



CITY OF DALLAS
LANDMARK COMMISSION
Monday, February 4, 2019
AGENDA

BRIEFINGS: Dallas City Hall **12:00 Noon**
1500 Marilla St., Room 5/E/S

PUBLIC HEARING: Dallas City Hall
1500 Marilla St., Council Chambers, 6th floor 1:00 P.M.

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

BRIEFING ITEMS

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

CONSENT ITEMS

1. 1910 PACIFIC ST
Harwood Historic District
CA189-210(LC)
Liz Casso

Request:

1. Replace brick pavers with grey tile on north and south patios.
2. Install exterior lighting on north and south patios.
3. Construct two shade structures on north patio.
4. Reconstruct existing brick planters on north patio.

Applicant: Boxer Property - Sean Ligenfelter

Application Filed: 01/03/19

Staff Recommendation:

1. Replace brick pavers with grey tile on north and south patios. – Approve – Approve drawings dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install exterior lighting on north and south patios. –

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Approve – Approve drawings dated 2/4/2019 with the finding the proposed work is consistent with preservation criteria Section 2.4 for landscaping and lighting in Tracts A & C and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. Construct two shade structures on north patio. – Approve – Approve drawings dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Reconstruct existing brick planters on north patio. – Approve with conditions – Approve drawings dated 2/4/2019 with the condition that the planters be clad in salvaged brick from the original planters, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Replace brick pavers with grey tile on north and south patios – Approved - Approve as submitted.
2. Install exterior lighting on north and south patios – Approved - Approve as submitted.
3. Construct two shade structures on north patio – Approved - Approve as submitted.
4. Reconstruct existing brick planters on north patio – Approve with conditions - Approve submittal with condition to reuse/match existing brick on planter walls in lieu of architectural concrete.

Request:

Demolish rear accessory structure using standard "Imminent threat to public health/safety".

Applicant: Connors, Jacqueline

Application Filed: 01/03/19

Staff Recommendation:

Demolish rear accessory structure using standard "Imminent threat to public health/safety". – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

Task Force Recommendation:

Demolish rear accessory structure using standard "Imminent threat to public health/safety" – Approve -

2. 4525 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CD189-005(MLP)
Melissa Parent

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Recommendation to approve demolition of accessory structure

3. 5521 SWISS AVE

Swiss Avenue Historic District
CA189-213(MLP)
Melissa Parent

Request:

1. Install one security camera on side facade. Work completed without CA.
2. Install electric car charger dock on side facade. Work completed without CA.

Applicant: Stockwood, Kirk

Application Filed: 12/07/18

Staff Recommendation:

1. Install one security camera on side facade. Work completed without CA. – Approve - The completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install electric car charger dock on side facade. Work completed without CA. – Approve - The completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install one security camera on side facade. Work completed without CA – Approve - Approve as submitted noting that location is behind projected bay and exterior conduit now removed.
2. Install electric car charger dock on side facade. Work completed without CA – Approve - Approve as submitted noting that location is behind projected bay and exterior conduit now removed.

4. 2826 METROPOLITAN AVE

Wheatley Place Historic District
CA189-216(MP)
Marsha Prior

Request:

Construct single family house.

Applicant: A to Z Basics - Zack Bigelow

Application Filed: 01/03/19

Staff Recommendation:

Construct single family house. – Approve – Approve drawings and specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 9.2, 9.3, 9.7, 9.8, 9.9, and 9.11 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct single family house - No quorum; comments only. Extend roof line to overhang front and back elevation to match Wheatley Place architecture. Change trim color to muted pastel color.

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5. 218 N WINNETKA AVE

Winnetka Heights Historic District
CA189-217(MP)
Marsha Prior

Request:

Replace secondary front door with Craftsman style wood door.

Applicant: O'Daniel, Woody

Application Filed: 01/04/19

Staff Recommendation:

Replace secondary front door with Craftsman style wood door. – Approve – Approve door image dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace secondary front door with Craftsman style wood door - No quorum; comments only. Provide cut sheet with dimensions and wood specifics on specifications. Looks good; call out stain.

DISCUSSION ITEMS:

1. 4706 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA189-212(MLP)
Melissa Parent

Request:

1. Install new concrete driveway.
2. Install new wood decking on front porch and stain.
3. Install new wood front porch skirting to match existing siding on main structure.
4. Install 6'-0" wood fence and gates in rear and side yards.

Applicant: Heringer, Jordan

Application Filed: 01/03/19

Staff Recommendation:

1. Install new concrete driveway. – Approve – Approve site plan dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install new wood decking on front porch and stain. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.
3. Install new wood front porch skirting to match existing siding on main structure. - Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.
4. Install 6'-0" wood fence and gates in rear and side yards. – Approve – Approve site plan and images dated 2/4/2019 with the finding the proposed work

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

Task Force Recommendation:

1. Install new concrete driveway – Deny - Show concrete drive extending to recommended gate location.
2. Install new wood decking on front porch and stain – Deny - Deny new wood decking without more detail - size of wood, stain color, finish.
3. Install new wood front porch skirting to match existing siding on main structure – Deny - Provide more detail - size & style of siding that you're matching.
4. Install 6'-0" wood fence and gates in rear and side yards – Deny - Gates facing street to be 70% open. Show location of gate at 50% on driveway side. Concrete drive to extend to 50% on driveway side. Show style and detail of gates in elevation. Location of fence to be in line with ordinance.

Request:

Install green tinted glass on additions.

Applicant: Broaddus & Associates – Jeff Blackwell

Application Filed: 01/03/19

Staff Recommendation:

Install green tinted glass on additions. – Approve – Approve images dated 2/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install green tinted glass on additions – Approve with conditions - Approve with condition that glass be clear as shown in mockup photo on pg. 15 of 23 of application.

Request:

1. Install double door on side elevation.
2. Replace vinyl siding with new vinyl siding.
3. Replace cornice on all elevations.

Applicant: Soria, Saul

Application Filed: 01/03/19

Staff Recommendation:

1. Install double door on side elevation. – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because material other than wood for doors would have an adverse effect on the historic overlay district.
2. Replace vinyl siding with new vinyl siding – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-

2. 509 MAIN ST

West End Historic District
CA189-209(LC)
Liz Casso

3. 3712 S MALCOLM X BLVD

Wheatley Place Historic District
CA189-215(MP)
Marsha Prior

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4.501(g)(6)(C)(ii) because materials other than wood for siding, trim, and detail would have an adverse effect on the historic overlay district.

3. Replace cornice on all elevations. – Approve with conditions – Approve proposed work with the condition that cornice material is wood with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install double door on side elevation - No quorum; comments only. Please provide drawings and specifications showing the remodel design and scope of project.
2. Replace vinyl siding with new vinyl siding - No quorum; comments only. Please provide drawings and specifications showing the remodel design and scope of project.
3. Replace cornice on all elevations - No quorum; comments only. Please provide drawings and specifications showing the remodel design and scope of project.

Request:

1. Remove brick chimney on front elevation. Work completed without a Certificate of Appropriateness.
2. Replace all aluminum windows with new aluminum windows and add wood trim. Work completed without a Certificate of Appropriateness.
3. Replace front door. Work completed without a Certificate of Appropriateness.
4. Remove vents and install vertical paneling on front porch gable. Work completed without a Certificate of Appropriateness.
5. Install vertical paneling on front elevation. Work completed without a Certificate of Appropriateness.
6. Install fan light in front dormer. Work completed without a Certificate of Appropriateness.
7. Install front yard wrought iron fence and paint Brown. Work completed without a Certificate of Appropriateness.

Applicant: Ponce, Elias

Application Filed: 01/03/19

Staff Recommendation:

1. Remove brick chimney on front elevation. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with

4. 3735 HAVANA ST

Wheatley Place Historic District
CA189-214(MP)
Marsha Prior

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- preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
2. Replace all aluminum windows with new aluminum windows and add wood trim. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
 3. Replace front door. Work completed without a Certificate of Appropriateness. – Approve – Approve completed work with the finding the door is consistent with preservation criteria Section 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 4. Remove vents and install vertical paneling on front porch gable. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
 5. Install vertical paneling on front elevation. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.3 which states that wood siding, trim, and detailing must be restored whenever practical.
 6. Install fan light in front dormer. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
 7. Install front yard wrought iron fence and paint Brown. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.11(a) which states that fences in the front yard may not exceed 3'-6".

Task Force Recommendation:

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1. Remove brick chimney on front elevation. Work completed without a Certificate of Appropriateness - No quorum; comments only. Please specify all products and materials from remodel or new construction and [provide] scope of demolition work.
2. Replace all aluminum windows with new aluminum windows and add wood trim. Work completed without a Certificate of Appropriateness – No quorum; comments only. Please specify all products and materials from remodel or new construction such as windows.
3. Replace front door. Work completed without a Certificate of Appropriateness – No quorum; comments only. Please specify all products and materials from remodel or new construction such as door.
4. Remove vents and install vertical paneling on front porch gable. Work completed without a Certificate of Appropriateness – No quorum; comments only. Please specify all products and materials from remodel or new construction such as vertical siding. Fence, vertical siding, and burglar bars are not compliant with Wheatley Place.
5. Install vertical paneling on front elevation. Work completed without a Certificate of Appropriateness – No quorum; comments only. Please specify all products and materials from remodel or new construction such as vertical siding. Fence, vertical siding, and burglar bars are not compliant with Wheatley Place.
6. Install fan light in front dormer. Work completed without a Certificate of Appropriateness – No quorum; comments only. Please specify all products and materials from remodel or new construction such as window.
7. Install front yard wrought iron fence and paint Brown. Work completed without a Certificate of Appropriateness - No quorum; comments only. Please specify all products and materials from remodel or new construction such as iron fencing. Fence, vertical siding, and burglar bars are not compliant with Wheatley Place.

5. 127 N EDGEFIELD AVE

Winnetka Heights Historic District
CA189-218(MP)
Marsha Prior

Request:

1. Construct rear addition.
2. Replace aluminum windows with wood windows.
3. Replace front door.
4. Remove aluminum siding and replace existing wood

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siding, up to 50% as needed.

5. Paint main structure. Brand: Sherwin Williams. Body - SW 6163 "Grassland;" Trim - SW 7636 "Origami White;" Accent - SW 2846 "Roycroft Bronze Green."

Applicant: Martinez, Isaac

Application Filed: 01/03/19

Staff Recommendation:

1. Construct rear addition. – Approve – Approve drawings dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace aluminum windows with wood windows. – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) which states that windows and doors must be typical of the style and period of the building.
3. Replace front door. – Approve – Approve specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Remove aluminum siding and replace existing wood siding, up to 50% as needed. – Approve with conditions – Approve proposed work with the condition that rear addition has concrete skirting, that existing brick skirting remains, and that concrete and brick are painted to match the wood siding with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(10)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Paint main structure. Brand: Sherwin Williams. Body - SW 6163 "Grassland;" Trim - SW 7636 "Origami White;" Accent - SW 2846 "Roycroft Bronze Green." – Approve – Approve paint specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(8)(B) and 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct rear addition - No quorum; comments only. Wood railing - keep original/existing as is unless discovery [during work] accommodates new proposed design. [Supportive of rear addition].
2. Replace aluminum windows with wood windows - No quorum; comments only. No comments. [Supportive

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- of replacing windows].
3. Replace front door – No quorum; comments only. No comments.
 4. Remove aluminum siding and replace existing wood siding, up to 50% as needed – No quorum; comments only. Revise drawing to show brick skirting accurately, new concrete skirting in back - paint to match brick.
 5. Paint main structure. Brand: Sherwin Williams. Body - SW 6163 "Grassland;" Trim - SW 7636 "Origami White;" Accent - SW 2846 "Roycroft Bronze Green" - No quorum; comments only. No comments. [Supportive of paint colors].

OTHER BUSINESS ITEMS:

Approval of Minutes from January 7, 2019.

DESIGNATION COMMITTEE:

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

EXECUTIVE SESSION NOTICE

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

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



LANDMARK COMMISSION

FEBRUARY 4, 2019

FILE NUMBER: CA189-210(LC)
LOCATION: 1910 Pacific Avenue
STRUCTURE: Non-contributing
COUNCIL DISTRICT: 14
ZONING: PD 619

PLANNER: Liz Casso
DATE FILED: January 3, 2019
DISTRICT: Harwood (H-48)
MAPSCO: 45-L
CENSUS TRACT: 0031.01

APPLICANT: Boxer Property

REPRESENTATIVE: Sean Lingenfelter

OWNER: 1910 PACIFIC LP

REQUEST:

- 1) Replace brick pavers with grey tile on north and south patios.
- 2) Install exterior lighting on north and south patios.
- 3) Construct two shade structures on north patio.
- 4) Reconstruct existing brick planters on north patio.

BACKGROUND / HISTORY:

This structure is listed as 'non-contributing' to the Harwood Historic District, as well as the Dallas Downtown National Register District. It was constructed circa 1982. The Harwood Historic District was locally designated in 1990.

8/7/2017 – Landmark Commission approved modifications to three window openings on north elevation, installation of exterior lighting, modifications to restaurant entry ceiling, and alterations to planters on north elevation (CA167-675(LC)).

3/5/2018 – Landmark Commission approved the construction of a vestibule addition at the recessed entry on west elevation facing into north patio (CA178-281(LC)).

4/2/2018 – Landmark Commission approved the installation of a flat attached sign and multicolored film on west elevation entry, and installation of two temporary windows signs on south elevation (CA178-357(LC)).

9/4/2018 – Landmark Commission approved the installation of exterior lighting at the north elevation (CA178-837(LC)).

10/1/2018 – Landmark Commission denied a request to install a permanent banner sign on the east elevation at the request of applicant (CA178-928(LC)).

ANALYSIS:

1910 Pacific Avenue is a non-contributing structure in the Harwood Historic District. It has two entries, one on the north side facing Pacific Avenue, and one the south facing Elm Street. Both entries are recessed back from the street, creating patio areas in front of each entrance. The north entrance is elevated several feet and includes steps leading up to the patio. The applicant is requesting to make alterations to both the north and south patio areas.

Request #1 – Brick Paver Replacement

The applicant is requesting to replace the brick paver floor at both the north and south patios with a grey ceramic tile. The reason is because the existing brick has become faded and worn over the years. In addition, the coloring of brick is off due to previous efforts to brighten the brick by staining it. The applicant has been unable to remove the stain or find a sufficient matching brick in the quantity needed which is why they are requesting to replace it with a new material. The proposed grey tile will either be 16in x 32in or 12in x 24in. This work will also include the removal of existing bollards on both patios. Both Staff and Task Force support the request and have recommended approval.

Request #2 – Lighting

The applicant is proposing additional exterior lighting for the north and south patios. For the south patio (facing Elm St), the applicant is proposing to add three in-grade linear lights. Four in-grade linear lights are also proposed for the north patio (facing Pacific Ave). The steps leading up to the north entrance patio will receive a new handrail that includes LED lights on the underside of the rail. Request item #3 of this application is the construction of two shade structures in the north patio. Those structures will include down-lighting beneath the canopies, and up-lights in the planters that will surround the shade structure's supports. Both Staff and Task Force support the request and have recommended approval.

Request #3 – Shade Structures in North Patio

The applicant is requesting to construct two shade structures in the north patio. The structures will consist of 6in x 6in square metal supports, metal beams and a Woodn Modulatus ceiling, which consists of wood-plastic composite louvers. At the base of each support pole will be a 2ft 10in tall planter constructed out of poured in place architectural concrete. Both Staff and Task Force support the request and have recommended approval.

Request #4

The applicant is requesting to alter and reconstruct the existing planters, located on both sides of the steps leading up to the north patio. The existing planters are tiered, and are constructed out of brick that matches the brick cladding of the main building. The new design would not be tiered, and would be constructed out of poured in place architectural concrete.

Task Force was supportive of the new design, but recommended the applicant salvage the existing brick and use it to re-clad the new planters. They stated that architectural concrete is foreign to the historic district. They saw no issue using it at the bases of the

shade structure supports because they were located away from the street within the patio area. However, the existing planters on each side of the patio steps are highly visible and right up against the sidewalk. Task Force believes re-cladding the new planters with salvaged brick would be more appropriate. The applicant was agreeable to this recommendation. Staff also agrees with Task Force and has recommended approval of this item with the condition that the new planters be clad in salvaged brick.

STAFF RECOMMENDATION:

- 1) Replace brick pavers with concrete tile on north and south patios. – Approve – Approve drawings dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Install exterior lighting on north and south patios. Approve – Approve drawings dated 2/4/2019 with the finding the proposed work is consistent with preservation criteria Section 2.4 for landscaping and lighting in Tracts A & C and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Construct two shade structures on north patio. – Approve – Approve drawings dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Reconstruct existing brick planters on north patio. – Approve with condition – Approve drawings dated 2/4/2019 with the condition that the planters be clad in salvaged brick from the original planters, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Replace brick pavers with concrete tile on north and south patios. – Approve – Approve as submitted.
- 2) Install exterior lighting on north and south patios. – Approve – Approve as submitted.
- 3) Construct two shade structures on north patio. – Approve – Approve as submitted.
- 4) Reconstruct existing brick planters on north patio. – Approve with conditions – Approve submittal with condition to reuse/match existing brick on planter walls in lieu of architectural concrete.

RECEIVED BY

JAN 03 2019

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 189-210(LC)
Office Use Only

Name of Applicant: Boxer Property
Mailing Address: 1910 Pacific Ave
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214-651-7368 Fax: _____
Relationship of Applicant to Owner: Property Management (Not Owner)

OFFICE USE ONLY
Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 1910 Pacific
Historic District: _____

PROPOSED WORK:

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

We would like to remove the brick pavers that have become a maintenance problem and replace with new tile, add new structures for shading, include new drainage and lighting in the area as well. Plans and concepts are attached.

This would create a more inviting area for building tenants and community and complement the new park across Pacific.

Signature of Applicant: _____ Date: 12-21-18

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

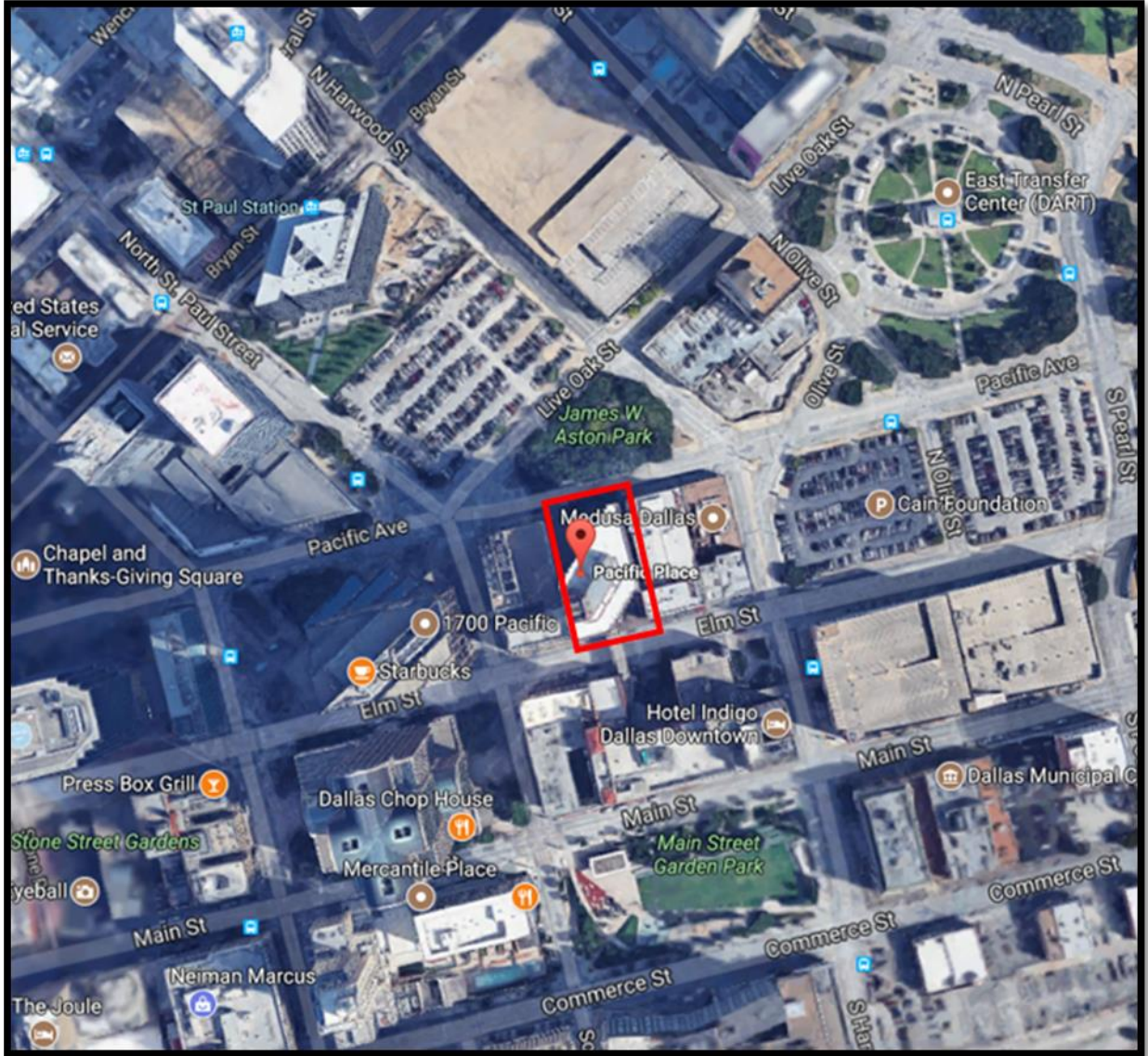
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 112817



Site Aerial



Existing North (Front) Elevation

CA189-210(LC)

C1-6



Existing South (Also Front) & East Elevations



Streetscape – Facing Southeast from Pacific Ave (left of 1910 Pacific)



Streetscape – Facing Southwest from Pacific Ave (right of 1910 Pacific)



Streetscape – Facing Northwest from Pacific Ave (across street to the north)



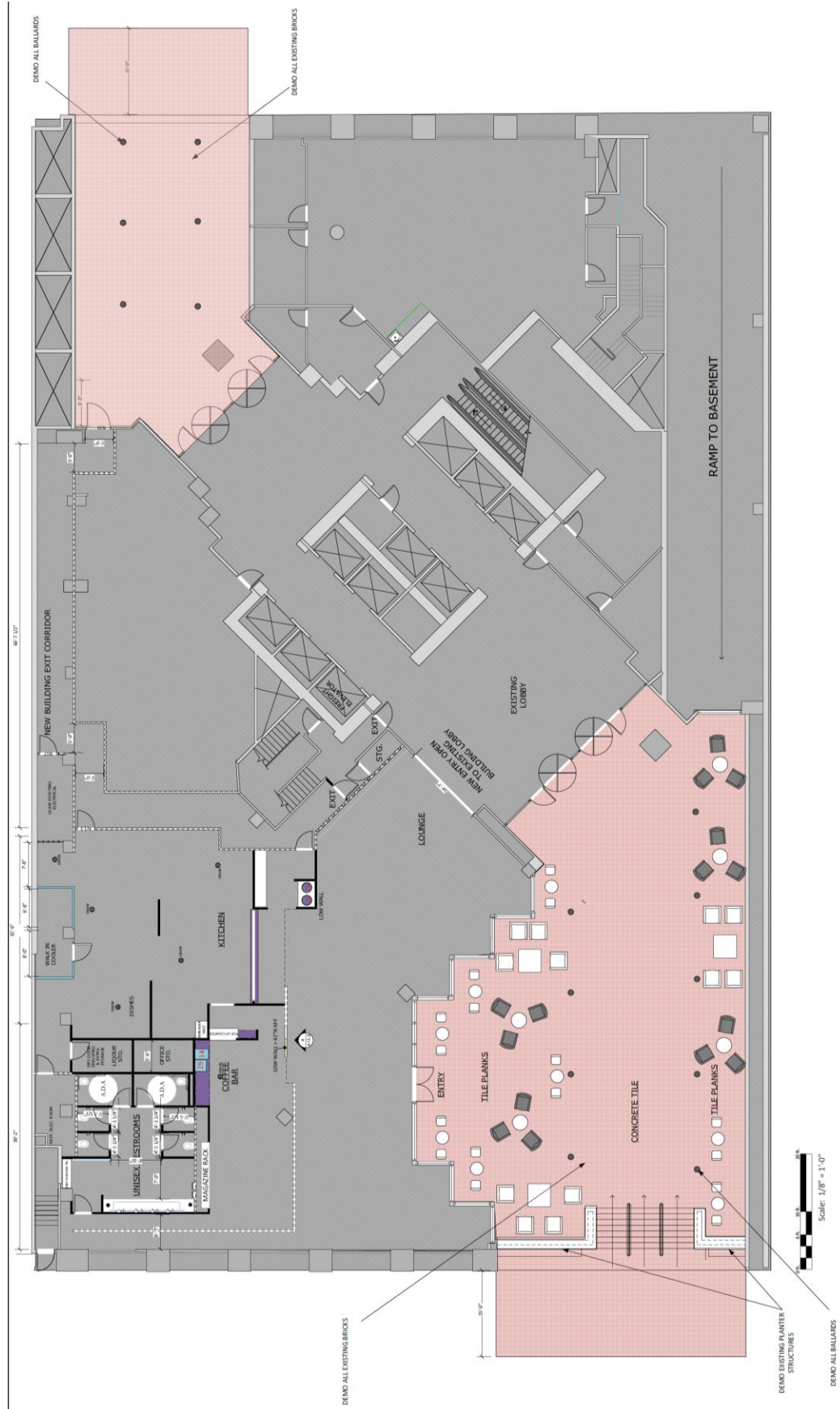
Streetscape – Facing Northeast from Pacific Ave (across street to the north)



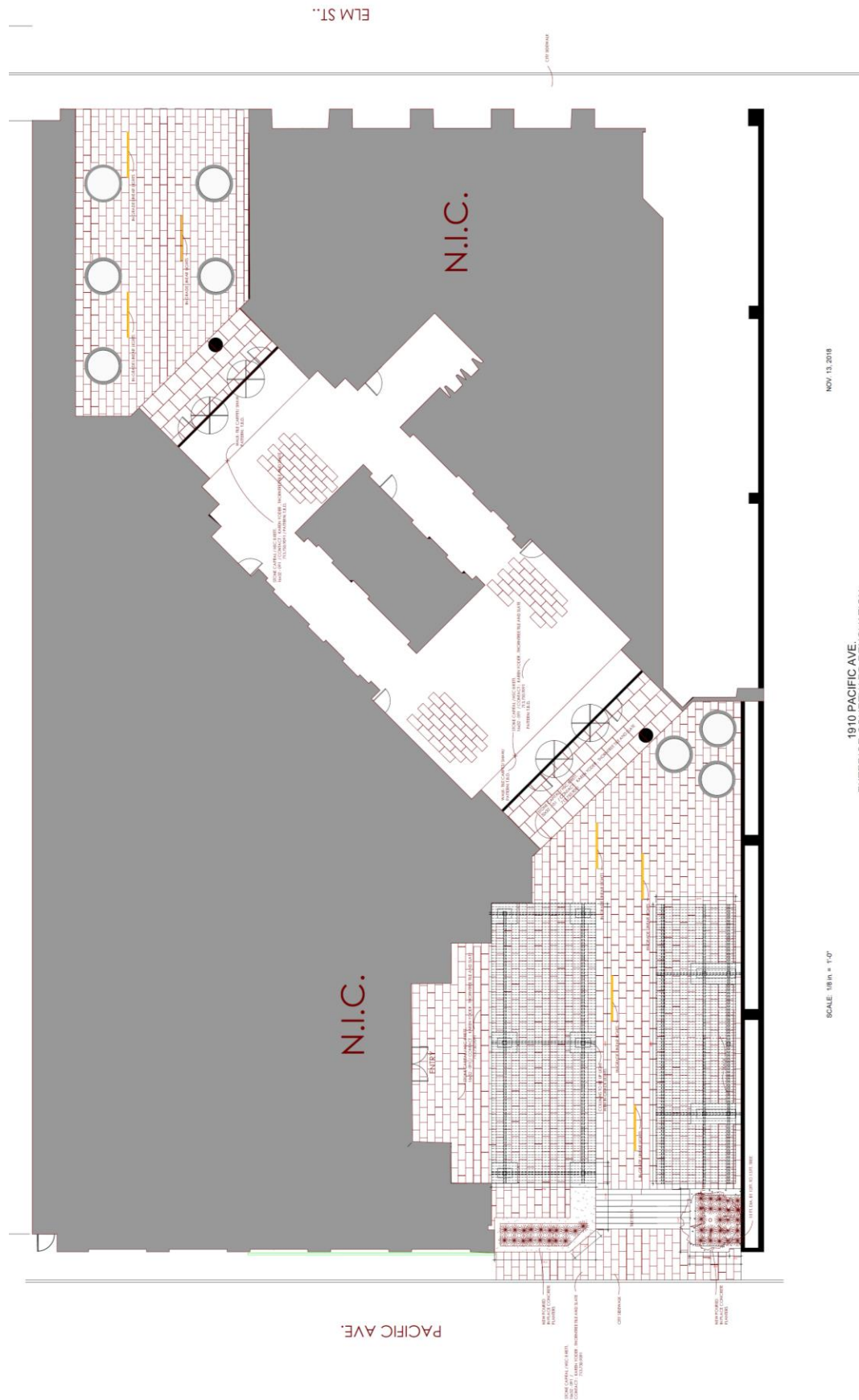
Existing South Patio (Facing Elm St)



Existing North Patio (Facing Pacific Ave)



Existing Site Plan
 CA189-210(LC)

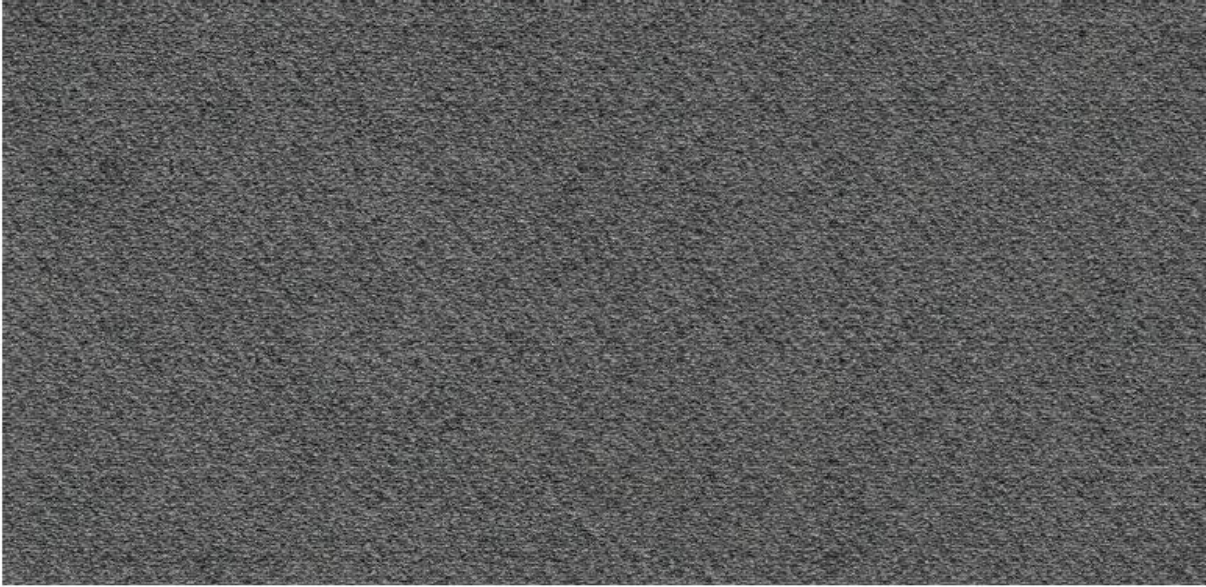




Request #1 – Existing Brick Pavers



Request #1 – Existing Brick Pavers (note contrast between pavers and building/planter cladding)



STONE CAPITAL/ HSC 8 RETT./ 16"X32" -091

Request #1 – Proposed Tile Pavers



Request #1 – Example Photo of Tile from Manufacturer

PRODUCT INFO

SIZE | 12"x24", 24"x24", 16"x32", 32"x32", 24"x48"

FINISH | **GRIP, *MATTE/BRUSHED/COMBED

EDGE | RECTIFIED & NON-RECTIFIED

APPLICATION | WALL, FLOOR &
**EXTERIOR - FLOOR & WALL

*HSC 10 / **HSC 210



*HSC 5 / **HSC 205



*HSC 8 / **HSC 208



NOTE: ALL field tile comes in a random blend of 32 patterns (see below) in a combination of MATTE, BRUSHED & COMBED finishes. You can not get just one finish/pattern. Mosaics are cut from this field, so they will contain a mixture of patterns.



MOSAICS
(Available in all colors)



MURETTO



MOSAICO



RILIEVI

SIZE	FINISH	THICKNESS	SF / BOX	PCS / BOX	LBS / BOX	SF / PAL	LBS / PAL	BOX / PAL
**12"x24"	Grip (*Matte/Brushed/Combed)	5/16"	13.66	7	52.03	542.51	2,127.44	40
16"x32"	*Matte/Brushed/Combed	3/8"	10.33	3	48.50	289.34	1,406.53	28
24"x48"	*Matte/Brushed/Combed	3/8"	7.75	1	43.43	325.50	1,869.50	42
32"x32"	*Matte/Brushed/Combed	3/8"	13.78	2	63.93	358.23	1,708.57	26
**24"x24" (Non-Rectified or Rectified)	*Matte/Brushed/Combed	2cm	7.75	2	70.11	248.00	2,292.78	32
**32"x32" (Non-Rectified or Rectified)	*Matte/Brushed/Combed	2cm	6.89	1	66.14	179.11	1,752.66	26
2"x2" Mosaico (12"x12" Mesh Mount)	*Matte/Brushed/Combed	3/8"	5.81	6	-	-	-	-
Muretto 12"x24" Mesh Mount	*Matte/Brushed/Combed	3/8"	7.75	4	-	-	-	-
Rilievi 12"x24" Mesh Mount	*Matte/Brushed/Combed	3/8"	7.75	4	-	-	-	-
3"x32" Bullnose	*Matte/Brushed/Combed	3/8"	-	10	-	-	-	-
3"x48" Bullnose	*Matte/Brushed/Combed	3/8"	-	10	-	-	-	-

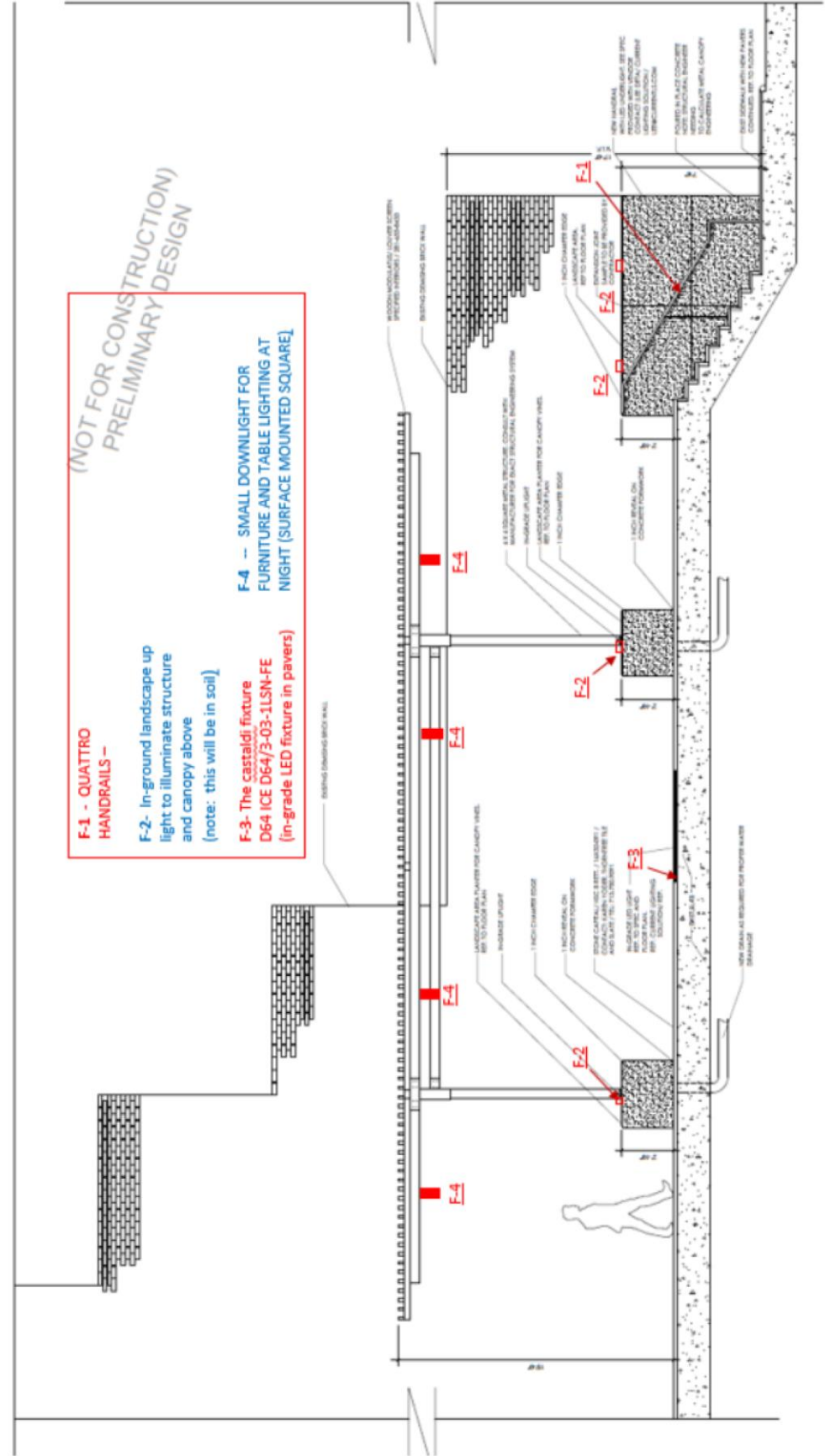
Innovation is our Specialty. Service is our Passion.
conceptsurfaces.com



COMPARABLE SERIES

Canvas, Marstood

Request #1 – Proposed Tile Pavers Specifications



**(NOT FOR CONSTRUCTION)
PRELIMINARY DESIGN**

F-1 - QUATTRO HANDRAILS –
F-2- In-ground landscape up light to illuminate structure and canopy above
 (note: this will be in soil)

F-3- The castaldi fixture D64 ICE D64/3-03-1LSN-FE (in-grade LED fixture in pavers)

F-4 -- SMALL DOWNLIGHT FOR FURNITURE AND TABLE LIGHTING AT NIGHT (SURFACE MOUNTED SQUARE)

6 INCH = 1 FT - 0"

NOV. 13, 201

**1910 PACIFIC AVE.
EXTERIOR COURTYARD RENOVATION- WITH STAGE**

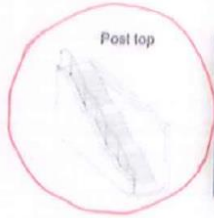


F-1 1910
COURTYARD
REMODEL

HANDRAIL - FIXTURE 'A'



Request #2 – Proposed Lighting Specifications for Handrails (labeled F1 on drawing)



Post top



F-1

QUATTRO

www.quattrolighting.com

Wall Mount



Pedestrian safety barriers and handrails are composed of metals that best meet their application. In addition to being pleasingly aesthetic, they must meet safety requirements for the particular application. Whether illuminated or not, they are tailor-made according to dimensions verified on site by the Quattro lighting team to ensure complete customer satisfaction.

Material	Inside structure (Tubular/ plate)	Inside Structure (Mesh)	Grab rail
Structure and frame Aluminum Stainless steel Galvanized steel Corten steel	<p>Aluminum Galvanized steel Stainless steel Corten steel</p>	<p>Aluminum Galvanized steel Other option upon request</p>	Grab rail Stainless steel 2 3/8" Aluminum 2 3/8" - Other material and dimension upon request

Standard White Light

LED DEVICES: 3 watts/foot Low Voltage (12V / 24V), 271 lumens/foot , 120° Light Beam ,4100 °K , Temperature operation -40°F / +122°F (-40°C/+50°C) 50 000 hours L70, 100 000 upon request -3000K available.

-LED DRIVERS 108-277 input voltage operation temperature -22°F / +158°F (-30°C/+70°C) .

RGBW

Informations upon request

QUATTRO LIGHTING INC. reserves the right to change specifications / design / materials without prior notice. (2017/01)

Request #2 – Proposed Lighting Specifications for Handrails (labeled F1 on drawing)

F-1

www.haper.eu

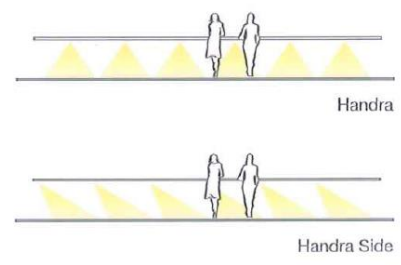
HANDRA

TECHNICAL SPECIFICATIONS



- GENERAL HIGHLIGHTS**
- Forward or Side throw light distribution
 - Special reflector technology
 - Operating temperature: -40°C / +55°C
 - CRI > 70(4000K) , CRI > 80(3000K)
 - Insulation Class: CLASS II
 - Lumen depreciation: L90B50 > 84700 h
 - Corrosion resistant aluminum housing
 - Electrostatic powder coating

CE EN60598, IP66, IK08



Request #2 – Proposed Lighting Specifications for Handrails (labeled F1 on drawing)



RECESSED – LR9002.003

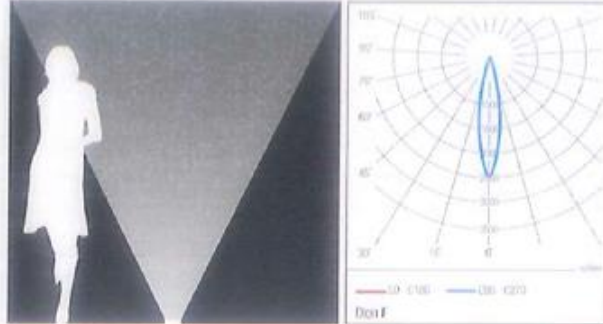
F-2

1910 - COURTYARD

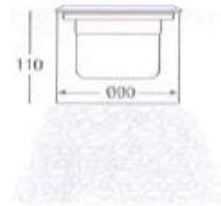
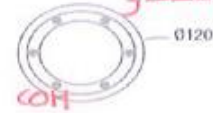
LANDSCAPE LIGHTS

CE IK07 IP67 EN 60598

UP-LIGHTS



REP CONTACT: CURRENT LIGHTING SOLUTIONS



LR9002.003

Dion Flexo S 10°

Ideal solution for landscape areas and architectural facades

Structured with standard LED module

Power: 7,5W

Luminous flux: 390lm - 455lm

Color temperature: 3000K, 4000K

Beam angle options: 10°, 25°, 36°, 60°

CRI > 95

Corrosion resistant aluminum housing with stainless steel frame

IP67, IK07

Safety class: CLASS I

Control system (standard): On/Off

Operating temperature: -30°C - +55°C

Complies with European Standards EN 60598 and CE certified

HPR PAZARLAMA A.Ş.

1. OSB Uygurlar Cd. No:1 Sincan

06935, Ankara / Turkey

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F: +90 312 267 54 31

info@heper.eu

We reserve the right to change specifications without prior written notice.

Edition: 01.09.2016

Current version under:

www.heper.eu/en/dion

Request #2 – Proposed Lighting Specifications for Up-lights (labeled F2 on drawing)



F-3

FIXTURE
(IN-GRADE LED LIGHT)
Data sheet

This data sheet and all the information is property of Castaldi Lighting S.p.A. All rights reserved.
We reserve the right to change specifications without prior written notice.

Products / D64 ICE / D64 ICE 30mm FULL EFFECT / D64/3-03-1LWN-FE

D64 ICE D64/3-03-1LWN-FE

R

TECHNICAL DATA

REP: CURRENT LIGHTING SOLUTIONS

GENERAL



Item code	D64/3-03-1LWN-FE
Place installation	outdoor
Name	D64 ICE 30mm FULL EFFECT / D64/3-03-1LWN-FE ground recessed, wall recessed, ceiling recessed, wall mounted
Environments	façades and architectural works, wellness, hallway, industrial areas



PHYSICAL

Installation type	ground recessed, wall recessed, ceiling recessed, wall mounted
Mounting type	surface, with rough-in housing
Screws	AISI 304 stainless steel screws.
Seals	Silicone Rubber.
Temperature glass	40°C
Body	Natural anodised extruded aluminium structure. Die- cast aluminium end caps. Installation kit with harmonic steel springs.



DIMENSIONS

A: Total width device (mm)	30
L: Total length device (mm)	306
H: Total height device (mm)	50
Built-in shaped	Rectangular
Weight (kg)	0,6



OPTICAL SYSTEMS

Opening beam	FE Full Effect
Diffuser	Tempered safety glass - 10 mm thickness, mechanical and thermal shock resistant.



Castaldi Lighting S.p.A.

Via Benvenuto Cellini 8 - 21012 Cassano Magnago VA Italy
T +39.0331.70.69.1 - F +39.0331.70.69.99
P.IVA/C.F. 00813200144 - REA VA 330914
Reg. RAEE IT08010000000166 - Capitale Sociale € 4.679.315 i.v.

Norlight e Castaldi sono due divisioni aziendali
senza personalità giuridica di Castaldi Lighting S.p.A.
Norlight and Castaldi are trademarks and divisions
of Castaldi Lighting S.p.A.

Pagina 1 / 11



Request #2 – Proposed Lighting Specifications for In-grade LED lights (labeled F3 on drawing)

CA189-210(LC)

C1-22

heper⁺

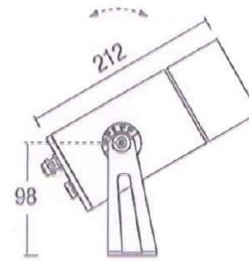
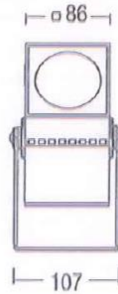
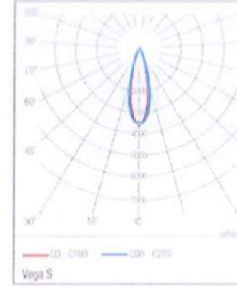
FLOODLIGHT – LF8020.693-26

F-4

CE

1910 - COURTYARD
(CANOPY DOWN LIGHTS)

IK07 IP65 EN 60598



Vega Hybrid S 26°

Ideal solution for landscape areas and architectural facades

Structured with Hybrid LED module

Power: 9W

Luminous flux: 350lm – 500lm

Color temperature: 3000K, 4000K

Hybrid beam angle option: 26°

Multifaceted micro-reflection system

CRI 4000K > 70, 3000K > 80

Corrosion resistant aluminum housing

Electrostatic powder coating

Color: standard HM1 to HM5, optional RAL codes

IP65, IK07

Safety class: CLASS I

Control system (optional): 1-10V, DALI

Operating temperature: -30°C - +55°C

Complies with European Standards EN 60598 and CE certified

HPR PAZARLAMA A.Ş.
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info@heper.eu

We reserve the right to change specifications without prior written notice.

Edition: 18.10.2017

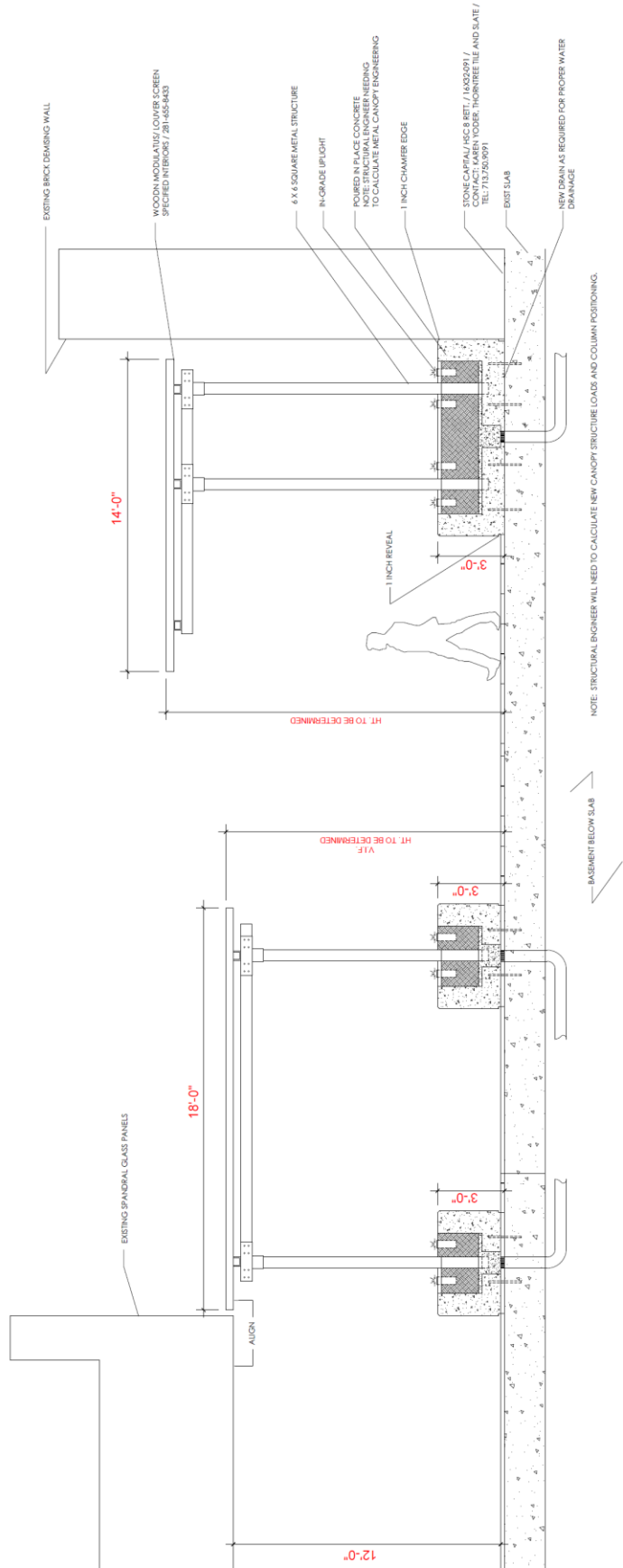
Current version under:

www.heper.eu/en/vega

Request #2 – Proposed Lighting Specifications for Canopy Down-light (labeled F4 on drawing)

CA189-210(LC)

C1-23



SECTION - THROUGH COURTYARD AT PACIFIC AVE.
SCALE: 3/8 INCH = 1 FT. - 0"

NOV. 13, 2018

1910 PACIFIC AVE.
EXTERIOR COURTYARD RENOVATION - WITH STAGE



Rendering of North Patio (facing south from Pacific Ave)



Rendering of North Patio (facing west from within the Patio)



Renderings of North Patio
CA189-210(LC)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Harwood Historic District (H-48), Ordinance No. 30812, Exhibit B

2.0 Site and Site Elements in Tract A and Tract C.

2.4 Landscaping and exterior lighting installed after February 28, 1990, must enhance the structure and its surroundings and must not obscure significant views of or front contributing structures.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

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

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

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

DATE: 1/9/2019

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Boxer Property/ Sean Ligenfelter
Address: 1910 Pacific Ave (H-48; Harwood)
Date of CA/CD Request: 1/3/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approve submittal w/ condition to reuse/match existing brick on planter walls in lieu of architectural concrete.

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Justin Curtsinger (Vice Chair)	<input type="checkbox"/> VACANT (Ind. Resident)
<input type="checkbox"/> Morgan Harrison	<input type="checkbox"/> Charles Neel	<input type="checkbox"/> VACANT (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> James Adams	<input type="checkbox"/> VACANT (Alternate)

Ex Officio staff members Present Liz Casso

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

Maker: Justin Curtsinger

2nd: James Adams

Task Force members in favor: 4

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force Gary C. Coffman DATE 1/9/2019

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

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

**LANDMARK COMMISSION****FEBRUARY 4, 2019**

FILE NUMBER: CD189-005(MLP)
LOCATION: 4525 Sycamore Street
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Melissa Parent
DATE FILED: January 3, 2019
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Jacqui Connors

REPRESENTATIVE: None.

OWNER: CONNORS JACQUELINE

REQUEST:

Demolish rear accessory structure using standard "Imminent threat to public health/safety".

BACKGROUND / HISTORY:

12/4/2018: Applicant was given a staff approval for foundation and roof repairs (CA189-140(MLP)).

12/7/2018: Applicant was given a staff approval to remove all vinyl siding on the main structure and to repair and paint the original wood siding found underneath (CA189-172(MLP)).

1/7/2019: Landmark approved the construction of a new rear addition, the installation of a railing on the front porch, installation of a window in the rear, as well as installation of a wood fence and gate in the side yard. Landmark also approved the removal of two chimney stacks in the rear of the main structure (CA189-158(MLP)).

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

ANALYSIS:

Staff is recommending approval of the demolition of a rear accessory structure. While the applicant was not able to afford a structural engineer's report, staff believes the photos submitted adequately show the advanced deteriorated state of the structure and its need for demolition. The accessory structure is non-contributing.

STAFF RECOMMENDATION:

Demolish rear accessory structure using standard "Imminent threat to public health/safety" – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

TASK FORCE RECOMMENDATION:

Demolish rear accessory structure using standard "Imminent threat to public health/safety". – Approve - Recommendation to approve demolition of accessory structure.

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

CD <u>189</u> - <u>005</u> (<u>MLP</u>)
Office Use Only

1. Name of Applicant: Jacqueline Connors
MAILING Address: 4525 Sucamore St. City Dallas State Tx Zip 75204
Daytime Phone: 417-645-0470 Alternate Phone: _____
Relationship of Applicant to Owner: owner

ADDRESS OF PROPERTY TO BE DEMOLISHED: 4525 Sucamore St. Zip 75204
Historic District: PEARL SUBURBAN

Proposed Work:

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

3. Describe work and submit required documents for the demolition standard you are applying:
(please see attached checklist)
demolish + finish existing structure. Possible rebuild in future

<p>Application Deadline: This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla SBN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates).</p> <p>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.</p> <p>Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.</p>
4. Signature of Applicant: <u>Jacqueline Connors</u> Date: <u>12/17/18</u>
5. Signature of Owner: <u>same as above</u> Date: _____

RECEIVED BY
JAN 08 2019
Current Planning

(IF NOT APPLICANT)
Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Sustainable Development and Construction

Date

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

Affidavit

Before me the undersigned on this day personally appeared Jacqueline Connors who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the owner, principle, or authorized representative of the subject property.

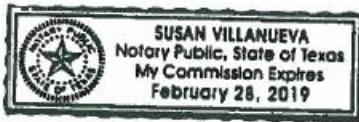
Jacqueline Connors

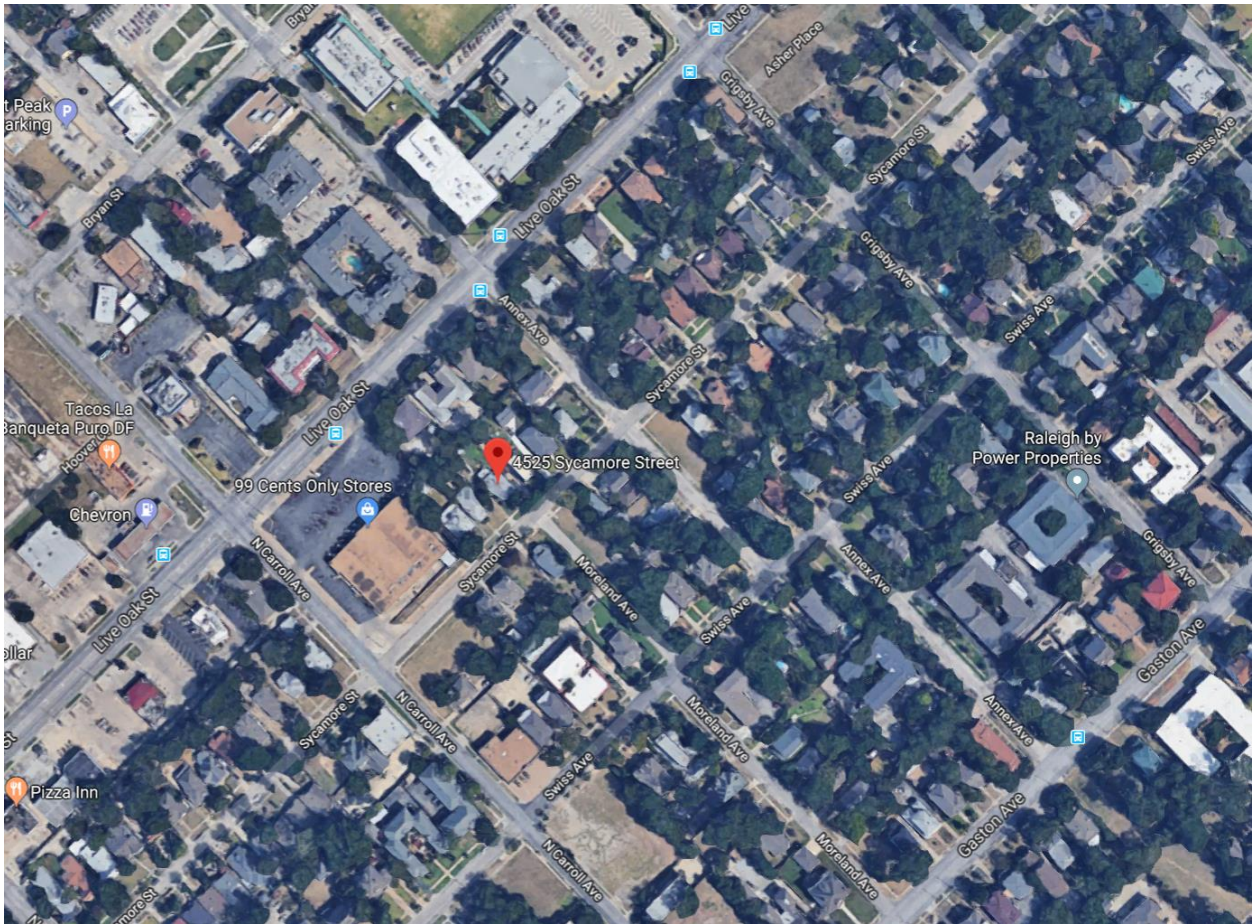
Affiant's signature

Subscribed and sworn to before me this 17th day of December, 2018

Susan Villanueva

Notary Public





Aerial view



Front façade



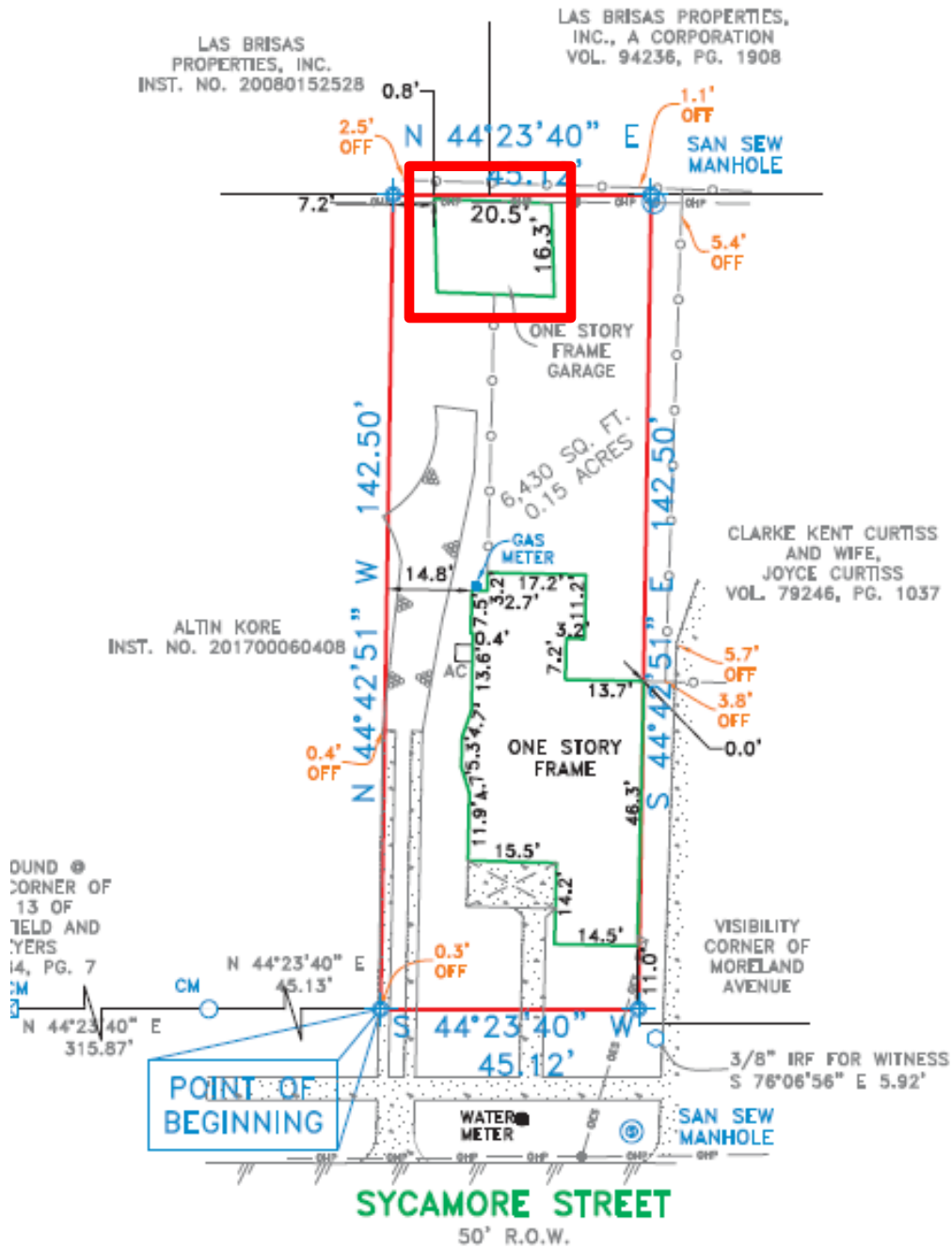
Property adjacent to the right



Property adjacent to the left



Property across Sycamore St.



Site survey indicating location of accessory structure.



Existing conditions of accessory structure

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

(h) Certificate for demolition or removal

(4) Standard for approval

(C) The landmark commission must deny an application to demolish or remove a structure that poses an imminent threat to public health or safety unless it finds that:

(i) the structure constitutes a documented major and imminent threat to public health and safety;

(ii) the demolition or removal is required to alleviate the threat to public health and safety; and

(iii) there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

NON-CONTRIBUTING STANDARDS:

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

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

DATE: 01/10/2019
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Jacqueline Connors
Address: 4525 Sycamore
Date of CA/CD Request: 01/04/2019

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:
*Recommendation to approve demolition of
accessory structure.*

Task force members present

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

Ex Officio staff members present Melissa Parent

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

Maker: *JIM ANDERSON*
2nd: *JENNIFER SUITONU*
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force *[Signature]* DATE 01/10/2019

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.
The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



CITY OF DALLAS

LANDMARK COMMISSION

FEBRUARY 4, 2019

FILE NUMBER: CA189-213(MLP)
LOCATION: 5521 Swiss Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Melissa Parent
DATE FILED: January 3, 2019
DISTRICT: Swiss Avenue
MAPSCO: 36-X
CENSUS TRACT: 0014.00

APPLICANT: Labhart and Company INC

OWNER: HAMILTON CHRISTOPHER SCOTT & ANNE LANGDON

REQUEST:

- 1) Install one security camera on side facade. Work completed without a Certificate of Appropriateness.
- 2) Install electric car charger dock on side facade. Work completed without a Certificate of Appropriateness.

BACKGROUND:

7/31/2007 – Applicant was approved to replace fence in-kind. Also approved was the replacement of a red oak in the front yard with same species (CA067-546(MW)).

8/12/2011 – Applicant was approved to replace existing slate roof with new slate roof (CA101-362(CH)).

2/12/2018 – Landmark Commission approved the installation of two new doors, alteration to two window openings, the screening in of a rear 1st-story porch, and the enclosure of a rear 2nd-story porch (CA178-237(MLP)).

The property is listed as contributing to the Swiss Avenue Historic District.

ANALYSIS:

Request #1: Staff recommends approval of the installation of a security camera on the side façade. While staff is concerned that the camera has been installed into the brick, removing it could potentially cause more damage. The applicant has stated that they have tried to find brick that would match the existing for any

potential repair/replacement of the brick, but they have been unable to locate any.

Request #2: Staff recommends approval of the installation of an electric car charger on the side façade. If the work had been proposed prior to being completed, staff would have treated this as a mechanical unit installation – requiring screening and placement in the rear, and installation to occur through mortar joints, as opposed to brick. However, Staff does recognize the general placement of the charger at the rear of the carport is required to reach the car and asking the applicant to move it into the rear of the structure would make it unusable/unreachable. Staff also agrees with the Task Force comments that the charger is partially screened by the bay projection and is generally difficult to see from the public right-of-way because of the large front yard setbacks, which is a character-defining feature of Swiss Avenue. In addition, moving the equipment would necessitate more penetrations to the mortar and/or the face of the brick and the existing brick face where the equipment is currently mounted would require repair and or possible brick replacement.

STAFF RECOMMENDATION:

- 1) Install one security camera on side facade. Work completed without Certificate of Appropriateness. – Approve - The completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install electric car charger dock on side facade. Work completed without Certificate of Appropriateness. – Approve - The completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install one security camera on side facade. Work completed without Certificate of Appropriateness – Approve - Approve as submitted noting that location is behind projected bay and exterior conduit now removed.
- 2) Install electric car charger dock on side facade. Work completed without Certificate of Appropriateness – Approve - Approve as submitted noting that location is behind projected bay and exterior conduit now removed.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 213 (MLP)
 Office Use Only

Name of Applicant: Labhart and Company, Inc
 Mailing Address: P.O. Box 181895
 City, State and Zip Code: Dallas, Texas 75218
 Daytime Phone: 214-823-3063 Alternate Phone: 214-532-9306
 Relationship of Applicant to Owner: Contractor

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 5521 Swiss Ave., Dallas, Texas 75214
 Historic District: Swiss Ave

PROPOSED WORK:

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

- Install a Ring Security Camera to monitor activity at side of home
- Install an Electric car charger on South side of house for charging of 2 electric cars

RECEIVED BY

Signature of Applicant: *[Signature]* Date: 12/14/18 JAN 03 2019
 Signature of Owner: *[Signature]* Date: 12/14/18
 (IF NOT APPLICANT)

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

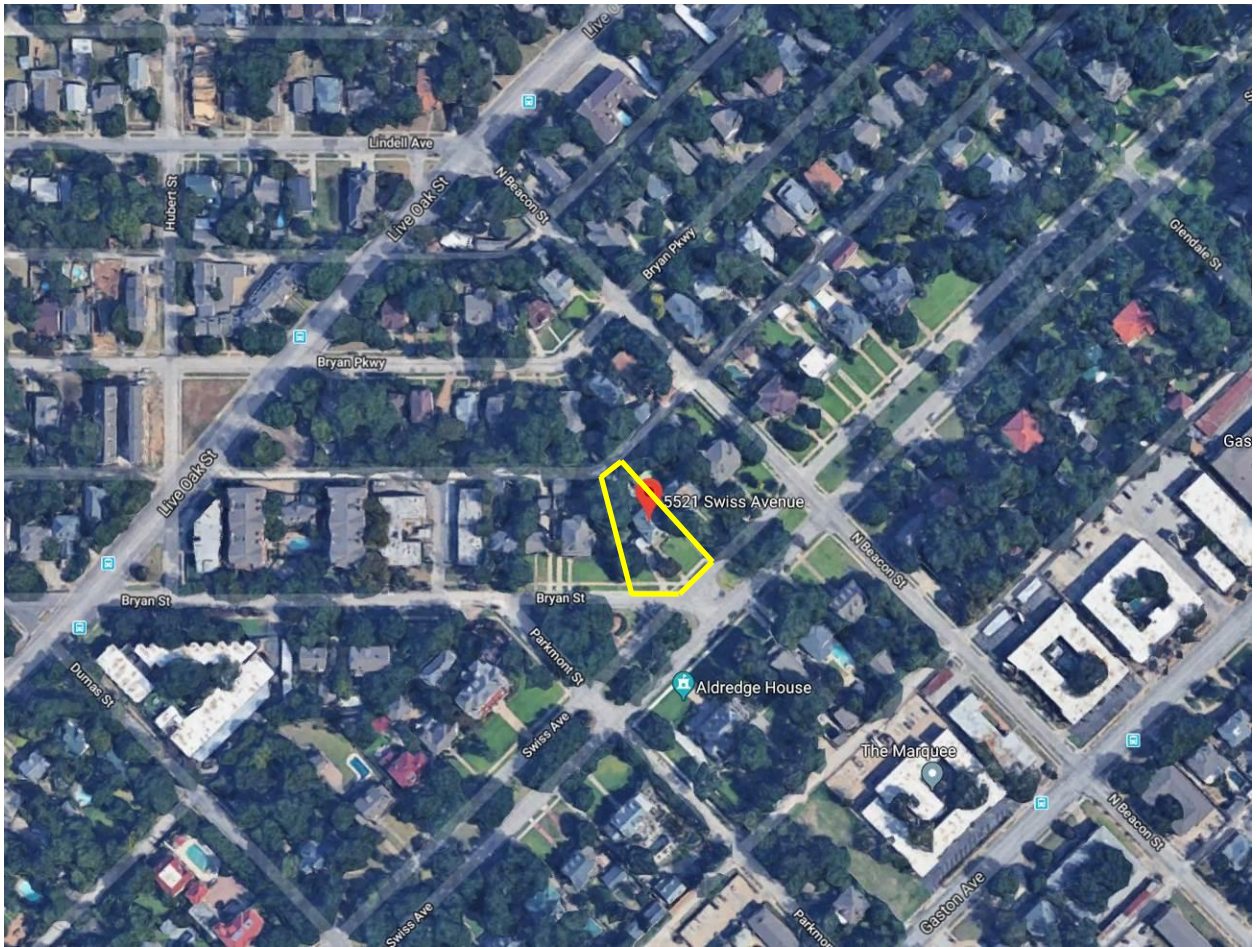
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
 Rev. 060518



Aerial view



Existing front façade (View from Swiss Ave)



Adjacent property to the right



Adjacent property to the left



Properties across Swiss Ave



View of side façade from rear 50%

*Conduit lines between light and security camera have been removed.

Request #1: Install one security camera on side facade. Work completed without CA.

Request #2: Install electric car charger dock on side facade. Work completed without CA.



View from public right-of-way shows charger and camera is not visible



Close up views of security camera and car charger hardware installed

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

(i) for contributing structures:

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

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

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

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

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 01/08/19
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Russel Labhart
Address: 5521 Swiss
Date of CA/CD/CR Request: 01/04/19

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED NOTING THAT LOCATION IS
BEHIND PROJECTED BAY OF EXTERIOR CORNER NOW
REMOVED, SEE ATTACHED PHOTO & SITE PLAN.

Task force members present

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

Ex Officio staff members present : Melissa Parent

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

Maker: John Gormley
2nd: Wes Powell
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force  DATE 01/08/2019

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

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



LANDMARK COMMISSION**FEBRUARY 4, 2019**

FILE NUMBER: CA189-216(MP)
LOCATION: 2826 Metropolitan
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595

PLANNER: Marsha Prior
DATE FILED: January 3, 2019
DISTRICT: Wheatley Place
MAPSCO: 46-U
CENSUS TRACT: 0037.00

APPLICANT: A to Z Basics

REPRESENTATIVE: Zack Bigelow

OWNER: A TO Z BASICS LLC

REQUEST:

Construct single-family house.

BACKGROUND / HISTORY: None

Vacant lot in Wheatley Place historic district.

ANALYSIS:

Staff is recommending approval because the proposed design, materials, and setback are all consistent with preservation criteria. Although one of the character defining features of homes in Wheatley Place are the front porches, there are a handful of smaller homes that have a simple stoop as proposed in this design. Furthermore, the lot itself is small and would not easily support a larger house with a more substantial porch. Task Force did not have a quorum, but they made a few suggestions on the roof overhang and color of paint trim, which applicant addressed.

STAFF RECOMMENDATION:

Construct single-family house – Approve – Approve drawings and specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 9.2, 9.3, 9.7, 9.8, 9.9, and 9.11 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Construct single-family house – No quorum; comments only – Extend roof line to overhang front and back elevation to match Wheatley Place architecture. Change trim color to muted pastel color.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 216 (MP)
 Office Use Only

Name of Applicant: A to Z Basics LLC, Zachary Bigelow
 Mailing Address: 3105 Harman St
 City, State and Zip Code: Dallas TX 75215
 Daytime Phone: 972 900 2224 Alternate Phone: 972 900 9748
 Relationship of Applicant to Owner: Self

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 2826 Metropolitan Ave, Dallas, TX 75215
Historic District: Wheatley Place

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

New single family residential construction on empty lot.

RECEIVED BY

Signature of Applicant: [Signature] Date: JAN 03 2019
 Signature of Owner: _____ Date: Current Planning
 (IF NOT APPLICANT)

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

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

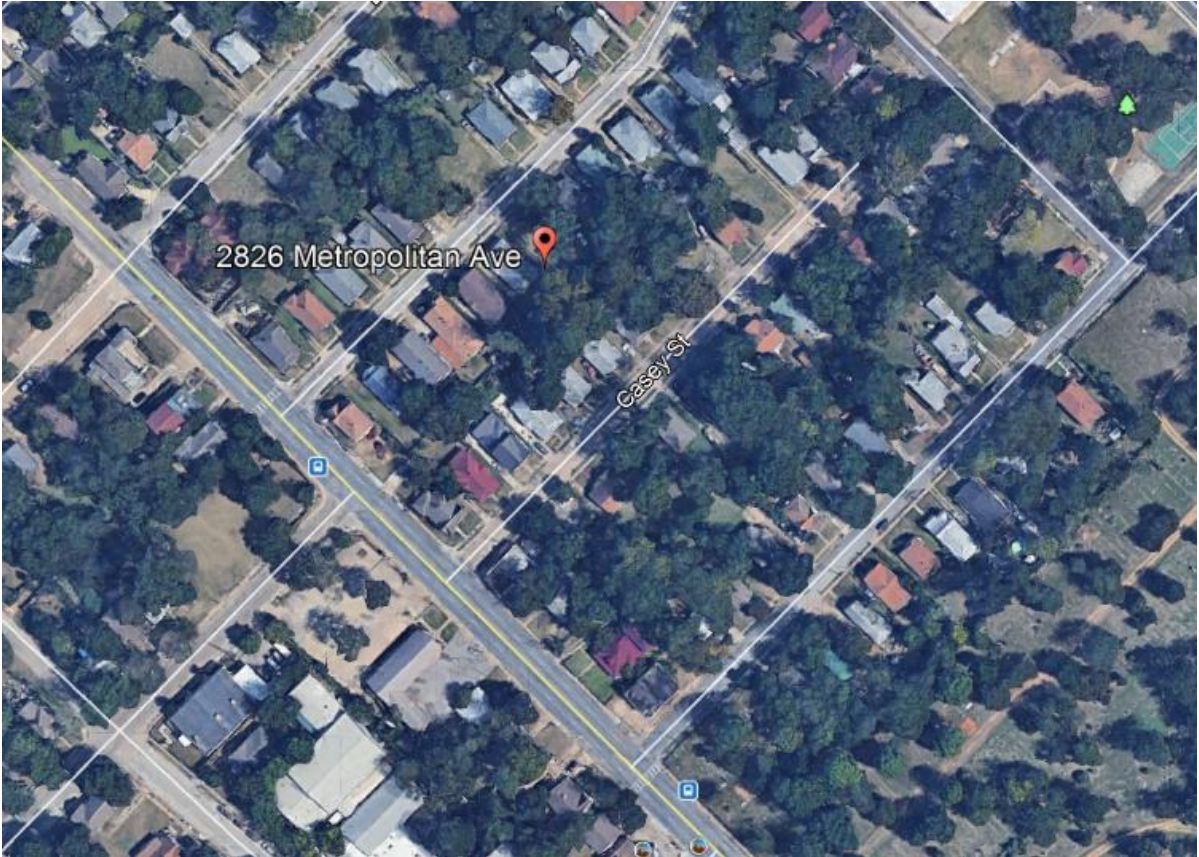
OTHER:
 In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the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

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

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

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

Sustainable Construction and Development Date



Aerial view



Facing South.



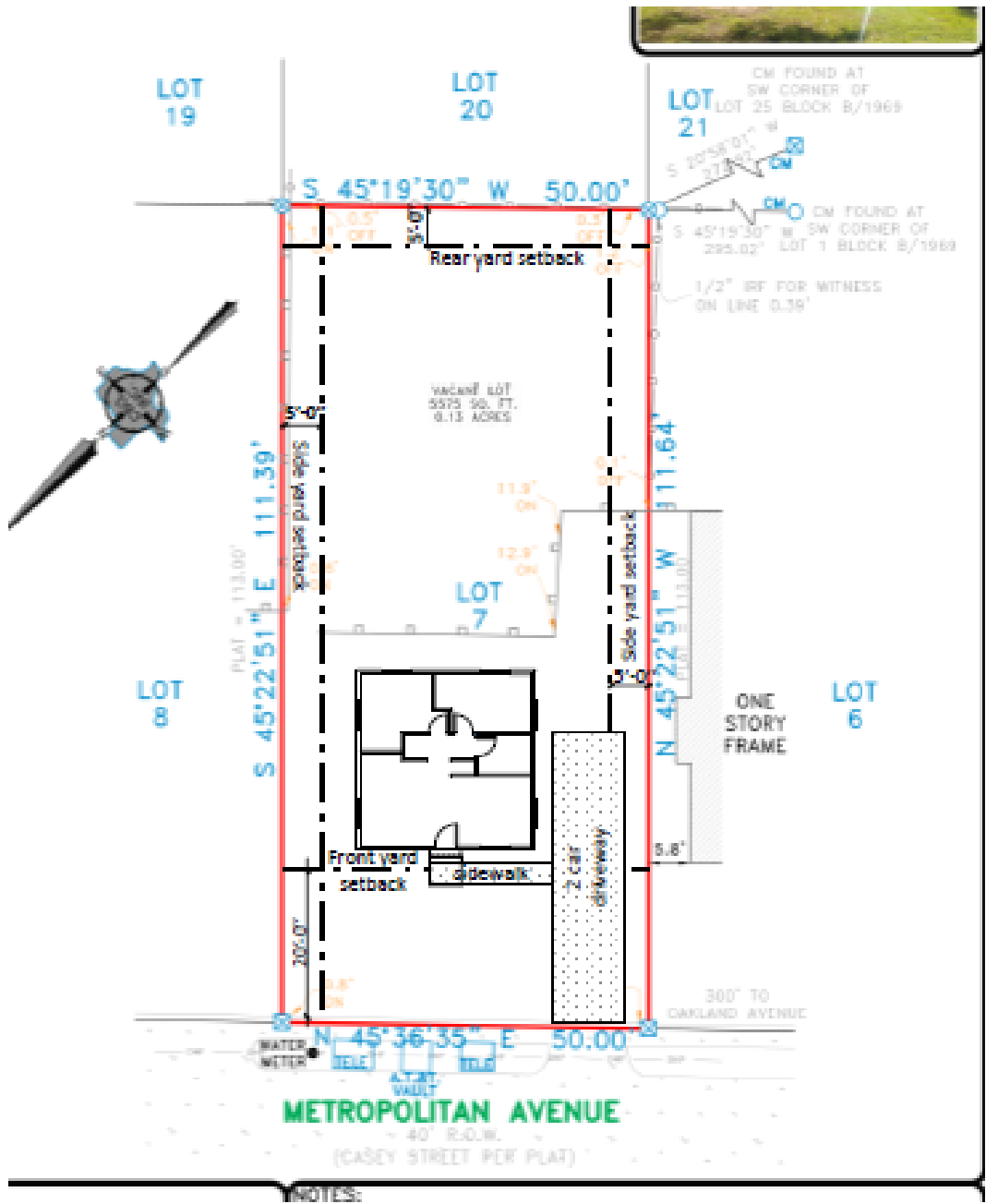
View to left (East) of 2826 Metropolitan.



View to right (West) of 2826 Metropolitan.



View across (North) from 2826 Metropolitan.



Survey plat with proposed structure and setbacks notated.

FLOOR PLAN

SCALE 1/8" = 1'-0"
SQ. FT.: 592 S.F.

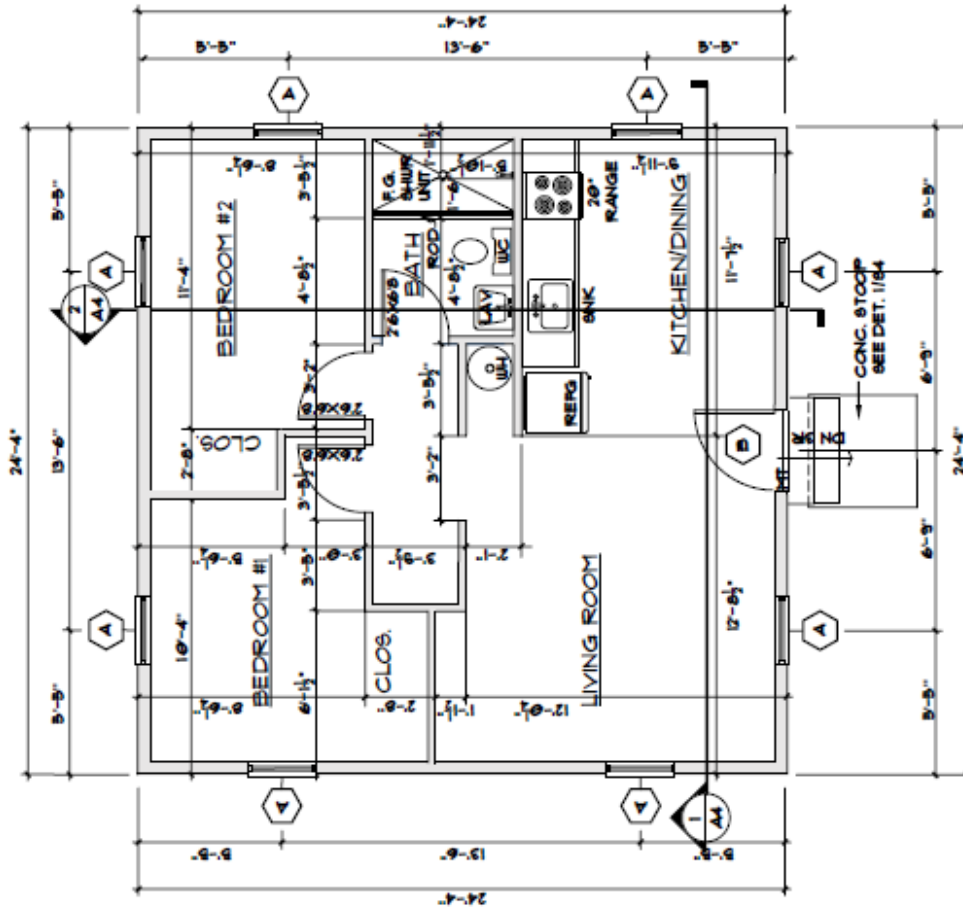
Window & Door Schedule			
Mark	Mfg.	Model	Remarks
A	Jeldwen	Siteline Wood Double Hung	30 3/4" x 59 1/2" Windows
B	Simpson	Bungalow Series 7228	3' x 6' 8" Door

NOTE: Add 1/2" to window & door height & width to determine rough opening dimensions

NOTES:

1. Dimensions shown are from outside of exterior studs to one side of interior studs.
2. Exterior house wells are 2x6 studs @ 16" O.C. and interior partitions are 2x4 studs @ 16" O.C UNO
3. All exterior and bearing wall openings to have 2-x12 headers unless otherwise specified. See building and wall sections for rough opening heights.
4. Use of STD 2 1/2" casing trim used to determine interior dimensions required next to doors. Owner / Builder shall be responsible for all interior dimensions and conflicts with casing trim if a wider casing trim is to be used.
5. Dimensions are to rough constructions.
6. Contractor shall verify all window and door rough openings w/ MFG before commencement of construction.
7. All cabinetry to be determined by the cabinet provider.
8. All stairs with 4 or more risers shall have code compliant handrails.

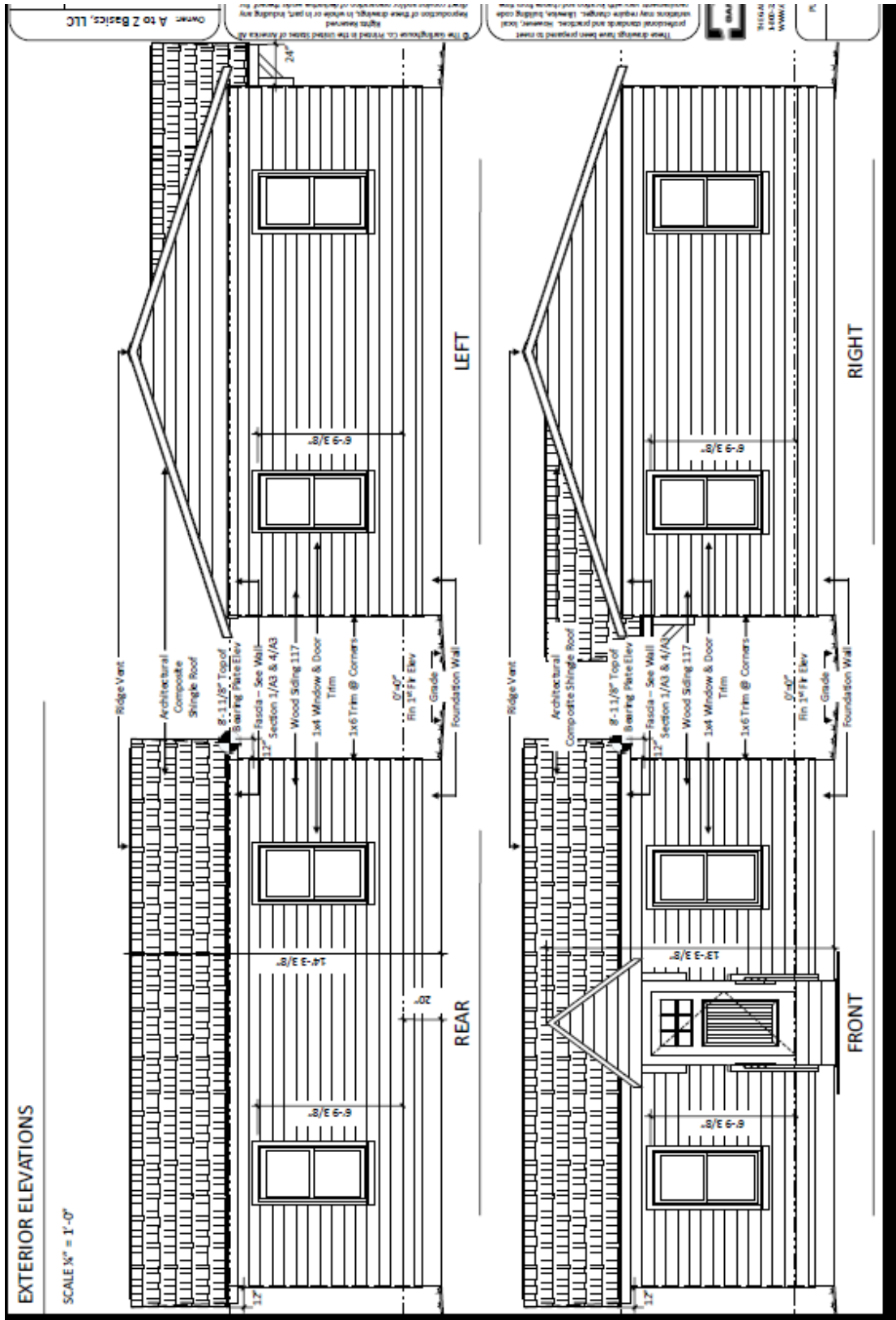
Floor Finish Schedule	
Room	Floor
Living Area	Vinyl
Kitchen/Dining Area	Vinyl
Mech.	Vinyl
Hall	Vinyl
Bath	Vinyl
Bedroom #1 & #2	Vinyl



These drawings have been prepared to meet professional standards and practice. However, local regulations may require changes. (Builder, building code) reproduction of these drawings, in whole or in part, without the written consent of the architect is prohibited.

The architect(s) is/are licensed in the state of America.

Owner: A to Z Basics, LLC

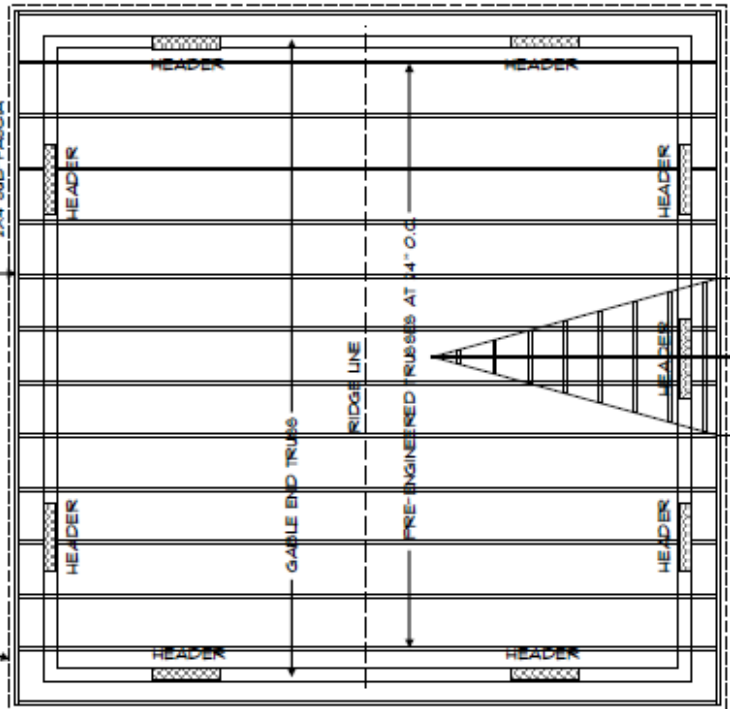


Proposed elevations.

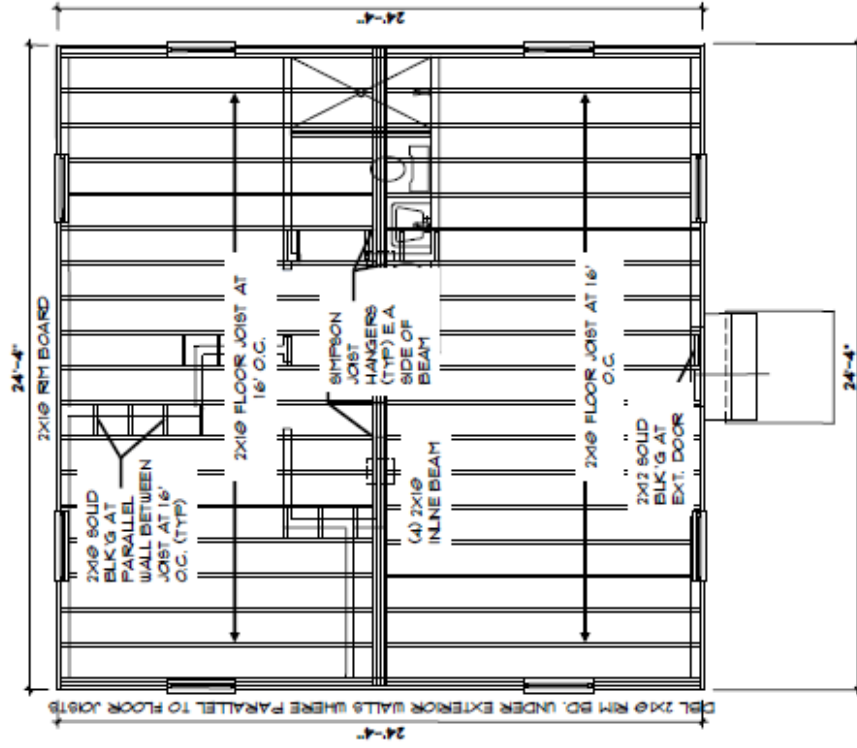
FRAMING PLANS

SCALE 3/8" = 1'-0"

DASHED LINE INDICATES LINE OF ROOF DRIP BEYOND ROOF STRUCTURE
2x4 SUB-FASCIA



ROOF FRAMING PLAN

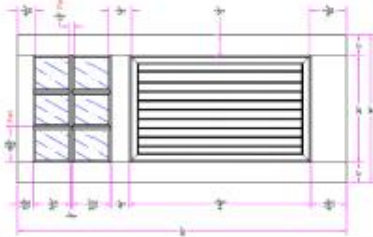


FLOOR FRAMING PLAN

Proposed roof plan.

ADDITIONAL DETAILS HISTORIC TYPE MATERIALS

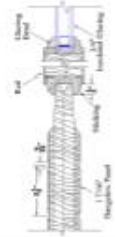
EXTERIOR DOOR



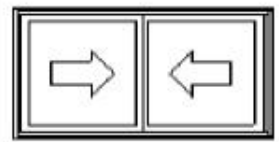
7228 BUNGALOW (TDL)
 SERIES: Bungalow Series®
 TYPE: Exterior Decorative
 DOOR DESIGN: 7228
 FINAL PRICE PER DOOR: \$923.00
 QUANTITY: 1
 Price After Discount: \$823.00

DOOR SPECIFICATIONS
 SPECIES: Fir
 WIDTH: 3' 0"
 HEIGHT: 6' 8"
 THICKNESS: 1 3/4"
 GLASS: 3/4" Clear IG
 PANEL: 1 7/16" RP with Beaded Grooves
 PROFILE: Oval Sticking
 PERFORMANCE: UltraBlock as standard
 - Sillies: 4-1/2"

OTHER ITEMS
 4-5/8 FORMED FINGER JOINT JAMB WITH BRONZE SILL, DBL BORE LOCK SET PREP



WINDOWS



Frame Size: 30 X 59
 (Outside Casing Size: 35 5/8 X 62 11/16),
 Sheline Wood Double Hung, Auralist Pine,
 Primed Exterior,
 Natural Interior,
 3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
 4 9/16 Jamb,
 Standard Double Hung, No Finger Pines, Tan Jamblers, Concealed Jamblers
 Chestnut Bronze Hardware
 US National-Warranty/ASTM, PG 35,
 Insulated Low-E Air-Filled Glass, Heat, Protective Film, Silver
 Secondary Air-Filled Argon Gas, IG,
 Beveled Glass, Mesh Brilliant White Screen
 Custom Width *Custom Height* *Glass Thickness=0.698, Clear
 Opening: 26.2in, 25.9in, 4.7 in
 MV-3014-A-2330(MP) A-200 (11/09) 91, RW

MAIN PAINT COLOR



TRIM PAINT COLOR



SIDING DETAILS



117 Novelty Siding

EXTERIOR LIGHT



Designers Fountain >
Basic Porch 1-Light White Outdoor Incandescent Wall Lantern
 • Lamps (1) 100-Watt Medium Base Bulb (Not Included)
 • White Finish with Clear Shade

ROOF MATERIAL

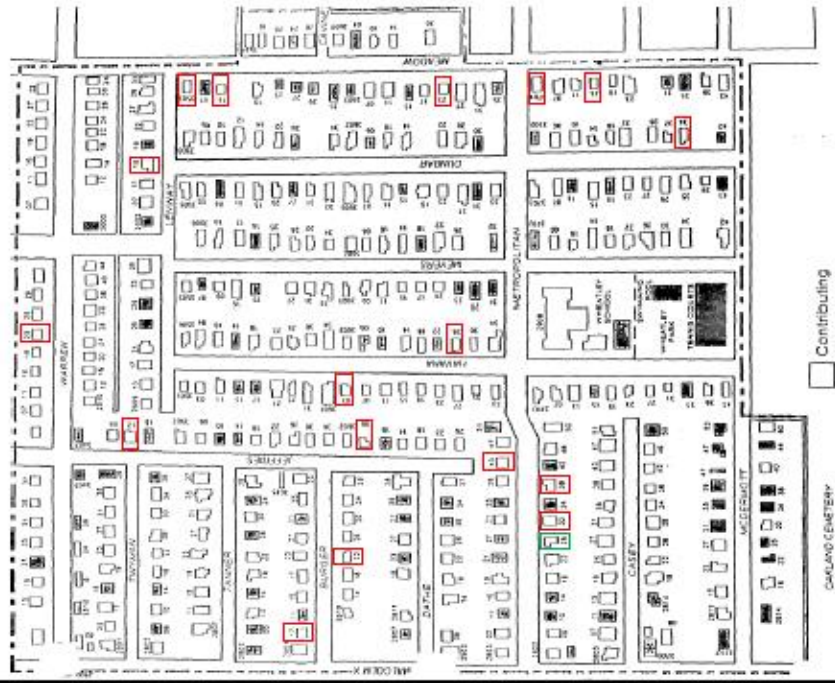


GAF >
Timberline HD Charcoal Lifetime Architectural Shingles (33.3 sq. ft. per Bundle)
 • Architecture asphalt shingles covered by Lifetime Ltd. Warranty
 • Enhanced shingle effect for a genuine wood shingle look
 • Class A fire rating & 130 mph wind warranty provide peace of mind

2826 METROPOLITAN AVE		
No.	Address	Front Setback
1	2806 Metropolitan Ave	16'
2	2818 Metropolitan Ave	16'
3	2822 Metropolitan Ave	17'
4	2830 Metropolitan Ave	17'
5	2838 Metropolitan Ave	18'
6	3715 Meadow St	23'
7	3719 Meadow St	23'
8	3743 Meadow	20'
9	2830 Tanner Ave	32'
10	2837 Tanner Ave	23'
Set Back Average:		20.5

Average front yard setbacks on same blockface (Metropolitan), and on two other Wheatley Place streets.

ADDITIONAL DETAILS HISTORIC CONTRIBUTING PROPERTIES
WHEATLEY PLACE



Similar Foundation Styles:
 3511 Meadow St



2838 Metropolitan Ave



2843 Metropolitan Ave



3503 Meadow St
 3701 Meadow St
 3715 Meadow St

Similar Front Steps:
 3623 Meadow St



3734 Dumber



3626 Havana St



2822 Burger Ave
 3412 Jeffries St
 2830 Metropolitan Ave
 3603 Havana St
 2923 Warren Ave
 3606 Jeffries
 3015 Lenway St
 3511 Meadow St

Comparison of similar houses in Wheatley Place - in particular those with foundations, front stops, and porch treatment such as that on 3623 Meadow.



3626 Havana – Example of houses in Wheatley Place with small stoop and no porch.



2830 Metropolitan – Example of houses in Wheatley Place with small stoop and no porch.



3603 Havana – Example of houses in Wheatley Place with small stoop and no porch.



3015 Lenway – Example of houses in Wheatley Place with small stoop and no porch.



3623 Meadows – Example of houses in Wheatley Place with small stoop and no porch.



3412 Jeffries – Example of houses in Wheatley Place with small stoop and no porch.



3606 Jeffries – Example of houses in Wheatley Place with small stoop and no porch.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

9.0 New Construction and Additions

- 9.2 The elevation of a lot to be used for construction of a new main structure must match the elevation of other lots on the block.
- 9.3 Construction of new main structures must include a front porch appropriate to the neighborhood.
- 9.7 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios. New construction should be of the same predominant material. Details can be of other materials, except as otherwise noted.
- 9.8 The height of new construction and additions must not exceed the height of the historic structure.
- 9.9 Aluminum siding, stucco and vinyl cladding are not permitted.
- 9.11 Front yard setback for construction of new main structures.
 - a) A main structure on an interior lot must have a front yard setback that is within ten feet of the average front yard setback of other structures in the blockface.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: 1/8/2019

TIME: 4:00 pm

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

Applicant Name: Zack & Abigail Bigelow
Address: 2826 Metropolitan (Wheatley Place HD)
Date of CA/CD Request: 1/3/2019

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

*Comment: EXTEND ROOF LINE TO OVERHANGY FRONT
AND BACK ELEVATIONS TO MATCH WHEATLEY PLACE
ARCHITECTURE.*

Comment: CHANGE TRIM COLOR TO MINTY/PASTEL COLOR.

Task force members present

Kathleen Lenihan Jay Taylor Pamela Harrison
 Patricia Williams Andrew Wallace
 Alonzo Harris Barbara Wheeler

Ex Officio staff members Present Marsha Prior

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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



LANDMARK COMMISSION**FEBRUARY 4, 2019**

FILE NUMBER: CA189-217(MP)
LOCATION: 218 N Winnetka Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Marsha Prior
DATE FILED: January 7, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Woody O'Daniel

REPRESENTATIVE: None

OWNER: ODANIEL WOODY

REQUEST:

Replace secondary front door with Craftsman style wood door.

BACKGROUND / HISTORY:

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

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

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

ANALYSIS:

Staff is recommending approval for the proposed door with the condition that the measurements of the door match the existing void and that the stain matches that of the illustration. Although the original style of door is unknown, the proposed door is historically accurate in style and material. Task Force did not have a quorum, but expressed need for door dimensions and stain specifications.

STAFF RECOMMENDATION:

Replace secondary front door with Craftsman style wood door – Approve – Approve door specifications dated 2/4/19 with the finding the work is consistent with preservation criteria

Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Replace secondary front door with Craftsman style wood door – No quorum; comments only – Provide cut sheet with dimensions and wood specifics on specifications. Looks good; call out stain.

Certificate of Appropriateness (CA)
 City of Dallas Landmark Commission

CI 189-217(MP)
 Office Use Only

Name of Applicant: Woody O'Daniel
 Mailing Address: 215 N Winnetka Ave
 City, State and Zip Code: Dallas Texas 75208
 Daytime Phone: 214 305 6630 Alternate Phone: _____
 Relationship of Applicant to Owner: Same

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 218 N Winnetka Ave
 Historic District: Winnetka Heights

PROPOSED WORK:

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

REPLACE SECONDARY FRONT DOOR WITH CRAFTSMAN WOOD DOOR.

RECEIVED BY
 RECEIVED BY

Signature of Applicant: Woody O'Daniel

Date: 12/10/18 JAN 03 2019

Signature of Owner: Woody O'Daniel

Date: 12/10/18 DEC 06 2018

APPLICATION DEADLINE:

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

Current Planning
 Current Planning

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Signed drawings and/or specifications are enclosed Yes No

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
 Rev. 06/05/16



Aerial view



Front (West) elevation.



View to left (North) of 218 N Winnetka.



View to right (South) of 218 N Winnetka.



View across (West) from 218 N Winnetka.



Front elevation where secondary door is located. Note: Door is not visible in this photo, but currently there is no existing door; void is boarded up.



SECTION 08 14 74.00
WOOD EXTERIOR DOORS
JELD-WEN® IWP® Wood Exterior Craftsman Doors

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Wood Exterior Doors, Transoms and Sidelites
- B. Prehung Systems
- C. Glazing

Specifications for proposed door.

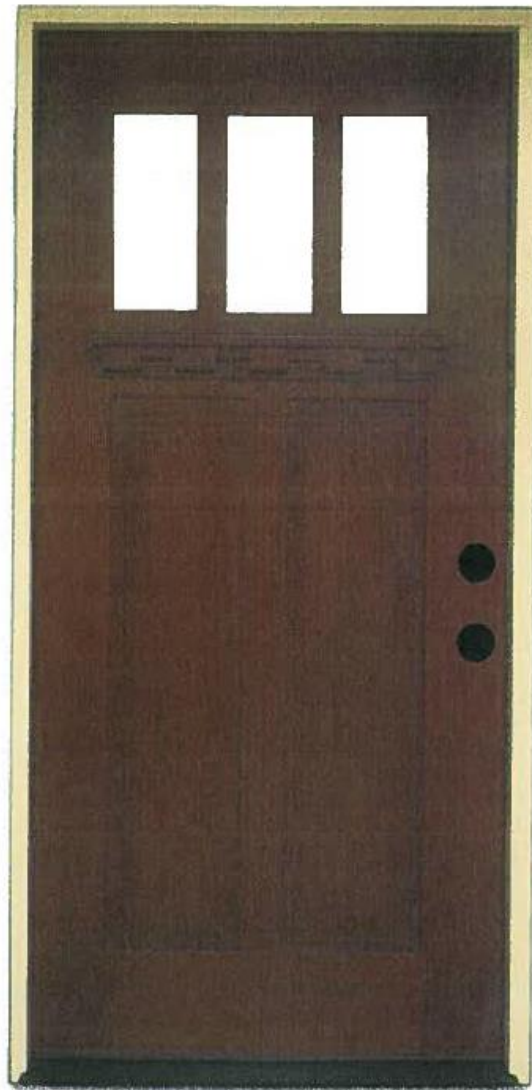


Illustration of proposed door.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

51P-87.111

(a) Building placement, form, and treatment

(17) Windows and Doors

(F) Style

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

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

DATE: 1/9/2019
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Woody O'Daniel
PROPERTY ADDRESS: 218 N Winnetka (WinnetkaHeights)
DATE of CA / CD REQUEST: 1/3/2019

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

o PROVIDE CUT SHEET w/ DIM + WOOD SPECIES
SELECTIONS LOOKS GOOD / CALL OUT STAIN

Task force members present

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

Ex Officio staff members present Marsha Prior

Simple Majority Quorum: yes no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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



LANDMARK COMMISSION**FEBRUARY 4, 2019**

FILE NUMBER: CA189-212(MLP)
LOCATION: 4706 Junius Street
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: District 2
ZONING: PD-98

PLANNER: Melissa Parent
DATE FILED: January 3, 2019
DISTRICT: Peak's Suburban
MAPSCO: 46-F
CENSUS TRACT: 0015.02

APPLICANT: Jordan Heringer

REPRESENTATIVE: None.

OWNER: ROGNEY FAMILY TRUST & HERINGER JORDAN FRANCIS

REQUEST:

- 1) Install new concrete driveway.
- 2) Install new wood decking on front porch and stain.
- 3) Install new wood front porch skirting to match existing siding on main structure.
- 4) Install 6'-0" wood fence and gates in rear and side yards.

BACKGROUND / HISTORY:

2/6/2006: Landmark Commission approved with conditions the replacement of a front entry French door with a single door and sidelights (CA056-066(MF)).

9/4/2018: Landmark Commission approved the installation of new wood columns on the front porch; the replacement of existing wood siding with #117; and the modification of two existing door openings (CA178-848(MLP)).

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

ANALYSIS:

Request #1: Staff recommends approval for the new concrete driveway. The original application showed the concrete ending in line with the front façade of the main structure, establishing parking in the front yard space. This would have violated City Code Section 51A-4.301(b)(2) which requires residential off-street parking be located behind the front building line. Applicant has since amended the requests following task force recommendations to bring the concrete to the 50% line of the main structure.

Request #2: Staff is recommending denial without prejudice of the new wood decking. The existing porch is concrete, and there is no evidence to suggest that wood decking

previously existed. After assessing the blockface it was found that there is a predominance of cement porches, only one of which had wood decking, but staff was unable to determine when it was installed.

Request #3: Staff is recommending denial without prejudice of the installation of wood skirting on the front porch due to the fact the proposed work would not be compatible with the historic overlay

Request #4: Staff is recommending approval for installation of wood fencing and two gates. The site plan originally submitted showed the fence located into the front 50% of the side yard. Task force asked that the applicant move the location back to the 50% point of the main structure and to submit a specification for the gates, which the applicant has since provided.

STAFF RECOMMENDATION:

- 1) Install new concrete driveway – Approve – Approve site plan dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Install new wood decking on front porch and stain – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.
- 3) Install new wood front porch skirting to match existing siding on main structure – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work is not compatible with the historic overlay district.
- 4) Install 6'-0" wood fence and gates in rear and side yards – Approve – Approve site plan and images dated 2/4/2019 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Install new concrete driveway – Deny - Show concrete drive extending to recommended gate location.
- 2) Install new wood decking on front porch and stain – Deny - Deny new wood decking without more detail - size of wood, stain color, finish.
- 3) Install new wood front porch skirting to match existing siding on main structure – Deny - Provide more detail - size & style of siding that you're matching.
- 4) Install 6'-0" wood fence and gates in rear and side yards – Deny - Gates facing street to be 70% open. Show location of gate at 50% on driveway side. Concrete drive to extend to 50% on driveway side. Show style and detail of gates in elevation. Location of fence to be in line with ordinance.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA <u>189</u> - <u>212</u> [<u>MLP</u>] Office Use Only
--

Name of Applicant: Jordan Heringer
Mailing Address : 5410 Worth St.
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 406-672-4618 Alternate Phone: _____
Relationship of Applicant to Owner : Owner

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

PROPERTY ADDRESS: 4706 Junius St, Dallas, TX 75246
Historic District: Peaks Suburban

PROPOSED WORK:

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

We propose to install a new concrete driveway. The concrete driveway will be 6" thick with #4 rebar or welded wire mesh as reinforcing. Concrete will be a minimum of 3,000 psi.

RECEIVED BY

Signature of Applicant: Jeff Rogney Digitally signed by Jeff Rogney
DN: cn=Jeff Rogney, o=ou,
email=jr@qvsw.com, c=US
Date: 2019.01.03 10:13:09
+0600 Date: 1/3/2019 **JAN 03 2019**
Signature of Owner: _____ Date: Current Planning
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

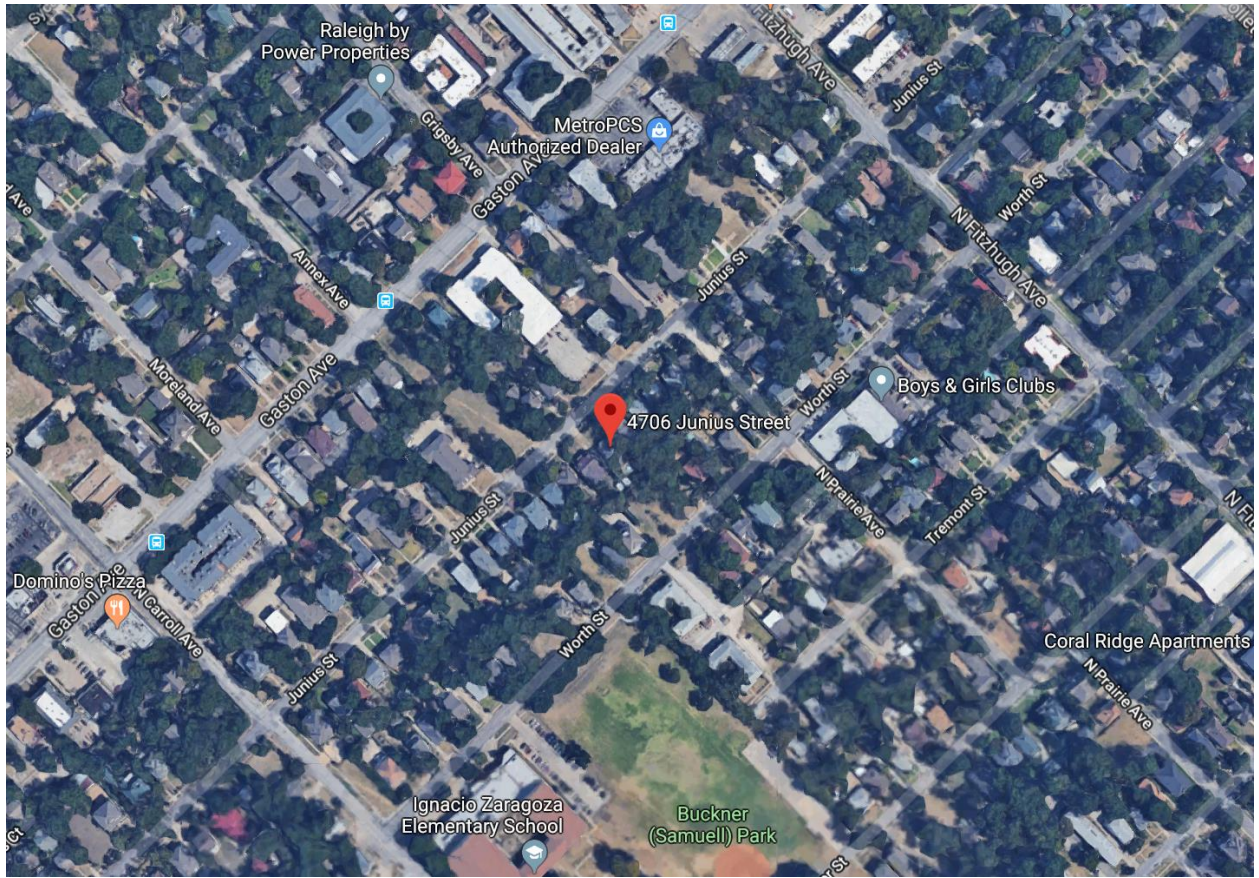
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

Sustainable Construction and Development **Date**



Aerial view.



Front façade.



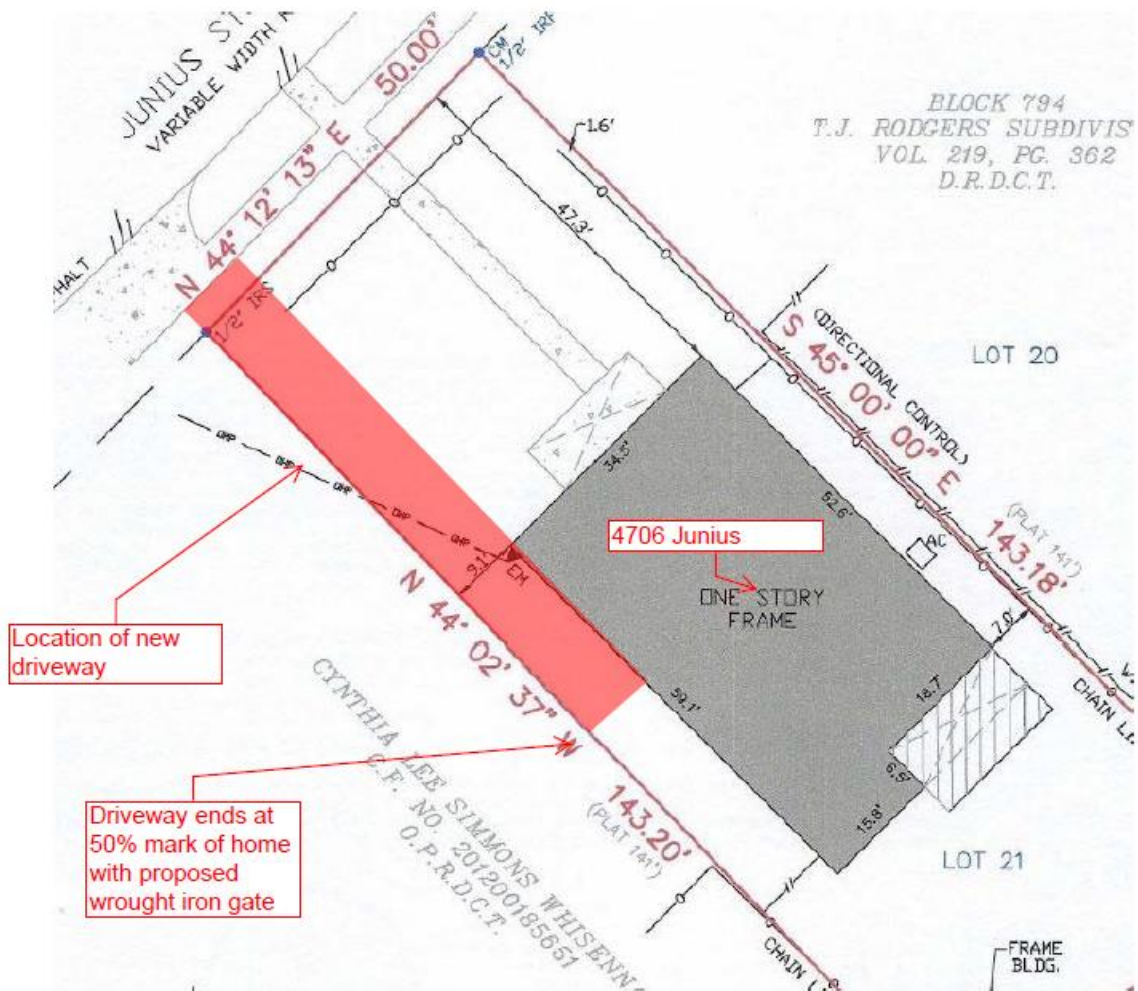
Adjacent property to the right.



Adjacent property to the left.



View across Junius.



Request #1: Install new concrete driveway.



PORCH FLOORING

Southern Pine, combined with the latest advances in wood preservation, is a superior choice for porch flooring. With its built-in resistance to decay and termites, pressure-treated Southern Pine porch flooring, properly installed, will provide decades of satisfying service.

Porch flooring is similar in sizes, grades, and patterns to interior flooring (refer to pages 7-8). Nominal thicknesses are typically 1" and 1-1/4" (3/4" and 1" actual) with a tongue-and-groove pattern, available in widths of 4" to 6" nominal (3-1/8" to 5-1/8" actual). The grade of C&Btr is most often specified for porch flooring applications.

The specification of material that is kiln-dried-after-treatment (KDAT) is highly recommended. Redrying the treated material will return each piece to a workable moisture content, generally to 19% or less. The advantages of KDAT flooring material include enhanced dimensional stability, and reduced tendencies to warp, twist, and cup.




1x4 C&Btr T&G
Porch Flooring



Specification for wood decking and stain

Request #2: Install new wood decking on front porch and stain.



Multiple
Building Material
Sources



1 x 6 #2 Yellow Pine Siding #117 (Lengths)

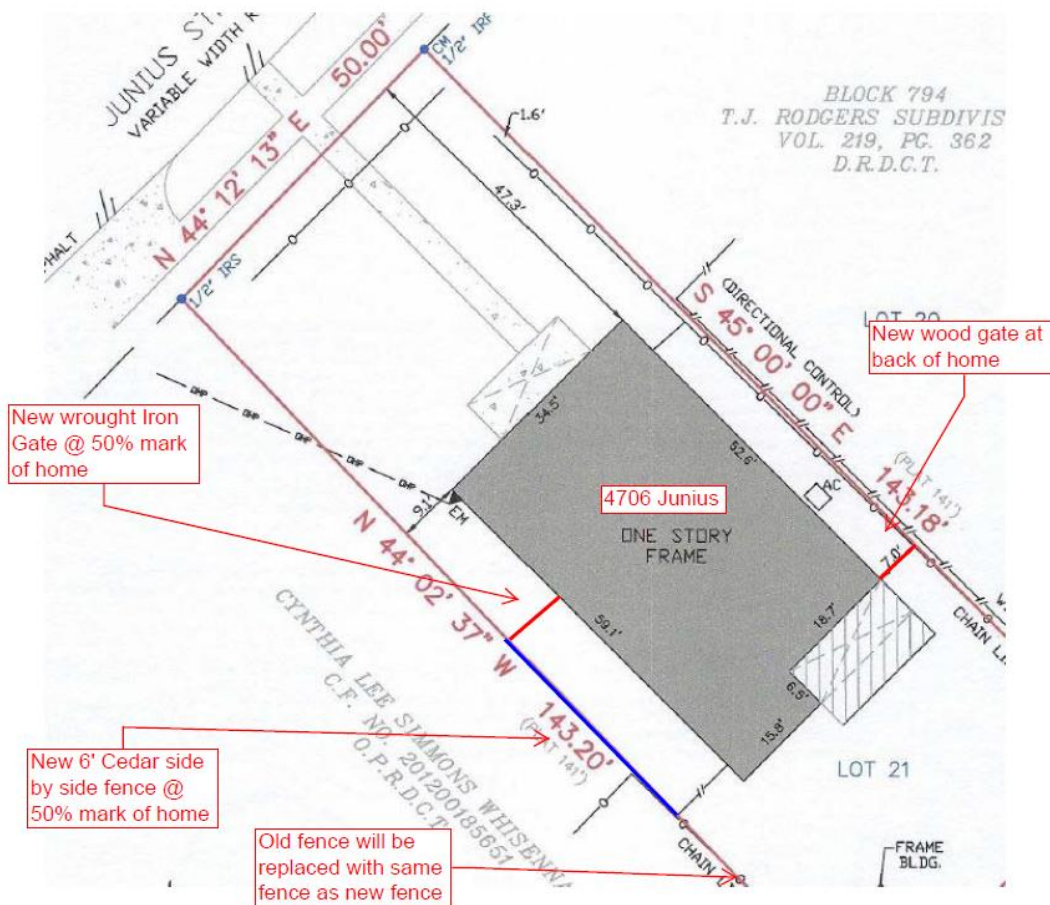


- Milled to Pattern 117
- Southern Yellow Pine board, an economical yet strong wood
- S4S finish Meets SPIB Grade #2 Standards
- Nominal size after milling and sanding: 3/4 In x 5-1/2 In

NOTE: This item is not available for shipping

Specification for porch skirting

Request #3: Install new wood front porch skirting to match existing siding on main structure.



Site plan



Sample fence style, stain to match photo

Request #4: Install 6'-0" wood fence and gates in rear and side yards.



Gate style for side yard facing Junius



Gate style for rear yard

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

NON-CONTRIBUTING STANDARDS:

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

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

DATE: 01/10/2019
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Jordan Heringer
Address: 4706 Junius
Date of CA/CD Request: 01/04/2019
RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

- ① show concrete drive extending to recommended gate location.
- ② Deny new wood decking without more detail - size of wood, stain color, finish, style.
- ③ provide more detail - size of siding that would match siding facing the street
- gates to be 70% open.
- ④ Show location of gates @ 50% on driveway side, concrete drive to extend to 50% on driveway side.

Task force members present

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

Ex Officio staff members present Melissa Parent

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

Maker: Jennifer Suitonu
2nd: Patricia Simon
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force *JMS* DATE 01/10/2019

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

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



LANDMARK COMMISSION

FEBRUARY 4, 2019

FILE NUMBER: CA189-209(LC)
LOCATION: 509 Main Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: January 3, 2019
DISTRICT: West End (H-2)
MAPSCO: 45-P
CENSUS TRACT: 0021.00

APPLICANT: Broaddus & Associates

REPRESENTATIVE: Jeff Blackwell

OWNER: COUNTY OF DALLAS

REQUEST:

Install green tinted glass on additions.

BACKGROUND / HISTORY:

7/5/2016 – Landmark Commission reviewed a Courtesy Review for modifications to entrances at first floor of Records and Annex Buildings, removal of exterior penthouses, an addition between Criminal Courts and Records Buildings, and construction of a rooftop addition on Records Building. (CR156-007(LC)).

6/4/2018 – Landmark Commission approved modifications to east entrance of Records Building, a new door opening on west elevation of Annex, reconstruction of mechanical penthouse on Criminal Courts Building, construction of an addition between Criminal Courts and Records Buildings, construction of an addition between Criminal Courts and Annex Buildings, and construction of a vertical addition on Records and Annex Buildings with the condition that clear glass is used on the additions (CA178-579(LC)).

ANALYSIS:

At the June 2018 meeting, the Landmark Commission approved construction of an addition between Criminal Courts and Records Buildings, construction of an addition between Criminal Courts and Annex Buildings, and construction of a vertical addition on Records and Annex Buildings with the condition that clear glass is used on the additions, instead of the green glass that was requested. The following were the Commission's comments on the green glass from the June 2018 meeting:

- The Commission acknowledged that the green glass was intended to pull from the existing color palette on all three of the structures which include green trim.

- One Commissioner expressed concern over the green tinted glass. He felt that clear would be more appropriate and more transparent to show the active spaces behind them. Using clear would be preferable over adding another element or taking from the patinas of other features on the building.
- Another Commission echoed this concern and believed the clear glass would help the addition “vanish into the sky” better than the green would.
- A third Commissioner stated they would also support the clear glazing.

The applicant has returned and would like the Commission to reconsider the use of the green tinted glass on the approved additions, which had been selected for this design because it is in-keeping with the historic color palette of all three structures which include green trim. The applicant has conducted a mockup showing the approved clear glass beside the proposed green tinted glass, and provided several photos of the mockup taken on different days, different times of day, and with different backdrops. The mockup shows that the approved clear glass has a natural green tint to it. The proposed green tinted glass is slightly greener than the clear. Staff has included several mockup photos in this case report. Additional photos are available in the folder for the Commission to view.

Task Force members had mixed feelings about the request. One member stated that there was such little difference between the clear and green that he saw no reason to not approve the proposed green. Another member believed the clear was more appropriate and preferred to uphold the Commission’s previous decisions. Ultimately, the Task Force recommended approval of the glass with the condition that it be clear, rather than recommend denial.

Staff does not believe this request is inappropriate and is supportive of the proposed green glass. There is only a slight color difference between the clear and the proposed green. Staff does not believe the proposed green glass would have an adverse impact on the character of the site or district.

Because this site is Recorded Texas Historic Landmark (RTHL), the applicant (Dallas County) is required to submit their plans to the Texas Historic Commission (THC) for review and comments only. Approval for the proposed work by the THC is not required. Correspondence from the Texas Historical Commission indicates they were supportive of the green glass and believed it to be appropriate for this addition. In addition to being an RTHL, this site is also a National Historic Landmark (NHL). The THC stated in a 2018 letter that they had also contacted the Historical Architect of the National Park Service’s (NPS) Intermountain Regional Office for guidance and comments, and indicated the NPS’s comments and recommendations aligned with the THC’s.

STAFF RECOMMENDATION:

Install green tinted glass on additions. – Approve – Approve images dated 2/4/19 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install green tinted glass on additions. – Approve with condition – Approve with condition that glass be clear as shown in mockup photo on pg. 15 of 23 of application.

Dallas County Records Renovation & Expansion Project

Recap of and Request to Reconsider Incorporating the Slight Green Tinted Glass for the Expansion Portion of the Project

During the development for the design of the addition to the Dallas County Records Renovation and Expansion Project, the team put together a proposal of materials and appearance of how the expansion would be incorporated, starting the process of meeting and review of these design proposals with Texas Historic Commission (THC) and other authorities.

During an early session with THC on July 11, 2017, the team submitted a design that incorporates a slight green tinted glass to be used for the expansion area / new construction of the project in which THC noted that the design and materials are complementary to this project and works well. May 30, 2018 we received THC's final review letter of the design documents submitted and their summarization.

Moving forward, our submission to the City of Dallas Landmark Commission and meeting with the Task Force. During this meeting the slight green tinted glass was discussed with small samples being presented and rendering that was found to be too dark and portrayed this glass to be much darker than that of a slight green tinted glass proposed. In conclusion, the Task Force's recommendation was to correct the rendering to reflect the design intent.

The team incorporated this recommendation and prepared new renderings showing a slight green tinted glass in preparation for the review with the Landmark Commission and was presented at that time with the small glass samples of the proposed glass type. During this session the Commission's discussion on this subject resulted in changing the glass to be clear in lieu of a proposed.

Following this outcome, the team moved forward with securing full size glass panels to mock up on the project site to view the clear glass and the slight green tint glass to secure a better perspective of a realistic look & integration into the project. With both samples side by side, the slight green tinted glass shows a subtle difference of that of the clear. During our review of the in place mock up, we saw the glass being used on that construction project at North Houston and McKinney (seen in background of the 6B mock up pictures) and as it has a much darker green look and how it could be perceived with our original renderings that were presented.

In summary, the team requests reconsideration to incorporate the slight green tinted glass to be accepted for the areas referenced as in our team's opinion is that it will blend and unify the three different and distinct building types and play to the colors that the previous generation architects integrated in the original design of these buildings such as the marble inset panels on the Annex and the glass frames & soffits on the Records Building.



Site Aerial



Existing South (Front) Elevation



Existing East Elevation



Existing West Elevation



Existing North Elevation
CA189-209(LC)



Existing North & East Elevations



Streetscape – Facing Northeast from Main Street



Streetscape – Facing Northwest from Main Street



Streetscape – Facing Southeast from Main Street (across street to the south)



Streetscape – Facing Southwest from Main Street (across street to the south)



DALLAS COUNTY
501 MAIN STREET
DALLAS, TX 75202-3001

Gensler
Architects
1400 Ross Avenue, Suite 1000
Dallas, TX 75201
Tel: 214.223.1000
Fax: 214.223.1005

APPROVED BY
JUN 08 2018

Sumitanga Development & Construction
CERTIFICATE OF APPROVAL



Project Name: RECORDS BUILDING RENOVATION AND EXPANSION
Project Number: 4302018
Scale: 1/8" = 1'-0"

Project Number: 277140.000
Description: LEVEL 07 CONSTRUCTION PLAN

A02.207

- SHEET NOTES**
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Approved 7th Floor (showing vertical addition outlined in red)

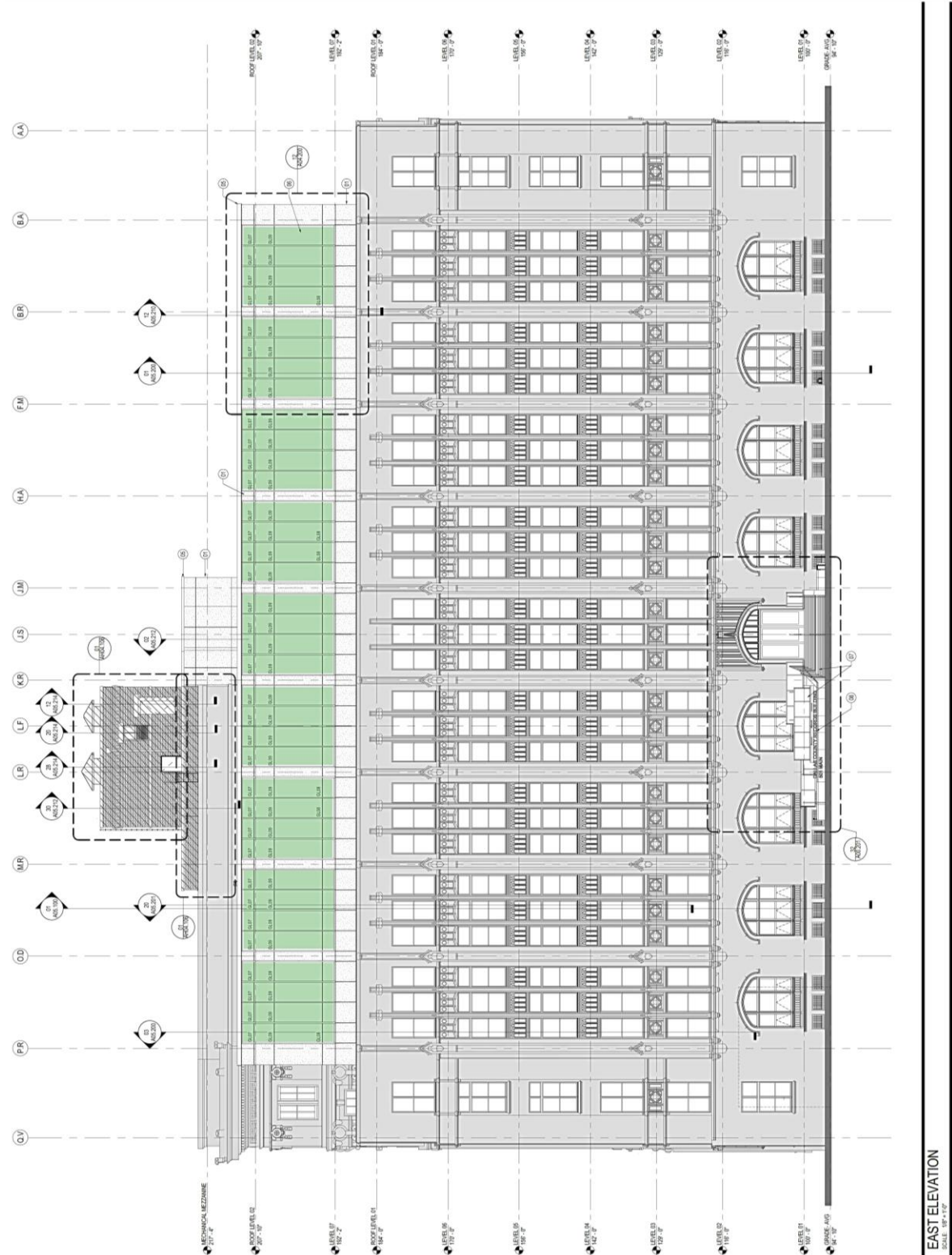
GENERAL NOTES

- EXISTING CONSTRUCTION SHALL BE PRESERVED UNLESS OTHERWISE NOTED.
- NEW CONSTRUCTION SHALL BE SHOWN IN GREEN.
- FOR FACE CLEANING, REPAIR, AND MAINTENANCE OF EXISTING BRICK, ELEMENTAL METAL, LIME, LIMESTONE, AND BRICK.
- FOR INFORMATION.
- FOR INFORMATION. EXISTING WINDOW AND DOOR SCHEDULES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
- CURTAIN WALL GLAZING TYPES SHALL MAINTAIN EXISTING TYPES UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- ROOFING FINISHES
- ROOFING FINISHES
- ROOFING FINISHES
- GLAZING TYPES

KEY PLAN



Approved East Elevation (New addition shown in green)
 CA189-209(LC) D2-12

EAST ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- REF. STRUCTURAL ENVELOPE IS SUBJECT TO THE REQUIREMENTS OF ACCENTRE TERNACHTA FOR METAL PANEL, LINETONE, AND BRICK.
- REF. ADD NOTES FOR DEMOLITION.
- REF. AN SERIES FOR EXISTING BRICK, GLAZING TYPES AND PRESERVATION, AND AN SERIES FOR GLAZING TYPES AND PRESERVATION FOR DEMOLITION.
- SEE SPECIFICATIONS FOR GLAZING TYPES.

LEGEND

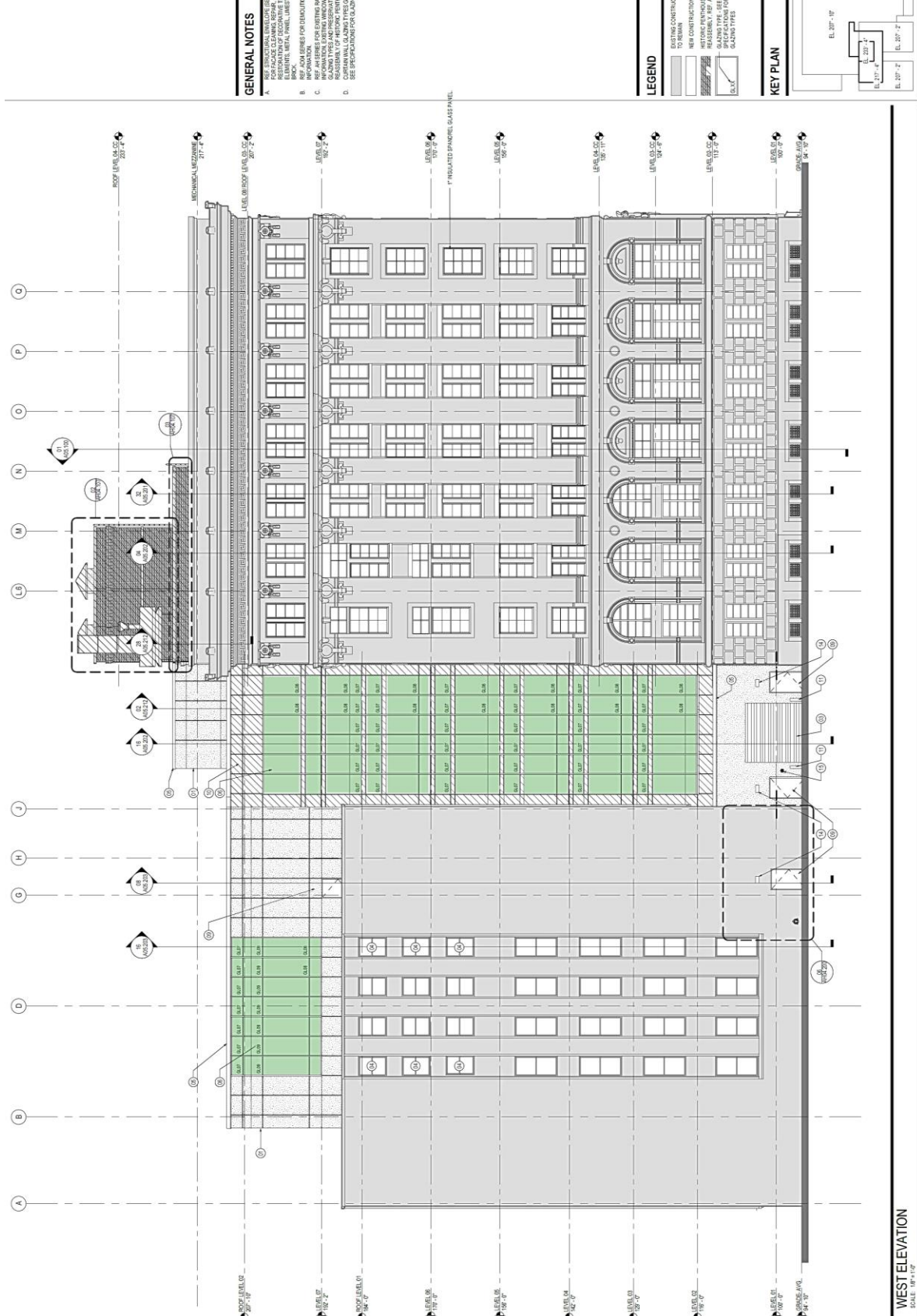
- EXISTING CONSTRUCTION
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- HISTORIC PAINTWORK
- REPLACEMENT OF AN SERIES GLAZING TYPES AND PRESERVATION FOR DEMOLITION
- GLAZING TYPES

KEY PLAN

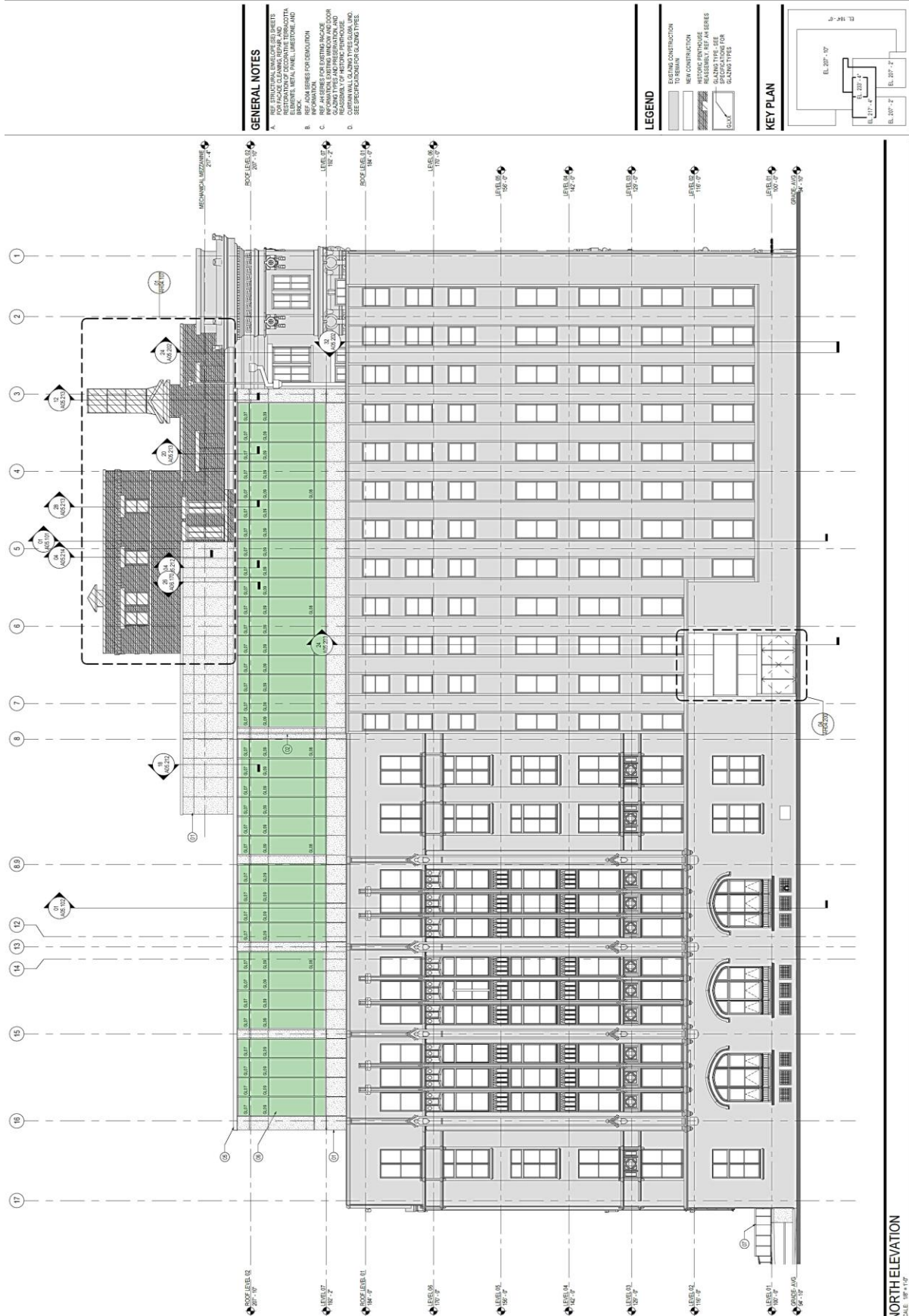


Approved South Elevation (New addition shown in green)
CA189-209(LC) D2-13

SOUTH ELEVATION
SCALE: 1/8"=1'-0"



Approved West Elevation (New addition shown in green)
CA189-209(LC)



Approved North Elevation (New addition shown in green)
 CA189-209(LC) D2-15



Renderings of Approved Addition (showing green glass)



Glass Type GL 08
Exterior Glazing at New Addition and Infill Only

Viracon VNE1-63
8 Evergreen Tint

Viracon VNE-63 #2
Clear

Mock-Up Photo (proposed green glass shown in left unit, approved clear glass show in right unit)

Note: Additional mock-up photos are available in the folder for the Commission to view.



**Glass Type GL 08
Exterior Glazing at New Addition and Infill Only**

Viracon VNE1-63
8 Evergreen Tint

Viracon VNE-63 #2
Clear

Mock-Up Photo (proposed green glass shown in left unit, approved clear glass show in right unit)

Note: Additional mock-up photos are available in the folder for the Commission to view.



**Glass Type GL 08
Exterior Glazing at New Addition and Infill Only**

**Viracon VNE1-63
8 Evergreen Tint**

**Viracon VNE-63 #2
Clear**

Mock-Up Photo (proposed green glass shown in left unit, approved clear glass show in right unit)

Note: Additional mock-up photos are available in the folder for the Commission to view.



Mock up with backdrop behind glass @ 1 o'clock



Mock up with backdrop behind glass @ 11 o'clock



Tinted Glass on left w/o backdrop @ 10 o'clock

Views of Records Glazing Mock up - South View
Photos taken from George D Allan Courts Building.
Tinted Glass on left.

Mock-Up Photos (proposed green glass shown in left unit, approved clear glass show in right unit)

Note: Additional mock-up photos are available in the folder for the Commission to view.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
West End Historic District (H-2), Ordinance No. 22158, Exhibit B

5.0 Construction and Renovation Criteria.

- 5.2 Facade materials. Predominant facade material shall be fired brick, as defined by American Standards Testing Materials designation C-126-75A, type grade FBA-SW or FBS-SW. or metal. All brick and metal should be appropriate to the historic district. Trim elements shall be either brick, cast stone, stone, cast iron, concrete or a similar material. Only two-way glass shall be used in the windows, and no reflective or spandrel glass may be used. Renovations of buildings in existence as of June 16, 1976 may include their predominant facade materials.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

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

(i) for contributing structures:

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

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

DATE: 1/9/2019
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla SBN

Applicant Name: Jeff Blackwell
Address: **509 Main St (H-2; West End)**
Date of CA/CD Request: 1/3/2019

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approve w/ condition that glass be clear as shown on pg 15 of 23 attached.

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Justin Curtsinger (Vice Chair)	<input type="checkbox"/> VACANT (Ind. Resident)
<input type="checkbox"/> Morgan Harrison	<input type="checkbox"/> Charles Neel	<input type="checkbox"/> VACANT (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> James Adams	<input type="checkbox"/> VACANT (Alternate)

Ex Officio staff members Present Liz Casso

Simply Majority Quorum: yes no (four makes a quorum) *Curtsinger recused Employed by Project Architect*

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

CHAIR, Task Force *Gary C Coffman* DATE 1/9/2019

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

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



CITY OF DALLAS

LANDMARK COMMISSION

FEBRUARY 4, 2019

FILE NUMBER: CA189-215(MP)
LOCATION: 3712 S Malcolm X
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595

PLANNER: Marsha Prior
DATE FILED: January 3, 2019
DISTRICT: Wheatley Place
MAPSCO: 46-Y
CENSUS TRACT: 0037.00

APPLICANT: Saul Soria and Dalia Sanchez

REPRESENTATIVE: None

OWNER: SAUL SORIA

REQUEST:

- 1) Install double door on side elevation.
- 2) Replace vinyl siding with new vinyl siding.
- 3) Replace cornice on all elevations.

BACKGROUND / HISTORY:

1/7/19 – Landmark Commission approved installation of eight vinyl windows on side and rear elevations with the condition that windows are one-over-one and that missing trim pieces or framing is repaired to match historic configurations.

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

ANALYSIS:

Request #1 – Staff is recommending deny without prejudice because the proposed door is made of steel instead of wood. However, the ordinance allows Landmark to make exceptions for wood windows (preservation criteria Section 5.3) if wood is economically impossible. Staff believes that the same consideration should be given to doors and would be supportive should Landmark decide that a steel door can be approved. Task Force did not have a quorum. Their comments focused more on the fact that no specifications or drawings were provided to illustrate the proposed work.

Request #2 – Staff is recommending deny without prejudice because the proposed siding is vinyl instead of wood. However, the ordinance allows Landmark to make exceptions for wood siding (preservation criteria Section 4.3) if wood is economically impossible. The applicant originally proposed to remove

the vinyl siding and replaced with #117 wood siding; but upon further research on cost, believes it to be economically prohibitive. Should Landmark decide that vinyl siding can be approved, Staff would still like to see the front elevation repaired with #117 wood siding. Task Force did not have a quorum. Their comments focused more on the fact that no specifications or drawings were provided to illustrate the proposed work.

Request #3 – Staff is recommending approval with the condition that cornices are replaced/repared with wood. Task Force did not have a quorum. Their comments focused more on the fact that no specifications or drawings were provided to illustrate the proposed work

STAFF RECOMMENDATION:

- 1) Install double door on side elevation – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because material other than wood for doors would have an adverse effect on the historic overlay district.
- 2) Replace vinyl siding with new vinyl siding – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because materials other than wood for siding, trim, and detail would have an adverse effect on the historic overlay district.
- 3) Replace cornice on all elevations – Approve with conditions – Approve proposed work with the condition that cornice material is wood with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Install double door on side elevation – No quorum; comments only – Please provide drawings and specifications showing the remodel design and scope of project.
- 2) Replace vinyl siding with new vinyl siding – No quorum; comments only – Please provide drawings and specifications showing the remodel design and scope of project.
- 3) Replace cornice on all elevations – No quorum; comments only – Please provide drawings and specifications showing the remodel design and scope of project.

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

CA 189 - 215 (MP)
Office Use Only

Name of Applicant: Saul Soria
 Mailing Address: 4130 Palacios
 City, State and Zip Code: Dallas TX 75210
 Daytime Phone: (469) 336-7196 Date Phone: _____
 Relationship of Applicant to Owner: Self

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 3712 Malcolm X.
 Historic District: _____

(Also replace old cornice around whole house)

PROPOSED WORK:

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

We want to remodel porch due to danger of falling. Will remain the same

We want to replace and reposition (outside walls) structure due to rotten molded walls. Previous owners have covered holes in walls with all kinds of material.

We want to restore walls with original material. We want to paint the entire house. The base color will be a soft brown beige and trim will be white.

Signature of Applicant: Saul Soria Date: JAN 18 2019

Signature of Owner: Saul Soria Dalia Sanchez Date: Nov. 26 2018
 (IF NOT APPLICANT)

INITIAL DOUBLE DOOR

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

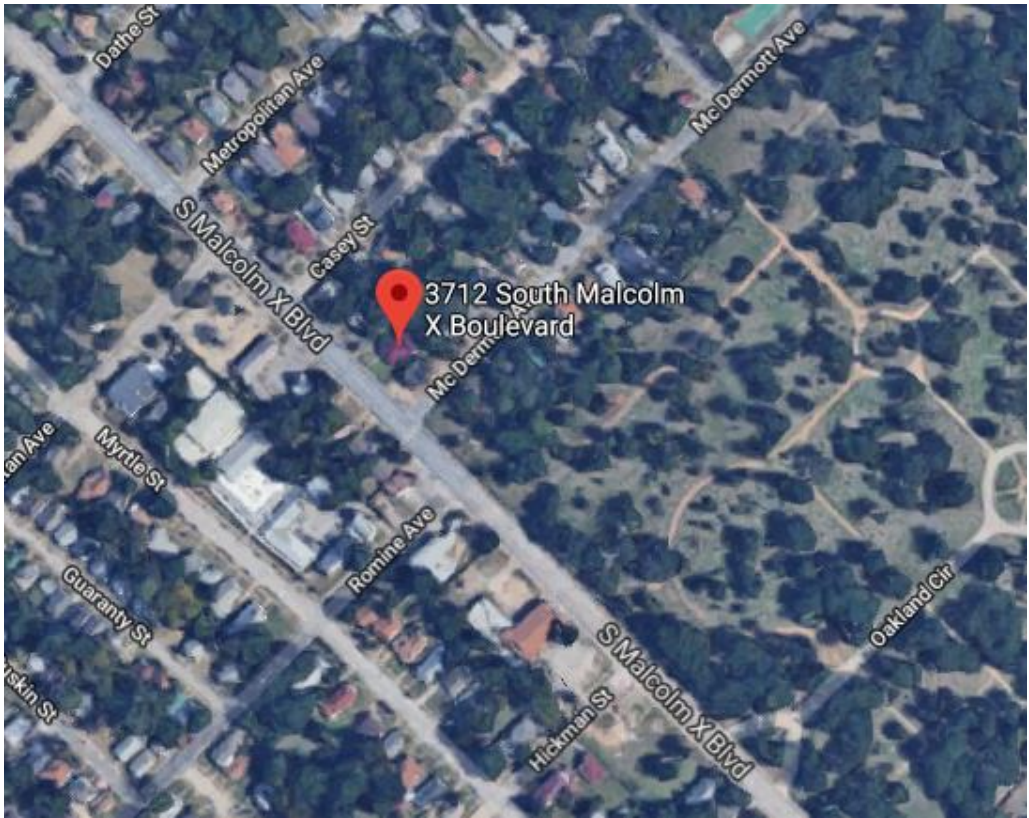
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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

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

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

Signed drawings and/or specifications are enclosed Yes No

Sustainable Construction and Development _____ Date _____



Aerial view



Front (West) elevation.



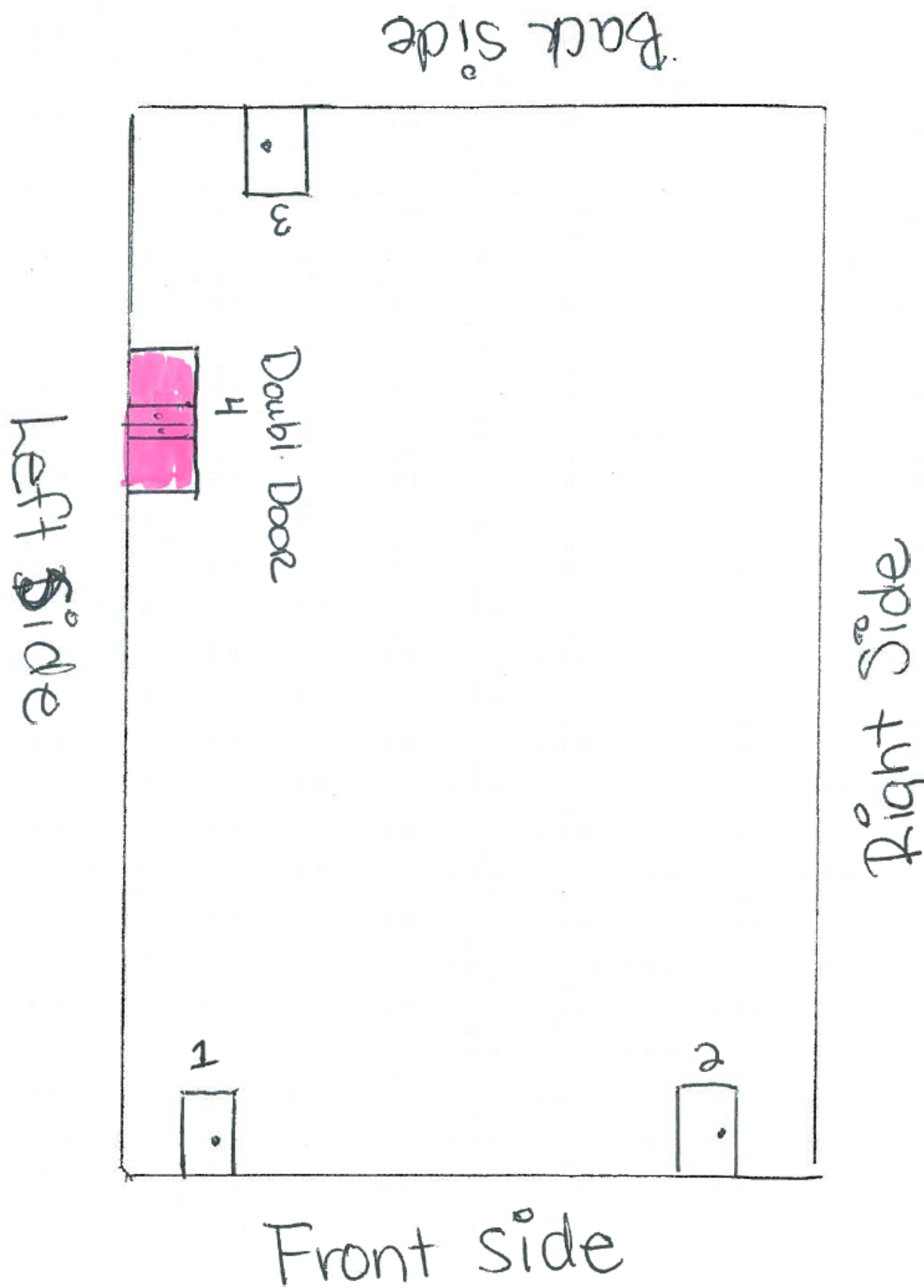
View to left (North) of 3712 S Malcolm X.



View to right (South) of 3712 S Malcolm X.



View across (West) from 3712 S Malcolm X.



Request #1 – Sketch showing location of doors. Door on left side (highlighted in pink) proposed for replacement; other doors to remain as is.

Doors

1	Wood <u>FAIR</u>	Not changing door Two front doors are completely different	36" x 80"
2	Wood <u>FAIR</u>		36" x 80"
3	Aluminum <u>FAIR</u>	Not changing door.	36" x 80"
4	No Door <u>FAIR</u>	<ul style="list-style-type: none"> • Double door • French doors (wood) 	72" x 80" 72" x 80"
		or	74" x 80"

Request #1 – Description of existing doors.



Request #2 – Photo of existing vinyl siding and wood siding beneath. Photo submitted by applicant.



Request #s 2 and 3 – Photo submitted by applicant showing current vinyl siding and cornice.



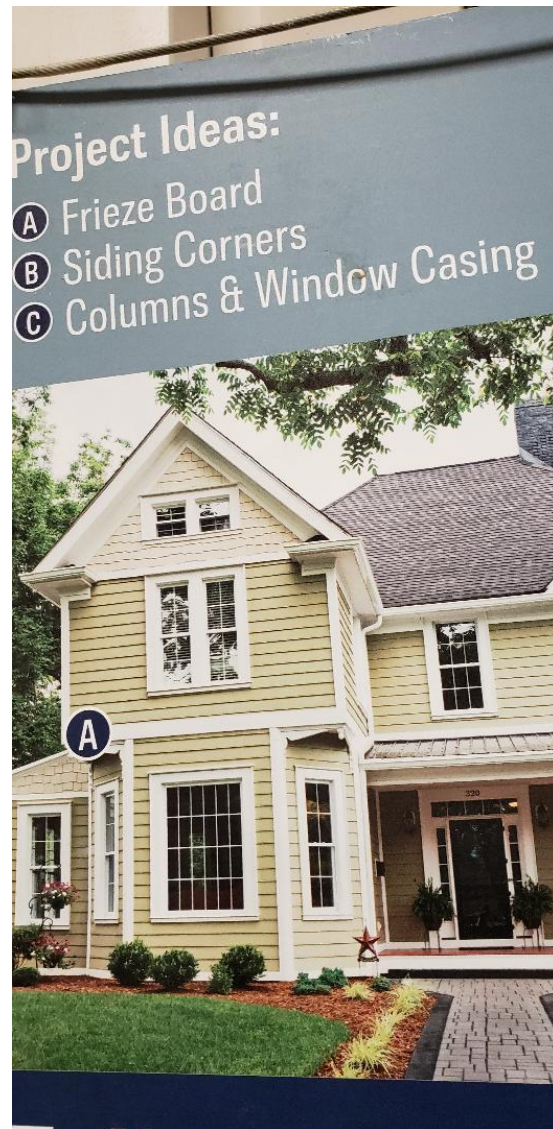
Request #s 2 and 3 – Photo submitted by applicant showing current vinyl siding and cornice.



Request #s 2 and 3 – Photo submitted by applicant showing current vinyl siding and cornice.



Request #s 2 and 3 – Photo submitted by applicant showing current vinyl siding and cornice.



Request #3 – Example submitted by applicant as to how proposed cornice is to look.



Request #1 – Photo proposed door.



Request #1 – Specifications for proposed door.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

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

DEVELOPMENT CODE

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

Request #2 –

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

DEVELOPMENT CODE

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

Request #3 –

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

DEVELOPMENT CODE

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **1/8/2019**

TIME: **4:00 pm**

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

Applicant Name: Daliah Sanchez

Address: 3712 S Malcolm X (Wheatley Place HD)

Date of CA/CD Request: 1/3/2019

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

COMMENT: PLEASE PROVIDE DRAWINGS AND SPECIFICATIONS SHOWING THE REMODEL DESIGN AND SCOPE OF PROJECT.

Task force members present

Kathleen Lenihan Jay Taylor Pamela Harrison
 Patricia Williams Andrew Wallace
 Alonzo Harris Barbara Wheeler

Ex Officio staff members Present Marsha Prior

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *01-08-2019*

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

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



LANDMARK COMMISSION**FEBRUARY 4, 2019**

FILE NUMBER: CA189-214(MP)
LOCATION: 3735 Havana
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595

PLANNER: Marsha Prior
DATE FILED: January 3, 2019
DISTRICT: Wheatley Place
MAPSCO: 46-U
CENSUS TRACT: 0037.00

APPLICANT: Elias Ponce

REPRESENTATIVE: None

OWNER: PONCE ELIAS

REQUEST:

- 1) Remove brick chimney on front elevation. Work completed without a Certificate of Appropriateness.
- 2) Replace all aluminum windows with new aluminum windows and add wood trim. Work completed without a Certificate of Appropriateness.
- 3) Replace front door. Work completed without a Certificate of Appropriateness.
- 4) Remove vents and install vertical paneling on front porch gable. Work completed without a Certificate of Appropriateness.
- 5) Install vertical paneling on front elevation. Work completed without a Certificate of Appropriateness.
- 6) Install fan light in front dormer. Work completed without a Certificate of Appropriateness.
- 7) Install front yard wrought iron fence and paint Brown. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None

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

ANALYSIS:

Request #1 – Staff is recommending deny without prejudice because the front elevation is protected and the chimney was a historic, character defining feature.

Request #2 – Staff is recommending deny without prejudice because vinyl is not an a historically accurate material. However, should Landmark approve on the basis that

wood windows are not economically feasible, Staff would still like to see the front windows as wood.

Request #3 – Staff is supportive of the installed door because it is a historically accurate material and style.

Request #4 – Staff is recommending deny without prejudice because the vents and horizontal siding were on the protected, front façade. In addition, the vertical Smartside siding is not historically accurate.

Request #5 – Staff is not supportive of the Smartside siding and installing it vertically instead of horizontally. Neither the material, nor the orientation of the siding are historically accurate.

Request #6 – Staff is not supportive because this type of fan light is not historically accurate and would not likely appear in this style of house during the period of significance.

Request #7 – Staff is recommending deny without prejudice because the front yard fence exceeds 3'-6".

STAFF RECOMMENDATION:

- 1) Remove brick chimney on front elevation. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
- 2) Replace all aluminum windows with new aluminum windows and add wood trim. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 3) Replace front door. Work completed without a Certificate of Appropriateness. – Approve – Approve completed work with the finding the door is consistent with preservation criteria Section 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Remove vents and install vertical paneling on front porch gable. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
- 5) Install vertical paneling on front elevation. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is

inconsistent with preservation criteria Section 4.3 which states that wood siding, trim, and detailing must be restored whenever practical.

- 6) Install fan light in front dormer. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(a) which states that front facades of contributing structures are protected.
- 7) Install front yard wrought iron fence and paint Brown. Work completed without a Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.11(a) which states that fences in the front yard may not exceed 3'-6".

TASK FORCE RECOMMENDATION:

- 1) Remove brick chimney on front elevation. Work completed without a Certificate of Appropriateness – No quorum; comments only – Please specify all products and materials from remodel or new construction and [provide] scope of demolition work.
- 2) Replace all aluminum windows with new aluminum windows and add wood trim. Work completed without a Certificate of Appropriateness – No quorum; comments only – Please specify all products and materials from remodel or new construction such as windows.
- 3) Replace front door. Work completed without a Certificate of Appropriateness – No quorum; comments only – Please specify all products and materials from remodel or new construction such as door.
- 4) Remove vents and install vertical paneling on front porch gable. Work completed without a Certificate of Appropriateness – No quorum; comments only – Please specify all products and materials from remodel or new construction such as vertical siding. Fence, vertical siding, and burglar bars are not compliant with Wheatley Place.
- 5) Install vertical paneling on front elevation. Work completed without a Certificate of Appropriateness – No quorum; comments only – Please specify all products and materials from remodel or new construction such as vertical siding. Fence, vertical siding, and burglar bars are not compliant with Wheatley Place.
- 6) Install fan light in front dormer. Work completed without a Certificate of Appropriateness – No quorum; comments only – Please specify all products and materials from remodel or new construction such as window.
- 7) Install front yard wrought iron fence and paint Brown. Work completed without a Certificate of Appropriateness – No quorum; comments only – Please specify all products and materials from remodel or new construction such as iron fencing. Fence, vertical siding, and burglar bars are not compliant with Wheatley Place.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 214 (MP)
 Office Use Only

Name of Applicant: ELIAS I FOXLE
 Mailing Address: 4509 TWIN POST
 City, State and Zip Code: DALLAS TX 75244
 Daytime Phone: 214 325 2030 Alternate Phone: _____
 Relationship of Applicant to Owner: _____

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 3735 HAVANA ST.
 Historic District: _____

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

BIULK REMOVAL ON CHIMNEY, WINDOW REPLACEMENT. REPLACE WINDOWS, REPLACE POST ON FRONT PORCH. REPLACE REXIE AT FRONT. REPLACE FRONT DOOR.

RECEIVED BY

Signature of Applicant: [Signature] Date: JAN 03 2019
 Signature of Owner: [Signature] Date: DECEMBER 30 - 2018
 (IF NOT APPLICANT) Date: Current Planning 2018

APPLICATION DEADLINE:
 Application material must be completed and submitted by the **FIRST THURSDAY OF EACH MONTH, 12:00 NOON** (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.
 Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.
OTHER:
 In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.
 Please review the enclosed Review and Action Form

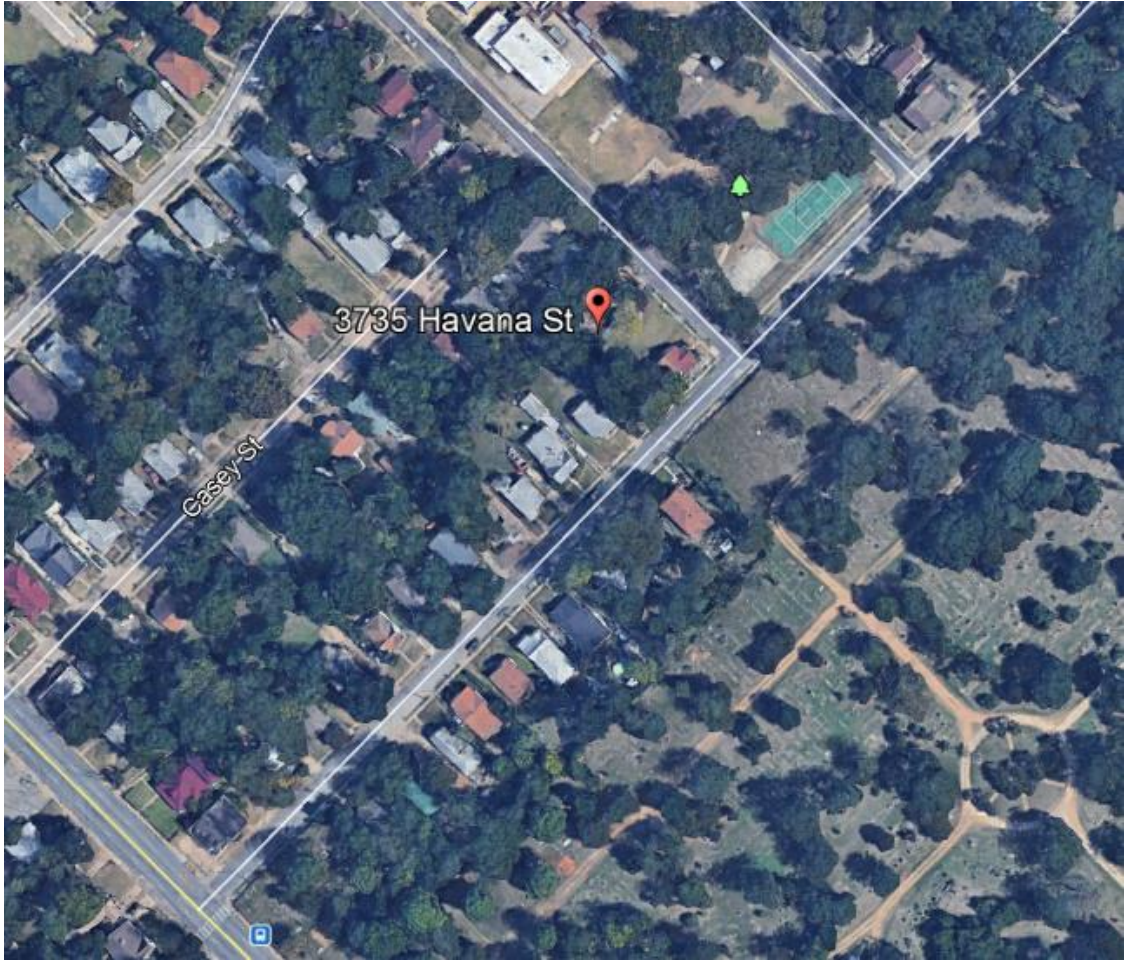
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

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

Sustainable Construction and Development Date

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
 Rev. 060518



Aerial view



Front (East) elevation.



View to left (South) of 3735 Havana.



View to right (North) of 2822 3735 Havana.



View across (East) from 3735 Havana.

Elias I Ponce
4509 Twin Post Rd
Dallas, TX 75244
214/325-2080

December 30, 2018

Dr. Marsha Prior
Historic Preservation
1500 Marilla St. 5BN
Dallas, TX 75201

Re: 3735 Havana St.
Dallas, TX 75215

Dear Dr. Prior:

Thank you for taking the time to see me at your office. Attached please find the application for the repairs done at 3735 Havana as required by the City Inspector.

I'd like to mention that when I purchased this home, it was pretty much falling apart. The chimney at the front collapsed when we leveled the floor in the living room. All windows were aluminum frame and were broken. We replace all windows with the same sized aluminum frames. There was a window next to the chimney that collapsed and we replaced that window with a size to match the other windows as shown in picture #1.

The wood columns and gable at the front porch remains as it was. All we did was replace the rotted wood. The solid wood door at the main entrance was replaced by a wood door with glass accents. The fence at the front of the house was a combination of wrought iron and chain link. I replaced the bad posts and made all of the fence wrought iron.

I respectfully request that the repairs that were made to the house be considered routine maintenance. Please let me know if you have any questions about this. I've attached several pictures showing all sides of the house for your convenience.

Sincerely,

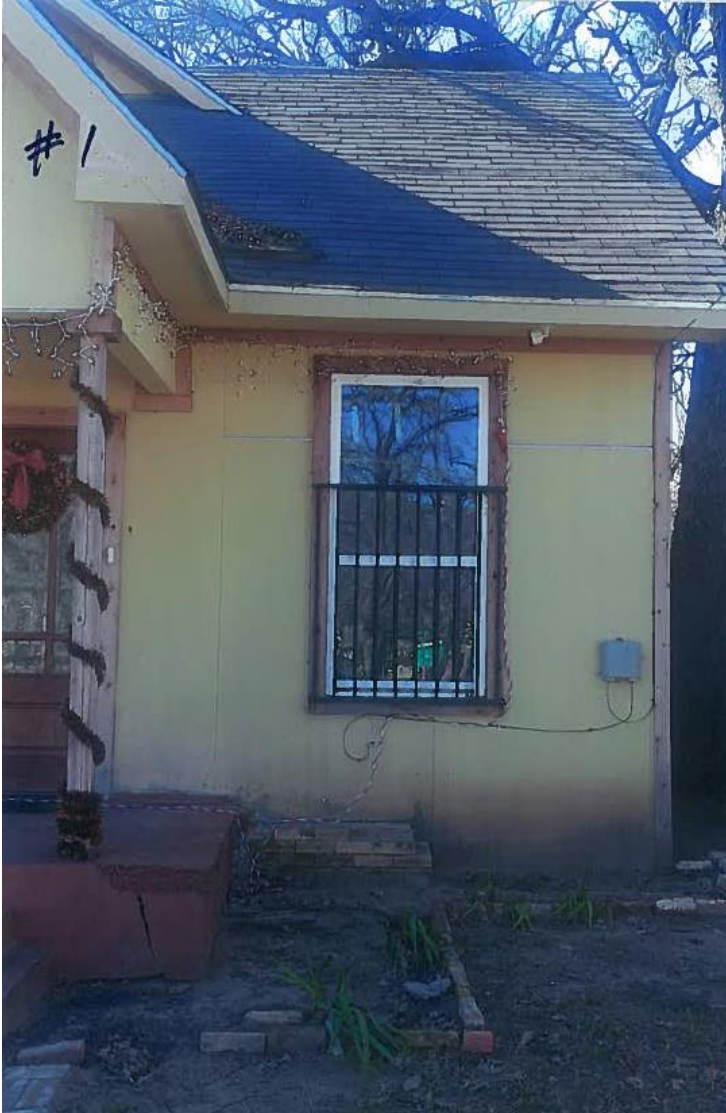


Elias I. Ponce

Letter from applicant explaining work completed without a CA and the condition of house.



Close up of front of house submitted by applicant.



Close up of front elevation, showing window on right side. Photo submitted by applicant.



Left (South) side elevation. Photo submitted by applicant.



Rear elevation. Photo submitted by applicant.



Request #6 - Close up showing fan light in gable.



Front elevation of house in 2006.



Google image of house, June 2014. Note existence of chimney, brick veneer on front façade, no fan light in front gable, and right front window (just behind tree) that has now been re-located.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

4.0 FACADES

4.1 Protected Facades

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

Request #2 –

5.0 WINDOWS AND DOORS

- 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and materials to match the historic. Wood windows should be retained and repaired. Replacement windows should be wood. If wood windows are economically impossible, the Landmark Commission may consider other appropriate materials.

Request #3 –

5.0 WINDOWS AND DOORS

- 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and materials to match the historic. Wood windows should be retained and repaired. Replacement windows should be wood. If wood windows are economically impossible, the Landmark Commission may consider other appropriate materials.

Request #4 –

4.0 FACADES

4.1 Protected Facades

- (b) Front, cornerside and interior side facades of contributing structures are protected.

Request #5 –

4.0 FACADES

- 4.3 Wood siding, trim, and detailing must be restored whenever practical. If wood siding is economically impossible, the Landmark Commission may consider other appropriate materials.

Request #6 –

4.0 FACADES

- 4.1 Protected Facades
 - (c) Front, cornerside and interior side facades of contributing structures are protected.

Request #7 –

3.0 BUILDING SITE AND LANDSCAPING

3.11 Fence location

- (a) Historically appropriate fences are permitted in the front yard and may not exceed 3 feet, six inches in height and must be 50% open.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: 1/8/2019

TIME: 4:00 pm

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

Applicant Name: Elias Ponce

Address: 3735 Havana (Wheatley Place HD)

Date of CA/CD Request: 1/3/2019

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

PLEASE SPECIFY ALL PRODUCTS AND MATERIALS ^{FROM REMOVAL} ~~FOR~~ NEW CONSTRUCTION
SUCH AS BURGULAR BARS; IRON FENCING; WINDOWS; ALL SIDING; COLUMNS;
PAINT COLORS; DOOR AND SCOPE OF ALL DEMOLITION WORK
THAT HAS TAKEN PLACE.

FENCE; VERTICAL SIDING; BURGULAR BARS ARE NOT
COMPLIANT WITH WHEATLEY PLACE

Task force members present

Kathleen Lenihan Jay Taylor Pamela Harrison
 Patricia Williams Andrew Wallace
 Alonzo Harris Barbara Wheeler

Ex Officio staff members Present Marsha Prior

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 01.08.2019

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

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



LANDMARK COMMISSION**FEBRUARY 4, 2019**

FILE NUMBER: CA189-218(MP)
LOCATION: 127 N Edgefield Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Marsha Prior
DATE FILED: January 3, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-E, 54-F
CENSUS TRACT: 0046.00

APPLICANT: Isaac Martinez

OWNER: MAERZ JILL MANOWITZ

REQUEST:

- 1) Construct rear addition.
- 2) Replace aluminum windows with wood windows.
- 3) Replace front door.
- 4) Remove aluminum siding and replace existing wood siding, up to 50% as needed.
- 5) Paint main structure. Brand: Sherwin Williams. Body – SW 6163 “Grassland;” Trim – SW 7636 “Origami White;” Accent – SW 2846 “Roycroft Bronze Green.”

BACKGROUND / HISTORY: None

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

ANALYSIS:

Request #1 – Staff is recommending approval because the proposed addition is compatible with the main structure in style, shape, material, scale, and detailing. Task Force was also supportive, though they did not have a quorum.

Request #2 – Staff is recommending deny without prejudice because there are a number of changes proposed to the solid-to-void ratio, the location of potentially original voids, and the size of proposed windows on the main structure. Staff does not believe that all of the existing voids are original, but it appears that several on each side elevation are likely to be. In comparing the existing and proposed windows, it appears that ganged windows may be converted to single windows and vice versa. Window locations and size are also changing in some cases. In addition to these concerns, the proposed Jeld-Wen W2500 windows have an aluminum exterior.

Request #3 – The proposed door is historically accurate in style and material. Task Force did not have a quorum and did not specifically discuss the door.

Request #4 – Staff is recommending approval for restoring the original wood siding with the condition that the existing brick skirting toward the rear of the house and new concrete skirting for addition are painted (brick is already painted) to match and blend in with the restored wood siding. Task Force did not have a quorum, but they were supportive with similar concerns for brick and concrete skirtings.

Request #5 – Staff is recommending approval because the proposed colors are consistent with the preservation criteria. Task Force did not have a quorum and did not offer comments.

STAFF RECOMMENDATION:

- 1) Construct rear addition – Approve – Approve drawings dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace aluminum windows with wood windows – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) which states that windows and doors must be typical of the style and period of the building.
- 3) Replace front door – Approve – Approve specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Remove aluminum siding and replace existing wood siding, up to 50% as needed – Approve with conditions – Approve proposed work with the condition that rear addition has concrete skirting, that existing brick skirting remains and that concrete and brick are painted to match the wood siding with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(10)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Paint main structure. Brand: Sherwin Williams. Body – SW 6163 “Grassland;” Trim – SW 7636 “Origami White;” Accent – SW 2846 “Roycroft Bronze Green” – Approve – Approve paint specifications dated 2/4/19 with the finding the work is consistent with preservation criteria Section 51P-87.111(a)(8)(B) and 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Construct rear addition – No quorum; comments only – Wood railing – keep original/existing as is unless discovery [during work] accommodates new proposed design. [Supportive of rear addition].
- 2) Replace aluminum windows with wood windows – No quorum; comments only. No comments. [Supportive of replacing windows].

- 3) Replace front door – No quorum; comments only – No comments.
- 4) Remove aluminum siding and replace existing wood siding, up to 50% as needed – No quorum; comments only – Revise drawing to show brick skirting accurately, new concrete skirting in back – paint to match brick.
- 5) Paint main structure. Brand: Sherwin Williams. Body – SW 6163 “Grassland;” Trim – SW 7636 “Origami White;” Accent – SW 2846 “Roycroft Bronze Green” – No quorum; comments only – No comments.

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

CA 189 - 218 (MP)
Office Use Only

Name of Applicant: Isaac Martinez
 Mailing Address : 319 N Clinton Ave
 City, State and Zip Code: Dallas TX 75208
 Daytime Phone: 214.621.8455 Alternate Phone: 214.475.3587
 Relationship of Applicant to Owner : Agent

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 127 N EDGEFIELD, DALLAS, TX 75208
Historic District: WINNETKA HEIGHTS

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

Remove Aluminum siding. Replace up to 50% wood siding/trim as needed. Remove rear addition.
 Remove aluminum windows. Install wood windows. Paint House and Trim. Replace existing shingles and install new shingles. Repair sidewalk.

RECEIVED BY

JAN 03 2019

Signature of Applicant: _____ Date: _____

Signature of Owner: Jill Marx Date: 1/3/2019
DocuSigned by: Jill Marx
 20190827E7E54E NOT APPLICANT
 Current Planning

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

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

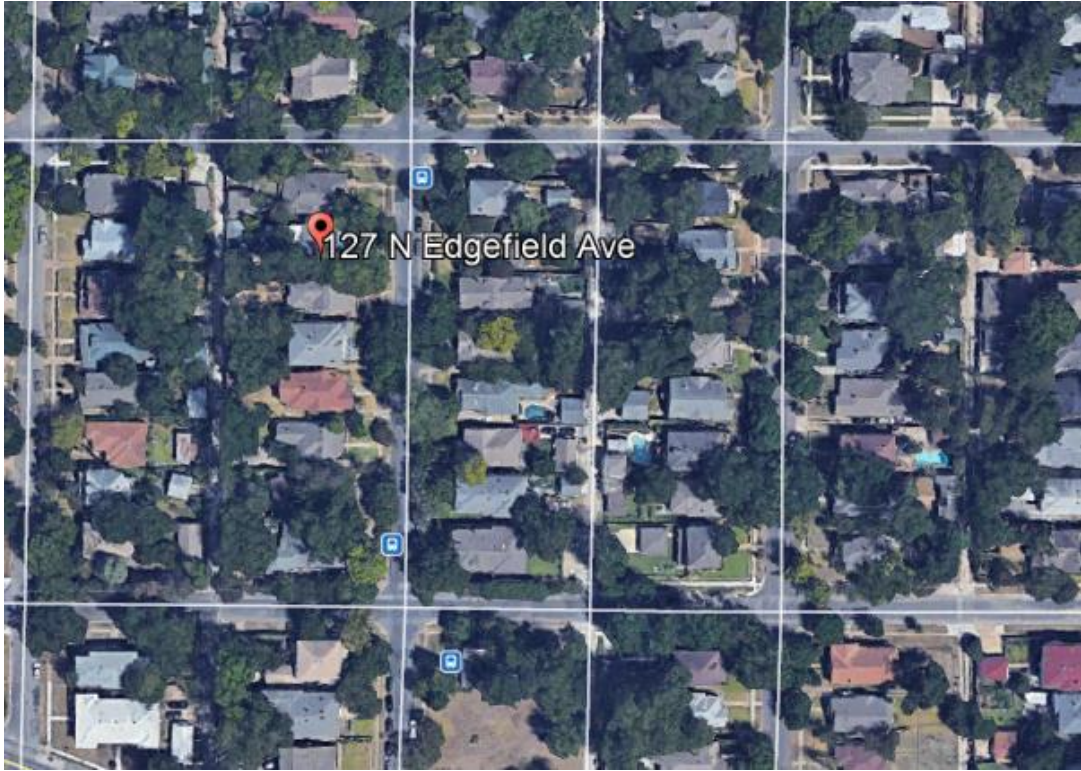
OTHER:
 In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

Sustainable Construction and Development **Date**



Aerial view



Front (East) elevation.



View to left (South) of 127 N Edgefield.



View to right (North) of 127 N Edgefield.



View across (East) from 127 N Edgefield.



Right (North) elevation. Photo submitted by applicant.



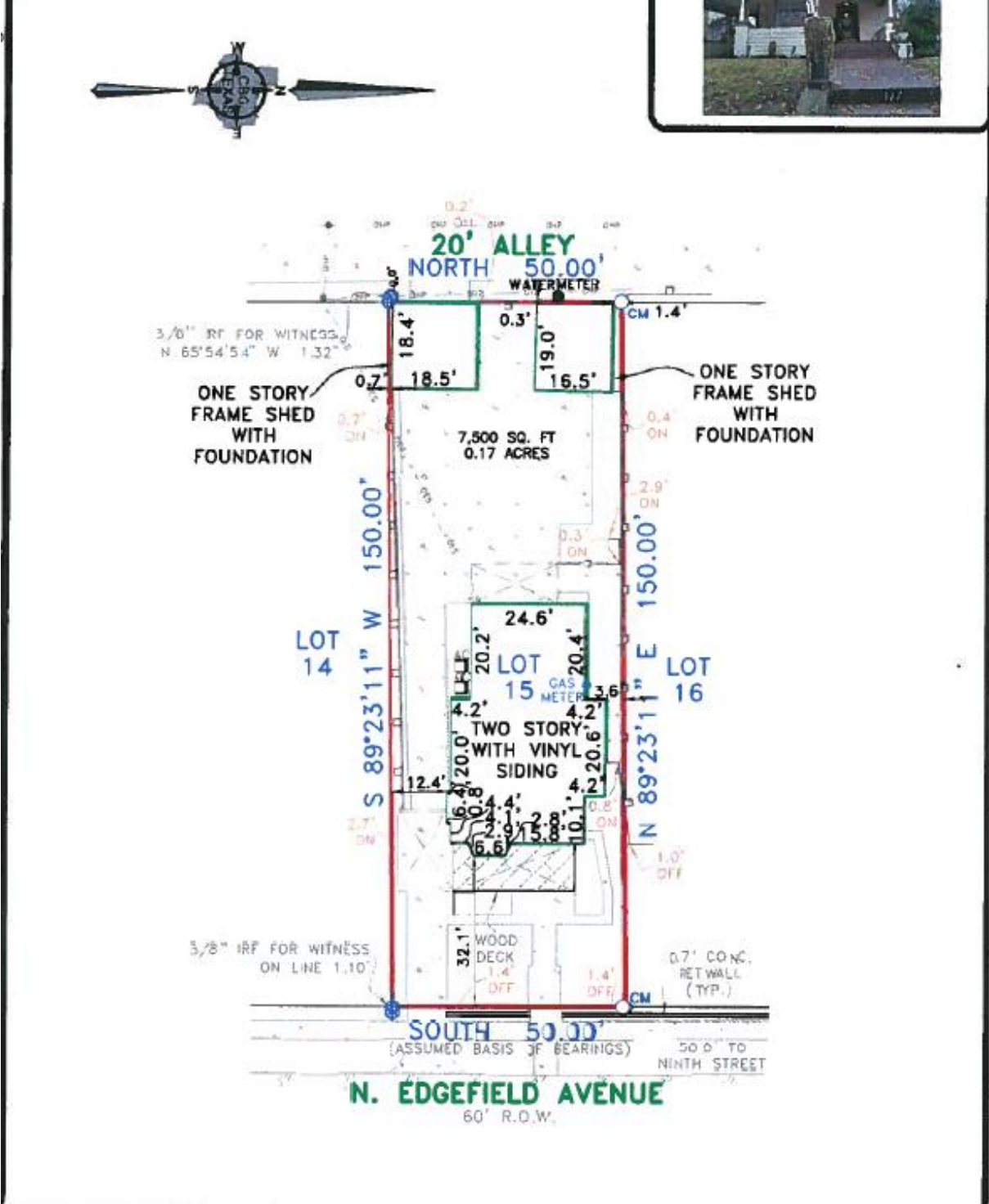
Right (North) elevation. Photo submitted by applicant.



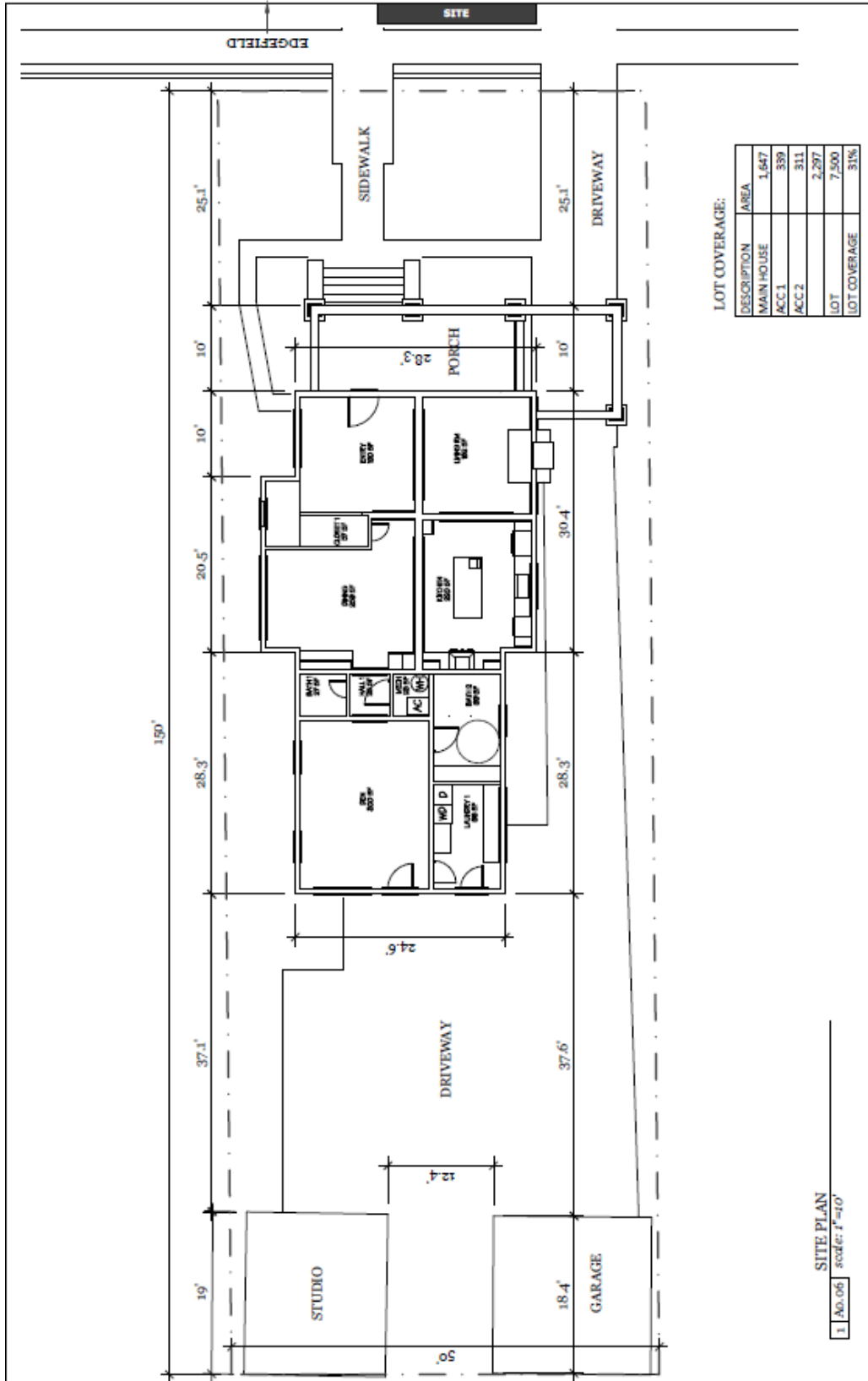
Left (South) and rear elevation. Photo submitted by applicant.



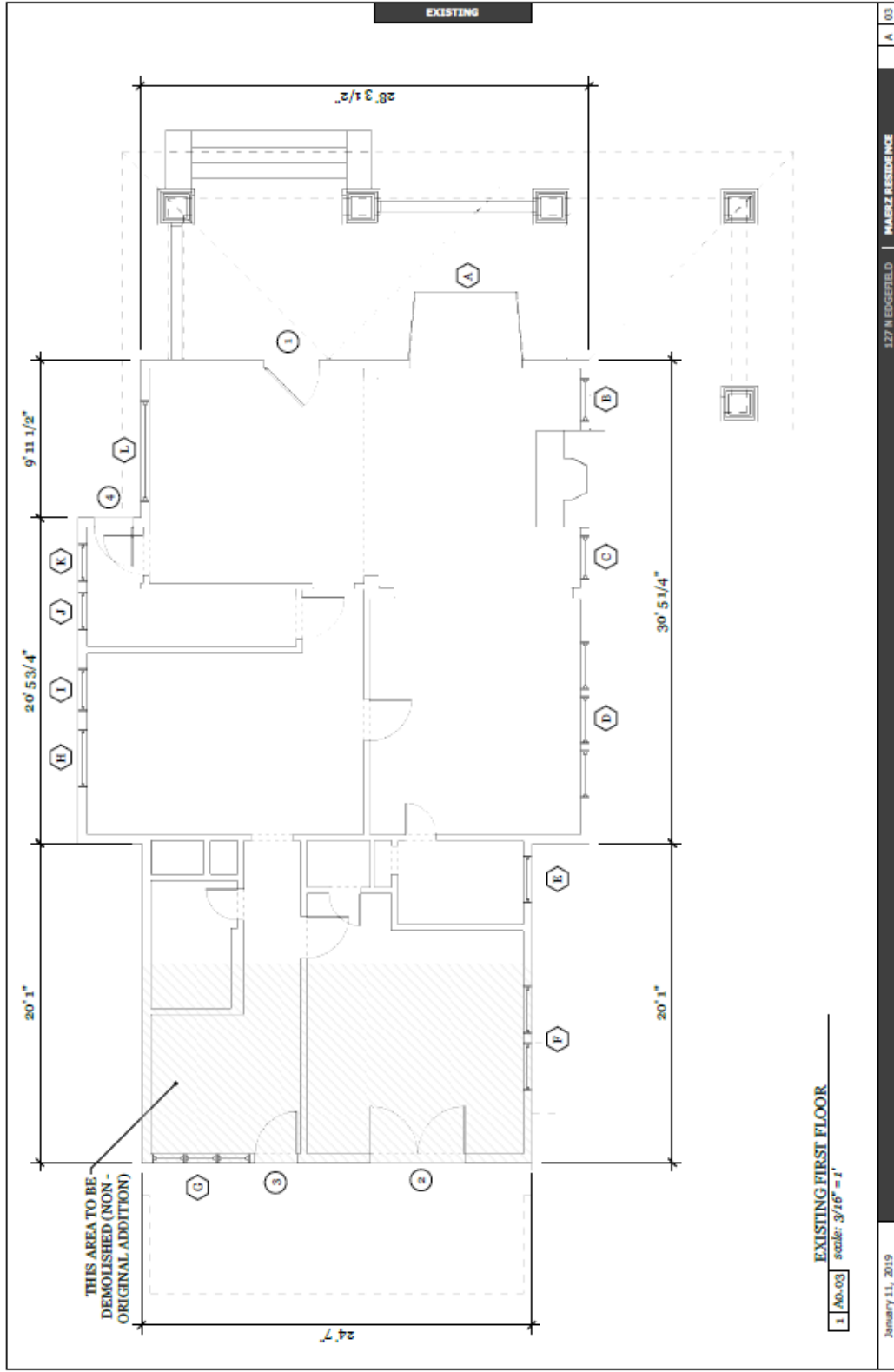
Rear elevation. Photo submitted by applicant.



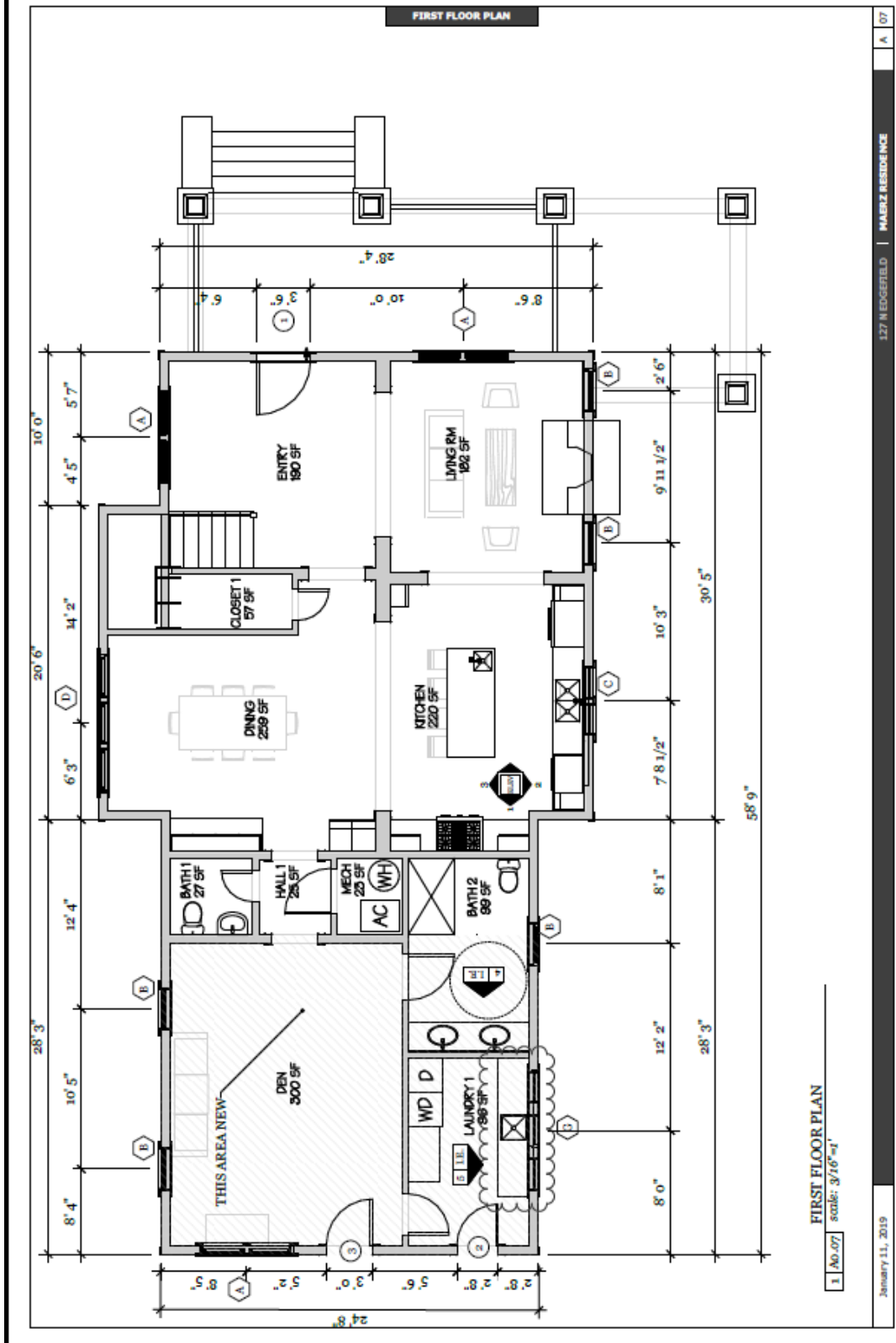
Survey plat.



Request #1 – Proposed site plan.

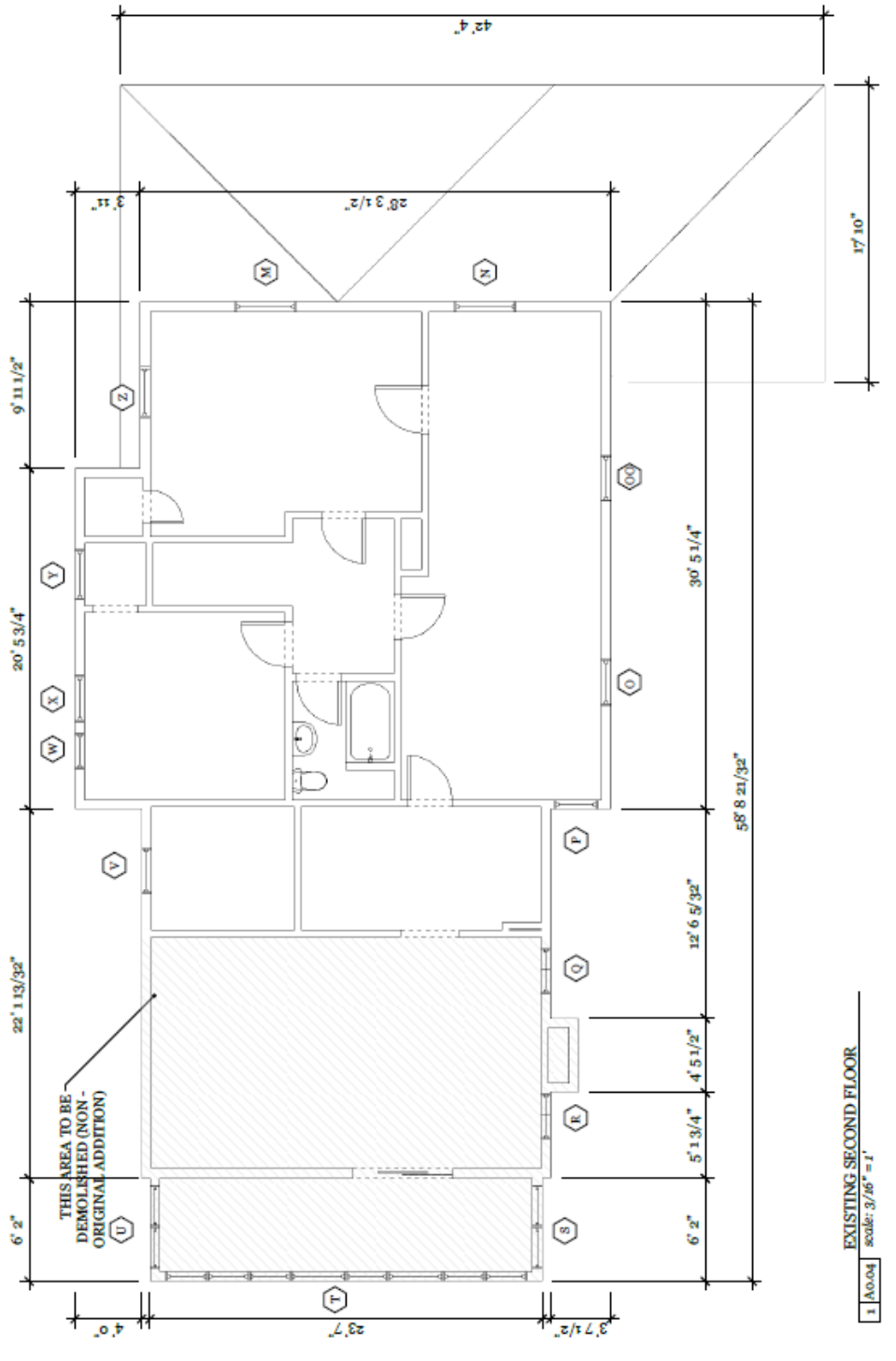


Existing first floor plan.

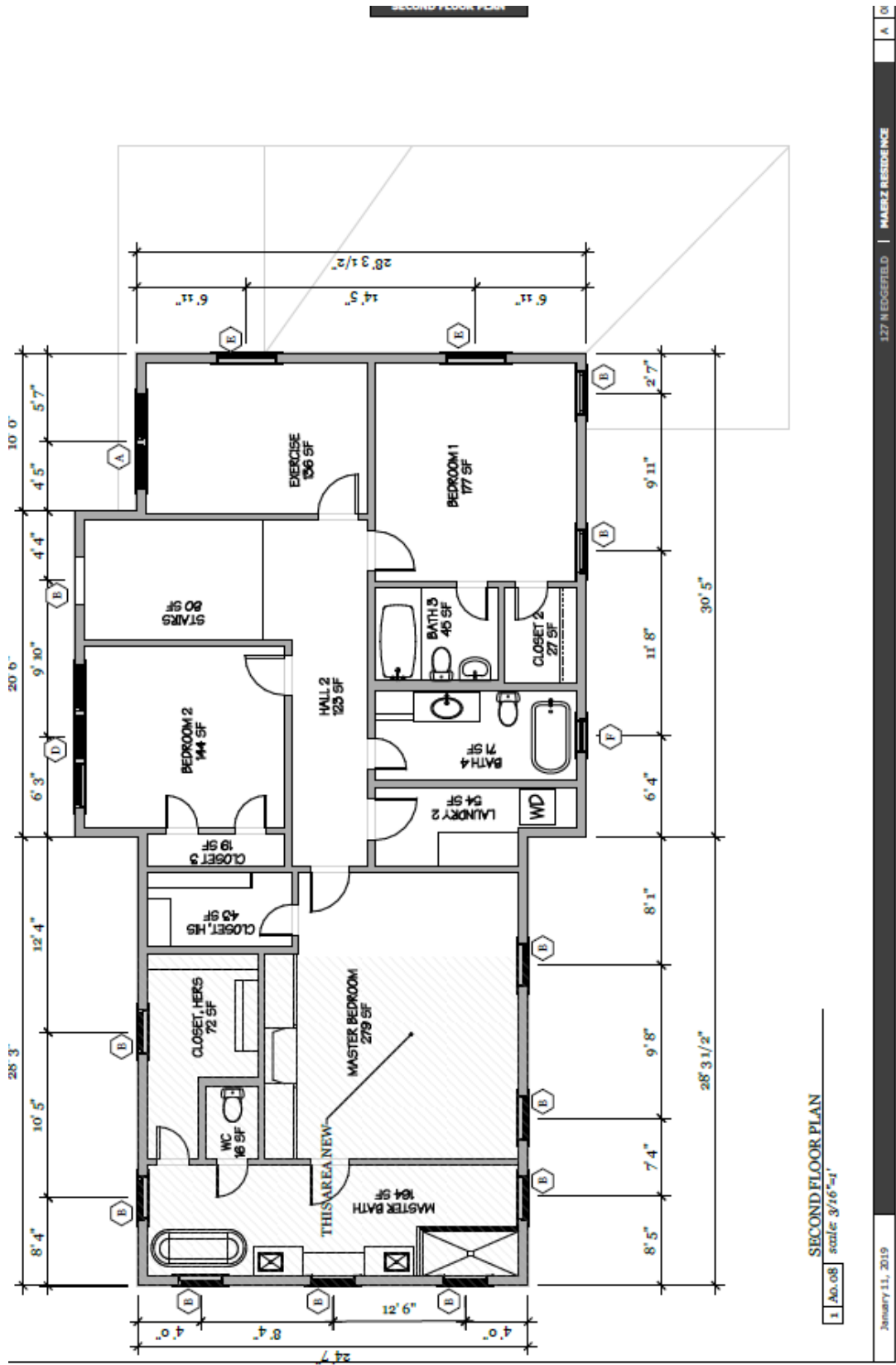


Request #s 1 and 2 - Proposed first floor plan.

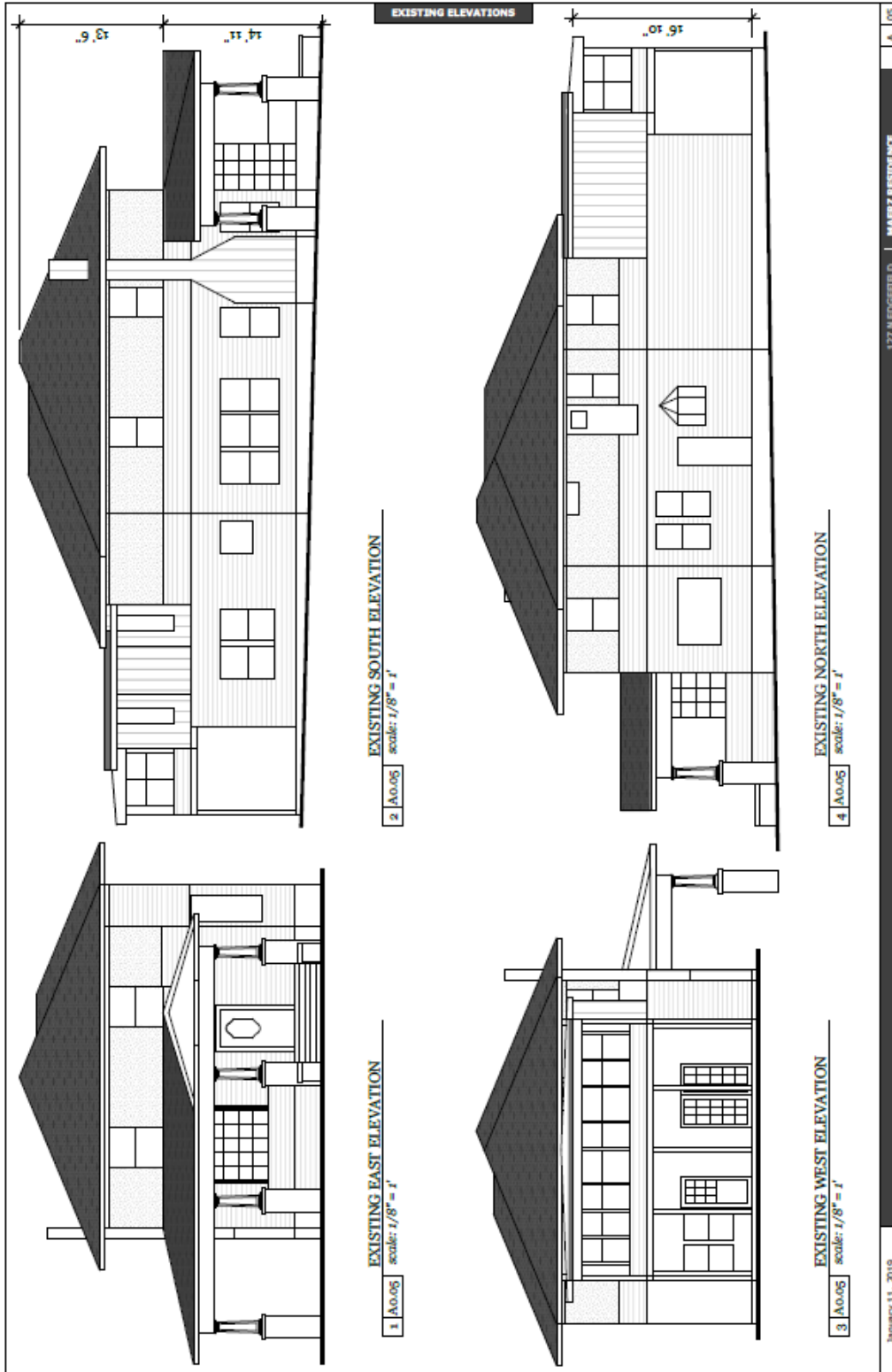
EXISTING



Existing second floor plan.



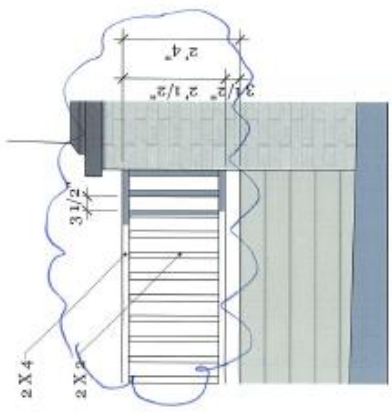
Request #s 1 and 2 – Proposed second floor plan.



Existing front, side, and rear elevations.



Request #s 1 and 2 – Proposed front and rear elevations.



3 | Ao.11 | PORCH RAIL DETAIL

scale: 1/2"=1'

Handwritten note: 1/2" = 1' of



1 | Ao.15 | NORTH ELEVATION (RIGHT)

scale: 1/8"=1'

Handwritten note: THIS IS PART OF THIS CA

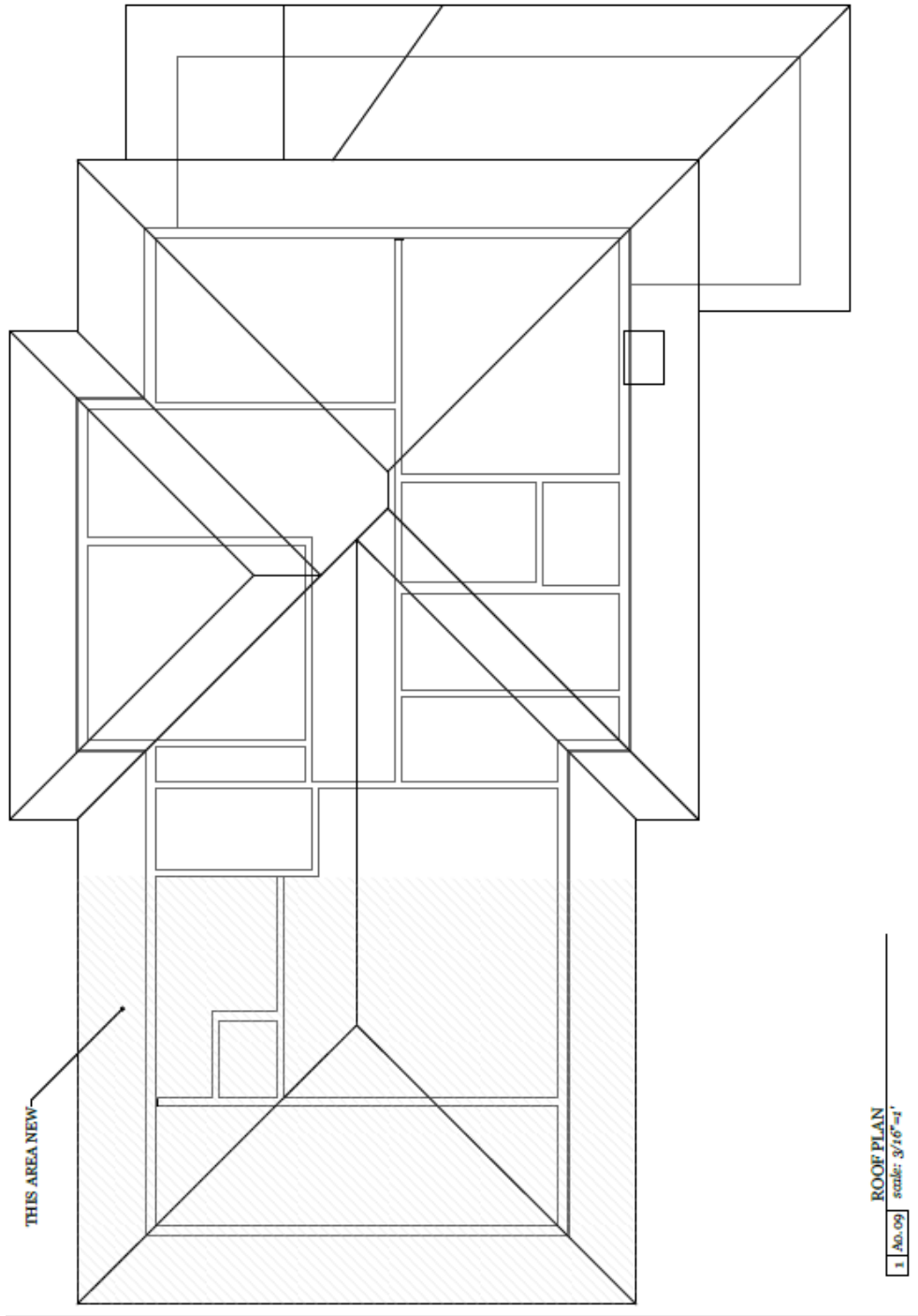


2 | Ao.11 | SOUTH ELEVATION (LEFT)

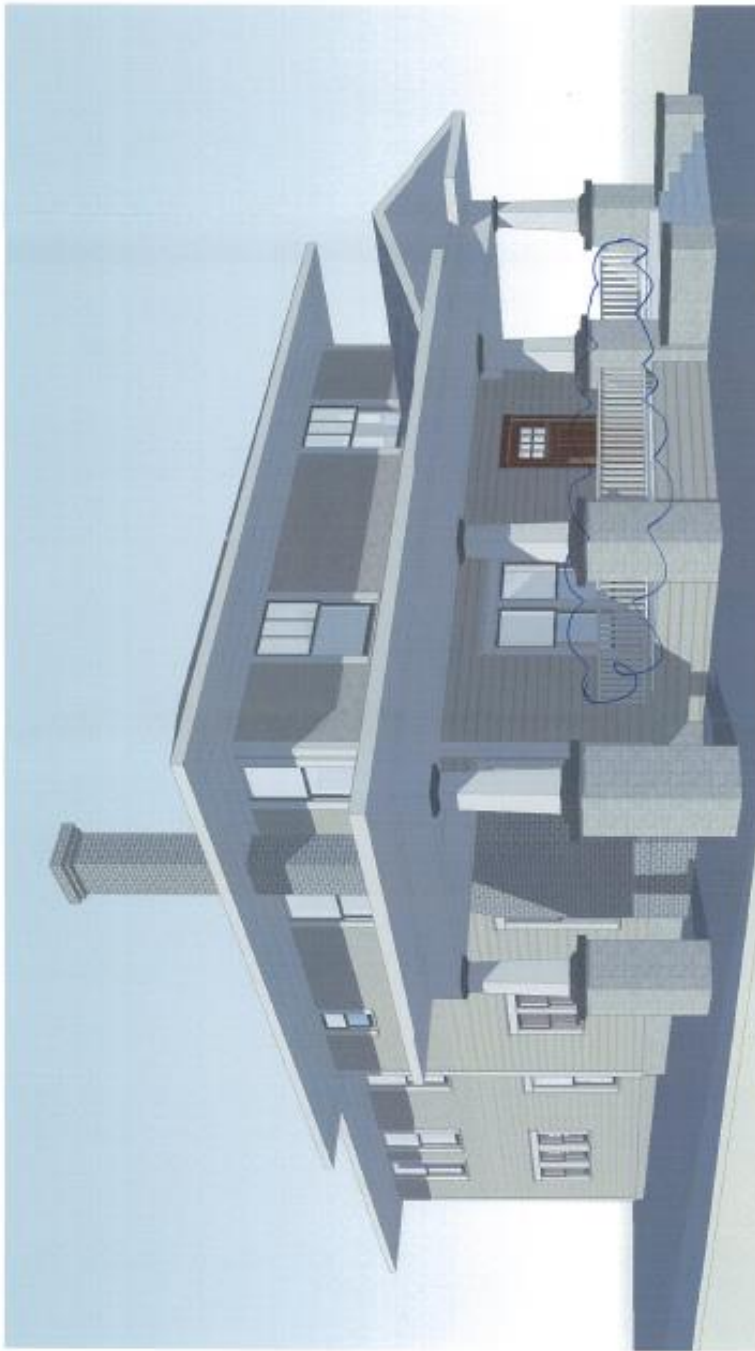
scale: 1/8"=1'

Handwritten note: THIS IS PART OF THIS CA

Request #s 1 and 2 – Proposed right (North) and left (South) side elevations.





Request #1 – Proposed roof plan.



Request #s 1, 2, 3, and 4 – Isometric drawing of proposed house.

Maerz 127 N. Edgefield Ave., Dallas, TX 75208-WINDOW INVENTORY

MK	LOCATION	PICTURE	SIZE/CONDITION
L	NORTH SIDE- 1ST FLOOR		40X64", single pane picture window, metal frame. Fair condition
4	NORTH SIDE- 1ST FLOOR		Window in door which used to be access to upstairs during WWII. Poor condition. "Panels" are security bars on the interior



Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
J/K	NORTH SIDE-1ST FLOOR		2 each 27X53", single pane, metal frame, poor condition, plastic elements rotten & cracked
I	NORTH SIDE-1ST FLOOR		Window in old door which is now walled off on the interior

Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
H	NORTH SIDE-1ST FLOOR		3 panel "Bay" window, each 14X31"
G	WEST SIDE-1ST FLOOR		2, each 33X55", single pane, metal frame. Poor condition with plastic elements rotten & cracked



Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
3	WEST SIDE-1ST FLOOR		Windows in back door
2	WEST SIDE-1ST FLOOR		70X71", hinged "french" door with "false" window pane molding overlay



Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
F	SOUTH SIDE-1ST FLOOR		2, each 33X61", single pane, metal frame. Poor condition with plastic elements rotten & cracked
E	SOUTH SIDE-1ST FLOOR		Handmade stained glass

Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
D	SOUTH SIDE-1ST FLOOR		<p>3, each 35X60", single pane, metal frame. Poor condition with plastic elements rotten & cracked</p>
C	SOUTH SIDE-1ST FLOOR		<p>34X66". Single pane, WOOD frame. Poor condition with significant weather damage to wood on the exterior</p>

Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
B	SOUTH SIDE- 1ST FLOOR		34X66". Single pane, WOOD frame. Poor condition with significant weather damage to wood on the exterior
A	EAST SIDE- 1ST FLOOR		100X107" "Bay" window with individual single panes of glass. Fair condition

Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
Z	NORTH SIDE-2ND FLOOR		33X61", single pane, metal frame. Poor condition with plastic elements cracked & rotten
Y	NORTH SIDE-2ND FLOOR		15X34", single pane closet window

Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
X	NORTH SIDE- 2ND FLOOR		Window in old door
W	NORTH SIDE- 2ND FLOOR		24X43", single pane, metal frame. Poor condition with plastic elements cracked & rotten



Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
V	NORTH SIDE-2ND FLOOR		36X40 (approx.), single pane, metal frame. Poor condition with plastic elements cracked & rotten
U	NORTH SIDE-2ND FLOOR		2, 31X53, single pane, metal frame. Fair-poo condition with plastic elements cracked & rotten



Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
T	WEST SIDE-2ND FLOOR		8, sizes vary either 31X53 or 40X53. Single pane, Metal frame. Fair to poor condition with plastic elements cracked & rotten
S	SOUTH SIDE-2ND FLOOR		2, 31X53, single pane, metal frame. Fair-poor condition with plastic elements cracked & rotten

Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
R	SOUTH SIDE- 2ND FLOOR		15X66", single sheet of glass, modern wood frame
Q	SOUTH SIDE- 2ND FLOOR		15X66", single sheet of glass, modern wood frame

Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
P	SOUTH SIDE- 2ND FLOOR		33X61", single pane, metal frame. Poor condition with plastic elements cracked & rotten
O	SOUTH SIDE- 2ND FLOOR		33X61", single pane, metal frame. Poor condition with plastic elements cracked & rotten

Request #2 – Window survey.

MK	LOCATION	PICTURE	SIZE/CONDITION
OO	SOUTH SIDE- 2ND FLOOR		Window sheet-rocked oof on interior
N	EAST SIDE- 2ND FLOOR		44X61", single pane, metal frame. Poor condition with plastic elements cracked & rotten

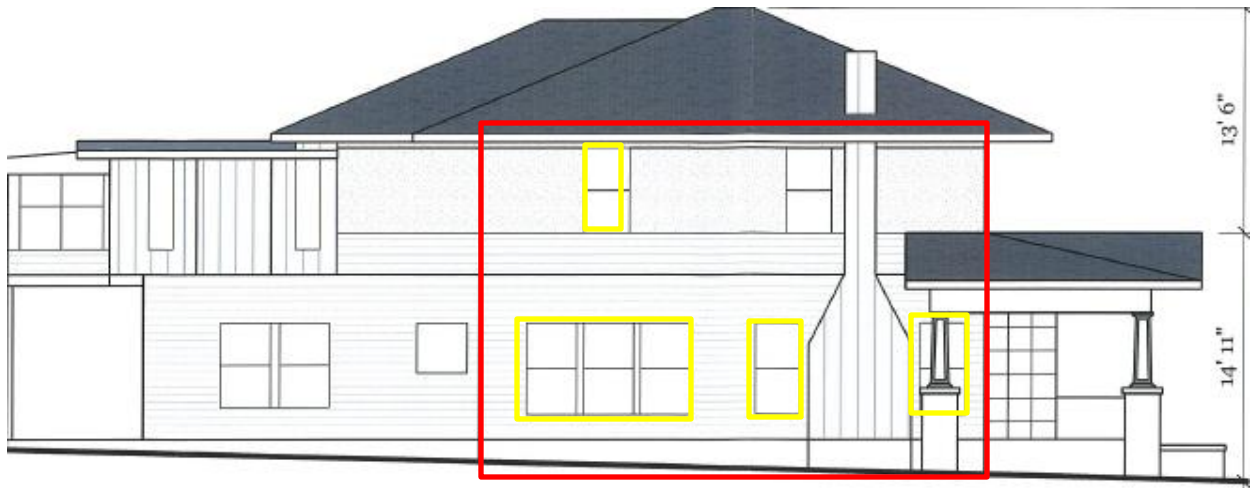
Request #2 – Window survey.



EXISTING NORTH ELEVATION
4 A0.05 scale: 1/8" = 1'



Request #2 – Comparison of solid-to-void ratios. Note: Most likely, voids on existing north elevation are not all original, but those highlighted in yellow are believed to be original voids.



Request #2 – Comparison of solid-to-void ratios. Note: Most likely, voids on existing south elevation are not all original, but those highlighted in yellow are believed to be original voids.

SPECIFICATIONS	
<p>GLENWOOD® Weathered Wood</p> <p>SW 7636 Origami White Roycroft Bronze Green</p> <p>SW 6163 Grassland Interior / Exterior Locator Number: 212-C2</p>	
	<p>4 A0.01 BEVELED SIDING scale: N.T.S.</p>
	<p>3 A0.01 PAINT AND ROOFING scale: N.T.S.</p>
<p>2 A0.01 WINDOWS scale: N.T.S.</p>	
<p>1 A0.01 CRAFTSMAN DOOR EXAMPLE scale: N.T.S.</p>	<p>5 A0.01 ACME SLATE GRAY BRICK scale: N.T.S.</p>
<p>Doors</p> <p>Door 1 2-3 Panel, 3-6 light Craftsman Style Wood Door - Antique or new</p> <p>Door 2 2-3 Panel, 3-6 light Craftsman Style Wood Door - Antique or new</p> <p>Door 3 15 light French Door Style Wood Door - Antique or new</p> <p>Windows</p> <p>All Jeld Wen 2500 Wood Window</p> <p>Paint</p> <p>Body SW 6163 Grassland</p> <p>Trim SW 2846 Roycroft Bronze Green</p> <p>Accent SW 7636 Origami White</p> <p>Roof</p> <p>Manufacturer GAF</p> <p>Style Weathered Wood</p> <p>Color</p> <p>Beveled Repair or replace with wood as necessary after removing aluminum siding</p> <p>Trim Repair or replace with wood as necessary after removing aluminum siding</p> <p>Masonry</p> <p>Stucco Repair as needed and repaint</p> <p>Brick 1 Acme - Slate Gray - Modular (3.625 x 2.25 x 7.625)</p> <p>Brick 2 Existing - see elevation for paint selections</p>	<p>5 A0.01 SPECIFICATIONS scale: N.T.S.</p>

Proposed specifications.



W-2500™ Clad-Wood
Standard Double-Hung

Request #2 – Proposed windows. Note: the Jeld-Wen “wood” windows are clad on the exterior with aluminum.



April 4, 2014

What does a “clad” window or patio door mean?



Aluminum-clad swinging patio doors from JELD-WEN's Custom Wood Collection.

The word “clad” refers to the covering on the exterior of a window or patio door unit. From the inside you can admire the beauty of the wood, while on the outside the aluminum clad shell protects the life of your wood window or patio door for many years.

Request #2 – Definition of clad for Jeld-Wen “wood” windows.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

Sec. 51P-87.111 Preservation Criteria for Tract 1

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

Request #2 –

Sec. 51P-87.111 Preservation Criteria for Tract 1

- (a) Building placement, form, and treatment
 - (17) Windows and doors
 - (F) Style.
 - (iii) All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

Request #3 –

Sec. 51P-87.111 Preservation Criteria for Tract 1

- (b) Building placement, form, and treatment
 - (17) Windows and doors
 - (F) Style.
 - (iii) All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

Request #4 –

Sec. 51P-87.111 Preservation Criteria for Tract 1

(a) Building placement, form, and treatment

(10) Façade materials

(C) Wood facades. Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary façade material, but may be used in roof gables and on columns and foundation skirts in a matter that is typical of the style and period of the main building.

Request #5 –

Sec. 51P-87.111 Preservation Criteria for Tract 1

(a) Building placement, form, and treatment

(8) Color

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

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

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

DATE: 1/9/2019
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,
Conference Room

APPLICANT NAME: Isaac Martinez
PROPERTY ADDRESS: 127 N Edgefield (WinnetkaHeights)
DATE of CA / CD REQUEST: 1/3/2019

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

R ① WOOD RAILING KEEP ORIGINAL/EXISTING AS IS
UNLESS DISCOVERY MADE ACCOMMODATES NEW
PROPOSED DESIGN.

X ② REVISED DRAWING TO SHOW BRICK SKIRTING
ACCURATELY, NEW CONC. SKIRT IN BACK PAINT TO MATCH
BRICK

Task force members present

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

Ex Officio staff members present Marsha Prior

Simple Majority Quorum: yes no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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