

CITY OF DALLAS LANDMARK COMMISSION Monday, February 2, 2015 AGENDA

BRIEFING:	Dallas City Hall 1500 Marilla St., Room 5/E/S	11:30 A.M.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6 th floor	1:00 P.M.

David Cossum, Director Mark Doty, Sr. Planner Historic Preservation Jennifer Anderson, Sr. Planner Historic Preservation

BRIEFING ITEM

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

CONSENT ITEMS

1. 5418 VICTOR ST

Junius Heights Historic District CA145-130(JKA) Jennifer Anderson

Request:

- 1. Install 6' wood fence in rear of the main structure.
- 2. Install 4' wood and welded wire mesh fence in rear of the main structure.

Applicant: Keith Petersen

Application Filed: December 31, 2014

Staff Recommendation:

- Install 6' wood fence in rear of the main structure. Approve site plan and specifications dated 1-12-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Install 4' wood and welded wire mesh fence in rear of the main structure. Approve site plan and specifications dated 1-12-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Install 6' wood fence in rear of the main structure. Approve.
- 2. Install 4' wood and welded wire mesh fence in rear of the main structure. Approve.

2. 4712 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District CA145-133(JKA) Jennifer Anderson

Request:

- Peak's Suburban Addition Neighborhood 1. Install 45"X73.3" metal sign on front facade of main structure.
 - 2. Install address numbers on front facade of main structure.
 - 3. Install sign on entry gate in front facade of main structure.

Applicant: Patrick Smits

<u>Application Filed:</u> December 31, 2014 Staff Recommendation:

- 1. Install 45"X73.3" metal sign on front facade of main structure. Approve with Conditions Approve specifications dated 1-12-15 with conditions that the applicant obtains a sign permit from Building Inspection and submits detail regarding the method of attachment to the Landmark Commission. The proposed work is compatible with the historic overlay district, consistent with historic preservation criteria Section 7.3, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- Install address numbers on front facade of main structure. Approve specifications dated 1-12-15 with the finding that the proposed work is compatible with the historic overlay district, consistent with historic preservation criteria Section 7.3, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3. Install sign on entry gate in front facade of main structure. Approve with conditions Approved specifications dated 1-12-15 with Conditions that the applicant obtains a sign permit from Building Inspection and submits detail regarding the method of attachment to the Landmark Commission. The proposed work is compatible with the historic overlay district, consistent with historic preservation criteria Section 7.3, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1. Install 45"X73.3" metal sign on front facade of main structure. Approve with the condition that additional documentation specifying sign size is submitted to Landmark Commission. For: Karnowski, Hidden, Alston, Finch. Against: Anderson on basis that blue sign color is not compatible with the district which is required, suggest earth tone of darker color for sign.
- 2. Install address numbers on front facade of main structure. Approve with the condition that additional documentation specifying sign size is submitted to Landmark Commission.
- 3. Install sign on entry gate in front facade of main structure. Approve specifications dated 1-12-15 with Conditions that the applicant obtains a sign permit from Building Inspection and submits detail regarding the method of attachment to the Landmark Commission. The proposed work is compatible with the historic overlay district, consistent with historic preservation criteria Section 7.3, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. 2409 SOUTH BLVD

South Blvd/Park Row Historic District CA145-113(MD)
Mark Doty

Request:

- 1. Enclose rear porch. Work completed without a Certificate of Appropriateness.
- 2. Install front door.
- 3. Install side door. Work completed without a Certificate of Appropriateness.

Applicant: Steven Wood

Application Filed: December 31, 2014

Staff Recommendation:

- 1. Enclose rear porch. Work completed without a Certificate of Appropriateness. Approve drawings dated 1/14/15 with the finding that although the completed work does not comply with Section 3(b)(6)(A) that states facade material of additions or remodelings of redeveloped buildings shall be of the same prominent material used in the remainder of the building, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- 2. Install front door. Approve image dated 1/14/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Install side door. Work completed without a Certificate of Appropriateness. Approve image dated 1/14/15 with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Enclose rear porch. Work completed without a Certificate of Appropriateness. No Task Force meeting. No Task Force members.
- 2. Install front door. No Task Force meeting. No Task Force members.
- Install side door. Work completed without a Certificate of Appropriateness. No Task Force meeting. No Task Force members.

4. 206 N CLINTON AVE

Winnetka Heights Historic District CA145-115(MD) Mark Doty

Request:

Paint accent color on main structure. Benjamin Moore 2125 'Black Panther'.

Applicant: Chris Faison

Application Filed: December 31, 2014

Staff Recommendation:

Paint accent color on main structure. Benjamin Moore 2125 'Black Panther'. Approve paint specification dated 1/14/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Paint accent color on main structure. Benjamin Moore 2125 'Black Panther'. Approve.

DISCUSSION ITEMS:

1. 1954 COMMERCE ST

Harwood Historic District CA145-116(MD) Mark Doty

2. 5728 JUNIUS ST

Junius Heights Historic District CA145-131(JKA) Jennifer Anderson

3. 5634 VICTOR ST

Junius Heights Historic District CA145-127(JKA) Jennifer Anderson

Request:

Replace marble panels on north facade.

Applicant: Merriman Associates Architects

Application Filed: December 31, 2014

Staff Recommendation:

Replace marble panels on north facade. Approve with conditions - Approve replacement of the existing panels to match with condition that at least 25% of the existing panels are re-installed on the north facade, with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Section 3.1(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace marble panels on north facade. Approve with conditions - Approve as submitted on the condition of pending approval of proposed replaced samples.

Request:

- 1. Install 6' electronic wrought iron gate on side of main structure.
- 2. Relocate existing chain link fence to rear of main structure.

Applicant: Carl D Jones

Application Filed: December 31, 2014

Staff Recommendation:

- Install 6' electronic wrought iron gate on side of main structure. Approve with conditions - Approve photograph with the condition that the gate is located in the rear 50% of the main structure and that only the gate with the flat top is approved per Section 3.6(c)(3). The work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Relocate existing chain link fence to rear of main structure. Approve site plan and photograph dated 1-12-15 with the finding that the work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Install 6' electronic wrought iron gate on side of main structure. Deny without Prejudice - the 6' wood fence as shown. Approve a wrought iron fence at 25% of main structure or further back. For: Schmidt, Mesh, Raith, Koppang, Morgan. Opposed: Cohen on basis that proposed fence is not in the rear 50% of main structure.
- 2. Relocate existing chain link fence to rear of main structure. Approve.

Request:

- 1. Construct one-story addition to the rear of main structure.
- 2. Remove 1/1 wood window on northeast side of main structure and replace with single light wood window.

Applicant: Saul Waranch

<u>Application Filed:</u> December 31, 2014 Staff Recommendation:

- 1. Construct one-story addition to the rear of main structure. Approve plans and specifications dated 1-12-15 with the finding that the work is consistent with preservation criteria Section 8.1, 8.3, 8.5, 8.6, 8.12, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Remove 1/1 wood window on northeast side of main structure and replace with single light wood window. Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.1 stating that historic windows must remain intact and their openings preserved on protected facades.

Task Force Recommendation:

- 1. Construct one-story addition to the rear of main structure. Approve addition as shown with 1/1 wood windows.
- 2. Remove 1/1 wood window on northeast side of main structure and replace with single light wood window. Not reviewed by Task Force.

4. 5115 JUNIUS ST

Munger Place Historic District CA145-132(JKA) Jennifer Anderson

Request:

Install 8' board-on-board fence in rear of the main structure.

Applicant: Abel Verdi

Application Filed: December 31, 2014

Staff Recommendation:

Install 8' board-on-board fence in rear of the main structure. Approve with the Conditions that the applicant keep the gap between the two fences clear of weeds and debris per City Code, that the fence is located in the rear 50% of the side yard, and that the applicant obtains a permit from Building Inspections prior to the start of work. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 8' board-on-board fence in rear of the main structure. Approve with Conditions as technically compliant with ordinance; however, Task Force has concerns with existing fence to remain. Maintenance per City Code to be addressed at Landmark Commission. Design generally compliant but bracket and arch trim does not match architectural style of the main structure.

5. 4516 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District CA145-129(JKA) Jennifer Anderson

Request:

Install 6'6" wood fence. Work completed without a Certificate of Appropriateness.

Applicant: Jay Terpstra

Application Filed: December 31, 2014

Staff Recommendation:

Install 6'6" wood fence. Work completed without a Certificate of Appropriateness. Deny without Prejudice - The completed work does not meet the requirements in City Code Section 51A-

4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.10 stating that fences located in the front yard of a main structure must not be taller than 3'6" and must be at least 50% open.

Task Force Recommendation:

Install 6'6" wood fence. Work completed without a Certificate of Appropriateness. Approve with Conditions per ordinance, fence must be moved to 5' back from front corner of house and be at least 70% open.

6. 2401 SOUTH BLVD

South Blvd/Park Row Historic District CA145-112(MD) Mark Doty

Request:

Remove existing slate roof and install composition roof. Owens Corning 'Merlot'. Work completed without a Certificate of Appropriateness.

Applicant: Tammy Johnston

Application Filed: December 31, 2014

Staff Recommendation:

Remove existing slate roof and install composition roof. Owens Corning 'Merlot'. Work completed without a Certificate of Appropriateness. Deny without Prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the removal of the slate roof has an adverse effect on the architectural features of the structure. Secretary of the Interior Standards 2 and 6.

Task Force Recommendation:

Remove existing slate roof and install composition roof. Owens Corning 'Merlot'. Work completed without a Certificate of Appropriateness. No recommendation. No South Boulevard/Park Row Task Force members.

7. 5124 SWISS AVE

Swiss Avenue Historic District CA145-117(JKA) Jennifer Anderson

Request:

- 1. Install driveway in front yard of main structure.
- 2. Install gate on south side of main structure.
- 3. Remove gate on wall on north side of main structure and infill with material to match existing masonry wall.
- 4. Remove light fixtures on north side wall of main structure.
- 5. Remove driveway on north side of main structure and reconnect grass and curbing to match existing.

Applicant: Booth Builders Inc - Melissa Ellis

Application Filed: December 31, 2014

Staff Recommendation:

- Install driveway in front yard of main structure. Approve with conditions - Approve plans dated 1-12-15 with the Conditions that the material for the driveway is brush-finish concrete only and that the applicant obtains a permit from Public Works prior to the start of work. Applicant must submit specifications to Landmark Commission to replace proposed stamped concrete with brick. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(G) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Install gate on south side of main structure. Deny without

- prejudice The proposed gate does not meet preservation criteria Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-63.116(2)(B)(iv)(bb) stating that fences in an interior side yard must be located in the rear 50% of the side yard and behind the rearmost side projection of a main building.
- 3. Remove gate on wall on north side of main structure and infill with material to match existing masonry wall. Approve with conditions Approve the proposed work with the condition that the brick used to infill the existing wall is an exact match in color, texture, material, and profile to the existing brick and that the specifications for the infill brick are submitted to Landmark Commission. The proposed work meets the criteria in Section 51P-63.116(2)(B)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Remove light fixtures on north side wall of main structure. Approve the proposed work with the finding that it is consistent with preservation criteria Section 51P-63.116(2)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Remove driveway on north side of main structure and reconnect grass and curbing to match existing. Approve with conditions Approve plans dated 1-12-15 with the conditions that the materials used for the sidewalk and curbing is brush finish concrete only and that the applicant obtains a permit from Public Works prior to the start of work. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(G) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Install driveway in front yard of main structure. Approve with conditions Brushed finish concrete, no stamped concrete allowed per ordinance. Brick to match structure may be installed per ordinance, applicant to submit sample to Landmark Commission.
- 2. Install gate on south side of main structure. Approve with conditions Provide additional details, top flat per ordinance requirements states that gate must be compatible with style of main structure. Provide elevations, location relative to supports, connection relation to existing masonry wall. Location understood to be at existing wall. If new construction, must comply with fence requirements. Color, finish, and material to be provided to Landmark Commission and conform to ordinance.
- Remove gate on wall on north side of main structure and infill
 with material to match existing masonry wall. Approve with
 conditions Suggest that gate pilaster is removed and extend
 bay to corner pilaster.
- 4. Remove light fixtures on north side wall of main structure. Approve.

Remove driveway on north side of main structure and reconnect grass and curbing to match existing. Approve with conditions -

8. 2414 ROUTH ST

State Thomas Historic District CA145-128(JKA) Jennifer Anderson

Curb and gutter replaced per streets department requirements.

Request:

- 1. Install 3' picket fence around perimeter of main structure. Work completed without a Certificate of Appropriateness.
- 2. Install landscaping in front yard of main structure. Work completed without a Certificate of Appropriateness.
- 3. Install outdoor furniture. Work completed without a Certificate of Appropriateness.
- 4. Install sign in front yard of main structure. Work completed without a Certificate of Appropriateness.

Applicant: Kristin Bartley

Application Filed: December 31, 2014

Staff Recommendation:

- 1. Install 3' picket fence around perimeter of main structure. Work completed without a Certificate of Appropriateness. Deny without Prejudice - The completed work is not compatible with Section 51A-4.501(g)(6)(C)(i) because the removal of the previous fence is not consistent with preservation criteria Section 51A-4.501(g)(4)(E) stating that distinctive materials, and construction features. finishes. techniques characterize a property will be preserved.
- 2. Install landscaping in front yard of main structure. Work completed without a Certificate of Appropriateness. Deny without Prejudice - The completed work does not meet the criteria in City Code Section 51A-4.501(g)(6)(C)(i) because staff does not believe that the bark mulch compliments the historic character of the main structure or the historic district per Section 51P-225.108(c)(5).
- 3. Install outdoor furniture. Work completed without a Certificate of Appropriateness. Deny without Prejudice - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has not verified that the additional added seating is compliant with the Certificate of Occupancy imposing a maximum seating of 31 persons for a coffee shop specified in City Code Section. 51P-225.106(q)(7)(A).
- 4. Install sign in front yard of main structure. Work completed without a Certificate of Appropriateness. Deny without Prejudice - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-225.107(h)(2)(A)(iii) stating that detached signs must not be illuminated.

Task Force Recommendation:

1. Install 3' picket fence around perimeter of main structure. Work completed without a Certificate of Appropriateness. No quorum, comments only. Not supportive of installed fence and recommend reinstallation of the original Victorian wire fence or a replica wire fence that was original to the historic district period. Not supportive of the multicolor fence paint or picket fence.

- 2. Install landscaping in front yard of main structure. Work completed without a Certificate of Appropriateness. No quorum, comments only. Not supportive of landscaping as installed without a CA. Mature foundation shrubbery was removed without a CA after applicant received negative feedback from Task Force during a 2013 application review and withdrew the application. Task Force recommends reinstallation of shrubbery and grass and is not supportive of the bark mulch installed.
- 3. Install outdoor furniture. Work completed without a Certificate of Appropriateness. No quorum, comments only. Outdoor furniture limit to two historic period appropriate benches. Additional benches, tables, and chairs not appropriate to the character of the house. Maximum occupancy for coffee shop in State Thomas is 31 and the additional outdoor seating possibly exceeds max occupancy.
- 4. Install sign in front yard of main structure. Work completed without a Certificate of Appropriateness. No quorum, comments only. The sign is illuminated from within box. Task Force is supportive of the sign design but not supportive of illumination of any kind.

9. 1030 E 9TH ST

Tenth Street Historic District CD145-007(MD) Mark Doty

Initial Suspension

Request

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

Applicant: City Attorney's Office **Application Filed:** December 4, 2014

Staff Recommendation:

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

Task Force Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension. (This recommendation is from the December 9, 2014 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

10. 2835 TANNER ST

Wheatley Place Historic District CD145-006(MD) Mark Doty

Request:

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

<u>Applicant:</u> City Attorney's Office <u>Application Filed:</u> December 4, 2014

Staff Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Approve - The proposed demolition meets the standards in City Code Section

Initial Suspension

51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Task Force Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension. (This recommendation is from the December 9, 2014 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

OTHER BUSINESS ITEMS:

- 1. Minutes from January 5, 2015 Meeting
- 2. Appointment of Historic Preservation Tax Exemption Program Task Force

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, February 19, 2015, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session concerning one or more of the following topics:

- a. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any
 matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of
 Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act;
 [Texas Government Code §551.071]
- b. deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]
- c. 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; [Texas Government Code §551.073]
- d. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a compliant or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551. 074]
- e. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]
- f. 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. [Texas Government Code §551. 086]



LANDMARK COMMISSION

FEBRUARY 2, 2015

FILE NUMBER: CA145-130(JKA)

LOCATION: 5418 Victor

STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 2 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: Dec. 31, 2014 DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 0013.02

APPLICANT: R. Keith Petersen

OWNER: RICHARD K PETERSEN & GENEVIEVE E NICHOLS

REQUEST:

1) Install 6' wood fence in rear of the main structure.

2) Install 4' wood and welded wire mesh fence in rear of the main structure.

ANALYSIS: The applicant would like to replace a wood fence in the rear side yard (southwest side) of the main structure, and also add a wood and welded wire mesh fence in the rear side yard (northeast side) of the main structure to create an enclosed space for his dog. The metal fence will be visible from the street. Staff has determined that the proposed work meets the standards for the Junius Heights historic district and City Code.

STAFF RECOMMENDATION:

- 1) Install 6' wood fence in rear of the main structure Approve Approve site plan and specifications dated 1-12-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install 4' wood and welded wire mesh fence in rear of the main structure Approve Approve site plan and specifications dated 1-12-15 with the finding that the proposed work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install 6' wood fence in rear of the main structure Approve.
- 2) Install 4' wood and welded wire mesh fence in rear of the main structure Approve.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



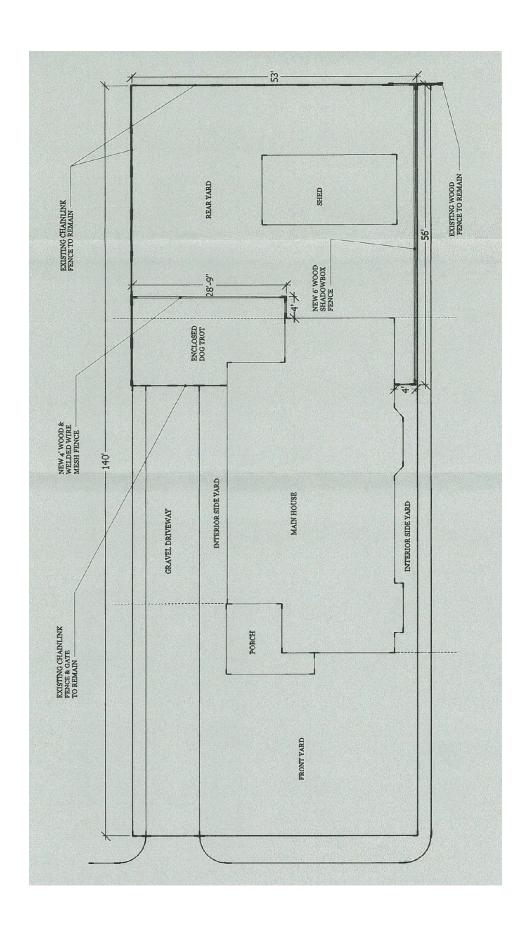
Name of Applicant: Mailing Address: City, State and Zip Code: Daytime Phone: 469, 862, 6646 Relationship of Applicant to Owner: PROPERTY ADDRESS: 5418 Whistoric District:	Fax:		Building Inspection: Please see signed drawings before issuing permit: Yes No Planner's Initials	
HISTORIC DISTRICT.	4C16H12			
PROPOSED WORK: Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist. PROVIDE NEW WOOD FERSE ALONG PLACETY LINE & INTERIAL SIDE TARD. FERSE TO BE G'CEROL WOOD SHADOWRAY				
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	BE 4" CEDAL WAS &			
The Month of the State of the S	and the second	2 2 20 20 20 20 20 20 20 20 20 20 20 20		
Signature of Applicant.	Date: 4	2014-12-31	RECEIVED BY	
Signature of Owner:(IF NOT	APPLICANT) Date: _		DEC REC'N	
APPLICATION DEADLINE: Application material must be completed NOON, (see official calendar for exceapproval of any change affecting the externust be filed with a Preservation Planner fax this form to 214/670-4210. DO NO Please use the enclosed criteria classifications cannot be reviewed and we	eptions), before the Dallas Lar rior of any building. This form ale r at City Hall, 1500 Marilla 5BN, T FAX PAINT SAMPLES OR P necklist as a guide to com	ndmark Commissior ong with any suppor Dallas, Texas, 7520 HOTOGRAPHS. pleting the applic	n can consider the ting documentation D1. You may also cation. Incomplete	
applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.				
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.				
Please review the enclosed Review and Actio Memorandum to the Building Official, a Certification				
 ■ APPROVED. Please release the building permit. ■ APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. ■ DENIED. Please do not release the building permit or allow work. ■ DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work. 				
Sustainable Construction and Deve	elopment	Da	te	
Certificate of Appropriateness	City of Dallas	Historic P	reservation Rev. 111408	

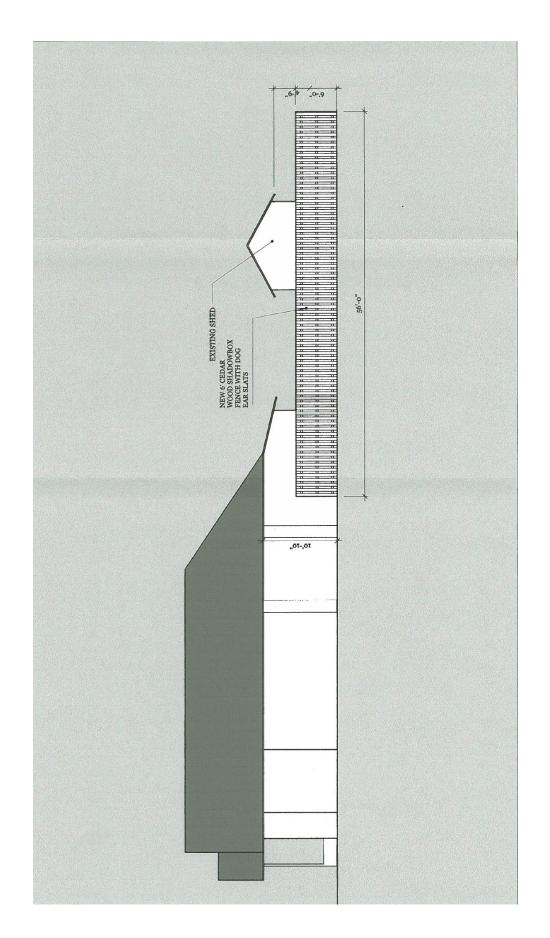


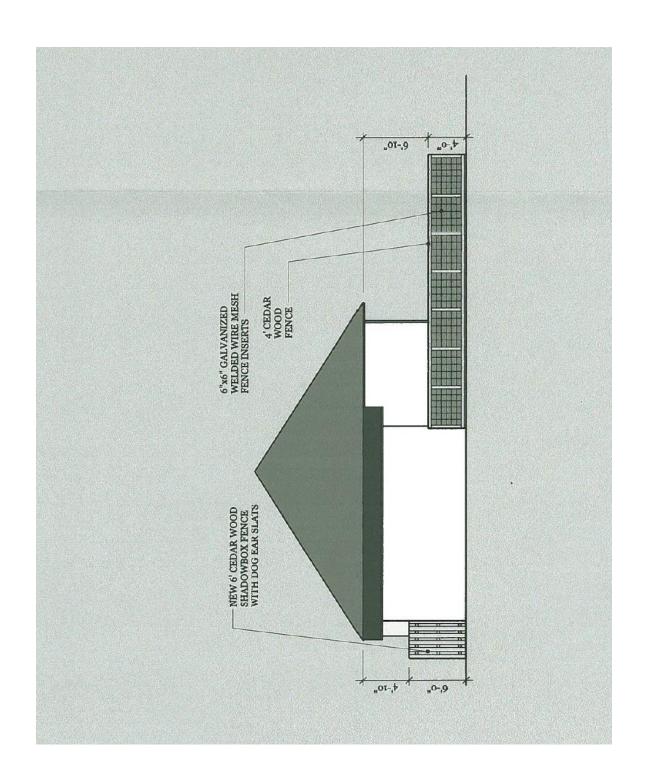
FRONT ELEVATION FROM NORTH



FRONT ELEVATION FROM WEST









PARTIAL SIDE YARD FROM SOUTH TO NORTH



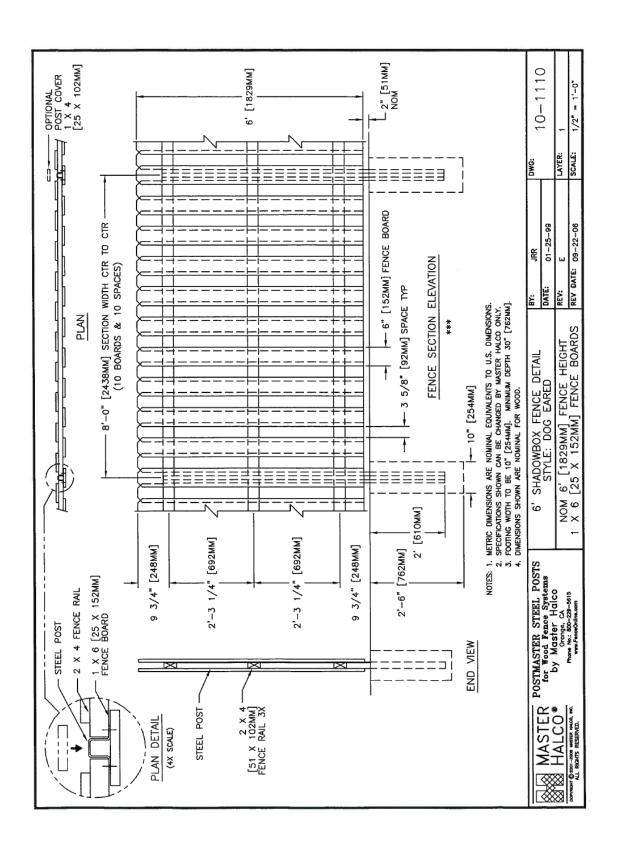
PARTIAL SIDE YARD FROM SOUTH TO EAST

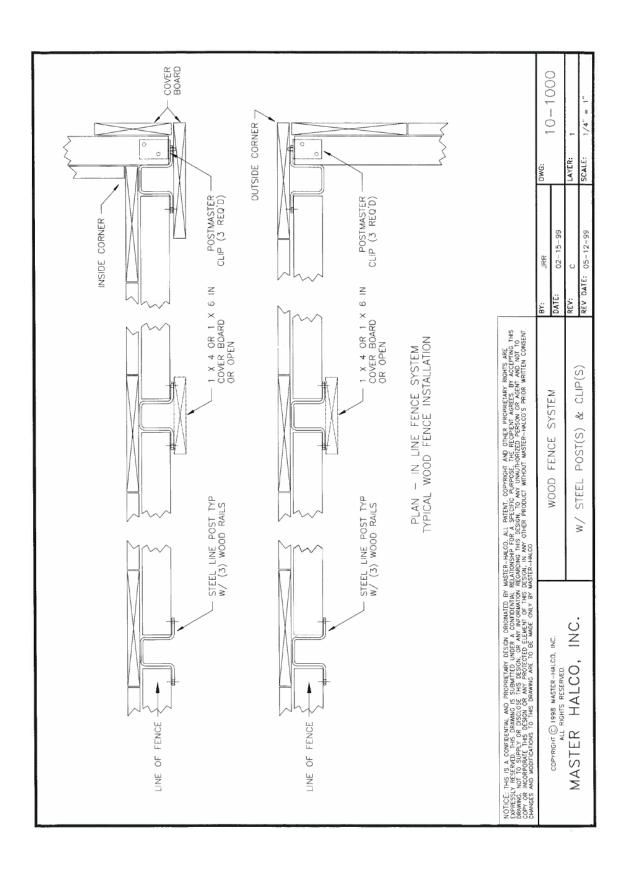


PARTIAL REAR YARD FROM EAST



EXISTING CONDITIONS ALONG EAST PROPERTY LINE





TASK FORCE RECOMMENDATION REPORT JUNIUS HEIGHTS

		ewood Library, 6121 Worth
	eith Petersen	
	Victor	
Date of CA/CD Request: 12/3	1/2015	
RECOMMENDATION:		
ApproveApprove with	th conditions Deny	Deny without prejudice
Recommendation / comments/ bas	is:	
Ass. a Comm	as do	Venne 1 Cake
ripproce tences	as shown.	repport chen
4		
Task force members present		
	Laura Koppang	VACANT
Rene Schmidt (Chair)	Laura Koppang Sally Johnson	
	Laura Koppang Sally Johnson Morgan Harrison	VACANT Terri Raith (Alternate) Kiki Granstrom (Alternate)
Rene Schmidt (Chair) Mary Mesh Barbara Cohen	Sally Johnson Morgan Harrison	Terri Raith (Alternate)
Rene Schmidt (Chair) Mary Mesh Barbara Cohen	Sally Johnson	Terri Raith (Alternate)
Mary Mesh	Sally Johnson Morgan Harrison Jennifer Anderson	Terri Raith (Alternate) Kiki Granstrom (Alternate)
Rene Schmidt (Chair) Mary Mesh Barbara Cohen Ex Officio staff members present Simply Majority Quorum: ye Maker:	Sally Johnson Morgan Harrison Jennifer Anderson	Terri Raith (Alternate) Kiki Granstrom (Alternate)
Rene Schmidt (Chair) Mary Mesh Barbara Cohen Ex Officio staff members present Simply Majority Quorum: ye Maker: Lopan	Sally Johnson Morgan Harrison Jennifer Anderson	Terri Raith (Alternate) Kiki Granstrom (Alternate)
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Rene Schmidt (Chair) Mary Mesh Barbara Cohen Ex Officio staff members present Simply Majority Quorum: ye Maker: 20nd: Task Force members in favor: Task Force members opposed: Basis for opposition:	Sally Johnson Morgan Harrison Jennifer Anderson	Terri Raith (Alternate) Kiki Granstrom (Alternate) es a quorum)
Rene Schmidt (Chair) Mary Mesh Barbara Cohen Ex Officio staff members present Simply Majority Quorum: ye Maker: Carlo Task Force members in favor: Task Force members opposed: Basis for opposition: CHAIR, Task Force	Sally Johnson Morgan Harrison Jennifer Anderson sno (four make)	TE Jan 8, 2015
Rene Schmidt (Chair) Mary Mesh Barbara Cohen Ex Officio staff members present Simply Majority Quorum: Maker: John Task Force members in favor: Task Force members opposed: Basis for opposition: CHAIR, Task Force	Sally Johnson Morgan Harrison Jennifer Anderson s	Terri Raith (Alternate) Kiki Granstrom (Alternate) es a quorum)



LANDMARK COMMISSION

FEBRUARY 2, 2015

FILE NUMBER: CA145-133(JKA)

LOCATION: 4712 Gaston

STRUCTURE: Main, Non-Contributing

COUNCIL DISTRICT: 2 ZONING: PD No. 362 PLANNER: Jennifer Anderson DATE FILED: Dec. 31, 2014 DISTRICT: Peak's Suburban

MAPSCO: 46-B

CENSUS TRACT: 0015.02

APPLICANT: Patrick Smits

OWNER: G2 GASTON AVE INVESTORS LLC

REQUEST:

- 1) Install 45"X73.3" metal sign on front facade of main structure.
- 2) Install address numbers on front facade of main structure.
- 3) Install sign on entry gate in front facade of main structure.

ANALYSIS: Staff has determined that the proposed signage is consistent with the historic district guidelines and that the mid-century design of the signage is appropriate to the age of the main structure. The applicant will be required to obtain sign permits from Building Inspections following Landmark Commission review to verify that they comply with City Code.

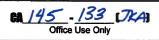
STAFF RECOMMENDATION:

- 1) Install 45"X73.3" metal sign on front facade of main structure Approve with Conditions Approved specifications dated 1-12-15 with Conditions that the applicant obtains a sign permit from Building Inspection and submits detail regarding the method of attachment to the Landmark Commission. The proposed work is compatible with the historic overlay district, consistent with historic preservation criteria Section 7.3, and meets the standards in City Code Section 51A-4.501(q)(6)(C)(ii).
- 2) Install address numbers on front facade of main structure Approve Approve specifications dated 1-12-15 with the finding that the proposed work is compatible with the historic overlay district, consistent with historic preservation criteria Section 7.3, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Install sign on entry gate in front facade of main structure Approve with Conditions Approved specifications dated 1-12-15 with Conditions that the applicant obtains a sign permit from Building Inspection and submits detail regarding the method of attachment to the Landmark Commission. The proposed work is compatible with the historic overlay district, consistent with historic preservation criteria Section 7.3, and meets the standards in City Code Section 51A-4.501(q)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Install 45"X73.3" metal sign on front facade of main structure Approve with Conditions Approve with the condition that additional documentation specifying sign size is submitted to Landmark Commission. For: Karnowski, Hidden, Alston, Finch. Against: Anderson on basis that blue sign color is not compatible with the district which is required, suggest earth tone of darker color for sign.
- 2) Install address numbers on front facade of main structure Approve with Conditions Approve with the condition that additional documentation specifying sign size is submitted to Landmark Commission.
- 3) Install sign on entry gate in front facade of main structure Approve with Conditions Approve with the condition that additional documentation specifying sign size is submitted to Landmark Commission.

Certificate of Appropriateness (CA)



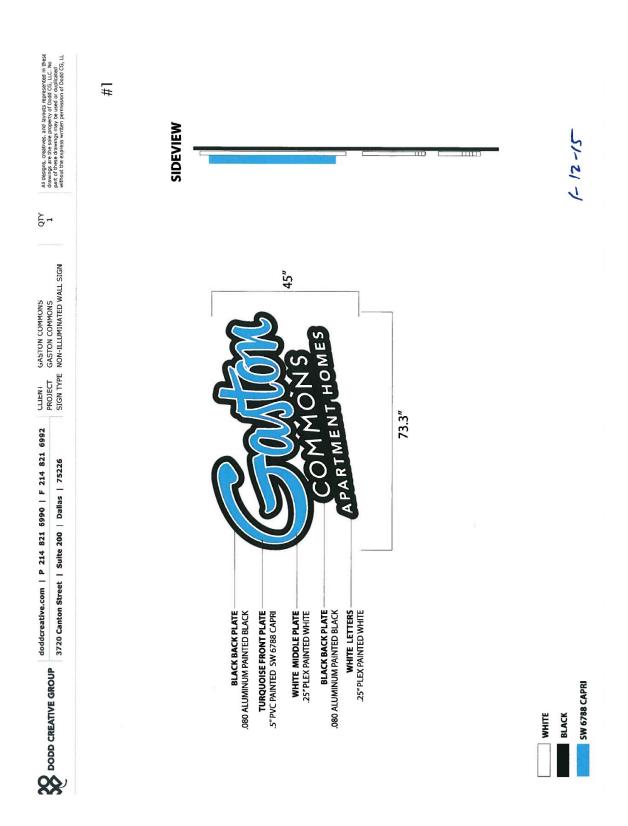
City of Dallas Landmark Commission	Office Use Only
Name of Applicant: C2 Coston Ave Juves is LU Mailing Address: (370 L8T formed foots 278 City, State and Zip Code: Ballos TX 75746. Daytime Phone: 415 518 1294 Fax: Relationship of Applicant to Owner: Managing Passal PROPERTY ADDRESS: 4712 Coston Ave Ballo Historic District: Pask Subustan Additional	Inspection: Please see signed drawings before issuing permit:
3	& Alders - Exhibit "A"
Signature of Applicant:	Date: DEC 17 (ECT)
APPLICATION DEADLINE: Application material must be completed and submitted by the NOON, (see official calendar for exceptions), before the Dapproval of any change affecting the exterior of any building. The must be filed with a Preservation Planner at City Hall, 1500 Ma fax this form to 214/670-4210. DO NOT FAX PAINT SAMPL Please use the enclosed criteria checklist as a guide	Pallas Landmark Commission can consider the is form along with any supporting documentation rilla 5BN, Dallas, Texas, 75201. You may also ES OR PHOTOGRAPHS.
applications cannot be reviewed and will be returned to you contact a Preservation Planner at 214/670-4538 to make sure you other: In the event of a denial, you have the right to an appeal will decision. You are encouraged to attend the Landmark Commis 1:00 pm in Council Chambers of City Hall (see exception certificates of appropriateness for individual addresses is available Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness in	for more information. You are encouraged to our application is complete. thin 30 days after the Landmark Commission's sion hearing the first Monday of each month at s). Information regarding the history of past ole for review in 5BN of City Hall.
 □ APPROVED. Please release the building permit. □ APPROVED WITH CONDITIONS. Please release the build DENIED. Please do not release the building permit or allo DENIED WITHOUT PREJUDICE. Please do not release the building permit or allo DENIED WITHOUT PREJUDICE. 	ding permit in accordance with any conditions. w work. ne building permit or allow work.
Sustainable Construction and Development Certificate of Appropriateness City of Dallas	Date Historic Preservation Rev. 111408

PROJECT: 194-001 1-5-15/REVS 1-12-15 LC



1-12-19

Photo of front of main structure with proposed sign shown. Photo provided by applicant.



Sign proposed for front of main structure.

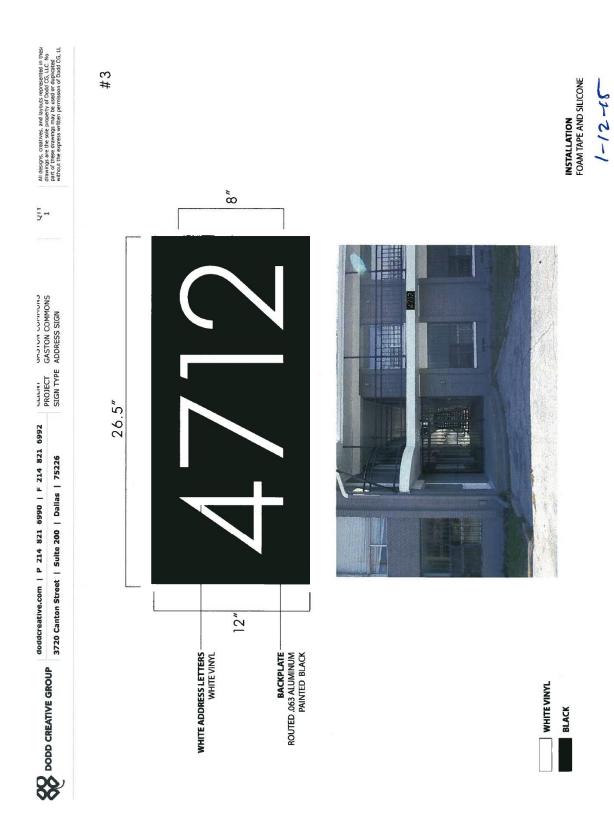


Sign proposed for side entry gate wall on main structure.





Sign to be located on wall



Address numbers proposed for front of main structure.



COLOR DETAILS



SW6788 CAPRI Interior/Exterior

COLLECTION

COLOR FAMILIES
Color Family
Blues

RGB VALUE

R: 47 G: 155 B: 190

LRV 29

HEX VALUE #2F9BBE

STORE NEAR YOU

FAVORITE STORE

1251 W CAMPBELL RD STE 100 Richardson, TX 75080-2964 (972) 669-2300 NOTES:

Blue found in proposed signage.

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)



Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

SHERWIN-WILLIAMS.

Paint specification for blue color proposed in signage.

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

DATE: 01/07/2015 TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Gaston Avenue Investors (Patrick Smits)
Address: 4712 Gaston (Peak's Suburban)
Date of CA/CD Request: 12/31/14
RECOMMENDATION:
Approve Approve with conditions Deny Deny without prejudice
December 14' and a comment 11 at a
Recommendation / comments/ basis:
Provided we receive additional documentation on SIGNI SIZE LOCATIONS.
and age there is
SIGN SICE LOCKTIONS-
Task force members present
Norman Alston (Chair) — Jim Anderson — VACANT (Peak's Alternate)
★ Michael Karnowski ★ Kathy Finch VACANT (Edison/LaVista Alt.)
Renee Manes Jennifer Hidden
Dy Officia staff-manchan managet V Isanifan Andaman
Ex Officio staff members present Jennifer Anderson
Simply Majority Quorum: yes no (four makes a quorum)
Maker: Kannowski
Task Force members in favor: Alstan, Karnauski, Fiven, Minaco
Task Force members opposed: Anderson
Basis for opposition: BLUE SIGH COLOR IS HOT COMPATIBLE WITH THE DISTRICT. COMPATIBILTY 15
PLUE SIGH COLOR IS HOT CONTROLL OF DAYKER COLOR FOR SIGH,
RECOVERD. SUBJECT EXPORT TOTAL OF DATE OF DATE
CHAIR, Task Force In Up DATE 1/7/2015
The task force recommendation will be reviewed by the landmark commission in the City Council chamber,
Room 5ES, starting at 10:00 with a staff briefing.
The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which
allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

FEBRUARY 2, 2015

FILE NUMBER: CA145-113(MD)
LOCATION: 2409 South Boulevard
STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 7

ZONING: PD No. 595, Subdistrict R-7.5(A)

PLANNER: Mark Doty

DATE FILED: December 31, 2014 DISTRICT: South Blvd/Park Row

MAPSCO: 46-S

CENSUS TRACT: 0203.00

APPLICANT: Steven Wood

REPRESENTATIVE: None.

OWNER: ASTON CUSTOM HOMES & DESIGN INC

REQUEST:

- 1) Enclose rear porch. Work completed without a Certificate of Appropriateness.
- Install front door.
- 3) Install side door. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

10/6/2014 – Landmark Commission approved construction of a new accessory structure (CA134-585(MD)).

ANALYSIS:

The rear porch enclosure does not strictly meet the preservation criteria due to the fact wood siding was used instead of brick, which is the primary façade material. Staff does not believe it will have an adverse effect because it is on the rear of the structure and is compatible to the existing style of the house. Staff has no issue with the door replacements, therefore is recommending approval.

STAFF RECOMMENDATION:

1) Enclose rear porch. Work completed without a Certificate of Appropriateness. – Approve - Approve drawings dated 1/14/15 with the finding that although the completed work does not comply with Section 3(b)(6)(A) that states facade material of additions or remodelings of redeveloped buildings shall be of the same prominent material used in the remainder of the building, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

- 2) Install front door. Approve Approve image dated 1/14/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install side door. Work completed without a Certificate of Appropriateness. Approve Approve image dated 1/14/15 with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

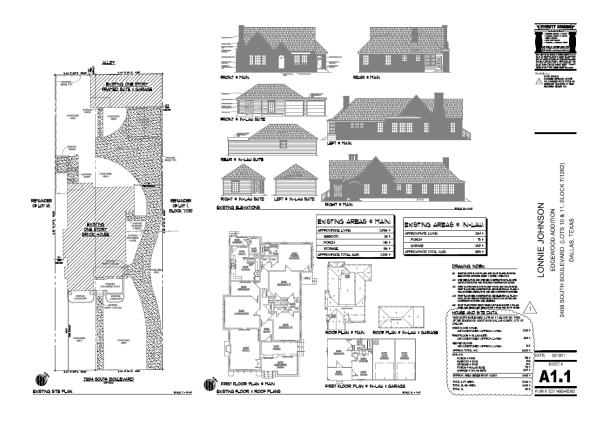
TASK FORCE RECOMMENDATION:

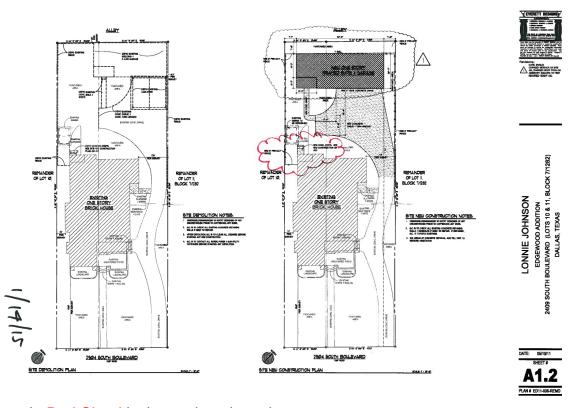
- 1) Enclose rear porch. Work completed without a Certificate of Appropriateness. No Task Force meeting. No Task Force members.
- 2) Install front door. No Task Force meeting. No Task Force members.
- 3) Install side door. Work completed without a Certificate of Appropriateness. No Task Force meeting. No Task Force members.

Certificate of Appropr City of Dallas Landmark Com	nmission		Use Only [MD]
Name of Applicant: Mailing Address: City, State and Zip Code: Daytime Phone: 21 622 7218 Relationship of Applicant to Owner:	Fax: LouspHent		Building Inspection: Please see signed drawings before issuing permit:
PROPERTY ADDRESS: 240 Historic District: 50041	7: Josh Dour		Yes No Planner's Initials
PROPOSED WORK:	- 14/11	* # ***	
Please describe your proposed work s	eimply and accurately. Atta	ch avtra shoots s	and supplemental
material as requested in the submittal c		on extra sneets a	
	zen room porch)		RECEIVED BY
New Front door			DEC 3 C NECA
Your Side door	Color Humosli	0.00	Current Sianning
74200 (800) 3	Gelor 2 Clark Sulla	Carrie	Corrent Planning
	G-(0' G- C)	4.09	
	.0	12/1/21	14
Signature of Applicant:	Date:	12/16/	17
Signature of Owner: (IF NOT AF	Date:	12/16/14	
APPLICATION DEADLINE: Application material must be completed at NOON, (see official calendar for excep approval of any change affecting the exteric must be filed with a Preservation Planner at this form to 214/670-4210. DO NOT	tions), before the Dallas Landr or of any building. This form alo at City Hall, 1500 Marilla 5BN,	dmark Commissior ng with any suppor Dallas, Texas, 7520	can consider the ting documentation
Please use the enclosed criteria che applications cannot be reviewed and will contact a Preservation Planner at 214/670-4	be returned to you for more	information. You	
OTHER: In the event of a denial, you have the right decision. You are encouraged to attend the 1:00 pm in Council Chambers of City Herrificates of appropriateness for individual	e Landmark Commission heari	ng the first Monda nation regarding t	y of each month at he history of past
Please review the enclosed Review and Action Remorandum to the Building Official, a Certificat			
APPROVED. Please release the build APPROVED WITH CONDITIONS. Ple DENIED. Please do not release the build DENIED WITHOUT PREJUDICE. Please	ase release the building permit building permit or allow work.		•
Sustainable Construction and Develo	pment	Dat	te
Certificate of Appropriateness	City of Dallas	Historic P	reservation

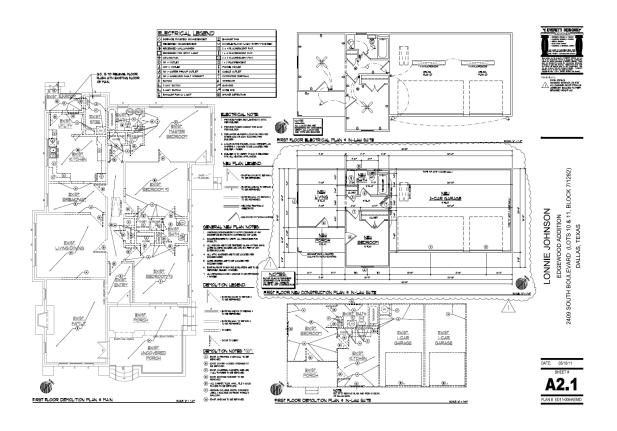


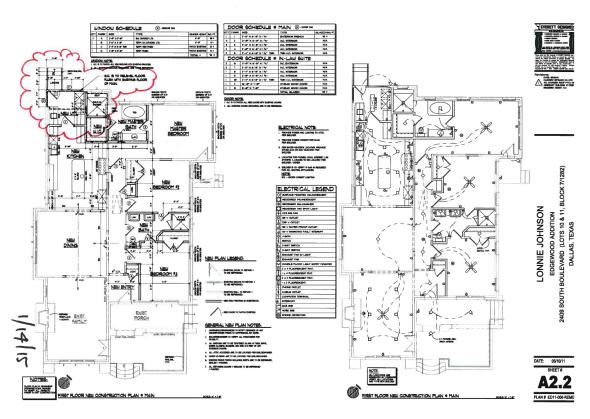
Front (south) façade of main structure.



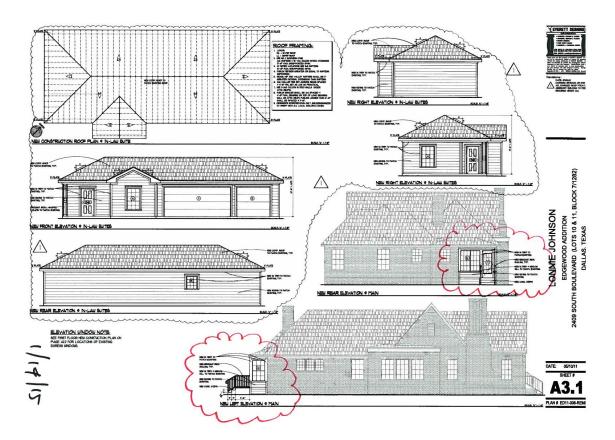


Area in Red Cloud is the enclosed porch.

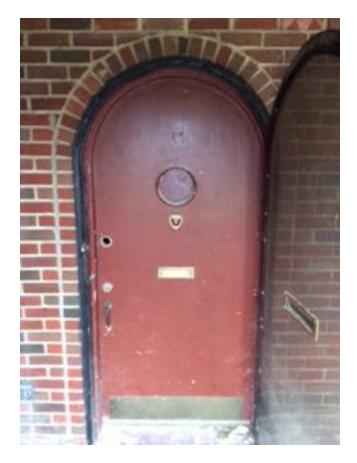




Area in Red Cloud is the enclosed porch.



Area in Red Cloud is the enclosed porch.



Existing front door.



Proposed front door.



Previous side door.



New side door already installed.



FEBRUARY 2, 2015

FILE NUMBER: CA145-115(MD) LOCATION: 206 N. Clinton Avenue STRUCTURE: Main & Non-Contributing

COUNCIL DISTRICT: 1 ZONING: PD No. 87, Tract 1 PLANNER: Mark Doty

DATE FILED: December 31, 2014 DISTRICT: Winnetka Heights

MAPSCO: 54-B

CENSUS TRACT: 0046.00

APPLICANT: Chris Faison

REPRESENTATIVE: None.

OWNER: CHRISTOPHER M FAISON

REQUEST:

Paint accent color on main structure. Benjamin Moore 2125 'Black Panther'.

BACKGROUND / HISTORY:

9/3/2013 – Landmark Commission approved a new rear addition, an accessory structure and exterior paint.

10/2/2014 – Landmark Commission approved the installation of new exterior siding and gable vent (CA134-514(MD)).

ANALYSIS: Neither Staff nor the Task Force has an issue with the proposed accent color change. In addition, it meets the requirements in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:

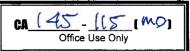
Paint accent color on main structure. Benjamin Moore 2125 'Black Panther'. – Approve - Approve paint specification dated 1/14/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Paint accent color on main structure. Benjamin Moore 2125 'Black Panther'. – Approve.

CP

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Christopher M. Fa Mailing Address: 206 N. Clinton Aver City, State and Zip Code: Daytime Phone: (214) 498-1053 / (817) Relationship of Applicant to Owner: PROPERTY ADDRESS: 206 N. Clin Historic District: Winnetka Heights	Dallas, TX 75208 637-7230 Fax: (214) Owner	591-2225 B	Building Inspection: Please see signed drawings before issuing permit: Yes No Planner's Initials
PROPOSED WORK: Please describe your proposed wo material as requested in the submitt Re-paint exterior of existing residence and	al criteria checklist.		ECEIVED BY
			DEC 3 1 MECT
		ii	2014
Signature of Applicant	Da	te:12-29-14	
Signature of Owper:	Da Da	te: 12-29-14	
APPLICATION DEADLINE: Application material must be complete NOON, (see official calendar for ex approval of any change affecting the ex must be filed with a Preservation Plant fax this form to 214/670-4210. DO N Please use the enclosed criteria	ed and submitted by the FIF to the continuous), before the Dalla terior of any building. This former at City Hall, 1500 Marilla NOT FAX PAINT SAMPLES (checklist as a guide to	s Landmark Commission on along with any suppor 5BN, Dallas, Texas, 752 DR PHOTOGRAPHS. completing the applic	n can consider the ting documentation 01. You may also cation. Incomplete
applications cannot be reviewed and contact a Preservation Planner at 214/6			are encouraged to
OTHER: In the event of a denial, you have the decision. You are encouraged to atten 1:00 pm in Council Chambers of Cicertificates of appropriateness for individual control of the control	id the Landmark Commission ity Hall (see exceptions). idual addresses is available fo	hearing the first Monda Information regarding t	y of each month at the history of past
Please review the enclosed Review and Ac Memorandum to the Building Official, a Cer	tion Form tificate of Appropriateness has b	een:	
 APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work. 			
Sustainable Construction and De	velopment	Da	te
Certificate of Appropriateness	City of Dallas	Historic F	Preservation Rev. 111408



Front (west) elevation



New House Colors.jpg



Paint2.png



Paint1.png

* New selection for Accent Color 1/19/15

Proposed accent color specification.

TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 1/7/2015 TIME: 5:30pm

MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce,

Methodist Conference Room

APPLICANT NAME: Chris Faison

PROPERTY ADDRESS: 206 N. Clinton (Winnetka Heights)

DATE of CA / CD REQUEST: 12/31/2014

() Approval	Approval with conditions	Denial	Denial without prejudice	
Recommendation /	comments/ basis:			
	300			
				-
****	NOTE:			-
				<u> </u>
Task force membe				
✓ Jeffrey Fahr C Les Hall Alfred Pena	` , —	Russo Cummings (Vi	ice-Chair) Barbara Roy (Alte	rnate) ernate)
Ex Officio staff m	embers present <u>Mark Doty</u>			
Simply Majority C	uorum:yyes1	no		
Maker: gardh 2 nd : 1e5				
Task Force member	ers in favor: αV			
Task Force member	ers opposed:			
Basis for opposition	on:			
			; <i>i</i>	

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



FEBRUARY 2, 2015

FILE NUMBER: CA145-116(MD)
LOCATION: 1954 Commerce Street
STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 619 PLANNER: Mark Doty

DATE FILED: December 31, 2014

DISTRICT: Harwood Street

MAPSCO: 45-Q

CENSUS TRACT: 0031.01

APPLICANT: MERRIMAN ASSOCIATES ARCHITECTS

REPRESENTATIVE: Adam Jones

OWNER: RICCHI 1954 DEV LLC

REQUEST:

Replace marble panels on north facade.

BACKGROUND / HISTORY:

12/1/2014 – Landmark Commission approved removal of the existing panels with the condition that another CA is submitted if the existing panels had to be replaced (CA145-083(MD)).

ANALYSIS: The Landmark Commission approved the previous CA for the removal of the panels with the condition that the panels are individually reviewed and another CA with testing information included to support removal of the original marble panels and replace with all new panels. This CA is in response to that condition. While Staff is understanding that the Applicant believes all the panels should be replaced, Staff believes while reviewing the documents that if only 62 of the 138 panels are indeed deteriorated, it is the recommendation that at least 25% of the existing panels are reused on the front façade.

STAFF RECOMMENDATION:

Replace marble panels on north facade. – Approve with conditions - Approve replacement of the existing panels to match with condition that at least 25% of the existing panels are re-installed on the north facade, with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Section 3.1(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Replace marble panels on north facade. - Approve with conditions - Approve as submitted on the condition of pending approval of proposed replaced samples.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Rev. 111408

Name of Applicant: AOAM Ju	ES		Building
Mailing Address : _ 300 No FIEL	DSTREET		Inspection:
City, State and Zip Code: Davids.	TX 75207	-	Please see signed
Daytime Phone: 2/4 – 3/7 – 70/ Relationship of Applicant to Owner:	ARCHTECT	L' adami C mercinan	drawings before issuing permit:
			Yes No
PROPERTY ADDRESS: /954	COMPLEACE ST	REET	Planner's Initials
Historic District: Harvoon th	STORIC PISTRI	T. T.	Flamici 5 Inidais
PROPOSED WORK:			
Please describe your proposed work s	imply and accuratel	y. Attach extra sheets a	nd supplemental
material as requested in the submittal co	riteria checklist.		
REFER TO ATHORED.		R	ECEIVED BY
			DEC 3 1 RECE
	epoperation of the second		2014
		Cui	rent Planning
	3 -		181
Signature of Applicant:		Date: /2/3//14	
Signature of Owner:(IF NOT AP	<u> </u>	Date:	
	FLICANT		
APPLICATION DEADLINE: Application material must be completed an NOON, (see official calendar for except approval of any change affecting the exterior	tions), before the Da	llas Landmark Commission	can consider the
must be filed with a Preservation Planner a fax this form to 214/670-4210. DO NOT	t City Hall, 1500 Maril	la 5BN, Dallas, Texas, 7520	11. You may also
Please use the enclosed criteria checapplications cannot be reviewed and will contact a Preservation Planner at 214/670-4	be returned to you fe	or more information. You a	ation. Incomplete are encouraged to
OTHER:			
In the event of a denial, you have the rig decision. You are encouraged to attend the 1:00 pm in Council Chambers of City H	e Landmark Commissi all (see exceptions)	on hearing the first Monday Information regarding the	of each month at ne history of past
certificates of appropriateness for individual Please review the enclosed Review and Action F		e for review in 5BN of City H	ali. —————————
Memorandum to the Building Official, a Certificate		been:	
APPROVED. Please release the build APPROVED WITH CONDITIONS. Please	ase release the building	g permit in accordance with	any conditions.
☐ DENIED. Please do not release the bin DENIED WITHOUT PREJUDICE. Please	ise <u>do not</u> release the	building permit or allow wor	·k.
Sustainable Construction and Develo	pment	Dat	e
Certificate of Appropriateness	City of Dallas	Historic P	reservation



MARBLE EVALUATION REPORT



PROJECT NAME: Old Dallas Public Library

LOCATION: 1914 Commerce Street Dallas, Texas

OBSERVATION DATES: December 15, 2014

CLIENT: Merriman Architects

ATTENTION: Mr. Adam Jones adamj@merriman-maa.com

CDC PROJECT #: F01071

PREPARED BY: Ken Bownds P.E.

SUBMITTED ON: December 30, 2014

8070 Park Lane • Suite 400 • Dallas, Texas 75231 USA • P (972) 437-4200 • F (972) 437-4562

Background

The Cherokee White marble façade of the old Dallas Library and Statler Hilton Hotel was showing signs of distress and CDC was contacted by Merriman Architects to assist in the evaluation of the material. All of the marble material was removed from the façade and the panels were numbered and documented individually before being stored inside the property for potential rework. CDC personnel surveyed approximately 60% of the panel elements and performed strength testing to determine bending strength of the aging material. Three samples chosen randomly were tested from the west, mid and eastern sections of the wall. The results are reported in the following sections of the report.

Observations

The panels were anchored using copper tie wires and plaster mud spots, an anchorage method common for facade construction during this period of time (**Photo 1**). The wires were placed in the head (vertical) joints of each stone at top, mid-point and bottom. At the time of our observation the stone panels were showing signs of **Hysteresis** characterized by bowing, cupping and "lippage", or out of plane movement from panel to panel. Further, the panels appear to have a pitted or "sugary surface" characteristic with a white thin marble which has been exposed to the environment for a significant period of time.

After the panels were removed from the wall, a metal straightedge was used to record panel bow or cup in the panels (inward and outward deflections); whether they occurred vertically or horizontally across the panel (**Photos 2 & 3**). Of the 62 panels recorded 35 of them had a curve offset of 1/8" or less, 21 had a curve offset 3/16" to 1/8", and 6 had a curve offset of 3/6" to 1/4". Panels D-16 and A-21 had the worst offsets of 0.234" and 0.238" respectively. Based on the 100% sample set having some degree of bow leads us to anticipate that the balance of the 138 total panels will also have a varying degree of bowing as well.

Strength Testing of Marble

Construction Testing Sciences, a local independent certified lab performed ASTM C-880 bending strength testing on 3 stone panels. The average flexural strength of the test samples was 879 psi. Historical data for Cherokee White marble gives an anticipated virgin strength of approximately 1100 psi. This would represent an approximate strength reduction 20%. Since the original material is not available for a control specimen, historical data was used for comparison.

Bowing Marble Phenomenon

In the constant race to save money in construction, elements have been "slendered" to make them more cost effective. Natural stones are no stranger to this. Marbles from the great halls of the Italian cathedrals have lasted for centuries but only as large cubic massive elements which are not easily affected by moisture, temperature and time. Thin marble elements are considerably more fragile and susceptible to moisture and heat. Recent history has shown them to not perform well in an exterior environment especially in regions of high moisture and large temperature swings. The Amoco building in Chicago is a 93 story structure previously clad with white marble which only performed for 15 years. Panels showed dangerous degrees of bowing and had to be replaced with a granite alternate. Dr. Winkler in his book "Stone in Architecture" in chapter 7.4 best explains the elements which affect marble bowing. Worth noting is the statements regarding increased failures in hot humid regions similar to the Dallas Climate. The only long term solution is to replace the marble with a granite

Statler Hotel Marble Façade Wall Merriman Architects Site Observations Report December 29, 2014 Curtainwall Design Consulting Page 2 of 7 alternate or accept the fact that the life cycle of the marble material will be much shorter than conventional granite alternates.

Summary and Recommendations

The existing Cherokee White marble panels are at the end or have surpassed their life cycle, (to have achieved the 65 plus years' service from the current material is almost unprecedented). The current panels are experiencing strength loss which will continue to degrade and accelerate as time passes. Strength loss will not plateau or decrease in its progression as happens with some building materials. It can and usually will accelerate with natural stone products.

All surveyed panels (62 of 138) show signs of bowing out of plane to some degree. From experience and case studies, as the center of gravity of the panel shifts off center it will produce more and more eccentric self-weight loads onto the panels which will increase and accelerate the bowing of the panel.

CDC does not recommend trying to salvage the current panels in any means or fashion for an exterior role. They can be moved to an interior sculpture role or as an interior accent in an effort to preserve their historical value but should not be used in a moist exposed large format environment.

CDC's recommendation is to replace the façade using similar material with thickness and anchorage to be confirmed by appropriate physical property testing. The anchorage needs to be brought up to code along with employing state of the art methods to help restrain the new panels from rapid bowing in the future. Bowing of marbles of this style and use cannot be stopped but the degree and time frame until bowing starts can be significantly controlled by using modern stone anchorage techniques.

It is our pleasure to consult and guide on this project and look forward to assisting with the new material. Should you have any questions please feel free to contact CDC.

Sincerely,

Ken Bownds PE

Natural Stone Façade Consultant

Cladding Engineering Manager @ CDC - Dallas

Cc: Rodney Harvey – CDC, Principal

 $Bryan\ Heake-CDC,\ Senior\ Consultant$

KENNETH L. BOWNDS
76345
/CENSEO



Photo 1 – Edge of marble condition, arrows indicate where the copper tiebacks are approximately located at.



Photo 2 – Overall view of marble wall with recording grit overlaid onto the elevation. Asterisks represent potential panels which do not match original construction and appear have been replaced for unknown reasons.

Statler Hotel Marble Façade Wall Merriman Architects Site Observations Report December 29, 2014 Curtainwall Design Consulting Page 5 of 8

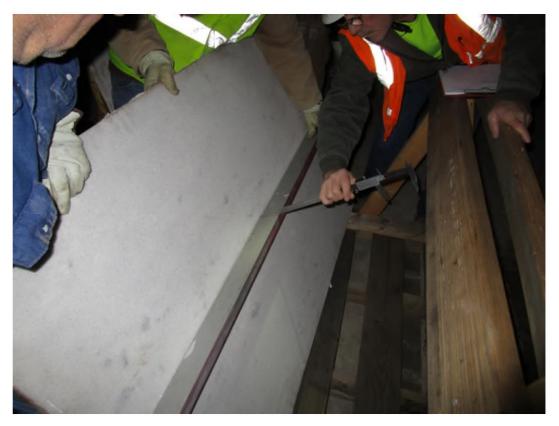


Photo 3 – Measuring bow offset in each sample panel with metal straight edge and digital calipers.



Photo 4 – Offset bow in face of marble panel.

Statler Hotel Marble Façade Wall Merriman Architects Site Observations Report

December 29, 2014 Curtainwall Design Consulting Page 7 of 8

TEXAS HISTORICAL COMMISSION

real places telling real stories

October 23, 2014

Adam Jones Merriman Associates/Architects, Inc. 300 North Field Street Dallas, Texas 75202

Re: Request for Federal Historic Rehabilitation Tax Credit Application Preliminary Part 2 Review, (Former) Dallas Central Library, 1954 Commerce Street, Dallas, Dallas County

Dear Mr. Jones:

Thank you for your letter of September 8, 2014, requesting a preliminary Part 2 federal historic rehabilitation tax credit application review regarding the above-referenced property. This letter reflects the comments of the National Park Service (NPS) and the State Historic Preservation Officer (SHPO).

As described in your letter, the letter report from the curtain wall consultant Vertical Solutions, and subsequent correspondence, the 1% white marble panels on the north elevation of the building have displaced from their original position, show rust staining from deteriorating anchors, and show evidence of bowing—and in at least one case, severe bowing—caused by thermal hysteresis. We understand that the City of Dallas forced the closure of the Commerce Street sidewalk due to the threat to life and safety the panels represent. Your letter requests preliminary review by the SHPO and NPS of the proposal to remedy this life and safety hazard by removing and replacing all 138 marble panels with a composite material consisting of a thin marble veneer adhered to an aluminum honeycomb backing.

After extensive consultation with Gary Sachau of NPS, the consensus between SHPO and NPS is that severe deterioration of all, or a substantial number, of the marble panels has not yet been documented and that at this time the permanent removal and replacement of all of the marble panels is not warranted and would not meet the Secretary of the Interior's *Standards for Rehabilitation*.

However, NPS and SHPO recognize that leaving the panels in place as is represents an ongoing life and safety hazard. Therefore, we agree that as a temporary measure, all of the marble panels may be carefully taken down from the curtain wall and safely and securely stored. Prior to their removal, each panel must be numbered and thoroughly documented, individually and collectively. This documentation must show the existing condition, any displacement, and any bowing or warping of the panels and must facilitate the potential reinstallation of the marble panels in their original location and with their original orientation. As the panels are removed, the existing anchorage system must also be documented. After the removal of the marble panels, temporary and wholly reversible stabilization measures may be taken to keep the north elevation of the building weather tight.

The temporary removal of the panels will allow the owner to resolve the life and safety hazards while permitting additional and more comprehensive testing of the panels' condition and strength, and provide time for a permanent solution to be fully considered. In accordance with the *Standards*, unless severely deteriorated the distinctive marble panels should be retained and repaired. Wholesale replacement of the marble panels should only be considered if the panels themselves are shown to be structurally unsound by a qualified engineer or materials scientist. A replacement or alternative anchoring system may be considered if it remains hidden behind the panels. If necessary, the hollow clay tile wall on the north elevation—which is currently exposed on the interior only due to demolition work undertaken by a previous owner—could be removed and replaced with a different material,



RICK PERRY, GOVERNOR • MATTHEW F. KREISLE, III, CHAIRMAN • MARK WOLFE, EXECUTIVE DIRECTOR
P.O. BOX 12276 • AUSTIN. TEXAS • 78711-2276 • P 512.463.6100 • F 512.475.4872 • www.thc.state.tx.us

provided the interior face of the wall is ultimately given an appropriate level of finish. Any proposed permanent treatment options must be submitted for review with the project's Part 2 application.

We thank you for the assistance and information you and your consultants have provided on this issue. We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this federal review process, and for your efforts to preserve the irreplaceable heritage of Texas. If you have any questions concerning the above comments, or if we can be of further assistance, please contact Justin Kockritz at 512-463-6183 or justin.kockritz@thc.state.tx.us.

Sincerely,

Justin Kockritz, North Texas Project Reviewer

For: Mark Wolfe, Executive Director

cc: Gary Sachau, National Park Service via e-mail

MW/jk

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

DATE: 1/7/2015

TIME: 3:00 pm MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Da	Applicant Name: Adam Jones (Merriman Associates) Address: 1954 Commerce Street (Harwood Street) te of CA/CD Request: 12/31/2014
RJ	ECOMMENDATION:
	_ Approve Approve with conditions Deny Deny without prejudice
Re	commendation / comments/ basis:
	COMMENDATION / COMMENTS / DANSIES: COMMENDATION OF PARTITION OF PARTITION POWERS PROBLEM TOWN POWERS PROBLEM PROBLEM PROBLEM COST PARTITION POWERS POWERS PROBLEM PROBLEM PROBLEM PROBLEM PROBLEM POWERS PARTITION PROBLEM PARTITION PARTITION PROBLEM PARTITION PROBLEM PARTITION PARTITI
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Ex Sir Ma	Gary C. Coffman (Chair) Joseph Piwetz Charles Neel Z Cathy Dawson (Alternate) Carolina Pace Justin Curtsinger (Alternate) Mark Doty mply Majority Quorum: Yes yes no (four makes a quorum) aker:
Ex Sir Ma 2 nd	Gary C. Coffman (Chair) Joseph Piwetz Charles Neel Z Cathy Dawson (Alternate) Carolina Pace Mark Doty mply Majority Quorum: Agree no (four makes a quorum) aker:
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Ex Sir Ma 2 nd Ta Ta Ba	Gary C. Coffman (Chair) Joseph Piwetz Charles Neel Carolina Pace Mark Doty Majority Quorum: Majority Quorum: Maker: Mark Doty In the Majority Quorum: See Neel Mark Doty Mark Doty Majority Quorum:

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



FEBRUARY 2, 2015

FILE NUMBER: CA145-131(JKA)

LOCATION: 5728 Junius

STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397

CIL DISTRICT: 14 MAPSCO: 36-Y

CENSUS TRACT: 0013.01

PLANNER: Jennifer Anderson

DATE FILED: Dec. 31, 2014 DISTRICT: Junius Heights

APPLICANT: John Pearson

OWNER: JOHN E PEARSON

REQUEST:

1) Install 6' electronic wrought iron gate on side of main structure.

2) Relocate existing chain link fence to rear of main structure.

ANALYSIS:

- 1) After the Task Force meeting, the applicant changed the request from a solid wood gate to a wrought iron gate. The applicant prefers the gate with the curved top; however, the preservation criteria specifies that fence and gate tops must be horizontal. Staff is recommending approval of the wrought iron gate with the flat top at the rear 50% of the main structure. Additionally, the applicant would prefer to place the fence within 5 feet of the front façade. Staff has determined that the work meets the preservation criteria and City Code.
- 2) The preservation criteria states that chain link fences and gates are not allowed if they are visible from the street. The existing fence in the rear yard is chain link without a gate, so the applicant would like to move the chain link gate currently on the side of the main structure to the rear. Staff is recommending approval of this request since the gate will not be visible from the street. Staff has determined that the proposed work meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

- 1) Install 6' electronic wrought iron gate on side of main structure Approve with Conditions Approve photograph with the condition that the gate is located in the rear 50% of the main structure and that only the gate with the flat top is approved per Section 3.6(c)(3). The work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Relocate existing chain link fence to rear of main structure Approve Approve site plan and photograph dated 1-12-15 with the finding that the work is consistent with preservation criteria Section 3.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

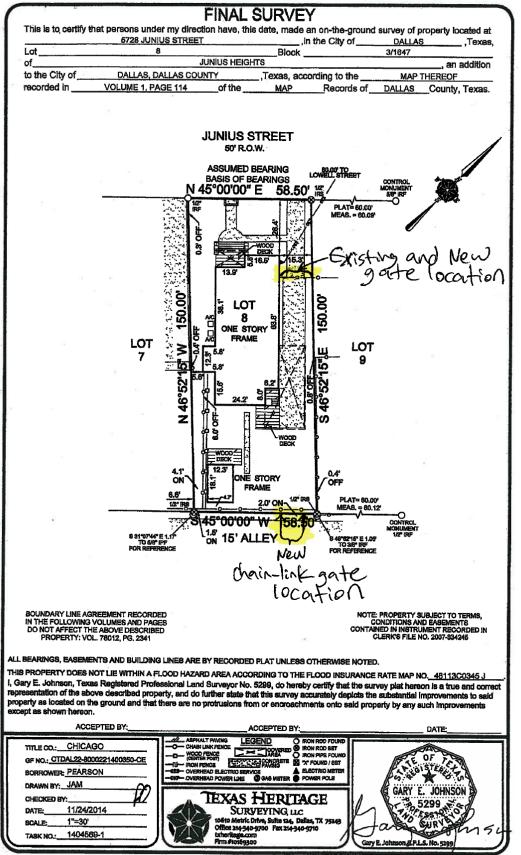
TASK FORCE RECOMMENDATION:

- 1) Install 6' electronic wrought iron gate on side of main structure Deny without Prejudice Deny without Prejudice the 6' wood fence as shown. Approve a wrought iron fence at 25% of main structure or further back. For: Schmidt, Mesh, Raith, Koppang, Morgan. Opposed: Cohen on basis that proposed fence is not in the rear 50% of main structure.
- 2) Relocate existing chain link fence to rear of main structure Approve.

	Use Only
Name of Applicant: Mailing Address: 5728 Junius 54. (2015) City, State and Zip Code: 0410 Tx 45214 Daytime Phone: 4776 77256 Fax: Relationship of Applicant to Owner: 000000000000000000000000000000000000	Building Inspection: Please see signed drawings before issuing permit: Yes No
PROPERTY ADDRESS: 5728 Junius St., Dallas, 1 x 7-3214 Historic District: Junius Heights	Planner's Initials
PROPOSED WORK: Please describe your proposed work simply and accurately. Attach extra sheets a material as requested in the submittal criteria checklist. Consider Continue Continue Control Contr	DEC RECTOR DEC MANUAL DEC PROPERTY IN E DEC PROPERTY IN EDUCATION IN COMMISSION'S LA COMMISS
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow wo	
Sustainable Construction and Development Date	te
Certificate of Appropriateness City of Dallas Historic P	reservation Rev. 111408











Option 1: The applicant prefers gate with a curved top, similar to what is shown here.





Option 2: Flat top gate proposed if the Landmark Commission will not allow a gate with a curved top.

Anderson, Jennifer

From:

on behalf of John Pearson

Sent:

Friday, January 09, 2015 2:56 PM

To:

Anderson, Jennifer

Subject:

5728 Junius St., Dallas, TX 75214

Attachments:

20150109_144932.jpg; 20150109_144941.jpg; 20150109_145015.jpg; 20150109_

145001.jpg

Follow Up Flag: Flag Status:

Follow up Completed

Hi Jennifer,

Please let this email serve as an amendment to my application per the taskforce meeting yesterday evening. I would prefer the gate in the picture that you see at 5424 Worth St. If this gate is not allowed (which mean 5424 was grandfathered in) then I could settle for the flat top gate that is pictured at 5420 Worth St. I doubt either one of these is against any regulation but I attach both, just in case. Please amend my application and reply confirming I'm good to go for the Feb deadline with the Landmark Commission. It was great meeting you in person! Thanks,

John Pearson

CA145-131(JKA)

TASK FORCE RECOMMENDATION REPORT JUNIUS HEIGHTS

	DATE: 01/08/2015
	TIME: 5:30 P.M.
	MEETING PLACE: Lakewood Library, 6121 Worth
	Applicant Name: John Pearson
	Address: 5728 Junius
	Date of CA/CD Request: 12/31/2015
[RECOMMENDATION:
	ApproveApprove with conditions DenyDeny without prejudice
	Recommendation / comments/ basis:
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(I very without protect the U toot twood tence
	Deng without prejude the l'fact found fence. Approve a wrought 1500 fence at 25% or faither
	bart. Ma. / Laure
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	Barbara Opposod
(2)	
2	All Approve Laure/Morter
	Task force members present
	Rene Schmidt (Chair) Laura Koppang VACANT
	Mary Mesh Sally Johnson Terri Raith (Alternate)
	Barbara Cohen Morgan Harrison Wikiki Granstrom (Alternate)
	Ex Officio staff members present Jennifer Anderson
	Simply Majority Quorum: yes
_ '	Maker: 2 nd .
1	Task Force members in favor: Schmidt, Mesh, leith, Keppary, Morgan Task Force members opposed: Barabar a Cohen
ン	Task Force members opposed: Base base Cohen
	Basis for opposition:
	fence not in 5070
	1/7//
	CHAIR, Task Force 16- 16- DATE in 8, 2015
	The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.
	The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which
	allows the applicant and citizens to provide public comment.



FEBRUARY 2, 2015

FILE NUMBER: CA145-127(JKA)

LOCATION: 5634 Victor

STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: Dec. 31, 2014 DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 0013.01

APPLICANT: Saul Waranch

OWNER: SAUL WARANCH

REQUEST:

1) Construct one-story addition to the rear of main structure.

2) Remove 1/1 wood window on northeast side of main structure and replace with single light wood window.

ANALYSIS:

- 1) The owner would like to demolish the addition in the rear of the main structure but incorporate the foundation and flooring of the existing addition into a larger addition. Staff believes that the footprint and roofline of the proposed addition will clearly distinguish it from the historic part of the house (fulfilling preservation criteria Section 8.14 stating that additions must be clearly discernable from the historic structure), and has determined that the proposed work meets preservation criteria and City Code. Therefore, staff is recommending approval of the request.
- 2) The applicant is requesting to alter the size of a window on the northeast side of the main structure to accommodate a proposed shower for the bathroom, and would like for the new window to match a single-light wood window on the opposite side of the house. The proposed single-light wood window to replace the existing 1/1 wood window is 2'5" wide and 2'7" tall. Staff has determined that the 1/1 window is likely original to the house and is recommending Denial without Prejudice of the request. This item was not reviewed by Task Force because it was not included on the original list of items submitted by the applicant.

STAFF RECOMMENDATION:

- 1) Construct one-story addition to the rear of main structure Approve Approve plans and specifications dated 1-12-15 with the finding that the work is consistent with preservation criteria Section 8.1, 8.3, 8.5, 8.6, 8.12, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove 1/1 wood window on northeast side of main structure and replace with single light wood window Deny without Prejudice The proposed work does not meet the

standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.1 stating that historic windows must remain intact and their openings preserved on protected facades.

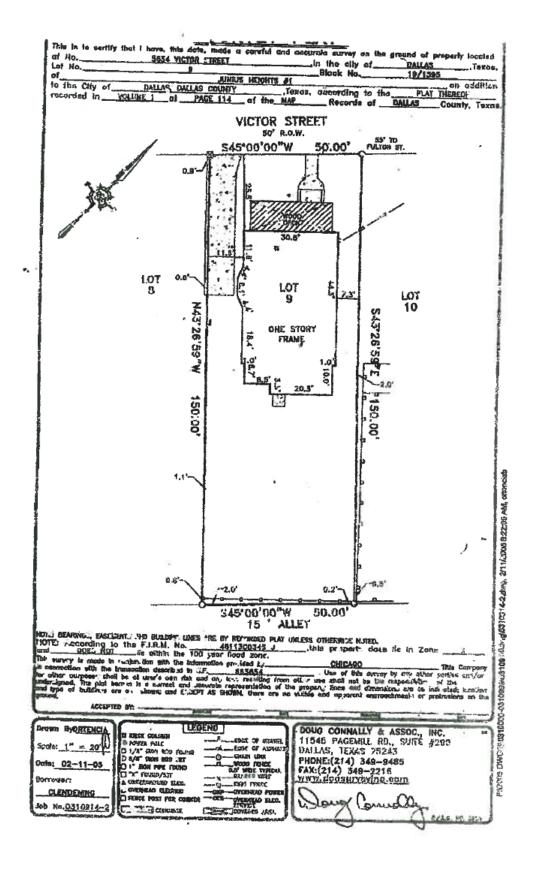
TASK FORCE RECOMMENDATION:

- 1) Construct one-story addition to the rear of main structure Approve.
- 2) Remove 1/1 wood window on northeast side of main structure and replace with single light wood window Not reviewed by Task Force.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

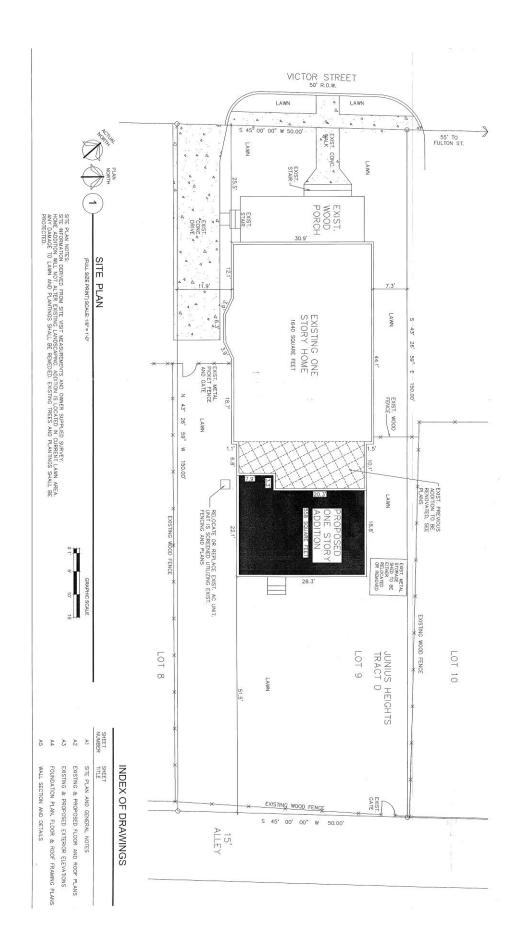


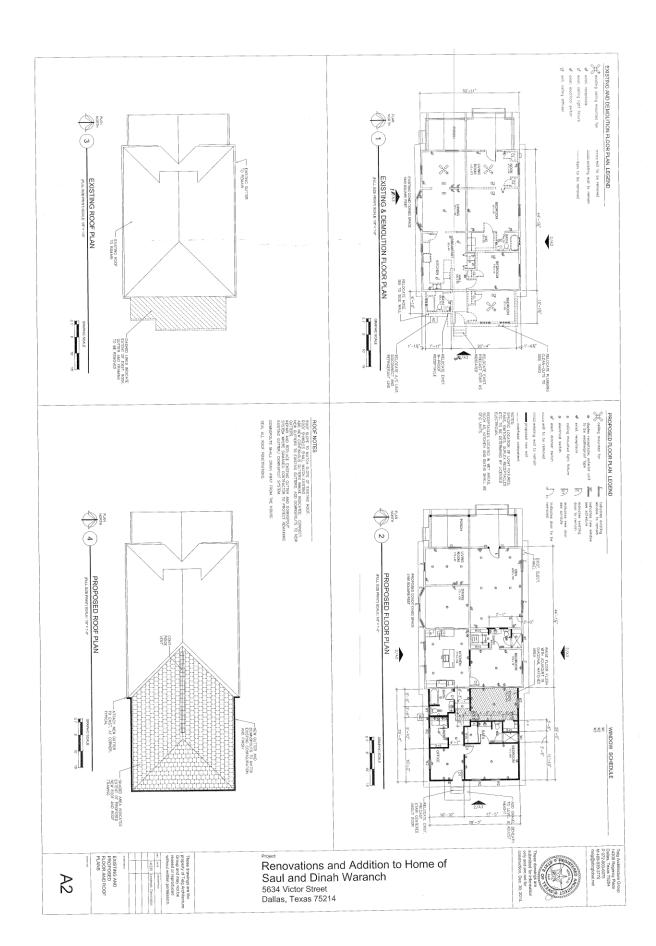
Name of Applicant: Saul Waranch	Building
Mailing Address: 5720 LBJ Fwy, Ste 560	Inspection:
City, State and Zip Code: Dallas, TX 75240	Please see signed
Daytime Phone: <u>214-893-4788</u> Fax: <u>214-526-5880</u>	drawings before issuing permit:
Relationship of Applicant to Owner: same	
PROPERTY ADDRESS: 5634 Victor Street, Dallas, TX 75214	Yes No Planner's Initials
Historic District: Junius Heights Historic District	Platfilet S Initials
PROPOSED WORK: Please describe your proposed work simply and accurately. Attach extra sheets a material as requested in the submittal criteria checklist. One story addition to a one story existing house. 2" feardrop siding.	
REC	
- hr^	- Mca
UEL	rrt, u
Signature of Applicant: Date: 12/29/2014	Flanning
Signature of Owner: Date:	
(IF NOT APPLICANT)	
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EAR NOON. (see official calendar for exceptions), before the Dallas Landmark Commission approval of any change affecting the exterior of any building. This form along with any suppormust be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 7520 fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.	can consider the
Please use the enclosed criteria checklist as a guide to completing the applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4538 to make sure your application is complete.	ation. Incomplete are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landra decision. You are encouraged to attend the Landmark Commission hearing the first Monday 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding to certificates of appropriateness for individual addresses is available for review in 5BN of City Hall (see exceptions).	y of each month at he history of past
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 DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow wo	•
Sustainable Construction and Development Date	e
Certificate of Appropriateness City of Dallas Historic P	reservation Rev. 111408

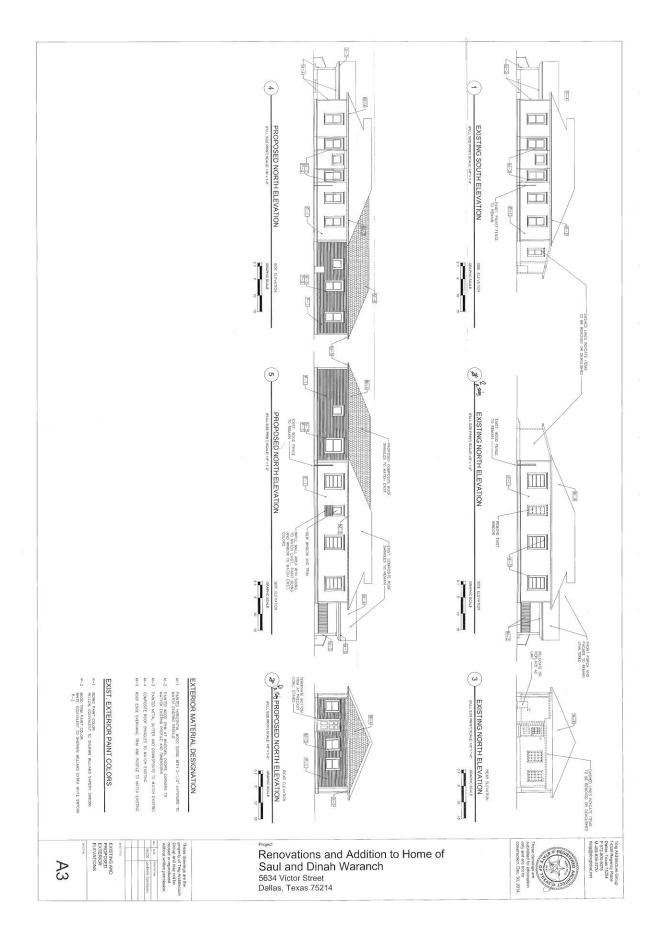




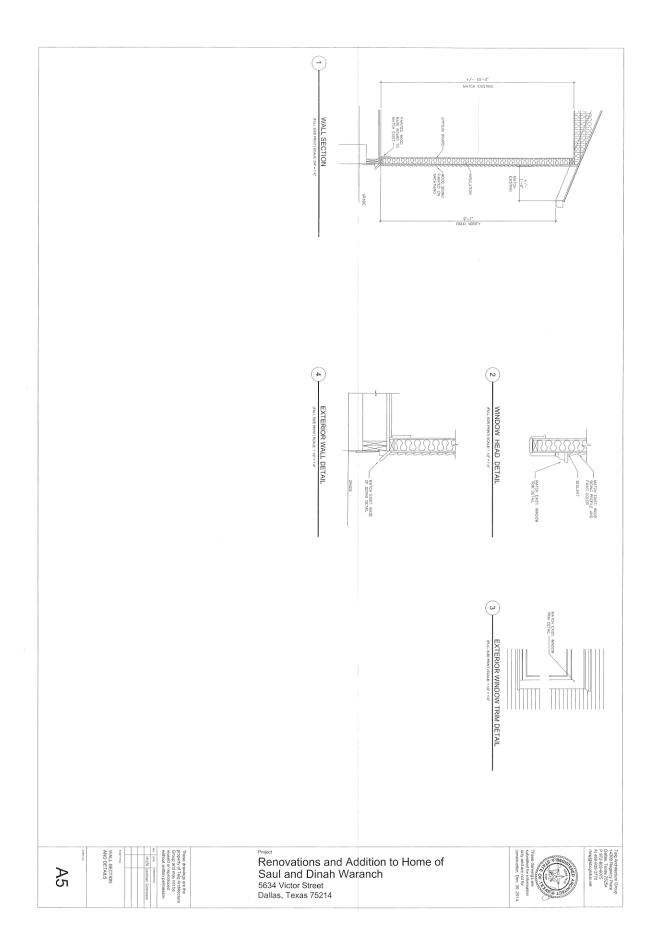
















riome » Windows * W-2500 Wood » Double-Hung » W-2500 Wood Double-Hung Window W-2500 WOOD DOUBLE-HUNG WINDOW + ADD TO MY PROJECT + PRINT Like 0 Price Range: \$ Options Model Traditional Exterior Grille Designs No Grille Exterior Color Options Brilliant White Options **Build & Installation Tech Documents** Built from Auralast® Wood (Pine) for guaranteed 20-year protection against wood rot and termites. Options include 7 clad colors, 10 interior factory finishes, decorative grilles and ENERGY STAR®. HAVE A QUESTION? Our customer service team is happy to assist · Color Options: 7 clad exterior colors, 10 wood interior finishes . Wood Options: pine interior CONTACT US · Glass Options: energy efficient, protective, textured Hardware Options: Window Opening Control Device (WOCD) option available Divided Lites: simulated divided lites, full-surround wood grilles, grilles between the glass, 3 grille designs Maintenance Levei: moderate · Project Type: new construction and replacement ENERGY STAR® Qualified Options: yes Sustainable Solutions: AuraLast® Wood (pine) with reduced VOCs is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®). • Warranty: 20 year general warranty & lifetime limited warranty against

Applicant would like to match the shorter window proposed on north side of the house to an existing window on the south side of the house.

BACK TO TOP

RELATED PRODUCTS

Anderson, Jennifer

From: Saul Waranch

Sent: Friday, January 09, 2015 2:34 PM

To: Anderson, Jennifer

Cc: 'Dinah'; Rene Teig

 Subject:
 RE: Junius Heights Task Force Meeting 1-8-15

 Attachments:
 Lumber Spec.pdf; Building Plan.pdf; Window.pdf

Follow Up Flag: Follow up Flag Status: Flagged

Jennifer: Regarding the Renovation and Additions Plans("Plans") to the home of Saul and Dinah Waranch Plans for the house located at 5634Victor that was presented and unanimously approved by the Junius Task Force Meeting yesterday the following are the items that were agreed to:

- Page A3 of said Plans on the existing building please review Section 5 the existing window will be
 made smaller. The exterior wall will be repair with wood siding, painted to approved specifications,
 and the new window will be wood and match existing windows
- Please find attached the W-2500 Wood Double Hung Window information sheet. These windows will be used for the new construction.
- The wood siding will be "D" grade yellow pine in the attachment is a copy from the WWP Standard Pattern Book and the style we will use is highlighted in yellow.

Please contact me if you require any additional information or if there is any additional information that you would need.

Very Truly Yours, Saul



The S. F. Waranch Company



CONFIDENTIALITY This email message and any attachments hereto are intended only for use by the addressee(s) named herein and may contain privileged and/or confidential information. If you are not the intended recipient of this email message, you are hereby notified that any dissemination, distribution or copying of this email message, and/or any attachments hereto, is strictly prohibited. If you have received this email message in error, please immediately notify me by telephone and permanently delete the original and any copies of this email and any attachments hereto and any printout hereof.

Saul Waranch

From:

Bill Corry •

Sent:

Thursday, January 8, 2015 11:39 AM

To: Subject:

Saul Waranch

Attachments:

#117 siding siding spec.pdf

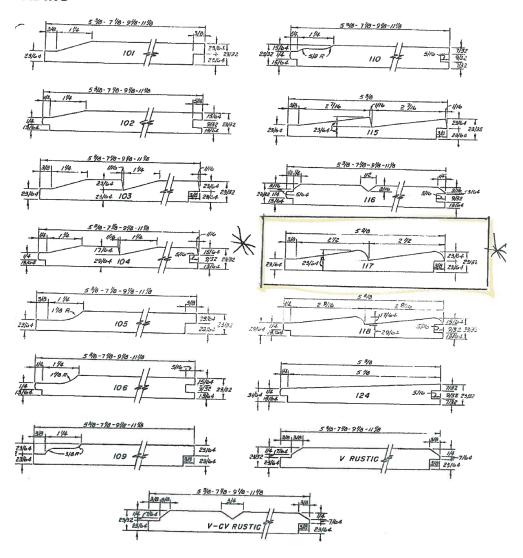
I have attached copy from the WWP Standard Pattern book.

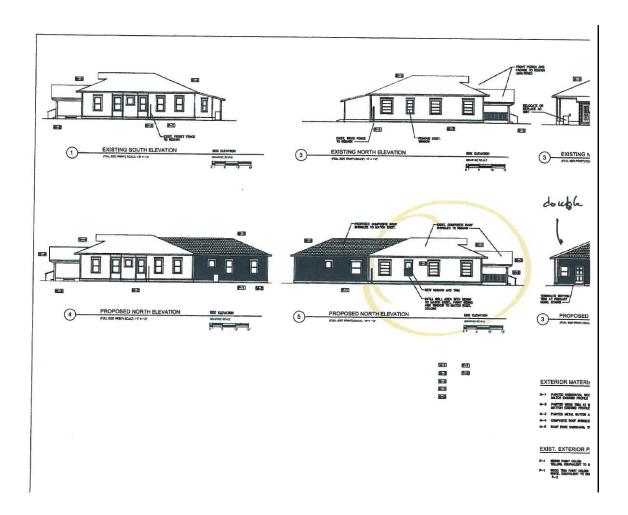
The product we sell for the historical district is a "D" grade yellow pine.



-> Craddoch Lumber.

SIDING



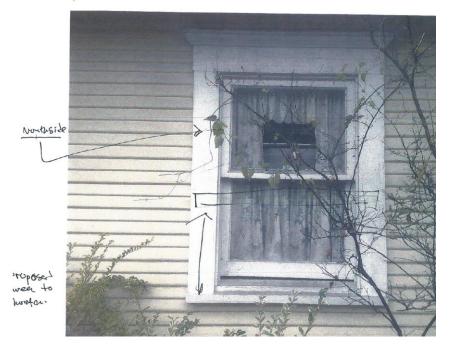


The applicant would like to remove the highlighted window and install a smaller window to accommodate a proposed shower.

North Sila



of window to maken south side.



Existing window proposed for removal and replacement with shorter window.





Teig Architecture Group

City of Dallas Landmark Commision Submital

Home of Saul and Dinah Waranch 5634 Victor Street Dallas Texas 75214

The home is located within Junius Heights, Tract D.

COLOR SAMPLES



Yellow (siding color) Sherwin Williams Color SW 6386 - Napery

White (trim and window color) Sherwin Williams Color SW 7006 -- Extra White

TASK FORCE RECOMMENDATION REPORT JUNIUS HEIGHTS

DATE: 01/08/2015 TIME: 5:30 P.M. MEETING PLACE: Lakewood Library, 6121 Worth	
Applicant Name: Saul Waranch	_
Address: 5634 Victor	
Date of CA/CD Request: 12/31/2015	
RECOMMENDATION:	
ApproveApprove with conditions DenyDeny without prejudice	
Recommendation / comments/ basis:	
Approve a 1-Stony addition as shown with love	wa
Approve a 1-Stony addition as storen with lover 8.4, 8.5, 8.6 Coppany/Cohen	Jindow.
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Task force members present	
Rene Schmidt (Chair) Mary Mesh Laura Koppang Sally Johnson VACANT Terri Raith (Alternate)	
Mary Mesh Sally Johnson Terri Raith (Alternate) Barbara Cohen Morgan Harrison Kiki Granstrom (Alternate	4
National Concil	,
Ex Officio staff members present Jennifer Anderson	
Si 1 Milita	
Simply Majority Quorum:	
Maker: Keppa-g	
Task Force members in favor: A	
Task Force members opposed:	
Basis for opposition:	
CHAIR, Task Force DATE Von 8, 7015	
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.	
The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which	
allows the applicant and citizens to provide public comment.	
and the approximation to provide public continent.	



LANDMARK COMMISSION

FEBRUARY 2, 2015

FILE NUMBER: CA145-132(JKA)

LOCATION: 5115 Junius

STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14

ZONING: PD No. 97

PLANNER: Jennifer Anderson DATE FILED: Dec. 31, 2014 DISTRICT: Munger Place

MAPSCO: 46-B

CENSUS TRACT: 0013.02

APPLICANT: Abel Verdi

OWNER: BRAD & ANGELA WEIR

REQUEST: Install 8' board-on-board fence in rear of the main structure.

ANALYSIS: The applicant has stated that the existing fence will remain because it belongs to the neighbor. The owner does not wish to have the view of the unfinished side of the neighbor's fence, so is proposing to construct a new fence six inches from the existing fence. Staff is not supportive of the location or proximity of the proposed fence with the new fence due to concerns that the owner will not be able to keep the six inch gap between the two structures clear of weeds and litter; however, staff is required to recommend approval (with conditions) because the proposed fence is technically compliant with the preservation criteria for Munger Place and City Code.

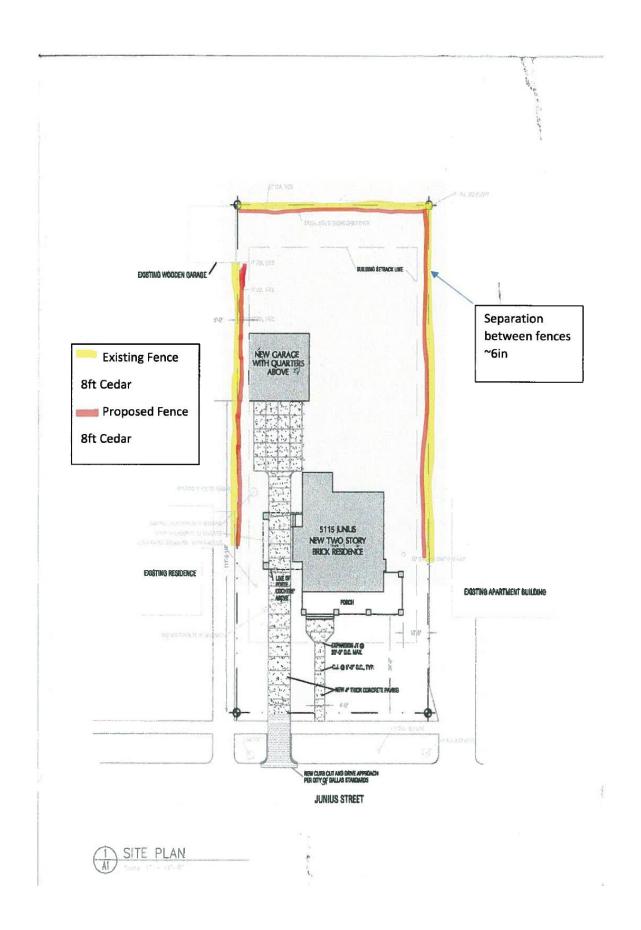
STAFF RECOMMENDATION: Install 8' board-on-board fence in rear of the main structure – Approve with Conditions – Approve with the Conditions that the applicant keep the gap between the two fences clear of weeds and debris per City Code, that the fence is located in the rear 50% of the side yard, and that the applicant obtains a permit from Building Inspections prior to the start of work. The proposed work is consistent with preservation criteria Section 51P-97.111(2)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Install 8' board-on-board fence in rear of the main structure – Approve with Conditions – Recommend Approval with Conditions as technically compliant with ordinance; however, Task Force has concerns with existing fence to remain. Maintenance per City Code to be addressed at Landmark Commission. Design generally compliant but bracket and arch trim does not match architectural style of the main structure.

Certificate	of Appropriateness	(CA)
City of Dallas	Landmark Commission	` '



·	-	Office	ose Only		
Name of Applicant: Abel Ve Mailing Address: 2109 Sqn City, State and Zip Code: Mesqn Daytime Phone: 214-388-351 Relationship of Applicant to Owner:	Simpon Or HC TX 75181 19 Fax:		Building Inspection: Please see signed drawings before issuing permit:		
PROPERTY ADDRESS: 5115 Historic District: Munger	JUNIUS ST DAIIAS	75214	Yes No Planner's Initials		
	al criteria checklist. Of Cedat Fence 8++ +911. There + be +9 hen down. +he actual cedas	The fence is an exit The Color wood color from ty the fence which a	e will Sting of c. The ine as viu remain		
Signature of Owner: Bod	Wes Date:	12/15/20.	4 RECEIVED BY		
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilta 5BN, Dallas, Texas, 75201. You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS. Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.					
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall. Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:					
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.					
Sustainable Construction and Dev	elopment	Date			
	v	340	2		
Certificate of Appropriateness	City of Dallas	Historic Pr	eservation Rev. 111408		









Design proposal for the new fence, which will be unstained.





Photos submitted by applicant.





Photos submitted by applicant.





Photos submitted by applicant.



Photos submitted by applicant.

TASK FORCE RECOMMENDATION REPORT

SWISS AVENUE/MUNGER PLACE DATE: 01/06/15 TIME: 5:30 pm MEETING PLACE: Lakewood Library (6121 Worth Street) Applicant Name: Abel Verdi Address: 5115 Junius (Munger Place) Date of CA/CD Request: 12/31/14 **RECOMMENDATION:** Approve __X_Approve with conditions_ Deny without prejudice KELOHHENDED APPROVED AS TECHNICAM Recommendation / comments / basis: COMPLANT WITH DEDINGE COUNTER - AS SUMMED CONSTRUCTIBILITY CONVERNS WITH EVISTING - HAINTENANCE PER CHY CODE to BE MODRESCOOD GENERALLY COUPLANT - BRACKET SI ARCH THIM DOES NOT HATCH ARCHITECTURAL STYLE OF MAIN STEVETOG Task force members present Joanna Hampton (Chair) X Elizabeth Mast John Mark Guest Wesley Powell (Vice-Chair) ★ John Gormley Greg Johnston Cheryl Scott Brandon Burris Beth Bradley (Munger Alt.) VACANT (Swiss Alternate) Ex Officio staff members Present : Jennifer Anderson X Simply Majority Quorum: X yes no (four makes a quorum) Maker: John A 2nd: EM2. NAST Task Force members in favor: AU Task Force members opposed: Basis for opposition: CHAIR, Task Force DATE D6 Jan 2015 The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing. The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

FEBRUARY 2, 2015

FILE NUMBER: CA145-129(JKA)

LOCATION: 4516 Junius

STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 2 ZONING: PD No. 98 PLANNER: Jennifer Anderson DATE FILED: Dec. 31, 2014 DISTRICT: Peak's Suburban

MAPSCO: 46-E

CENSUS TRACT: 0015.02

APPLICANT: Jay Terpstra

OWNER: JAY TERPSTRA

REQUEST: Install 6'6" wood fence. Work completed without a Certificate of

Appropriateness.

BACKGROUND / HISTORY: The previous chain link fence was removed without a Certificate of Appropriateness. The current 6'6" tall wood fence was constructed in the footprint of the old fence.

ANALYSIS: The footprint of the previous chain link fence had been grandfathered in since it predated the establishment of the historic district. The footprint of any new fence must conform to the guidelines for the historic district. The applicant wishes to retain the current footprint to accommodate a wood deck located on the side of the main structure, which also predates the historic district. The new 6'6" wood fence does not conform to the historic district guidelines for Peak's Suburban Addition in several ways. The fence is located in the front yard at approximately 3'5" past the front facade of the main structure, and the guidelines state that a fence located in the front yard must be no more than 3"6" tall, be historically appropriate, and be at least 50% open. Additionally, if the fence were approved for the interior side yard, the guidelines state that the fence must be 70% open if they face the main street. Due to the inconsistencies with the historic district guidelines, Staff is recommending Denial without Prejudice.

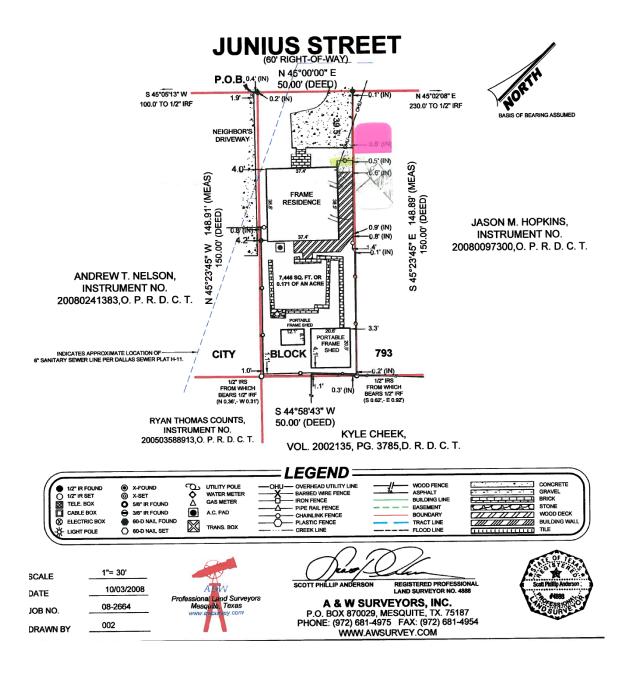
STAFF RECOMMENDATION: Deny without Prejudice – The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.10 stating that fences located in the front yard of a main structure must not be taller than 3'6" and must be at least 50% open.

TASK FORCE RECOMMENDATION: Approve with Conditions – Per ordinance, fence must be moved to 5' back from front corner of house and be at least 70% open.

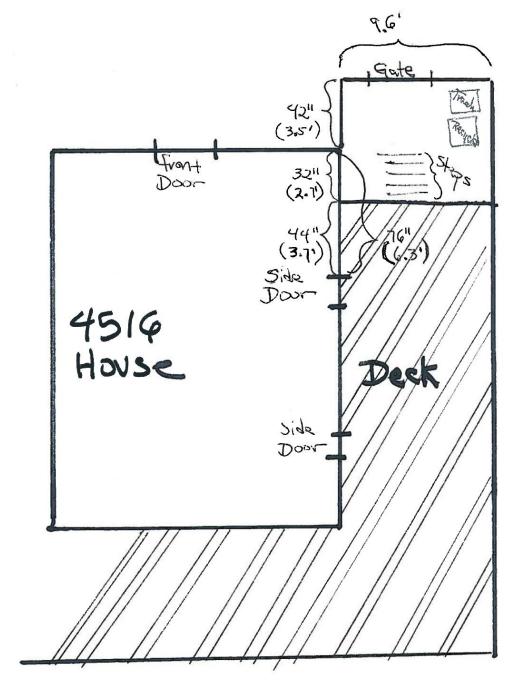
Certificate of Appropriateness (CA) City of Dallas Landmark Commission CA 145 Office	129 (JEA) Use Only				
Name of Applicant: Mailing Address: City, State and Zip Code: Toller Tr. 75746 Daytime Phone: 214769 3886 Relationship of Applicant to Owner: Salf	Building Inspection: Please see signed drawings before issuing permit:				
Historic District: Profe Sybrogan Addition	Yes No Planner's Initials				
PROPOSED WORK: Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist. Replace Chain linted fence with wood Was fence its 6'6" toll.					
New	37				
DEC	REC'O				
Gurran	* 71				
Signature of Applicant: Date: 1900	anning				
Signature of Owner 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. You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.					
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.					
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.					
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:					
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.					
Sustainable Construction and Development Da	te				
Certificate of Appropriateness City of Dallas Historic F	Preservation Rev. 111408				







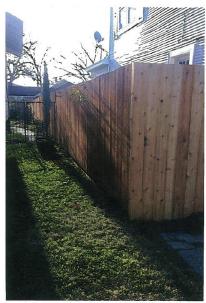
Junius 5+



Site map drawn by applicant.



Previous chain link fence, removed without a Certificate of Appropriateness.



Continuation & Neighbors Fence

4516 Junius

4516 Junius New Ferre

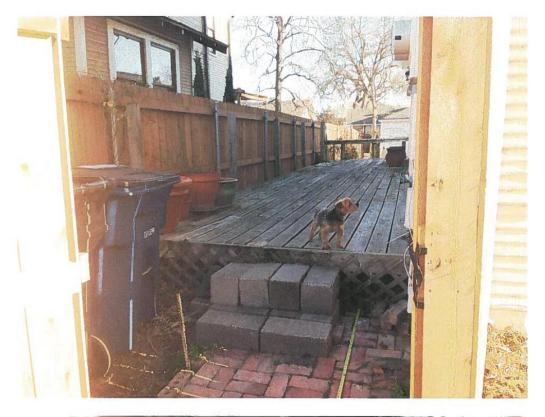
Cedar Plants 6.5' Tall 9' Wide

Photos provided by applicant.





Photos provided by applicant.





Photos provided by applicant.







Photos provided by applicant.

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

DATE: 01/07/2015	
TIME: 5:30 pm	
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)	
Applicant Name: Jay Terpstra	
Address: 4516 Junius (Peak's Suburban)	
Date of CA/CD Request: 12/31/14	
Control of the Contro	
RECOMMENDATION:	
Approve Approve with conditions Deny Deny without prejudice	
Recommendation / comments/ basis:	
Per ordinaure, force must be moved to 5:0" Back from to corner of house + be at least 7070 open.	rant
corner of house of be at least 70% open.	
Task force members present	
Norman Alston (Chair) X Jim Anderson VACANT (Peak's Al	ternate)
Michael Karnowski X Kathy Finch VACANT (Edison/La	
Renee Manes Zennifer Hidden	
Ex Officio staff members present X Jennifer Anderson	
$\frac{\lambda}{\lambda}$	
Simply Majority Quorum:	
Maker: Kry nows Kl 2nd: Hideen	
Task Force members in favor:	
Task Force members opposed:	
Basis for opposition:	
CHAIR, Task Force DATE 1/7/2015	
Office, radia rolled	
The took force recommendation will be reviewed by the landmerk commission in the City Council above	nhar.
The task force recommendation will be reviewed by the landmark commission in the City Council chan Room 5ES, starting at 10:00 with a staff briefing.	noer,
Room 323, starting at 10.00 with a start offering.	
The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, whi	ich
allows the applicant and citizens to provide public comment.	.011
and the applicant and statement to provide paorie community	

Note: Michael Karnowski was present.



FEBRUARY 2, 2015

FILE NUMBER: CA145-112(MD)
LOCATION: 2401 South Boulevard
STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 7

ZONING: PD No. 595, Subdistrict R-7.5(A)

PLANNER: Mark Doty

DATE FILED: December 31, 2014 DISTRICT: South Blvd/Park Row

MAPSCO: 46-S

CENSUS TRACT: 0203.00

APPLICANT: Tammy Johnston

REPRESENTATIVE: None.

OWNER: BAKER ALVA D

REQUEST:

Remove existing slate roof and install composition roof. Owens Corning 'Merlot'. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None.

ANALYSIS:

Although the South Boulevard/Park Row preservation criteria does not specifically cover roof material, Staff believes that the slate roof, and more specifically the slate color, was a character defining feature and that the composition shingle roof installed has adversely affected the structure overall. The Applicant and her contractor have stated that the previous roof was not a true 'slate' roof, but has not provided any documentation to support that statement.

STAFF RECOMMENDATION:

Remove existing slate roof and install composition roof. Owens Corning 'Merlot'. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the removal of the slate roof has an adverse effect on the architectural features of the structure. Secretary of the Interior Standards 2 and 6.

TASK FORCE RECOMMENDATION:

Remove existing slate roof and install composition roof. Owens Corning 'Merlot'. Work completed without a Certificate of Appropriateness. No Task Force meeting. No Task Force members.

Certificate of Appropria City of Dallas Landmark Comm		CA 45 - Office	112 (MD) Jse Only
Name of Applicant: Mailing Address: City, State and Zip Code: Datlas Daytime Phone: PROPERTY ADDRESS: Historic District: South	Jothnston Bird 2012 At Fax; Self South Bird	lantic st.	Building Inspection: Please see signed drawings before issuing permit: Yes No Planner's Initials
PROPOSED WORK: Please describe your proposed work simmaterial as requested in the submittal crite. The fall new roof. Composition Stitules. OWERS CORNING.	eria checklist.		C 3 CMCT
Signature of Applicant: Signature of Owner: APPLICATION DEADLINE: Application material must be completed and NOON, (see official calendar for exception approval of any change affecting the exterior must be filed with a Preservation Planner at the fax this form to 214/670-4210. DO NOT FA	submitted by the FIRST Tons), before the Dallas Lan of any building. This form ald City Hall, 1500 Marilla 5BN,	dmark Commission ing with any support Dallas, Texas, 7520	can consider the ing documentation
Please use the enclosed criteria check applications cannot be reviewed and will be contact a Preservation Planner at 214/670-45	clist as a guide to comple returned to you for more	oleting the application information. You a	
OTHER: In the event of a denial, you have the righ decision. You are encouraged to attend the I 1:00 pm in Council Chambers of City Hal certificates of appropriateness for individual are	Landmark Commission hear landmark Commission hear landmark (see exceptions). Information landmark (see exceptions).	ing the first Monday mation regarding th	of each month at ne history of past
Please review the enclosed Review and Action For Memorandum to the Building Official, a Certificate of Memorandum to the Building Official, a Certificate of Memorandum to the Building Official, a Certificate of Memorandum to the Building Official of Memorandum to the Memorandum to the Memorandum to Memorandum to Memorandu			
APPROVED. Please release the buildin APPROVED WITH CONDITIONS. Please DENIED. Please do not release the buildin DENIED WITHOUT PREJUDICE. Please	g permit. se release the building permit Iding permit or allow work.		
Sustainable Construction and Develop	ment	Date	9
Certificate of Appropriateness	City of Dallas	Historic Pr	r eservation Rev. 111408



Front (south) façade of main structure with previous slate roof.





Cornerside (west) and partial north façade of main structure with slate roof.



Front (south) façade of main structure after roof replacement.



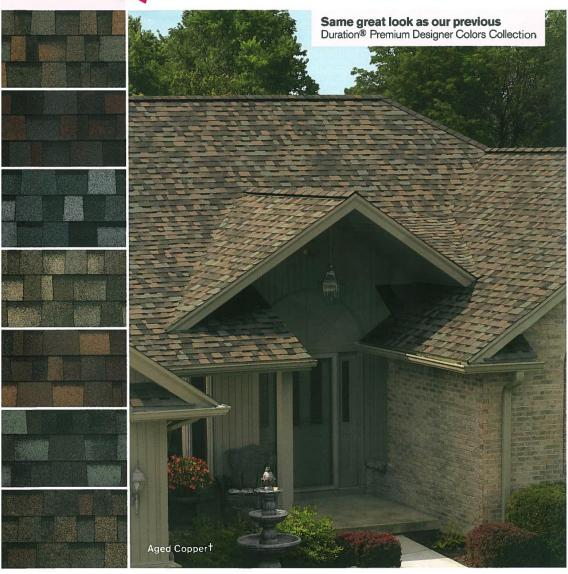
Cornerside (west) and partial north façade of main structure.





FREE

TruDefinition™ Duration® Shingles Designer Colors Collection with SureNail® Technology



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Striking Color

TruDefinition™ Duration® Designer Colors Collection Shingles provide both dimension and richness that refuse to fade into the background. From the natural yet dynamic tone-on-tone blend of Sand Dune to the vibrant and brooding mix of lights and dark in Storm Cloud, TruDefinition™ Duration® Designer Colors Collection Shingles offer a variety of standout colors designed specifically to help enhance the curb appeal of your home.



Aged Copper



Merlot



Pacific Wave

Ocean blue and duep gray tones give these shingles a sea of dimension. TruDefinition!** Duration* Designer Colors Collection Shingles in Pacific Wave are a refreshing



Sand Dune

Relaxing tan, taupe and pale blue tones unite to create a shingle that is naturally elegant and beautiful. TruDefinition™ Duration® Designer Colors Collection Shingles in Sand Dune have the warmth of beachy, toes in the sand afternoons.



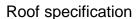
Sedona Canyon



Storm Cloud



Sunny gold, cool blue and burnt sienna blend in a bountiful shingle color with amazing depth. TruDefinition!* Duration!* Designer Colors Collection Shingles in Summer Harvest have a charming rustic quality, and just might be a perfect pick for your home.





FEBRUARY 2, 2015

FILE NUMBER: CA145-117(JKA)

LOCATION: 5124 Swiss

STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 63 PLANNER: Jennifer Anderson DATE FILED: Dec. 31, 2014 DISTRICT: Swiss Avenue

MAPSCO: 46-B

CENSUS TRACT: 0014.00

APPLICANT: Booth Builders, Inc.

REPRESENTATIVE: Melissa Ellis

OWNER: JOHN D MEYER

REQUEST:

- 1) Install driveway in front yard of main structure.
- 2) Install gate on south side of main structure.
- 3) Remove gate on wall on north side of main structure and infill with material to match existing masonry wall.
- 4) Remove light fixtures on north side wall of main structure.
- 5) Remove driveway on north side of main structure and reconnect grass and curbing to match existing.

ANALYSIS: Staff has determined that Requests #3, 4, and 5 meets the criteria for Swiss Avenue historic district and City Code, except that the applicant must submit specifications for the brick material proposed to infill the current gate (Request #3) since they were not provided to Staff. Staff is recommending approval of the driveway with the condition that the material is brush concrete only (Request #1). The applicant prefers a stamped concrete edge, but the ordinance specifies that concrete must be brush finish. If brick is preferred instead of the stamped concrete as mentioned in the Task Force meeting, samples must be submitted to Landmark Commission for approval. The applicant prefers a wrought iron gate with a curved top (Request #2). The Task Force recommended denial of this request because they believed this is in conflict with the preservation criteria; however, the Swiss Avenue ordinance states that "except in the case of a picket, chain link, or wrought iron fence, the top edge of a fence must be flat." Therefore, Staff is supportive of the design but because the fence is not in the rear 50% of the side yard staff is recommending denial without prejudice of the request. The

applicant will need to obtain an additional permit from Public Works to restore the curb and sidewalk (Request #5) prior to the start of work.

STAFF RECOMMENDATION:

- 1) Install driveway in front yard of main structure Approve with Conditions Approve plans dated 1-12-15 with the Conditions that the material for the driveway is brush-finish concrete only and that the applicant obtains a permit from Public Works prior to the start of work. Applicant must submit specifications to Landmark Commission to replace proposed stamped concrete with brick. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(G) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install gate on south side of main structure Deny without Prejudice The proposed gate does not meet preservation criteria Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-63.116(2)(B)(iv)(bb) stating that fences in an interior side yard must be located in the rear 50% of the side yard and behind the rearmost side projection of a main building.
- 3) Remove gate on wall on north side of main structure and infill with material to match existing masonry wall Approve with Conditions Approve the proposed work with the condition that the brick used to infill the existing wall is an exact match in color, texture, material, and profile to the existing brick and that the specifications for the infill brick are submitted to Landmark Commission. The proposed work meets the criteria in Section 51P-63.116(2)(B)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Remove light fixtures on north side wall of main structure Approve Approve the proposed work with the finding that it is consistent with preservation criteria Section 51P-63.116(2)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Remove driveway on north side of main structure and reconnect grass and curbing to match existing Approve with Conditions Approve plans dated 1-12-15 with the conditions that the materials used for the sidewalk and curbing is brush finish concrete only and that the applicant obtains a permit from Public Works prior to the start of work. The proposed work is consistent with preservation criteria Section 51P-63.116(2)(G) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install driveway in front yard of main structure Approve with Conditions Brushed finish concrete, no stamped concrete allowed per ordinance. Brick to match structure may be installed per ordinance, applicant to submit sample to Landmark Commission.
- 2) Install gate on south side of main structure Approve with Conditions Provide additional details, top flat per ordinance requirements states that gate must be compatible with style of main structure. Provide elevations, location relative to supports, connection relation to existing masonry wall. Location understood to be at existing wall. If new construction, must comply with fence requirements. Color, finish, and material to be provided to Landmark Commission and conform to ordinance.
- 3) Remove gate on wall on north side of main structure and infill with material to match existing masonry wall Approve with Conditions Suggest that gate pilaster is removed and extend bay to corner pilaster.

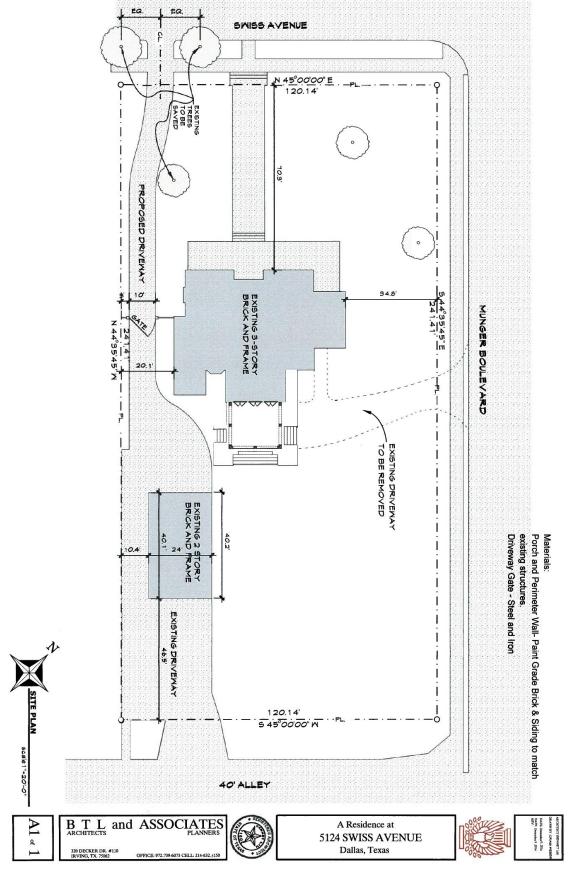
- 4) Remove light fixtures on north side wall of main structure Approve.
- 5) Remove driveway on north side of main structure and reconnect grass and curbing to match existing Approve with Conditions Curb and gutter replaced per streets department requirements.

Certificate of Appropriateness	(CA)
City of Dallas Landmark Commission	



Name of Applicant: Pour Det Color City, State and Zip Code: Dallas Texas 1020@ Daytime Phone (112) 735-8313 Fax: (24) 3416-3449 Relationship of Applicant to Owner: Build Color	Building Inspection: Please see signed drawings before Issuing permit: Yes No
Historic District: SMSS AVENUE FISTONIC DISTRICT	Planner's Initials
PROPOSED WORK: Please describe your proposed work simply and accurately. Attach extra sheets a material as requested in the submittal criteria checklist. Notall new tront diveway, per the plane of existing diveway? gate off of the plane of existing walls, opening taking gate out a replacing will opening taking gate out a replacing will be a present the plane.	ns Munger gate Mi wall)
	RECEIVED BY
Signature of Applicant: Date: 12/18/2 Signature of Owner: Date: 12/18/20/	Gurrent Flanning
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EARNOON. (see official calendar for exceptions), before the Dallas Landmark Commission approval of any change affecting the exterior of any building. This form along with any suppormust be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 7520 fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.	CH MONTH. 12:00 a can consider the ting documentation
Please use the enclosed criteria checklist as a guide to completing the applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4538 to make sure your application is complete.	
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landredecision. You are encouraged to attend the Landreak Commission hearing the first Monda 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the certificates of appropriateness for individual addresses is available for review in 5BN of City Hall (see exceptions).	y of each month at he history of past
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 DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow wo	
Sustainable Construction and Development Date	be
Certificate of Appropriateness City of Dallas Historic P	reservation Rev. 111408









Proposed design for the gate and driveway.



Area where new driveway is proposed.





Current gate proposed for removal and infill with matching brick material. The specifications for the brick was not submitted to Staff and must be submitted to the Landmark Commission prior to approval.





Anderson, Jennifer

From:

Melissa Ellis

Sent:

Monday, January 05, 2015 1:55 PM

To:

Anderson, Jennifer

Subject:

Re: 5124 Swiss CA application ITEMS NEEDED

Importance:

High

Follow Up Flag:

Follow up

Flag Status:

Flagged

Thanks, Jennifer. Here is the information you requested:

1. Broom finished concrete with a possible stamped or cobble stone border close to



what is pictured

2. The metal gate will be a 6' tall black powder coated iron gate consistent with the 10°



attached picture

(disregard the 10' measurement note in the photo)

- 3. The existing driveway and gate will be removed and the in place of the current gate, Booth Builders, Inc. will install matching masonry materials, and will install to mirror the existing wall that is to the left and right of the infill space. The wall will be color matched and painted to finish.
- Is there any additional information you need? What all do we need to bring to the Neighborhood Task Force Meeting? Should the homeowner be there as well? Please let me know if you have any questions.

Thank you, Melissa

TASK FORCE RECOMMENDATION REPORT

SWISS AVENUE/MUNGER PLACE

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Worth Street)			
Applicant Name: Booth Builders (Mel: Address: 5124 Swiss Avenue (Date of CA/CD Request: 12/31/14				
RECOMMENDATION:				
ApproveApprove with conditions	s Deny	Deny without	prejudice	
Recommendation / comments/ basis:				
Item 1: Drive: brushed finis	thed coner	efe, no s	tamped c	onevet
allowed per ordinance.	Brick to	match st	notine ma	y be
Installed par 51 p-63	·-116(7)9	. SJAMIT	Sayle to	HIC
Hem 2 Gate: proof e and				ov_
main structure. Provid Supports, Connection	to be com	patible hi	1th style	-
main structure. Provid	1 relation	to exist	from relation	five f
rask force inquieers present				
 ✓ Joanna Hampton (Chair) ✓ Wesley Powell (Vice-Chair) ✓ Cheryl Scott ✓ VACANT (Swiss Alternate) 	hn Mark Guest hn Gormley randon Burris	Greg J	oth Mast ohnston radley (Munger A	Alt.)
Ex Officio staff members Present: Jennifer A	nderson 🙏			
Simply Majority Quorum: 👱 yes	no (four make	es a quorum)		
Maker: BRAND & BURRIS 2nd: MARK GUEST				
Task Force members in favor:				
Task Force members opposed: Basis for opposition:				
busis for opposition.				
CHAIR, Task Force	- DA	TE 66 Jan	2015	
The task force recommendation will be reviewed b Room 5ES, starting at 10:00 with a staff briefing.	y the landmark con	nmission in the Cit	y Council chamber	•

Hom2 (cut.) - location indoestood to be at existing Wall. If roul construction, must comply with fence requirements.

Color, fixish & material to be provided to LHC - to be inconformance if ordinance.

Hem 3: suggest to remove gute pilaster & extend boy to corner pilaster.

Light fictions to be removed with gold.

With drive removal, connect existing

Sidwalk & planting strip.

Curb & gutter replaced per streets dept.

requirements.



FEBRUARY 2, 2015

FILE NUMBER: CA145-128(JKA)

LOCATION: 2414 Routh

STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14

ZONING: PD-225

PLANNER: Jennifer Anderson DATE FILED: Dec. 31, 2014 DISTRICT: State Thomas

MAPSCO: 45-F

CENSUS TRACT: 0017.04

APPLICANT: Routh Coffee House (Crooked Tree)

REPRESENTATIVE: Kristyn Bartley

OWNER: ROUTH COFFEE HOUSE LLC

REQUEST:

- 1) Install 3' picket fence around perimeter of main structure. Work completed without a Certificate of Appropriateness.
- 2) Install landscaping in front yard of main structure. Work completed without a Certificate of Appropriateness.
- 3) Install outdoor furniture. Work completed without a Certificate of Appropriateness.
- 4) Install sign in front yard of main structure. Work completed without a Certificate of Appropriateness.

BACKGROUND: The applicant withdrew their application to change the landscaping after a Task Force meeting in August 2013. The landscaping, outdoor furniture, fence, and sign changes were done after the withdrawal of the previous application.

ANALYSIS:

- 1) The previous fence was a Victorian style wire fence. The applicant removed it without a Certificate of Appropriateness and installed the current painted picket fence. Staff is not supportive of the removal of the previous fence since it is not consistent with the Secretary of Interior Standards stating that distinctive features that characterize a property will be preserved.
- 2) The applicant removed the bushes and lawn and installed a layer of back mulch to address the issue of mud in the yard. Staff does not believe that this design is compatible with the historic character of the house or historic district.
- 3) The applicant must verify that the additional seating does not exceed their allowable Certificate of Occupancy seating capacity limit of 31 persons total. An informal count by staff placed the current available seating at approximately 40 spaces. Staff is recommending Denial without Prejudice until this information can be documented by the applicant.

4) Landmark Commission approved a previous detached sign (April 2008) that is similar in design to the current sign, but the new sign is illuminated and is not consistent with the preservation criteria for State Thomas stating that detached signs must not be illuminated.

STAFF RECOMMENDATION:

- 1) Install 3' picket fence around perimeter of main structure. Work completed without a Certificate of Appropriateness Deny without Prejudice The completed work is not compatible with Section 51A-4.501(g)(6)(C)(i) because the removal of the previous fence is not consistent with preservation criteria Section 51A-4.501(g)(4)(E) stating that distinctive materials, features, finishes, and construction techniques that characterize a property will be preserved.
- 2) Install landscaping in front yard of main structure. Work completed without a Certificate of Appropriateness Deny without Prejudice The completed work does not meet the criteria in City Code Section 51A-4.501(g)(6)(C)(i) because staff does not believe that the bark mulch compliments the historic character of the main structure or the historic district per Section 51P-225.108(c)(5).
- 3) Install outdoor furniture. Work completed without a Certificate of Appropriateness Deny without Prejudice The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because staff does not believe that the paint colors compliment the historic character of the main structure and because the applicant has not verified that the additional added seating is compliant with the Certificate of Occupancy imposing a maximum seating of 31 persons for a coffee shop specified in City Code Section 51P-225.106(g)(7)(A).
- 4) Install sign in front yard of main structure. Work completed without a Certificate of Appropriateness Deny without Prejudice The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-225.107(h)(2)(A)(iii) stating that detached signs must not be illuminated.

TASK FORCE RECOMMENDATION:

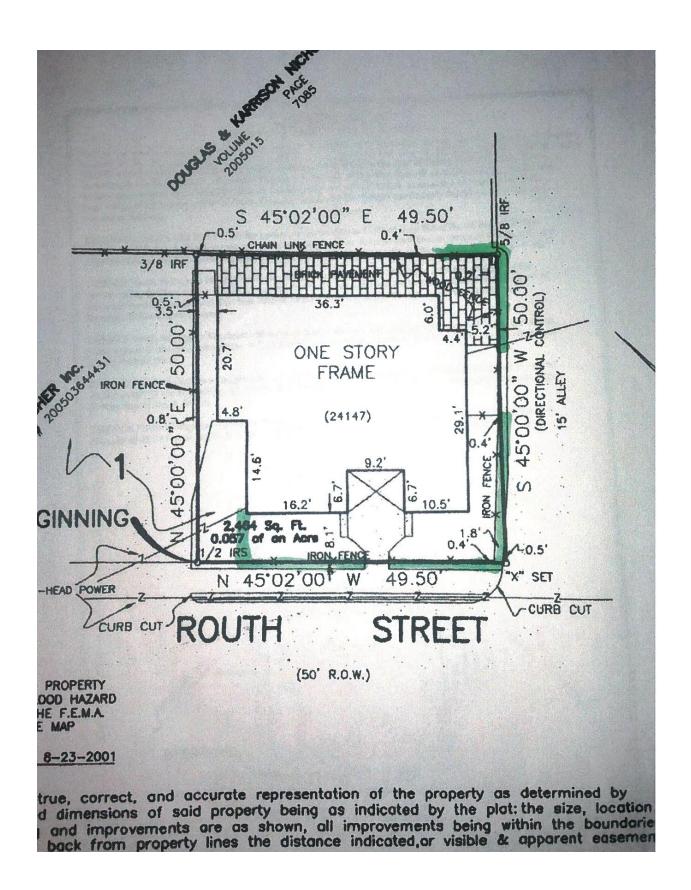
- 1) Install 3' picket fence around perimeter of main structure. Work completed without a Certificate of Appropriateness None No quorum, comments only. Not supportive of installed fence and recommend reinstallation of the original Victorian wire fence or a replica wire fence that was original to the historic district period. Not supportive of the multicolor fence paint or picket fence.
- 2) Install landscaping in front yard of main structure. Work completed without a Certificate of Appropriateness None No quorum, comments only. Not supportive of landscaping as installed without a CA. Mature foundation shrubbery was removed without a CA after applicant received negative feedback from Task Force during a 2013 application review and withdrew the application. Task Force recommends reinstallation of shrubbery and grass and is not supportive of the bark mulch installed.
- 3) Install outdoor furniture. Work completed without a Certificate of Appropriateness None No quorum, comments only. Outdoor furniture limit to two historic period appropriate benches. Additional benches, tables, and chairs not appropriate to the character of the house. Maximum occupancy for coffee shop in State Thomas is 31 and the additional outdoor seating possibly exceeds max occupancy.
- 4) Install sign in front yard of main structure. Work completed without a Certificate of Appropriateness None No quorum, comments only. The sign is illuminated from within box. Task Force is supportive of the sign design but not supportive of illumination of any kind.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission Office	128 [JEA] Use Only
Name of Applicant: Routh Colfutions (Knistyn Bartley) Mailing Address: 2414 Routhst. City, State and Zip Code: Dallas, TX 7530 Daytime Phone: 214-709-5174 Fax: Relationship of Applicant to Owner: SUF PROPERTY ADDRESS: 2414 Routhst. Dallas, TX 7530 Historic District: State Thomas	Building Inspection: Please see signed drawings before issuing permit: Yes No Planner's Initials
PROPOSED WORK: Please describe your proposed work simply and accurately. Attach extra sheets a material as requested in the submittal criteria checklist. Install short picket Rence around perimeter of property. Shrubary and apply wood chips over muddy areas: I along front of house Im outdoor seating. Affix a new to replace the one that was stoken. I 24"x24"	Pull loax barches
Signature of Applicant: Lish Bartley Date: D/22/14 Signature of Owner: Date:	ENEDBA
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF FAN NOON. (see official calendar for exceptions), before the Dallas Landmark Commission approval of any change affecting the exterior of any building. This form along with any support must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 752 fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.	ting documentation
Please use the enclosed criteria checklist as a guide to completing the applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4538 to make sure your application is complete.	cation. Incomplete are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Land decision. You are encouraged to attend the Landmark Commission hearing the first Monda 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding certificates of appropriateness for individual addresses is available for review in 5BN of City I	y of each month at
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 DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.	
Sustainable Construction and Development D	ate





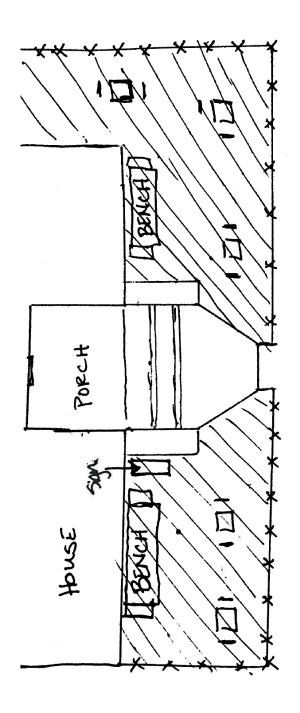








Previous design of Victorian wire fence, removed without a Certificate of Appropriateness.

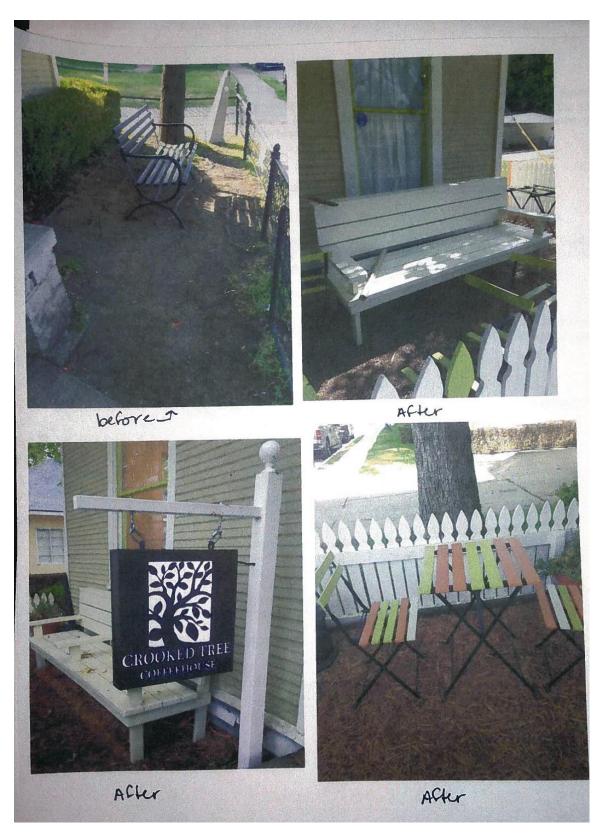


* * * * I New picket fence

The area coursed in woodships

ITHE two sealer table

Site map drawn by applicant.



Photographs provided by applicant.



Previous sign approved by Landmark Commission in April 2008 is similar to the current sign, but no illumination was proposed at the time.

TASK FORCE RECOMMENDATION REPORT STATE THOMAS/WILSON BLOCK

DATE: 01/07/15	
TIME: 3:30 pm	
MEETING PLACE: Dallas City Hall, 1500 Marilla, 5DN	
Applicant Name: Routh Coffee House (Kristyn Bartley)	-
Address: 2414 Routh (State Thomas)	
Date of CA/CD Request: 12/31/14	
RECOMMENDATION:	
Approve Approve with conditions Deny Deny without prejudice	
(Recommendation / comments/ basis: * Reminstance / with prejudice of Recommend Of	ining
vie forim WiRe Sence with our france of pour preference of Recommend of	Besta
with original of a septica wise hence that was original to the HIST. I	STO
TO SE lovce does not support the multicolor Sence paint that ca	ello to
mind the 1960's Styles in the new pichet Lence put up without a f	BAN
denial of land scaping as installed matter foundation services	0 9,
from Trisk Serve during Aud 2013 applicant reclude Megalile &	ba t
appiration was denied & quity drawn by applicant of Intire request	uci
apparately was accepted any way through not approved.	
Denes landscape as installed as Bark only in the frontlaws.	
Reinstall foundation Thruss as they are typical of these houses	nthe
Remotall laure or ground could - as all other houses in the HIST DIS	20
Task force members present	ases
VACANT Nancy Starr VACANT	
Jim Anderson VACANT (Vice-Chair) VACANT (Alternate	e)
Judy Hearst (Chair) VACANT VACANT VACANT (Alternate	2)
Ex Officio staff members Present Jennifer Anderson	
Simply Majority Quorum:yes/_ no (four makes a quorum)	
Maker: 2 nd .	
Task Force members in favor:	
Task Force members opposed:	
Basis for opposition:	
0161110000	
CHAIR, Task Force Soldy SMULLI PLUS DATE ON 1 2015	
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.	
The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.	

· additional Genekas & fastes + chais ou stools mot appropriate to the character of this house in the Benches. 519Ni Lighted from within a sex. No CA to approve wheal sign design- But deny with prejudice, the light inside the sign Box or any illumination of any Kina, within or without. · there was remove the Sistoric Victorian Wire Jence, Victorian 1900. o maximum occupancy is 31. Request staff to chech max capacity. It is possible that out door lapacity is a cuding the max occupancy of 31 people.



FEBRUARY 2, 2015

FILE NUMBER: CD145-007(MD) LOCATION: 1030 E. 9th Street STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 4 ZONING: PD No. 388 PLANNER: Mark Doty

DATE FILED: December 4, 2014

DISTRICT: Tenth Street

MAPSCO: 55-A

CENSUS TRACT: 0041.00

APPLICANT: Dallas City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: TWENTY-TWO INVESTMENTS

REQUEST:

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

BACKGROUND / HISTORY:

The structure is listed as contributing per the Tenth Street National Register District. 1/5/2015 – Landmark Commission entered into initial suspension period.

ANALYSIS:

At the time this report was compiled, Staff had yet to hear from an interested party. Based on that fact, and that the City Attorney has met all the standards for the demolition, Staff is recommending approval.

STAFF RECOMMENDATION:

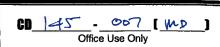
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the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

TASK FORCE RECOMMENDATION:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension.

(This recommendation is from the December 9, 2014 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

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



Historic Preservation

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

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201 Daytime Phone: 214-671-8273_ Fax: 214-670-0622 Relationship of Applicant to Owner: N/A ADDRESS OF PROPERTY TO BE DEMOLISHED: 1030 9th St. Zip 75203 Historic District: Tenth Street **Proposed Work:** 2. Indicate which 'demolition standard(s) you are applying: Replace with more appropriate/compatible structure No economically viable use Imminent threat to public health / safety Demolition noncontributing structure because newer than period of significance X Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code; Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order 3. Describe work and submit required documents for the demolition standard you are applying: (please see attached checklist) Demolition of a structure pursuant to 51-A-4.501 (i) Application Deadline: This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition o 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 firs Monday of the following month, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, DO NOT FAX PHOTOGRAPHS. 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 Landmarl Commission hearing the first Monday of each month. Information regarding the history of certificates for individua addresses is also available for review. 4. Signature of Applicant: 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. Date **Sustainable Development and Construction**

Certificate for Demolition & Removal

City of Dallas

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

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

GENERAL NOTES:

Note 1: Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by

a Preservation Planner. Section details of new cornices, columns, railings or any other

distinctive details are required at $\frac{1}{2}$ " = 1'.

Note 2: When required to show the relationship to adjacent structures and structure is on a

corner, "adjacent" means across the street.

Note 3: When material descriptions are required, materials to be used must be designated on

the elevation drawings.

Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.

Affiant's signature

Subscribed and sworn to before me this 2nd day of Ocember, 2014

Danna Lall

Notery Public

Danna Lall

Notary Public



North elevation.



North and partial east elevations.



North and partial west elevations.

No. S50-003309-01

CITY OF DALLAS, Plaintiff,	§ §	IN THE MUNICIPAL COURT OF		
VS.	9 99 99	THE CITY OF DALLAS		
1030 E. 9 TH STREET. Defendant,	9 9 8	DALLAS COUNTY TEYAS		

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On June 9, 2014, the Court ORDERED that the structure located at 1030 E. 9th Street, Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the June 16, 2014 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the July 31, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's June 9, 2014, orders..

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Presiding Judge

NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES

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



DATE:

September 2, 2014

TO:

Landmark Commission

FROM:

Andrew Gilbert, Sr. Assistant City Attorney

CC:

David Cossum, Interim Director Neva Dean, Interim Assistant Director Casey Burgess, Assistant City Attorney

Mark Doty, Senior Planner

Trena Law, Landmark Commission Coordinator

SUBJECT:

Notice of Intent to Apply for Certificates of Demolition

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1030 E. 9th (Tenth Street): Owner of Record per DCAD, Twenty-Two Investments, 4510 Little Hollow Ct., Arlington, Texas 76016
- (2) 218 N. Cliff (Tenth Street): Owner of Record per DCAD, Innercity Development, Inc., PO Box 6366, Tyler, Texas 75711
- (3) 230 S. Cliff (Tenth Street): Owner of Record per DCAD, Estate of Seraphine C. Moore c/o Christal Castillo, 3807 Diamond Ave., Dallas, Texas 75215
- (4) 1419 Plum (Tenth Street): Owner of Record per DCAD, Ellen R.P. Larkin, 1426 S. Corinth St., Dallas, Texas 75203
- (5) 2830 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Prestwood, 2323 Dugald Pl, Dallas, Texas 75216
- (6) 2835 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Mosley et al, 4929 Wateka Dr., Dallas, Texas 75209

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

TASK FORCE RECOMMENDATION REPORT

WHEATLEY PLACE / 10TH STREET

DATE: 12/9/14 TIME: 4:00 pm MEETING PLACE: Dallas City Hall, 1500 Marilla, Conference Room 5BN Applicant Name: Andrew Gilbert (City Attorney's Office) Address: 1030 E. 9th Street (Tenth Street) Date of CA/CD Request: 12/4/2014 **RECOMMENDATION:** _Approve with conditions __Deny ___ _Deny without prejudice _ Approve Recommendation / comments/ basis: SUPPORT INTIAL SUSPENSION Task force members present Alonzo Harris Nancy McCoy _ Chris Butler _ Alicia Quintans (Alternate) Ex Officio staff members Present ____ Mark Doty Simply Majority Quorum: (two makes a quorum) yes Maker: Task Force members in favor: Task Force members opposed: Basis for opposition: CHAIR, Task Force DATE

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

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



LANDMARK COMMISSION

FEBRUARY 2, 2015

FILE NUMBER: CD145-006(MD) LOCATION: 2835 Tanner Street STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 7

ZONING: PD No. 595, R-5(A) Subdistrict

PLANNER: Mark Doty

DATE FILED: December 4, 2014

DISTRICT: Wheatley Place

MAPSCO: 46-Y

CENSUS TRACT: 0037.00

APPLICANT: Dallas City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: MOSLEY DOROTHY M ET AL

REQUEST:

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

BACKGROUND / HISTORY:

The structure is listed as contributing per the Wheatley Place National Register District. 7/11/2011 – Landmark Commission approved a Certificate for Demolition (CD101-001(MD)).

1/5/2015 – Landmark Commission entered into initial suspension period.

ANALYSIS:

At the time this report was compiled, Staff had yet to hear from an interested party. Based on that fact, and that the City Attorney has met all the standards for the demolition, Staff is recommending approval.

STAFF RECOMMENDATION:

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

TASK FORCE RECOMMENDATION:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension. (This recommendation is from the December 9, 2014 Task Force meeting.

The Task period.)	Force	does no	t review t	he applic	ation agai	in once it	enters into	a suspension

0

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

CD_	145 -066 [mo)	
Office Use Only			

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201 Daytime Phone: <u>214-671-8273</u> Fax: <u>214-670-0622</u> Relationship of Applicant to Owner: N/A ADDRESS OF PROPERTY TO BE DEMOLISHED: 2835 Tanner Zip 75215 Historic District: Wheatley Place **Proposed Work:** 2. Indicate which 'demolition standard(s) you are applying: Replace with more appropriate/compatible structure No economically viable use Imminent threat to public health / safety Demolition noncontributing structure because newer than period of significance X_ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code; Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order 3. Describe work and submit required documents for the demolition standard you are applying: (please see attached checklist) Demolition of a structure pursuant to 51-A-4.501 (i) 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). You may also fax this form to 214/670-4210, DO NOT FAX PHOTOGRAPHS. Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete. Other: In the event of a denial you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Morday of each month. Information regarding the history of certificates for individual addresses is also available for review. 4. Signature of Applicant: 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. Date Sustainable Development and Construction **Certificate for Demolition & Removal City of Dallas Historic Preservation**

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

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

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

GENERAL NOTES:

Note 1: Minimum scale of 1/8'' = 1'0'' on all plans and elevations, unless otherwise approved by

a Preservation Planner. Section details of new cornices, columns, railings or any other

distinctive details are required at $\frac{1}{2}$ " = 1'.

Note 2: When required to show the relationship to adjacent structures and structure is on a

corner, "adjacent" means across the street.

Note 3: When material descriptions are required, materials to be used must be designated on

the elevation drawings.

Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.

Affiant's signature

Subscribed and sworn to before me this 2nd day of <u>Jacenber</u>, 2014

DANNA WALLS
No ary Public
STATE OF TEXAS
Ny Committee Co

Notary Public



South elevation.



North and partial west elevations.

No. S50-003353-01

CITY OF DALLAS, Plaintiff,	§ §	IN THE MUNICIPAL COURT OF
VS.	§ § §	THE CITY OF DALLAS
2835 TANNER STREET. Defendant,	§ § 6	DALLAS COUNTY TEVAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On June 9, 2014, the Court ORDERED that the structure located at 2835 Tanner Street, Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the June 16, 2014 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the July 31, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's June 9, 2014, orders..

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this day of hast 2014.

Presiding Judge

NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES

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



DATE:

September 2, 2014

TO:

Landmark Commission

FROM:

Andrew Gilbert, Sr. Assistant City Attorney

CC:

David Cossum, Interim Director Neva Dean, Interim Assistant Director Casey Burgess, Assistant City Attorney

Mark Doty, Senior Planner

Trena Law, Landmark Commission Coordinator

SUBJECT:

Notice of Intent to Apply for Certificates of Demolition

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1030 E. 9th (Tenth Street): Owner of Record per DCAD, Twenty-Two Investments, 4510 Little Hollow Ct., Arlington, Texas 76016
- (2) 218 N. Cliff (Tenth Street): Owner of Record per DCAD, Innercity Development, Inc., PO Box 6366, Tyler, Texas 75711
- (3) 230 S. Cliff (Tenth Street): Owner of Record per DCAD, Estate of Seraphine C. Moore c/o Christal Castillo, 3807 Diamond Ave., Dallas, Texas 75215
- (4) 1419 Plum (Tenth Street): Owner of Record per DCAD, Ellen R.P. Larkin, 1426 S. Corinth St., Dallas, Texas 75203
- (5) 2830 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Prestwood, 2323 Dugald Pl, Dallas, Texas 75216
- (6) 2835 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Mosley et al, 4929 Wateka Dr., Dallas, Texas 75209

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

TASK FORCE RECOMMENDATION REPORT

WHEATLEY PLACE / 10TH STREET

DATE: 12/9/14 TIME: 4:00 pm MEETING PLACE: Dallas City Hall, 1500 Marilla, Conference Room 5BN Applicant Name: Andrew Gilbert (City Attorney's Office) Address: 2835 Tanner Street (Wheatley Place) Date of CA/CD Request: 12/4/2014 **RECOMMENDATION:** _Approve with conditions __Deny ___ Deny without prejudice Approve Recommendation / comments/ basis: SUPPORT INMAL SUSPENSION Task force members present Nancy McCoy Alonzo Harris Chris Butler ✓ Alicia Quintans (Alternate) Ex Officio staff members Present Mark Doty Simply Majority Quorum: __ yes no (two makes a quorum) Maker: 2nd: Task Force members in favor: Task Force members opposed: Basis for opposition: CHAIR, Task Force

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

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

DATE