributing

____ Non-contributing

PROPERTY ADDRESS: 1010 E. 8th Street Dallas, Tx.
Historic District: Tenth St. Neighborhood 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 Building and Facade
Install signs Building & Pole Sign
Overlay parking lot with new asphalt

Signature of Applicant: [Signature] Date: 1-31-22

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

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



Figure 1 – Aerial view of the subject property (Google Maps, 2022)



Figure 2 – View of the subject property as seen from E 8th St



Figure 3 – View of the subject property as seen from within the parking lot (facing west)



Figure 4 – View of the subject property as seen from S R L Thornton Freeway Service Rd



Figure 5 – Streetscape and adjacent properties to the east on E 8th St



Figure 6 – Streetscape and adjacent property to the west on E 8th St



Figure 7 – Streetscape and adjacent properties to the north on E 8th St



Figure 8 – Streetscape and adjacent properties to the south on S R L Thornton Freeway Service Rd



Figure 9 – Existing West Elevation and Proposed Paint Color Locations

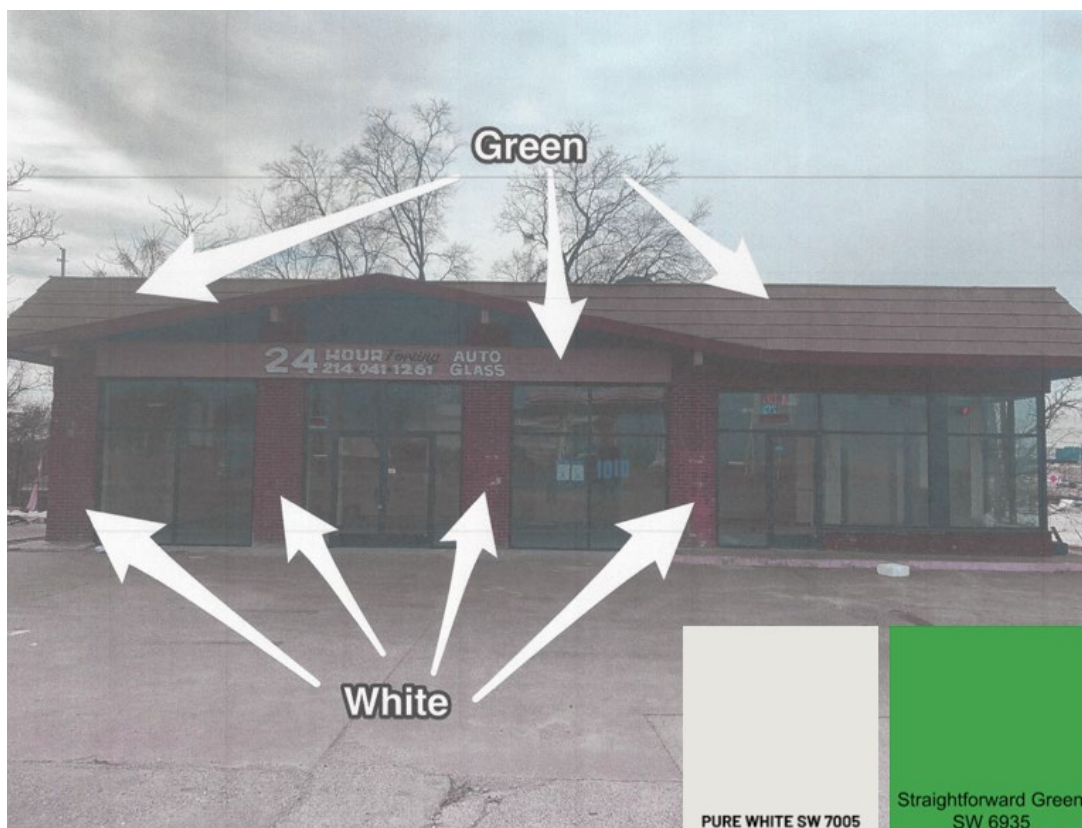


Figure 10 – Existing North Elevation and Proposed Paint Color Locations

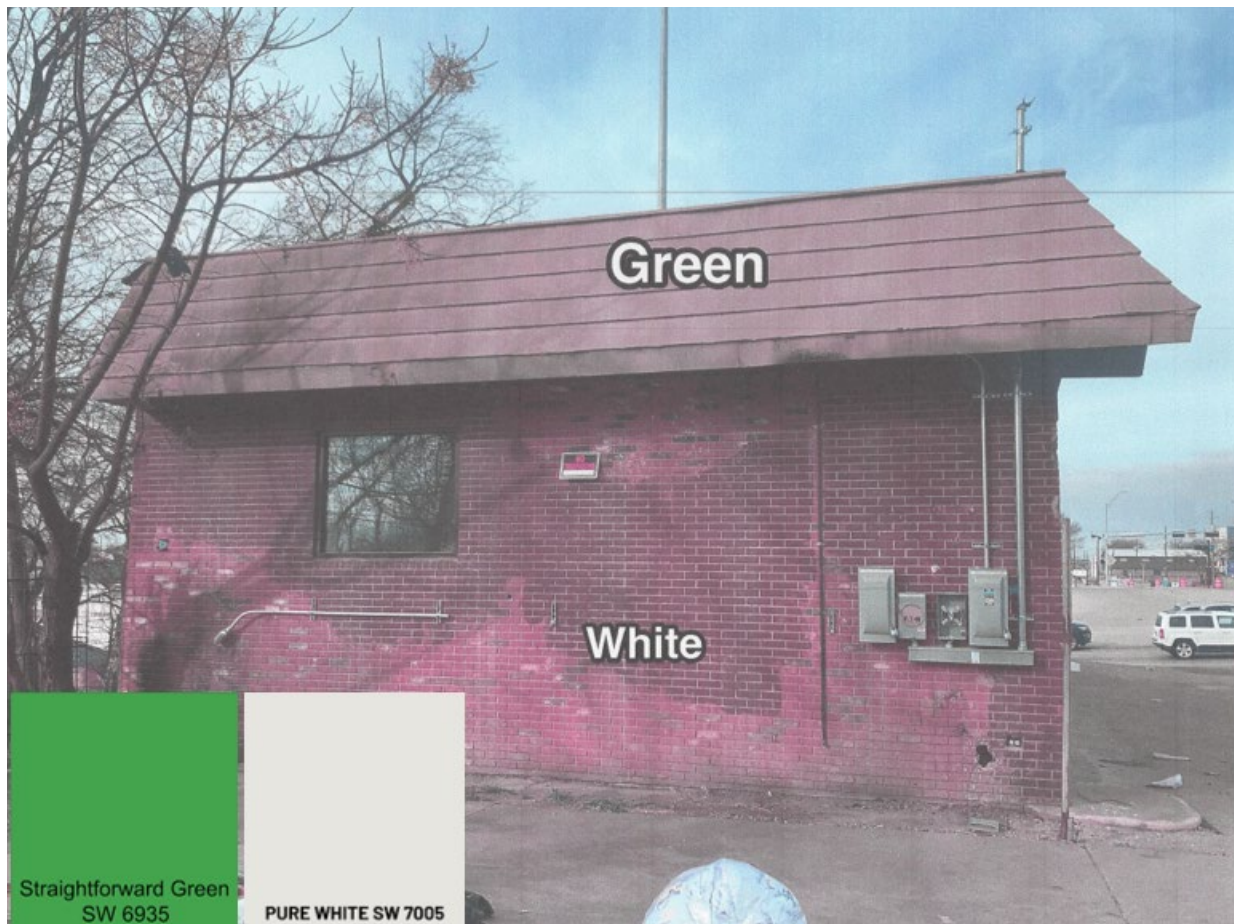


Figure 11 – Existing East Elevation and Proposed Paint Color Locations



Figure 12 – Close-up of Discolored Exterior Brick



Figure 13 – Close-ups of Discolored Exterior Brick

[illegible]

CA212-179 (LC)



Customer: Apex Construction

Project #: APE40776

Ref #:

Sales Rep: Stephanie Garland

Date: 4/13/2021

Due Date: TBD

Designer: Mauricio Torres

Artwork Source: In House

Design Notes:

Item 2: Sign Cabinet
Description: Manufacture LED lighted cabinet signs
with acrylic face and vinyl graphics reading
Qty: 2

Fonts

Revisions Designer

Version 1 Option A

Invoice	<input type="checkbox"/>
Estimate	<input checked="" type="checkbox"/>
Rush	<input type="checkbox"/>

Colors & Finishes

Client to provide color swatches, manufacturer color chart, and/or actual sample.
Client to either provide samples or specifications for custom colors prior to production or approve color samples or color specifications.

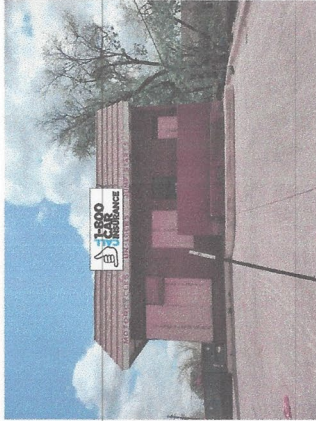
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Page: 3

Terms

Customer will not be responsible without your signed approval. All layout, proofs, and artwork proofs are property of Hightech Signs & Graphics and may NOT be duplicated in any shape or form. We are not responsible for errors after approval. Please proof thoroughly. Initial layout and 3 revisions at no additional charge. Each additional layout will result in a \$15 charge per proof. Colors may appear differently on your monitor for digital proofs, please refer to color guide.

Approval Signature & Date



OPTION A

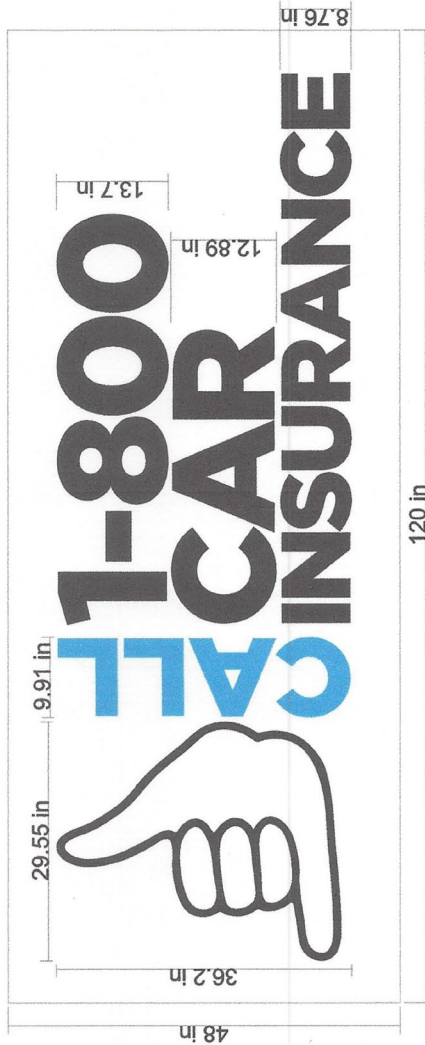


Figure 15 – Proposed Flat Attached Sign for West Elevation
CA212-179 (LC) D6-16

Customer: Apex Construction
Project #: APE40176
Ref #:
Sales Rep: Stephanie Garland
Date: 4/13/2021
Due Date: TBD
Designer: Mauricio Torres
Artwork: Sources in House



Design Notes:
Item 1: Channel Letters and Logos QQ
Description: Manufacture LED lighted channel letters
mounted on a raceway reading
Qty: 2



Fonts

Revisions Designer
Version 1 Option A

Invoice ☐
Estimate ☒
Rush ☐

Colors & Finishes
Colors shown here may not exactly match manufacturers color chart swatch or actual sample.
Colors are for reference only. Specifications for custom colors prior to production or approve
color samples or color specifications
■ 100% K Black

Terms
Orders will not continue without your signed approval. All layouts, proofs, and artwork herein are property of Hightech Signs DFW and may NOT be duplicated in any shape or form. We are not
responsible for errors after approval. Please proof thoroughly. Initial layout and 3 revisions at no additional charge. Each additional layout will result in a \$15 charge per proof. Colors may appear
differently on your monitor for digital proofs, please refer to color guide.

Approval Signature & Date

Page: 1

Figure 16 – Proposed Flat Attached Sign for North Elevation
CA212-179 (LC) D6-17

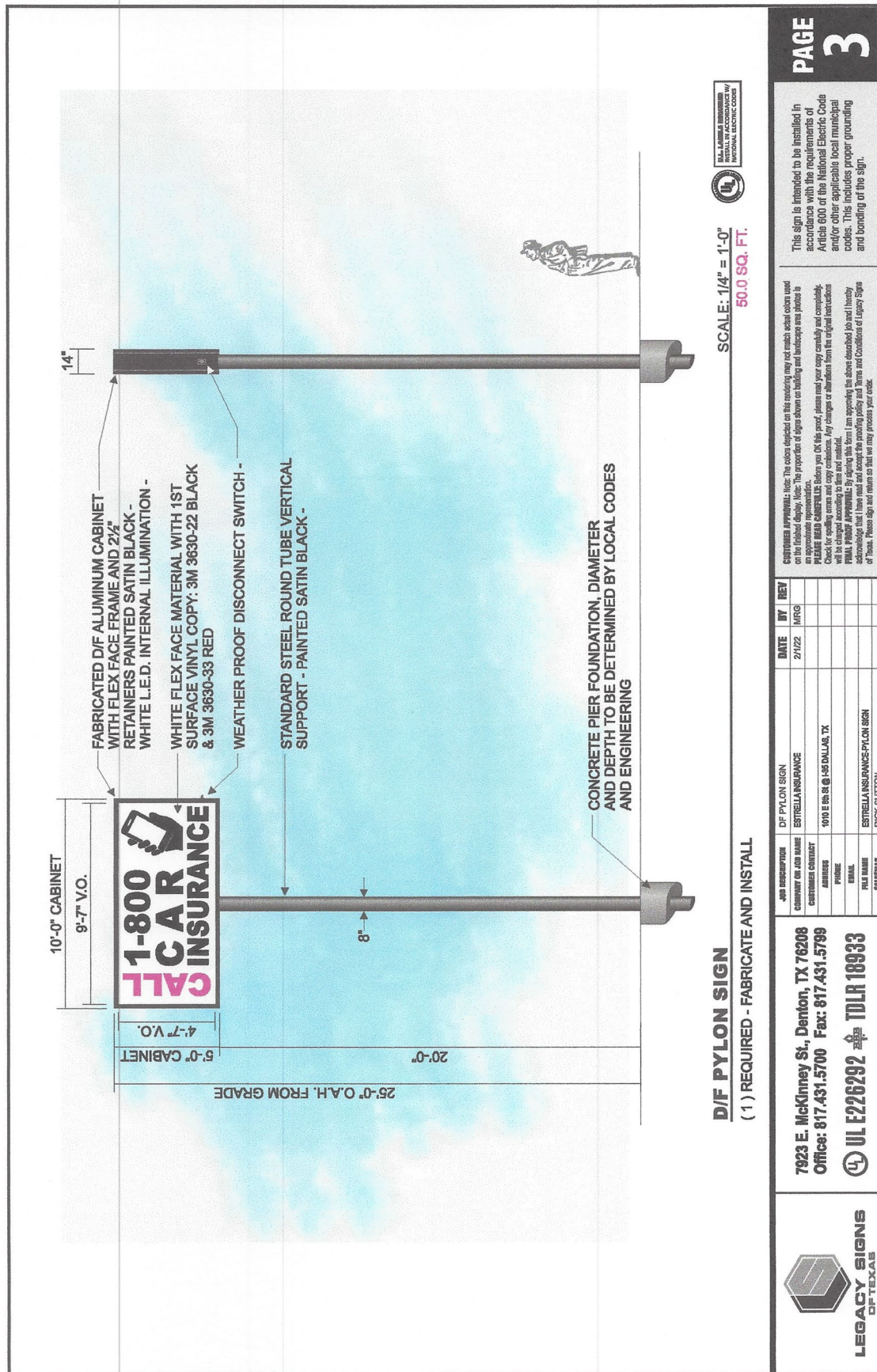


Figure 17 – Proposed Pole Sign
CA212-179 (LC)

Figure 18 – Site Plan Showing Proposed Pole Sign Location



LANDMARK COMMISSION**MARCH 7, 2022**

FILE NUMBER: CA212-180(MGM)
LOCATION: 607 N Clinton Ave
STRUCTURE: Non-contributing
COUNCIL DISTRICT: 1
ZONING: PD-87 Tract 4 (c)

PLANNER: Murray G Miller
DATE FILED: February 3, 2022
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0042.02

APPLICANT:

Cullen Dalheim

OWNER:

Ed Dalheim

REQUEST:

1. Modify sill heights of existing level 2 exterior east window openings from 5' AFF down to finished floor
2. Construct exterior steel stairs from ground to level 2 on the North façade
3. Construct a steel window/entry on North elevation at top of stair
4. Construct rooftop patio with guardrail setback 10' from front edge of existing overhang
5. Replace existing level 1 North façade steel windows with new steel windows within existing openings
6. Construct concrete loading dock on the rear/North side facade

BACKGROUND / HISTORY:

On April 1, 2019, the Landmark Commission approved a request for a certificate of appropriateness to replace roll-up doors on the front elevation with storefront windows.

The subject property is listed as non-contributing to the Winnetka Heights Historic District and appears to have been constructed in 1959 (DCAD).

PROJECT DESCRIPTION:

The proposed work consists of lowering the window sill heights of the upper level East window openings down to finished floor level and installing new storefront windows to match the windows installed on the front elevation in 2021; adding an exterior stair on the North Elevation; adding a new opening to the North Elevation at the top of the new stair; adding a rooftop patio with steel picket guardrail to be set back 10' from the front edge of the existing roof cantilever; replacing existing North Elevation steel windows with steel windows within the existing openings; and constructing a concrete loading dock on the North Elevation with a dock door opening created by the alteration of the last two existing window openings.

RELEVANT REGULATIONS:

STANDARD FOR APPROVAL:

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

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

- (i) for contributing structures, the proposed work is compatible with the historic overlay district.

ANALYSIS:

The proposed alteration to the upper-level windows would reduce their sill heights on the front (East) elevation. The East Elevation of the upper level is set back from the lower level and the degree to which the proposed alteration might have a visual impact on the character and appearance of the district is considerably mitigated.

The addition of the exterior stairs, new openings at the top of the proposed stair, and the construction of the loading dock on the North Elevation are additions/alterations that would not have a significant adverse effect on the character and appearance of the district.

The addition of the roof top patio will alter the character of the streetscape; however, this would be mitigated by the setback of the guardrail on the front and the relatively transparent character of the guardrail. The positioning of the guardrail at the edge of the roof on the North Elevation will be visible tangentially from N Clinton Avenue, however, this addition will appear lighter/more transparent than the proposed exit stair, which would appear proud of the guardrail and would not result in a significant adverse effect on the character and appearance of the district.

The proposed replacement of the North Elevation steel windows would be noticeably different than the existing windows, however, this change would not result in a significant adverse visual effect on the character and appearance of the district.

In relation to the dock door, the scope of work indicated in the application is such that the last two window openings would be altered to accommodate the new dock door. The architectural drawings, however, show that a dock door and a person door would be inserted, requiring the alteration of three existing openings. While this difference would not affect the character and appearance of the district to an extent that would be more than minor, the drawings and the scope of the request need to be coordinated.

The drawings include other works that are not specified in the request for a Certificate of Appropriateness, and this will need to be remedied. Such works depicted in the drawings include landscaping, a new steel vertical picket fence at grade, the infilling of doors on the West Elevation, and the installation of skylights. With the exception of the landscaping, which the applicant has indicated may be removed from the drawings so that a future tenant could implement, the remaining works would have a less than minor to negligible effect on the character and appearance of the district.

On balance, the proposed alterations and additions are substantively compatible with the character and appearance of the district. Recommended conditions are offered below for clarity.

STAFF RECOMMENDATION:

1. That the request for a Certificate of Appropriateness to modify the sill heights of existing level 2 exterior east window openings from 5' AFF down to finished floor be approved, with the finding that the proposed work would be consistent with the standards set out in City Code Section 51A-4.501(g)(6)(C)(i).
2. That the request for a Certificate of Appropriateness to construct exterior steel stairs from ground to level 2 on the North façade be approved with the finding that the proposed work would be consistent with the standards set out in City Code Section 51A-4.501(g)(6)(C)(i).
3. That the request for a Certificate of Appropriateness to construct a steel window/entry on North elevation at top of stair be approved with the finding that the proposed work would be consistent with the standards set out in City Code Section 51A-4.501(g)(6)(C)(i).
4. That the request for a Certificate of Appropriateness to construct rooftop patio with guardrail setback 10' from front edge of existing overhang be approved with the finding that the proposed work would be consistent with the standards set out in City Code Section 51A-4.501(g)(6)(C)(i).

5. That the request for a Certificate of Appropriateness to replace existing level 1 North façade steel windows with new steel windows within existing openings be approved with the finding that the proposed work would be consistent with the standards set out in City Code Section 51A-4.501(g)(6)(C)(i).
6. That the request for a Certificate of Appropriateness to construct concrete loading dock on the rear/North side façade be approved subject to drawings being reconciled with the scope of work described in the application and 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 proposed work would be consistent with the standards set out in City Code Section 51A-4.501(g)(6)(C)(i).

Further:

That the drawings and the request for a Certificate of Appropriateness be remedied/coordinated in relation to works that are not specified in the request for a Certificate of Appropriateness including landscaping, a new steel vertical picket fence at grade, the infilling of doors on the West Elevation, and the installation of skylights, and that any adjustments to the drawings be submitted to the Office of Historic Preservation prior to the issuance of a Certificate of Appropriateness.

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to remodel the structure be approved with conditions acknowledging that the owner clarified that fencing is removed from submission, steel window detailing appears to be in keeping with style of commercial properties in neighborhood, add elevations / detailing for loading dock railing and concrete, Owner noted that the parking / loading dock is on separate lot, large panes of glass is slight departure from historic steel window profiles however task force takes no exception in matching first floor glazing. Paint colors to be added, elevation details with dimensions / labels to be added for all guardrails.

SUPPLEMENTARY INFORMATION:

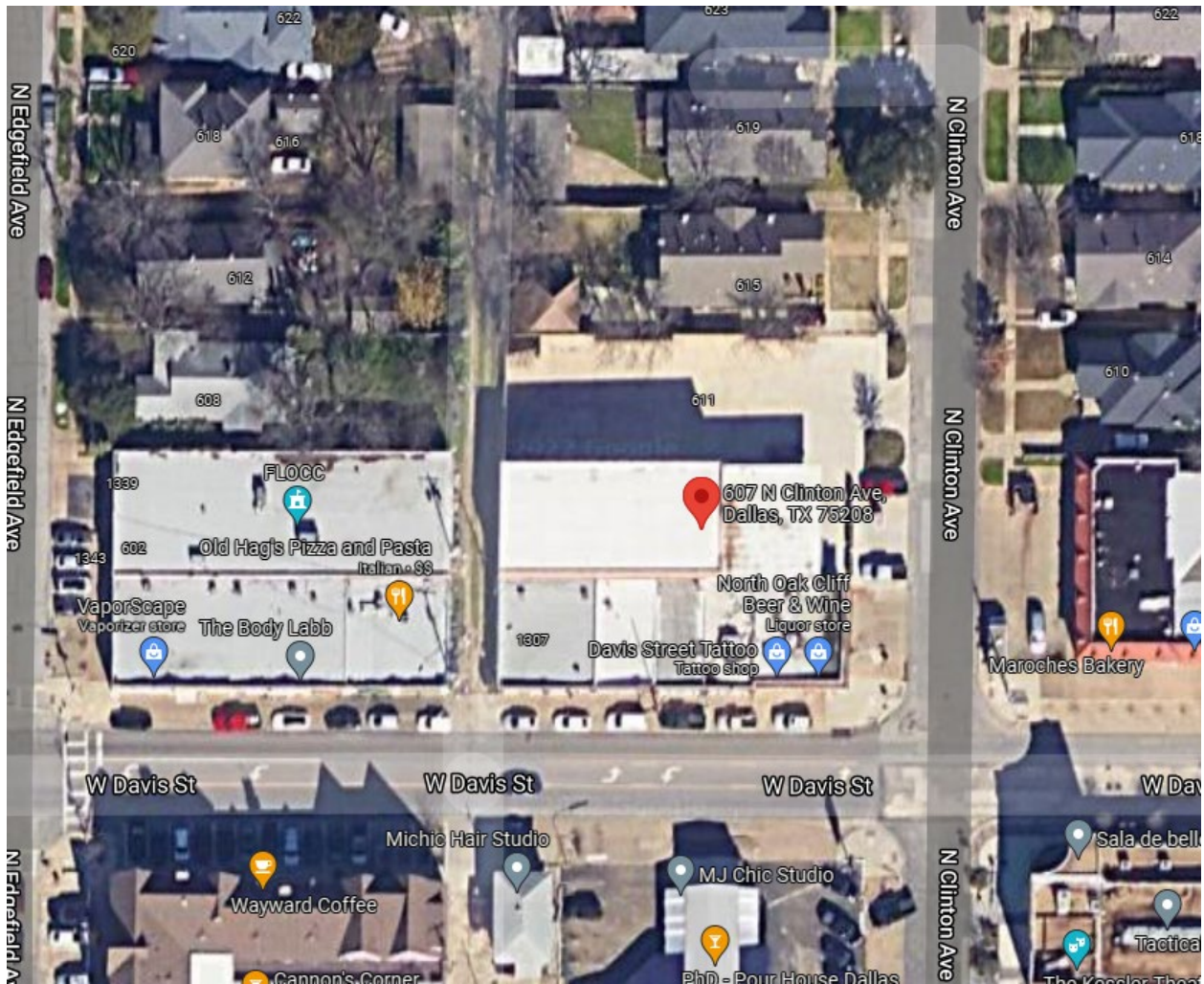


Figure 1 - Aerial photograph showing the subject property by the red balloon

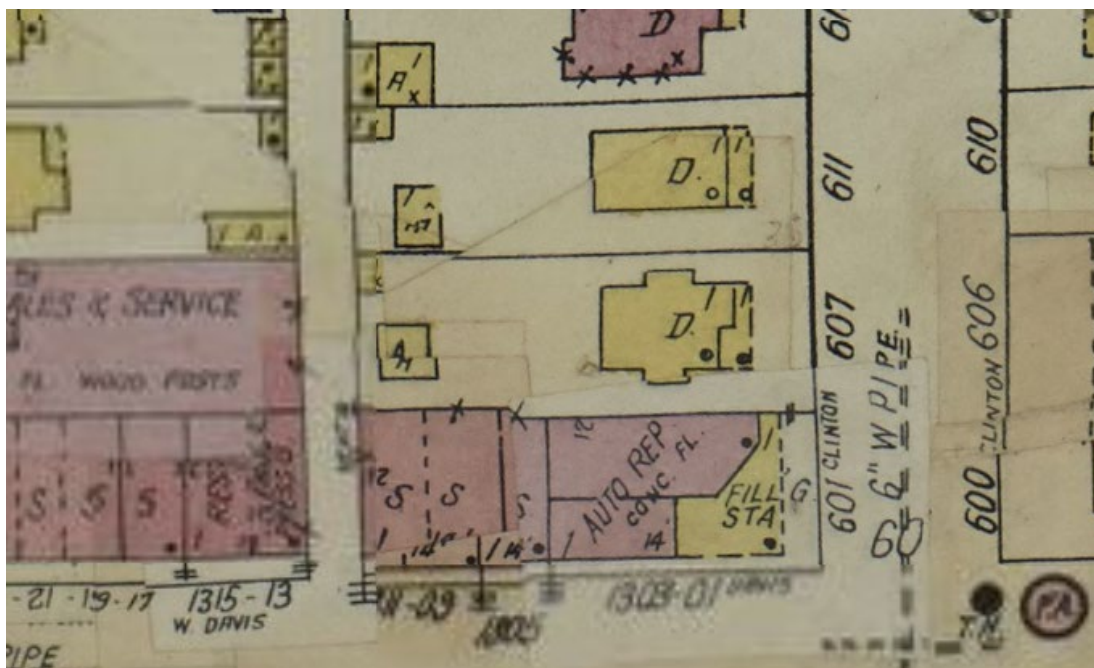


Figure 2 – 1950 Sanborn map showing that the subject property was occupied by a single-story dwelling



Figure 3 – 1956 aerial photograph showing that the subject property is occupied by a dwelling



Figure 4 – 1968 aerial showing evidence of the present structure on the subject property

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ ()
Office Use Only

Name of Applicant: Cullen Dalheim

Mailing Address : 127 Pittsburg Street

City, State and Zip Code: Dallas, TX 75207

Daytime Phone: 817-875-8382 Alternate Phone: 817-875-8381

Relationship of Applicant to Owner : Family

OFFICE USE ONLY

Main Structure:

___ Contributing

___ Non-contributing

PROPERTY ADDRESS: 607 N. Clinton Ave.

Historic District: Winnetka Heights (H/15)

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. Modify existing level 2 exterior east window openings from 5' AFF down to finished floor. Existing width and top of opening to remain as is.
2. Add exterior steel stairs from ground level to level 2 on North facade.
3. New steel window/entry on North facade exterior at top of stair
4. New level 2 rooftop patio with guardrail
5. Replace existing level 1 North facade steel windows with new steel windows. Existing opening size to remain
6. New concrete loading dock rear/side North fa

Signature of Applicant: Cullen Dalheim Date: _____

Signature of Owner: Ed Walker Date: Feb. 3, 2022
(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

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 2/9/2022

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Culleen Dalheim
PROPERTY ADDRESS: 127 Pittsburg St.
DATE of CA / CD REQUEST: 2/3/2022

RECOMMENDATION:

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

Recommendation / comments/ basis:

Owner clarified that fencing is removed from submission, steel window detailing appears to be in keeping with style of commercial properties in neighborhood, add elevations /detailing for loading dock railing and concrete, Owner noted that the parking /loading dock is on separate lot, large panes of glass is slight departure from historic steel window profiles however task force takes no exception in matching first floor glazing. Paint colors to be added, elevation details with dimensions /labels to be added for all guardrails.

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input checked="" type="checkbox"/> Mia Ovcina	<input type="checkbox"/> Michelle Walker
<input type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> Troy Sims (LC Resident)
<input type="checkbox"/> VACANT (WH Alt)	<input checked="" type="checkbox"/> Derwin Hall	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 2/10/22

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

**LANDMARK COMMISSION****March 7, 2022**

FILE NUMBER: CA212-112(TB)
LOCATION: 101 S. Winnetka Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Trevor Brown
DATE FILED: December 2, 2021
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Joy Dolezal

OWNER: DOLEZAL CHAD & JOY

REQUEST(S):

1. A Certificate of Appropriateness to add new trellis and porch over new deck.
2. A Certificate of Appropriateness to add door with sidelights at existing opening on rear.

BACKGROUND / HISTORY:

None

PROJECT DESCRIPTION: Approval is sought for the installation of new double leaf doors with sidelights on the rear elevation along with a pergola/covered porch across the rear facade. The proposed doors and sidelights, which will replace an existing rear door and adjacent two windows, are to be single light wood units by Simpson door. The new door will access a deck covered by a 256 square foot (16' deep x 16' wide) flat roofed porch supported by 4"x8" wood post. This porch cover will be approximately 10' above grade. The remainder of the rear elevation will be covered by a lower pergola that extends out from the rear facade six feet. Both the porch and pergola are to be constructed out of pressure treated pine stained Canyon Brown color.

RELEVANT PRESERVATION CRITERIA:

Winnetka Heights Historic District (H-15), Article 87, PD 87

Section 51P-87.111

(a)Building placement, form, and treatment.

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

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the main building and compatible with the other buildings on the blockface.

(14) Roof forms.

(F) Slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of the main building and compatible with existing building forms in the district. Flat or Mansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of the main building.

(17) Windows and doors.

(F) Style.

(iii) All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights. Front doors must contain at least one light. Sidelights must be compatible with the door.

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:

(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.*

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

Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

ANALYSIS:

The subject property, a substantial two-story Prairie style house with Craftsman detailing (Figure 2), sits at the southwest corner of S. Winnetka Avenue and W. 10th Street. The rear facade and yard are highly visible (Figures 6 and 7) from much of the block along W. 10th St.

The proposal (Figure 11) of the combination pergola and porch cover will be readily visible. The style and proportions of the design are not consistent with the preservation criteria for Winnetka Heights. The main issues that Task Force and Staff have related to these elements are the flat roof and proportions of the structural supports. Both the main structure and accessory garage (Figure 6) have low slope hipped roofs that are indicative of the style and period of the property. The rear facade (Figure 7) is nearly a blank wall of lap siding, only being pierced by two doors and two windows on the first level and three windows of varying sizes on the second floor, leaving plenty of space to accommodate a pitched roof more in keeping with the existing architecture. This design change would also allow an opportunity to match the eave of the main structure, another defining feature of this house.

The pergola design will present itself as a flat roof from the street since it will not have any overhang and rafter tails seen on most construction of this type. This design feature will be prominent and if the covered porch is revised this element may need to be reimagined as to not clutter the rear elevation. The relationship between the pergola and covered porch contributes to this as they are at differing heights, while the main structure has strong linear lines on both the front porch and corner side facade.

The proposed door and sidelights (Figures 14-17) will replace an existing door and two windows (Figure 8) at the south corner of the rear facade. This change will not be a

significant change to the solid to void ratio on the rear elevation. The location of the door, coupled with a future cover over this area, will further shield this door from any possible view from W. 10th St. In addition, the rear facade is specifically left out of the requirement in the Winnetka Heights preservation criteria that the door be typical of the style of the house. Overall this change will have a minimal impact on both the architecture and district as a whole which is why Staff is recommending approval of this alteration.

STAFF RECOMMENDATION(S):

1. That the request for a Certificate of Appropriateness to add new trellis and porch over new deck be denied without prejudice.

That the recommendation is made with the finding that the work is not consistent with Sections 51P-87.111(a)(2), (3), and (14)(F) and does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i)(aa).

2. That the request for a Certificate of Appropriateness to add door with sidelights at existing opening on rear be approved in accordance with the drawings and specifications dated 3/7/22.

That the recommendation is made with the finding that the work is consistent with Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)(aa).

TASK FORCE RECOMMENDATION(S):

1. The request for a Certificate of Appropriateness to add new trellis and porch over new deck be denied without prejudice and suggest revised porch elevations to low-sloped or pitched roof style porch indicative of craftsmen style design, doors to be divided lite style more information on elevations showing porch structure; need enlarged elevation details showing dimensions and labels of specific materials from roof to grade.
2. The request for a Certificate of Appropriateness to add door with sidelights at existing opening on rear denied without prejudice doors to be divided lite style more information on elevations showing porch structure

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA _____ - _____ ()
Office Use Only

Name of Applicant: Joy Dolezal
Mailing Address: 101 S WINNETKA AVE
City, State and Zip Code: DALLAS, TX 75208
Daytime Phone: 512-669-6277 Alternate Phone: 512-922-3979
Relationship of Applicant to Owner: SELF

OFFICE USE ONLY

Main Structure:

___ Contributing

___ Non-contributing

PROPERTY ADDRESS: 101 S WINNETKA 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."

EXTERIOR - BACKYARD

Remove existing deck and brick pavers, replace with new wood deck (same footprint). Install new trellis and overhang - wood construction. Replace existing back door and adjacent windows with new French doors and matching side windows.

Signature of Applicant: Jh Dolezal Date: 9.29.21

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

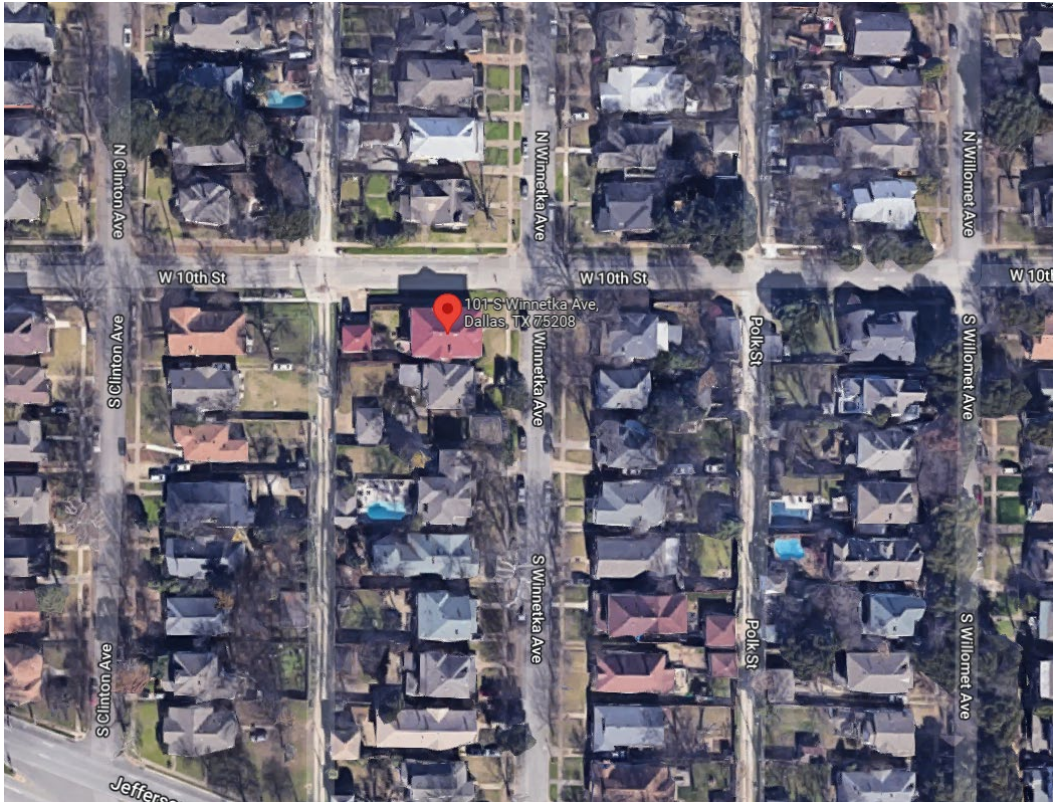


Figure 1 - Aerial image



Figure 2 - Main structure



Figure 3 - Looking to the right of subject property



Figure 4 - Looking to the left of subject property



Figure 5 - Across the street from subject property



Figure 6 – Staff photo from W. 10th St.



Figure 7 - Staff photo from W. 10th St. Note neighbors large flat roof structure.



EXISTING PHOTOS

Figure 8 – Applicant submitted photos of rear elevation

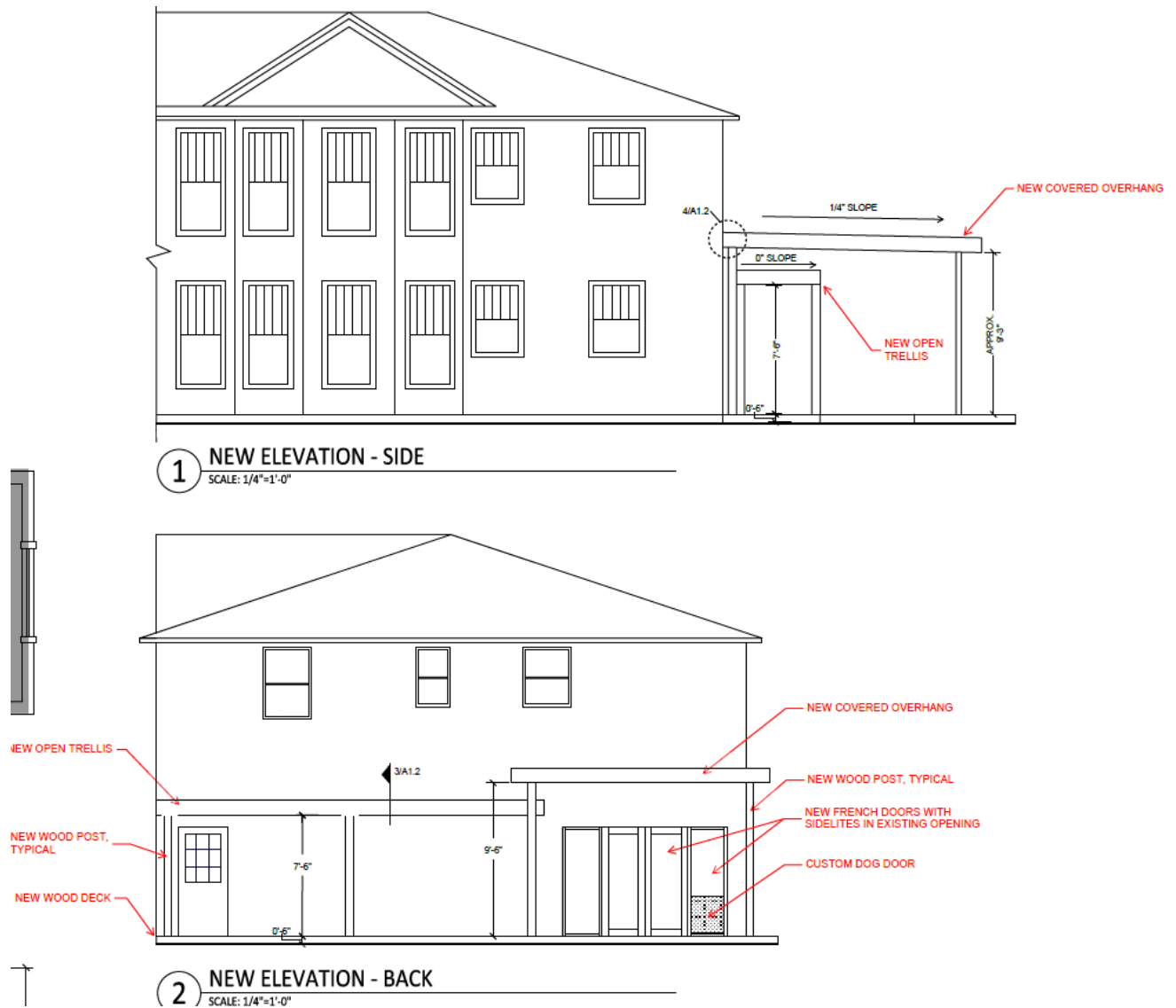


Figure 10 – Proposed elevations



Figure 11 – Open trellis detail

Material List: Refer to attached submittal for additional information.

- *1 each: Exterior French Patio doors:*
Refer to attached submittal for additional information.
- *2 each: Sidelites:*
Refer to attached submittal for additional information.
- Deck and Trellis Materials will be Treated lumber to all structure. Pressure Treated Pine Wood Lumber, Stained (Canyon Brown).
- Enclosed Patio area for sheathing will be pine soffit (V grooves).
- Roof sheathing will be 1/2" CDX plywood.
- Roof covering will be Peel and Stick modified Bitumen.
Liberty SBS Self-Adhering Cap Sheet Roll for Low Slope Roofing in Weathered Wood

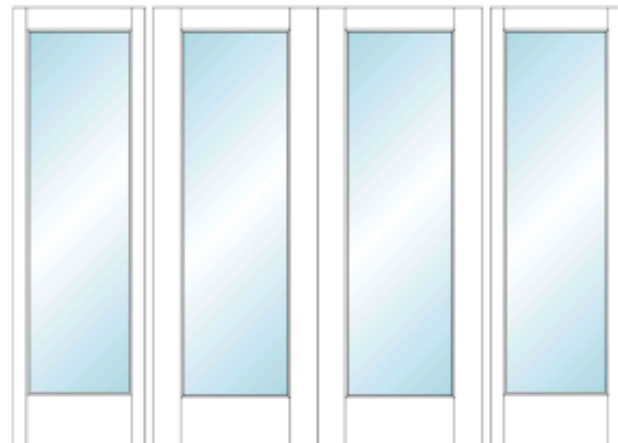
Stain Color:



Valspar Pre-Tinted Canyon Brown
Transparent Exterior Wood Stain



Line Item: 100



Simpson Door and Sidelite Elevation

Figure 14 – Applicant submitted materials

Line Item: 100

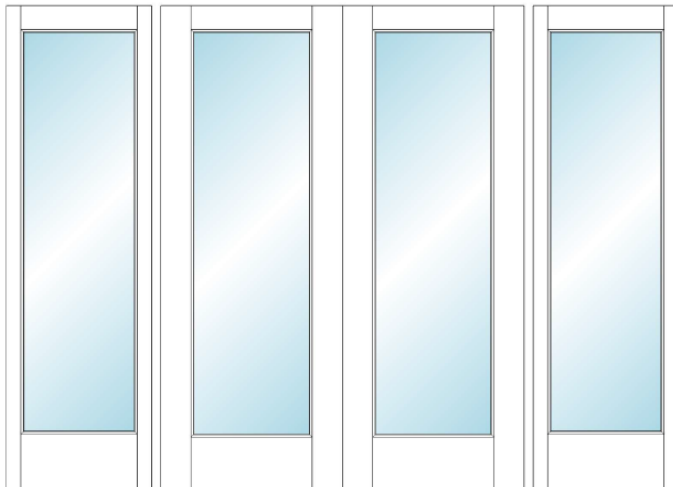


Figure 15 – Proposed replacement doors (7002) and side lights (7701).

QUOTE #: 1475194-100
DATE: 11/16/2021
QUOTE VALID FOR 30 DAYS

7002 Thermal French

SERIES: Exterior French & Sash Doors
DOOR DESIGN: 7002
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 2'-6"
HEIGHT: 6'-8"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Clear / Low-E with Argon w/ Film
ADDITIONAL OPTIONS:
UltraBlock® Technology
Cartoned

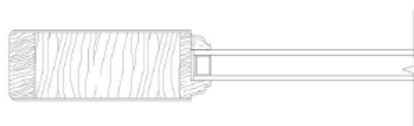
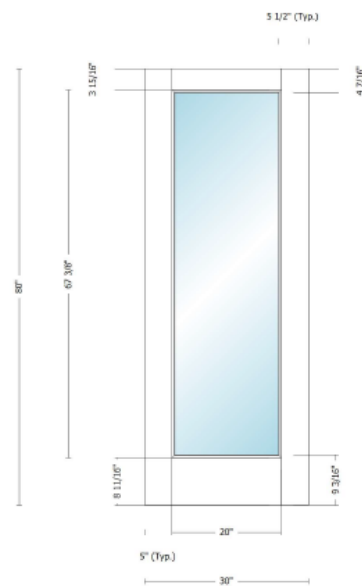


Figure 16 – Proposed Simpson French door 7002.

QUOTE #: 1475194-100
DATE: 11/16/2021
QUOTE VALID FOR 30 DAYS

SERIES:
DOOR DESIGN: 7701
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 2'-0"
HEIGHT: 6'-8"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Clear / Low-E with Argon w/ Film
ADDITIONAL OPTIONS:
UltraBlock® Technology
Cartoned

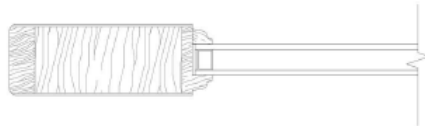
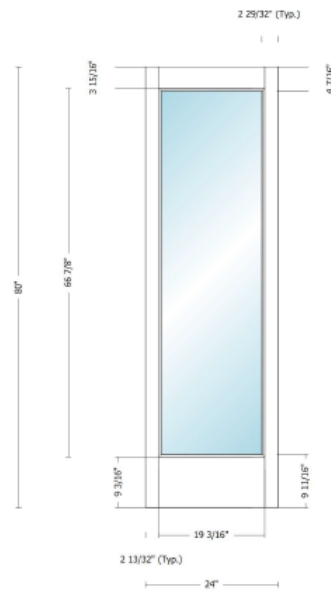


Figure 17 – Proposed Simpson side light 7701.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 2/9/2022

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Joy Dolezal

PROPERTY ADDRESS: 101 N. Marsalis Ave.

DATE of CA / CD REQUEST: 09/29/2021

RECOMMENDATION:

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

Recommendation / comments/ basis:

Revise Porch elevations to low-sloped or pitched roof style porch indicative of craftsmen style design, doors to be divided lite style more information on elevations showing porch structure; need enlarged elevation details showing dimensions and labels of specific materials from roof to grade.

Task force members present

☒ Alfredo Pena

☒ Mia Ovcina

☐ Michelle Walker

☐ Christine Escobedo

☒ Nicholas Dean

☐ Troy Sims (LC Resident)

☐ VACANT (WH Alt)

☒ Derwin Hall

☐ VACANT (LC Alt)

Ex Officio staff members present ☒ Trevor Brown

Simple Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

MIA OVCHINA
FRED PENNA
ALL
NONE

CHAIR, Task Force

DATE 2/10/22

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 7, 2022 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.