



CITY OF DALLAS LANDMARK COMMISSION

Monday, February 3, 2020

AGENDA

BRIEFINGS:

Dallas City Hall
1500 Marilla St., Room 5/E/S

11:30 A.M.

PUBLIC HEARING:

Dallas City Hall
1500 Marilla St., Council Chambers, 6th floor

1:00 P.M.

Neva Dean, Interim Historic Preservation Officer
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.

PUBLIC TESTIMONY

Approval of Minutes – January 6, 2020

Approval of the 2018-2019 Annual Report

Approval of Designation Committee Members

CONSENT ITEMS

1. 2551 ELM ST

Knights of Pythias
CA190-169(LC)
Liz Casso

Request:

1. Install a blade sign on the east elevation.
2. Install canopy sign on the west elevation.
3. Install flat attached sign with light fixture above on south elevation.
4. Install address numbers on south elevation.

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Applicant: Skotnicki, Gary

Application Filed: 01/02/20

Staff Recommendation:

1. Install a blade sign on the east elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Sections 9.1 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).
2. Install canopy sign on the west elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Sections 9.1 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).
3. Install flat attached sign with light fixture above on south elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Section 3.4 for lighting, Sections 9.1 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).
4. Install address numbers on south elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Sections 9.1 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).

Task Force Recommendation:

1. Install a blade sign on the east elevation - No quorum, comments only - Supportive.
2. Install canopy sign on the west elevation - No quorum, comments only - Supportive.
3. Install flat attached sign with light fixture above on south elevation - No quorum, comments only - Supportive; provide light fixture specifications for flat attached sign on south elevation; provide color elevation for Elm Street entry.
4. Install address numbers on south elevation - No quorum, comments only - Supportive; provide color elevation for Elm Street entry.

Request:

Install flat attached sign on east elevation.

Applicant: Brown, Myra

2. 800 ROSS AVE

West End Historic District

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CA190-168(LC)
Liz Casso

Application Filed: 01/02/20

Staff Recommendation:

Install flat attached sign on east elevation – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1004(a)(4) for general material requirements, Section 51A-7.1005(c) for flat attached signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(ii).

Task Force Recommendation:

Install flat attached sign on east elevation - No quorum, comments only - Submission is acceptable. Recommend using existing mounting points from previous sign if practical for both temporary and permanent signage.

3. 337 S EDGEFIELD AVE

Winnetka Heights Historic District
CA190-171(MLP)
Melissa Parent

Request:

1. Replace fourteen windows on main structure with new wood windows.
2. Remove openings #6, #9, #12, #25 and #29-33. Infill with new wood #117 siding.
3. Replace and resize window openings #5 and #10 with new wood windows.

Applicant: Kent, Nathan

Application Filed: 01/02/20

Staff Recommendation:

1. Replace fourteen windows on main structure with new wood windows – Approve - Approve specifications dated 2/3/2020 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove openings #6, #9, #12, #25 and #29-33. Infill with new wood #117 siding – Approve - Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace and resize window openings #5 and #10 with new wood windows – Approve - Approve specifications and drawings dated 2/3/2020 with the finding the proposed work is consistent with the

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criteria for windows and doors in the 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:

1. Replace fourteen windows on main structure with new wood windows – Approve - Approve specifications dated 2/3/2020 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove openings #6, 9, #12, #25 and 29-33. Infill with new wood #117 siding – Approve - Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace and resize window openings #5 and #10 with new wood windows – Approve - Approve specifications and drawings dated 2/3/2020 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

COURTESY REVIEW ITEM:

1. 2700 CANTON ST

Adam Hats Building
CR190-003(LC)
Liz Casso

Request:

Courtesy Review - Construct a multi-story, multifamily building with parking garage.

Applicant: Skotnicki, Gary

Application Filed: 01/02/20

Staff Recommendation:

Courtesy Review - Construct a multi-story, multifamily building with parking garage.

Task Force Recommendation:

Courtesy Review - Construct a multi-story, multifamily building with parking garage - No quorum - Provide detail for materiality and design of top floor; garage height variance is acceptable on southwest corner of site; security detailing needed for motor court gate; rooftop

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signage must meet Dallas Development Code signage requirements.

DISCUSSION ITEMS:

1. 5538 WORTH ST

Junius Heights Historic District
CA190-173(JKA)
Jennifer Anderson

Request:

1. Remove existing porch enclosure and construct new screened-in porch on front elevation.
2. Widen steps on front porch.
3. Paint main structure. Brand: Valspar. Body: 4004-10A "Sassy Violet;" Trim: "White;" Accent: "Grey;" Porch floor: "Red"
4. Install 6' wood fence in side and rear yard.
5. Install 5' gate in southwest side yard.

Applicant: Shafer, Mark

Application Filed: 01/02/20

Staff Recommendation:

1. Remove existing porch enclosure and construct new screened-in porch on front elevation – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 7.2 which states that porches and balconies on protected facades may not be enclosed, and that it is recommended that existing enclosed porches on protected facades be restored to their historic appearance.
2. Widen steps on front porch – Approve – Approve drawing dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 7.1 and meets the standards in Code Section 51A-4.501(g)(6)(C)(i).
3. Paint main structure. Brand: Valspar. Body: 4004-10A "Sassy Violet;" Trim: "White;" Accent: "Grey;" Porch floor: "Red" – Approve – Approve specifications dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 4.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 6' wood fence in side and rear yard – Approve – Approve site plan dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 3.6(a)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install 5' gate in southwest side yard – Approve – Approve site plan dated 2-3-20 with the finding that the work is consistent with preservation criteria

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

Task Force Recommendation:

1. Remove existing porch enclosure and construct new screened-in porch on front elevation – Deny without Prejudice - Doesn't meet Section 7.2. Existing knee wall once was there and should be restored, but the enclosed portion was probably not original.
2. Widen steps on front porch – Approve.
3. Paint main structure. Brand: Valspar. Body: 4004-10A "Sassy Violet;" Trim: "White;" Accent: "Grey;" Porch floor: "Red" – Approve - Approve as shown since it does not violate Section 4.8.
4. Install 6' wood fence in side and rear yard – Approve.
5. Install 5' gate in southwest side yard – Approve.

Request:

1. Replace all windows with new aluminum windows.
2. Paint brick structure. Brand: Sherwin Williams. Custom match - 7005 Pure White, A-100.

Applicant: AN @ Benett - Chloe Reihani

Application Filed: 01/02/20

Staff Recommendation:

1. Replace all windows with new aluminum windows. – Approve with conditions – Approve window survey dated 2/3/2020 with the conditions that the aluminum replacement windows use the adobe grey finish color, they must fit the original window openings, and that each window is replaced with one that matches the style, size, number of glass panes, configuration, dimensions, and profile of the existing with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Paint brick structure. Brand: Sherwin Williams. Custom match - 7005 Pure White, A-100. – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because painting brick would have an adverse effect on the historic overlay district.

Task Force Recommendation:

1. Replace all windows with new aluminum windows – Approve - Approval of aluminum windows as they were existing prior to the fire and were probably original.
2. Paint brick structure. Brand: Sherwin Williams. Custom match - 7005 Pure White, A-100 – Deny without Prejudice - Cleaning fire damage and graffiti must be explored thoroughly. Contact city staff and

2. 4317 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District

CA190-174(MP)

Marsha Prior

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Preservation Dallas to get appropriate products to clean bricks. Brick is original and has historic and aesthetic value.

3. 2616 STATE ST

State Thomas Historic District
CA190-170(LC)
Liz Casso

Request:

Construct a 2.5-story residence with attached garage.

Applicant: Fancher, Thomas

Application Filed: 01/02/19

Staff Recommendation:

Construct a 2.5-story residence with attached garage – Approve with conditions – Approve with the conditions that the far left and far right French door openings on the front elevation of Option 1 be changed to double hung windows, that wood windows, not aluminum clad windows, be used, that the floor to ceiling heights and roof pitch be lowered to be more in-keeping with the adjacent historic structures, and that the applicant return with a CA application for landscaping and fencing, with the finding the proposed work is consistent with preservation criteria section 51P-225.109(a)(3) for architectural detail; 51P-225.109(a)(5), (6), and (7)(A)(i) for building eaves, placement and widths; section 51P-225.109(a)(9)(D) and (F) for colors; section 51P-225.109(a)(10) for columns; section 51P-225.109(a)(11) for façade materials; section 51P-225.109(a)(12)(A)(i), (B), (D), and (F) for front entrances and porches; section 51P-225.109(a)(14)(A), (B), (C), and (E) for roof forms; section 51P-225.109(a)(16)(A)(i), (B), (F) for windows and doors; and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

Task Force Recommendation:

Construct a 2.5-story residence with attached garage – Deny without Prejudice - The structure is too massive. The eight and massing dominate the blockface. The street-face massing drawings are inconsistent with different buildings shown as different size as per the perspective. True elevations of the street-face need to be provided.

4. 223 N WINNETKA AVE

Winnetka Heights Historic District
CA190-172(MLP)
Melissa Parent

Request:

Install solar panels on roof of main structure.

Applicant: Cameron, Ryan

Application Filed: 01/02/20

Staff Recommendation:

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Install solar panels on roof of main structure – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for skylights and solar panels in Section 51P-87.111(a)(14)(E)(i)(aa) that states “skylights and solar panels are only permitted on the rear 50 percent of the roof of a main building on an interior lot”.

Task Force Recommendation:

Install solar panels on roof of main structure – Deny without Prejudice - No comments.

5. 1221 SINGLETON BLVD

Clyde Barrow Family Home & Filling Station
Liz Casso

Hold a Public Hearing to consider initiation of historic designation process for the Clyde Barrow Family Home & Filling Station

Owner: WILLIEJAXON VIB LLC

OTHER BUSINESS ITEMS:

Approval of Minutes – January 6, 2020

Approval of the 2018-2019 Annual Report

Approval of Designation Committee Members

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 3, 2020

FILE NUMBER: CA190-169(LC)
LOCATION: 2557 Elm Street (2551 Elm Street)
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 269

PLANNER: Liz Casso
DATE FILED: January 2, 2020
DISTRICT: Knights of Pythias (H-46)
MAPSCO: 45-M
CENSUS TRACT: 0204.00

APPLICANT: Gary Skotnicki

REPRESENTATIVE: None

OWNER: EPIC DALLAS HOTEL, LP

REQUEST:

- 1) Install a blade sign on the east elevation.
- 2) Install canopy sign on the west elevation.
- 3) Install flat attached sign with light fixture above on south elevation.
- 4) Install address numbers on south elevation.

BACKGROUND / HISTORY:

The legal address for this site is 2557 Elm Street. However it is also known as 2551 Elm Street, which is the address it is listed as in both the City of Dallas Landmark and National Register nomination forms.

6/23/2017 – Staff approved the removal of paint, cleaning of exterior surfaces and in-kind repointing of exterior masonry (CA167-646(LC)).

8/16/2017 – Staff approved the removal of non-historic metal windows and the temporary boarding up of window openings with plywood (CA167-796(LC)).

3/5/2018 – Landmark Commission approved the removal of non-historic additions, modifications to existing window openings, installation of new entry doors and transoms, construction of a kitchen addition on west elevation, and construction of a seven-story hotel addition (CA178-276(LC)).

10/1/2018 – Landmark Commission approved hardscaping, fencing, modifications to window and door openings on east elevation, modifications to previously approved kitchen and outdoor seating area (CA178-927(LC)).

ANALYSIS:

The Knights of Pythias Building and site is being redeveloped into a hotel. The Landmark Commission reviewed and approved an application for restoration of the historic structure and construction of a hotel addition at their March 2018 meeting. The applicant has returned for approval of building signage.

Request #1 – Blade Sign

The applicant is proposing to install a blade sign for the hotel on the east elevation of the hotel addition. The sign is an aluminum cabinet with a black satin finish and white acrylic letters that will be back lit with white LED light. The metal piece connecting the sign to the hotel will have a weathered corten steel finish.

Staff has confirmed with the signage inspectors that the proposed sign complies with the Dallas Development Code. In addition, the sign will require approval from the Special Sign District Advisory Committee prior to issuance of a permit, as it is located within the Deep Ellum Special Purpose Sign District and is over 50 square feet.

A quorum of Task Force members was not present at the meeting. Members present were supportive of the sign as submitted. Staff is also supportive and has recommended approval.

Request #2 – Canopy Sign

There is a flat metal canopy above the hotel entrance on the west elevation that was approved in 2018. The applicant is proposing to install a sign for the hotel on the top of the canopy. The sign consists of individual aluminum letters with a black satin finish attached to an aluminum raceway at the base of the letters. The raceway includes an LED light trough that will be upright the letters with white LED light.

Staff has confirmed with the signage inspectors that the proposed sign complies with the Dallas Development Code. It will not require additional approvals from the Special Sign District Advisory Committee.

A quorum of Task Force members was not present at the meeting. Members present were supportive of the sign as submitted. Staff is also supportive and has recommended approval.

Request #3 – Flat Attached Sign with Lighting

The new hotel will include a restaurant that will be located within the historic structure, not the hotel addition. The restaurant will be accessed from the main entrance on the front (south) elevation. The applicant is requesting to install signage for the restaurant above the main entrance. The sign consists of individual aluminum letters with a black satin finish that will be stud mounted to the wall. One small gooseneck light fixtures, with a black finish, will be installed above the sign to illuminate it.

Staff has confirmed with the signage inspectors that the proposed sign complies with the Dallas Development Code. It will not require additional approvals from the Special Sign District Advisory Committee.

After the Task Force meeting, and per their recommendation, the applicant provided the specifications for the light fixture, as well as a color rendering showing the two proposed signs for the south elevation. Task Force was supportive of the sign and light fixture. Please note a quorum of Task Force members was not present. Staff is also supportive of the proposed sign and light fixture and has recommended approval.

Request #4 – Address Sign

The applicant is also proposing to install an address sign on the south elevation at the far left side, ground floor. The sign consists of individual aluminum numbers with a black satin finish that will be stud mounted to the wall.

Staff has confirmed with the signage inspectors that the proposed sign complies with the Dallas Development Code. It will not require additional approvals from the Special Sign District Advisory Committee.

A quorum of Task Force members was not present at the meeting. Members present were supportive of the sign as submitted. Staff is also supportive and has recommended approval.

STAFF RECOMMENDATION:

- 1) Install a blade sign on the east elevation. – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Sections 9.1 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).
- 2) Install canopy sign on the west elevation. – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Sections 9.1 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).
- 3) Install flat attached sign with light fixture above on south elevation. – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Section 3.4 for lighting, Sections 9.1 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).
- 4) Install address numbers on south elevation. – Approve – Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Sections 9.1 and 9.3 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(i).

TASK FORCE RECOMMENDATION:

- 1) Install a blade sign on the east elevation. – No quorum, comments only – Supportive.
- 2) Install canopy sign on the west elevation. – No quorum, comments only – Supportive.
- 3) Install flat attached sign with light fixture above on south elevation. – No quorum, comments only – Supportive; provide light fixture specifications for flat attached sign on south elevation; provide color elevation for Elm Street entry.
- 4) Install address numbers on south elevation. – No quorum, comments only – Supportive; provide color elevation for Elm Street entry.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 190 - 169 (LC)
Office Use Only

Name of Applicant: GARY SKOTNICKI
Mailing Address: 4310 UNIVERSITY BLVD
City, State and Zip Code: DAL TX 75205
Daytime Phone: 214 868 8442 Alternate Phone: 214 920 6379
Relationship of Applicant to Owner: PRESERVATION ARCHITECT

OFFICE USE ONLY

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 2551 ELM ST., PYTHIAN TEMPLE
Historic District: NA, INDIVIDUAL, PYTHIAN HOTEL

PROPOSED WORK:

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

BUILDING/ADDITION EXTERIOR SIGNAGE

RECEIVED BY

JAN 02 2020

Signature of Applicant: [Signature] Date: 12-30-19

Signature of Owner: [Signature] Date: 12-31-19
(IF NOT APPLICANT)

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 061419



Site Aerial



Existing South (Front) Elevations



Existing East Elevation

CA190-169(LC)

C1-6



Existing East Elevation of Hotel Addition



Streetscape – Facing Northwest from Elm Street



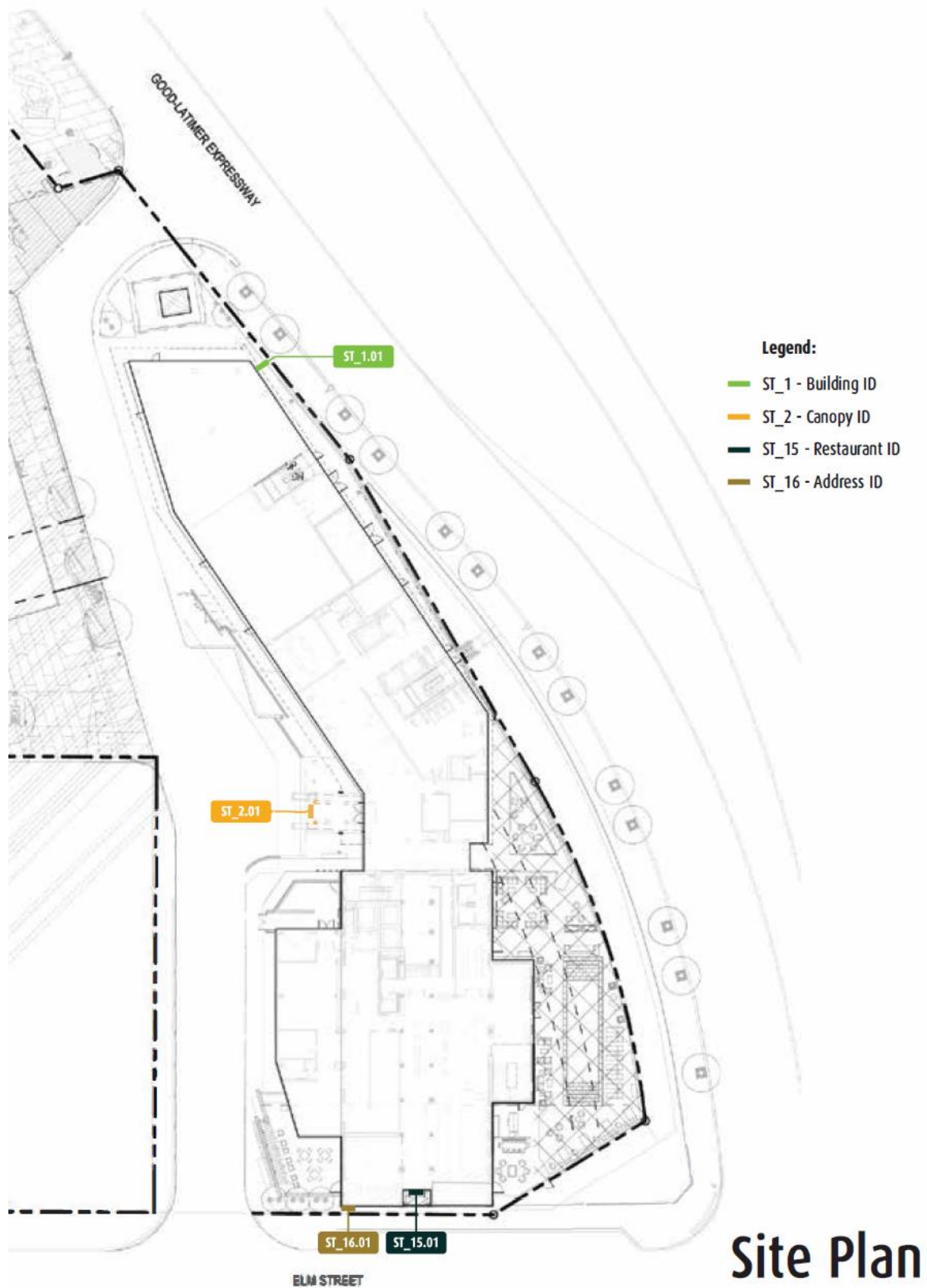
Streetscape – Facing Northeast from Elm Street



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



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

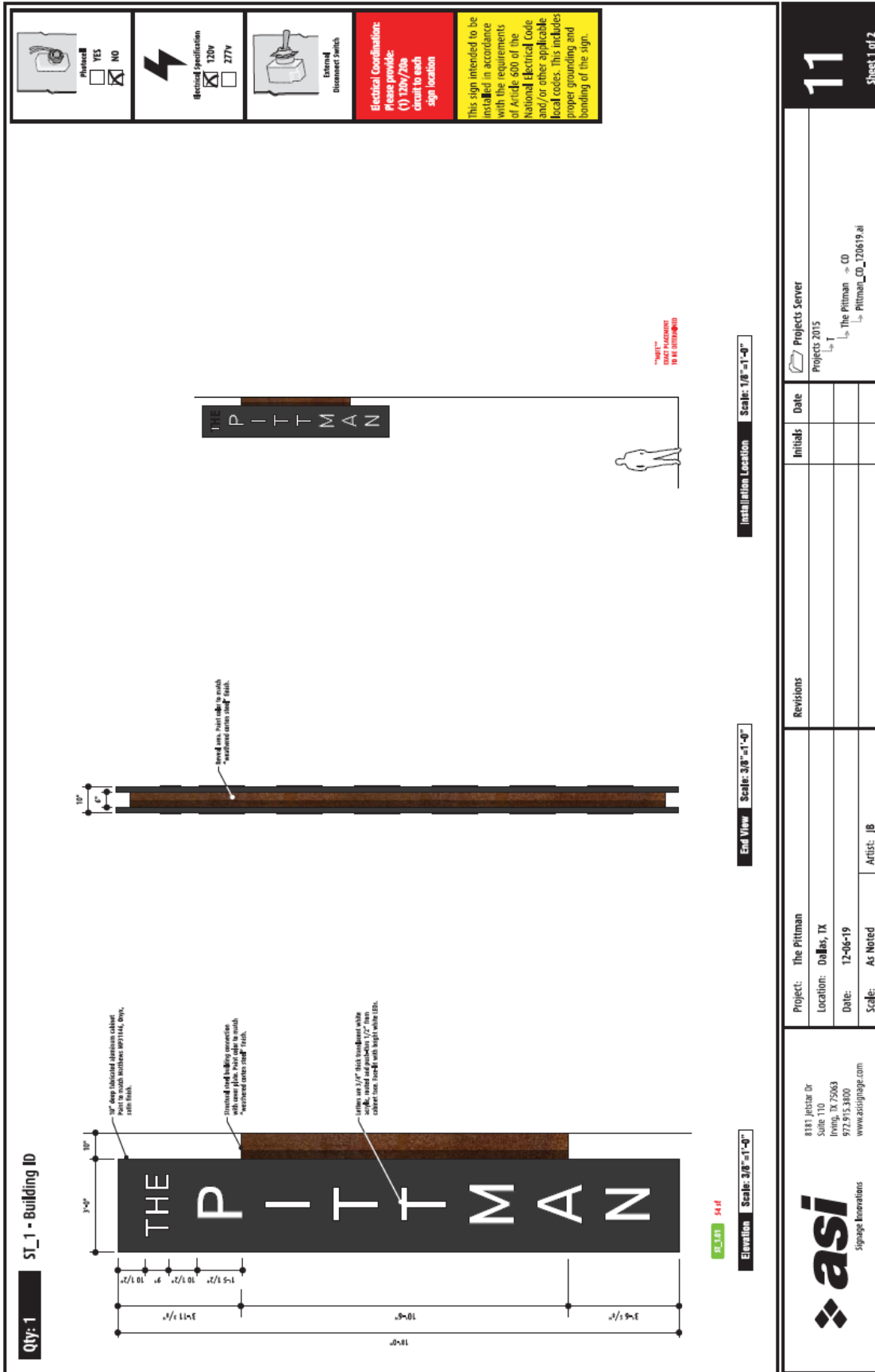


Site Plan

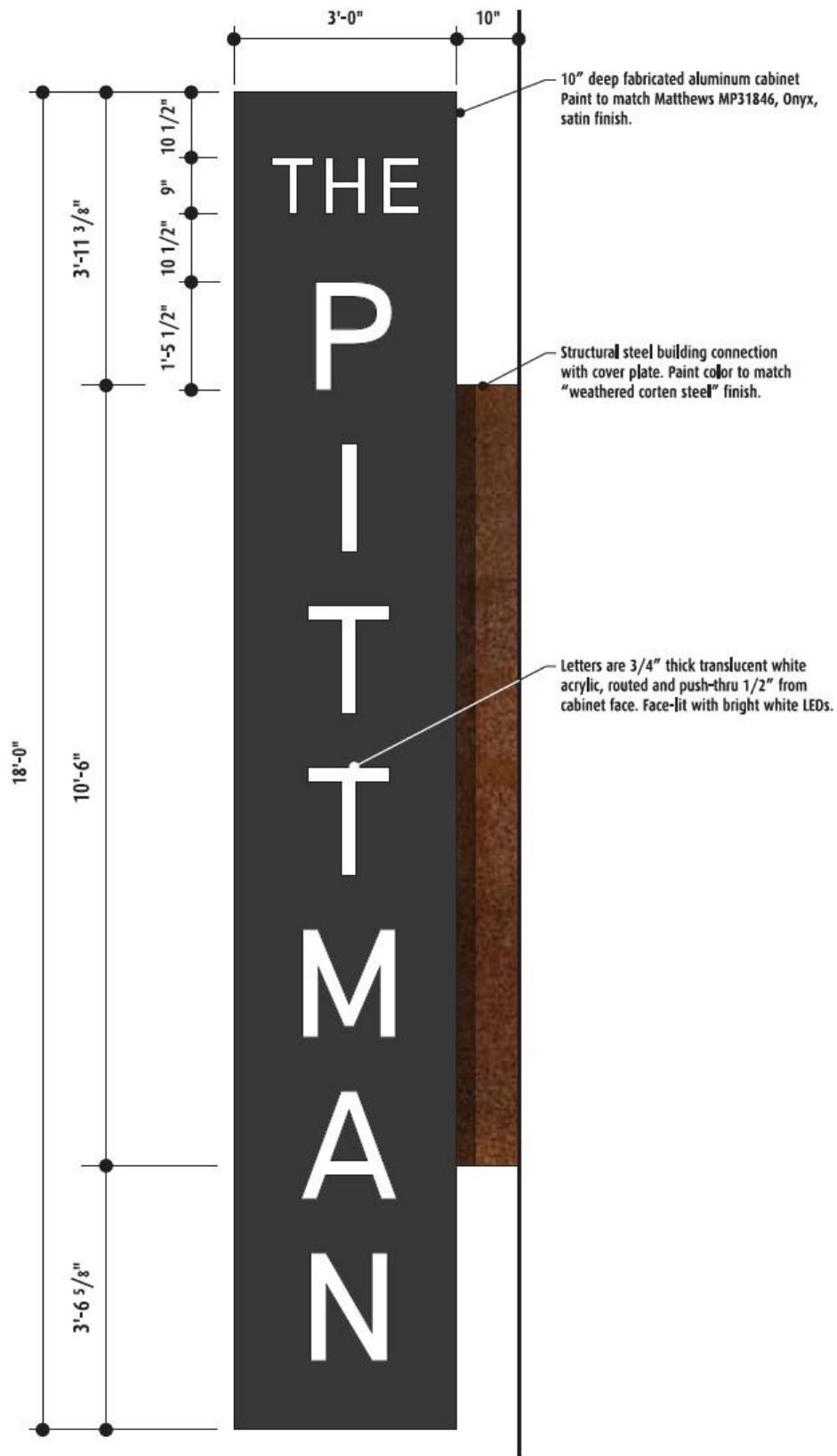
Site Map

CA190-169(LC)

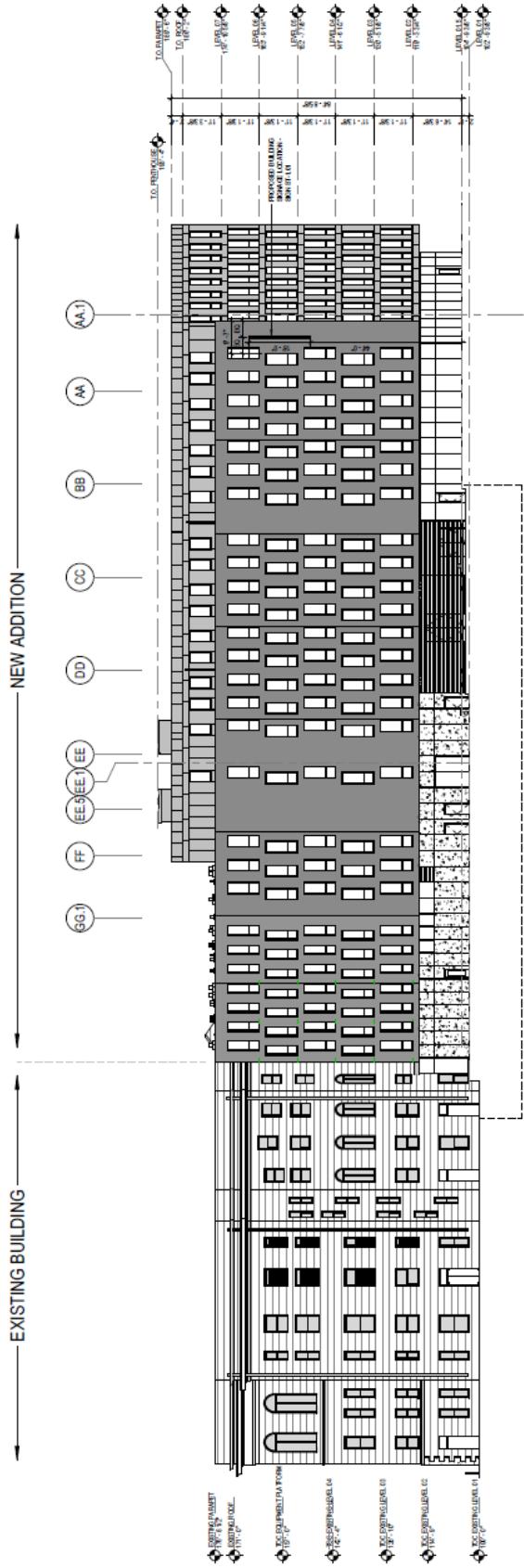
C1-10



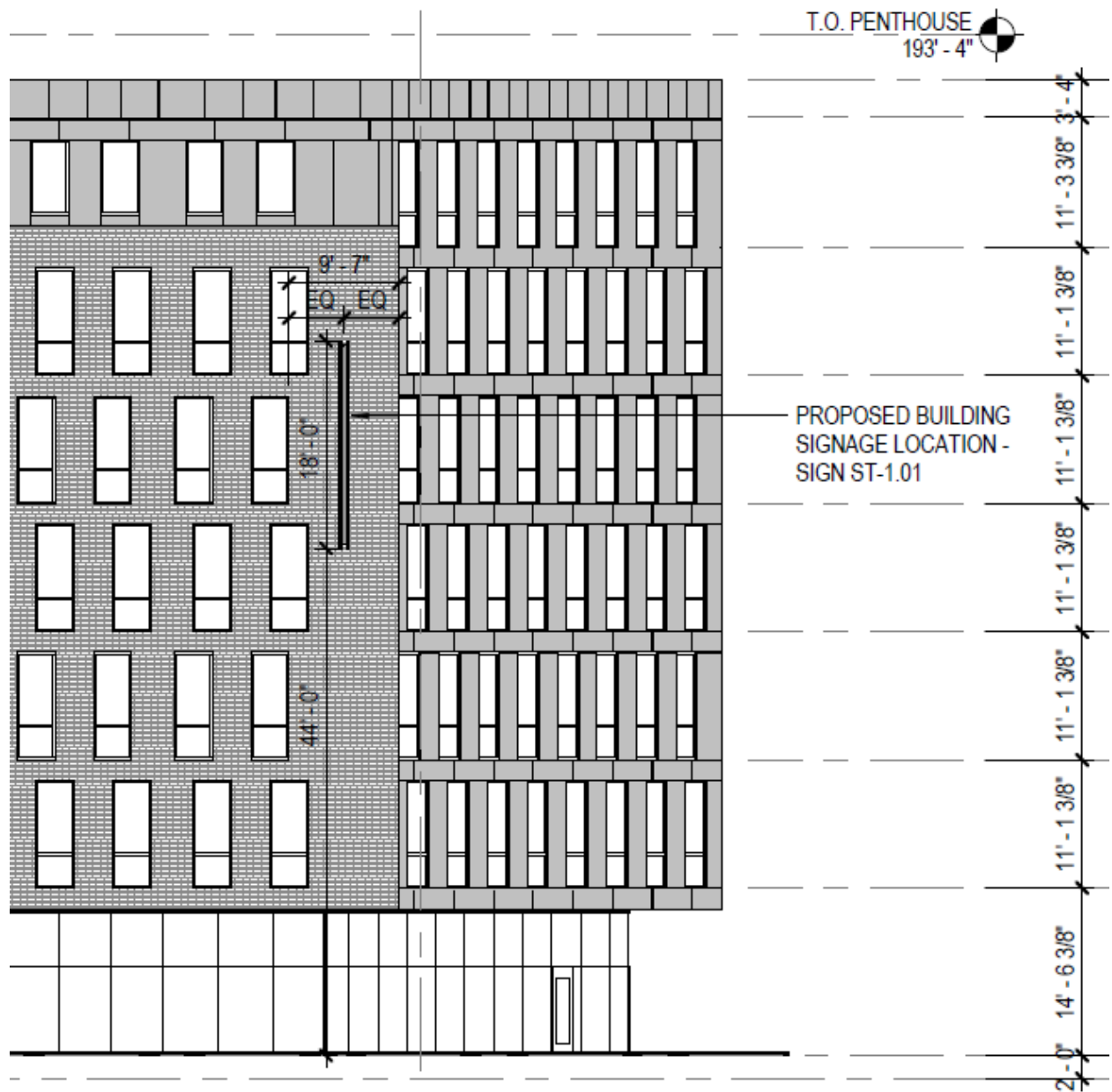
Request #1 – Proposed Blade Sign
CA190-169(LC)



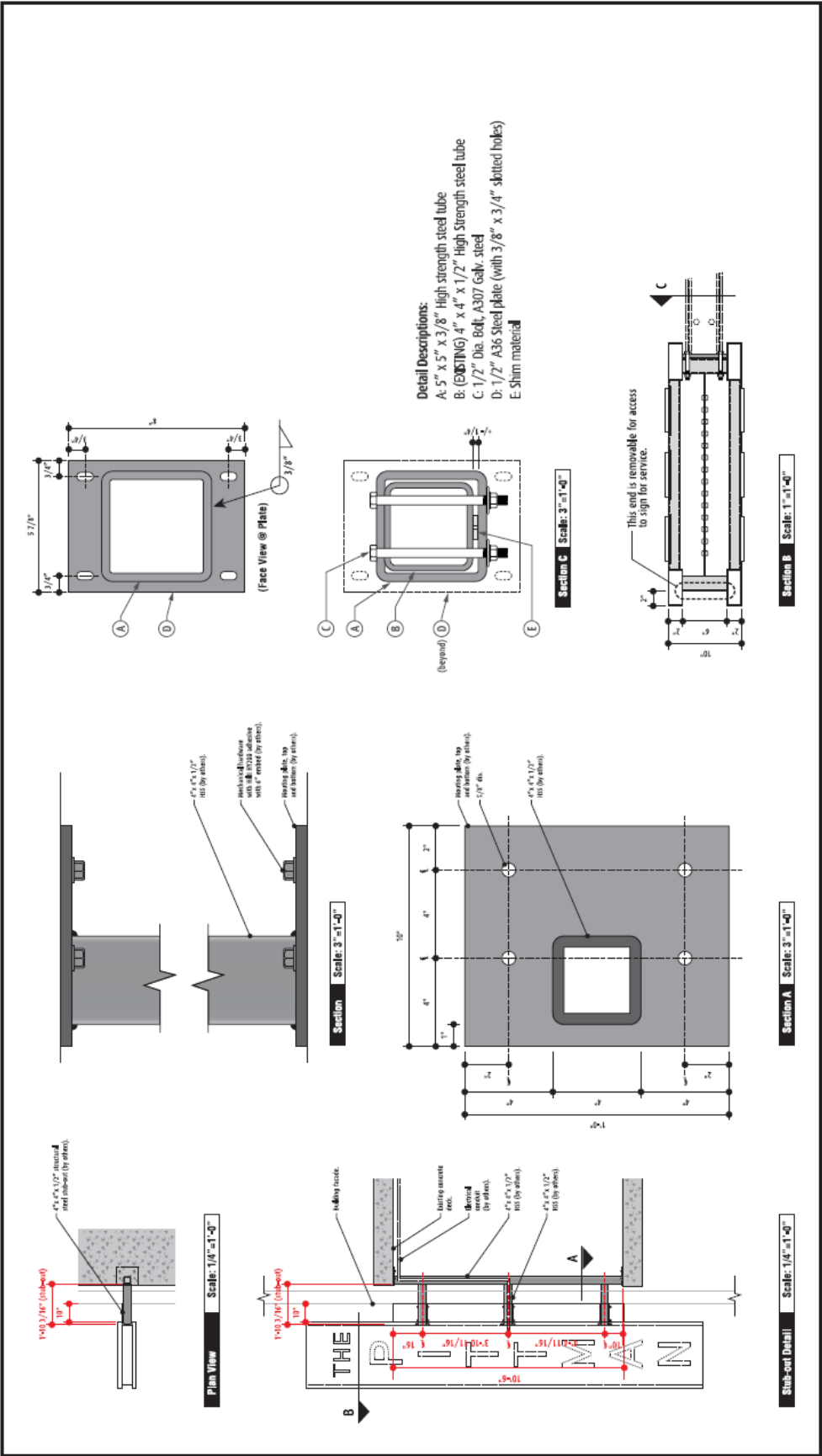
ST_1.01 54 sf




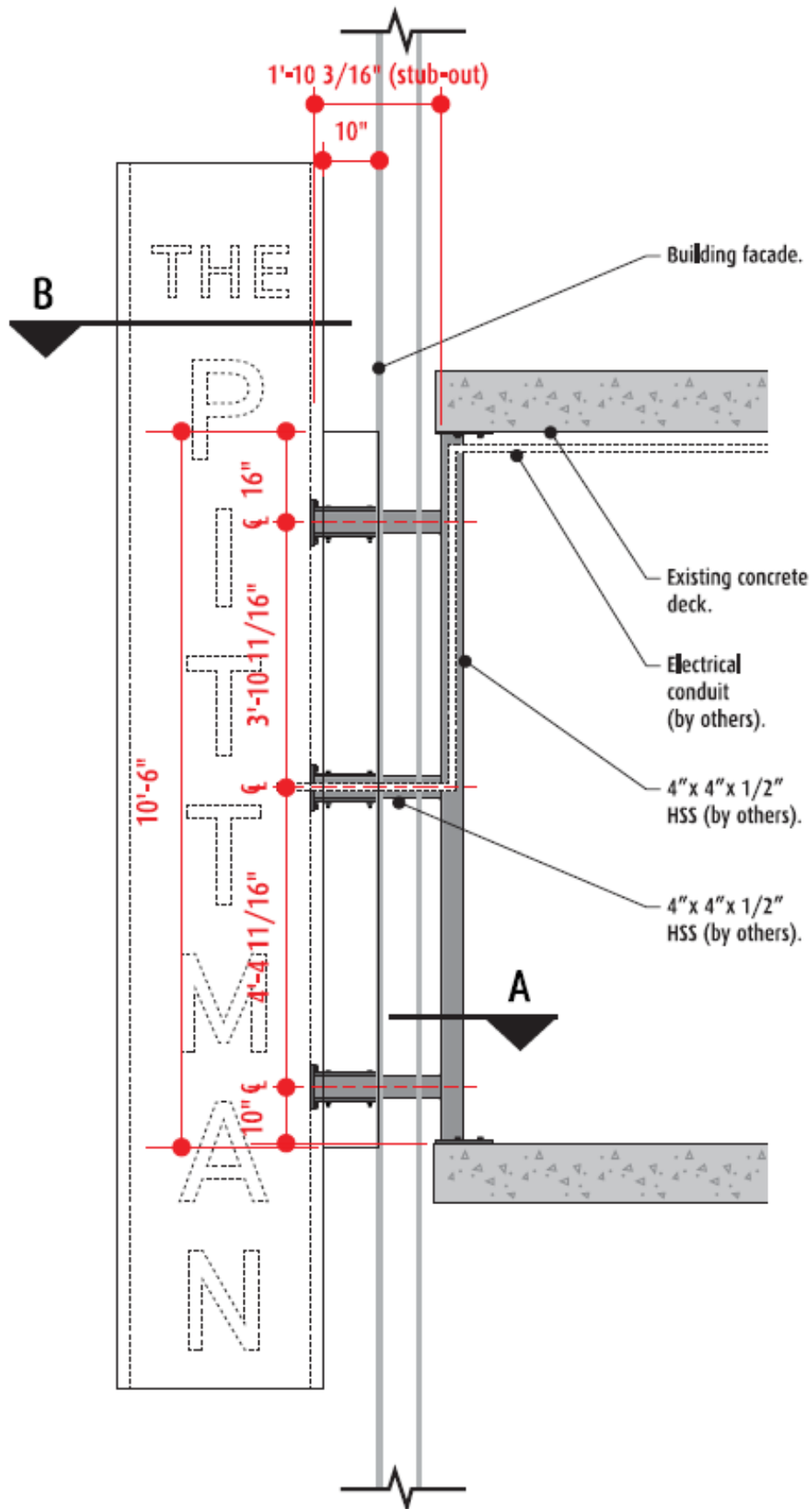
1 EAST ELEVATION - ADDITION
1/8" = 1'-0"



Request #1 – Proposed East Elevation Close-up



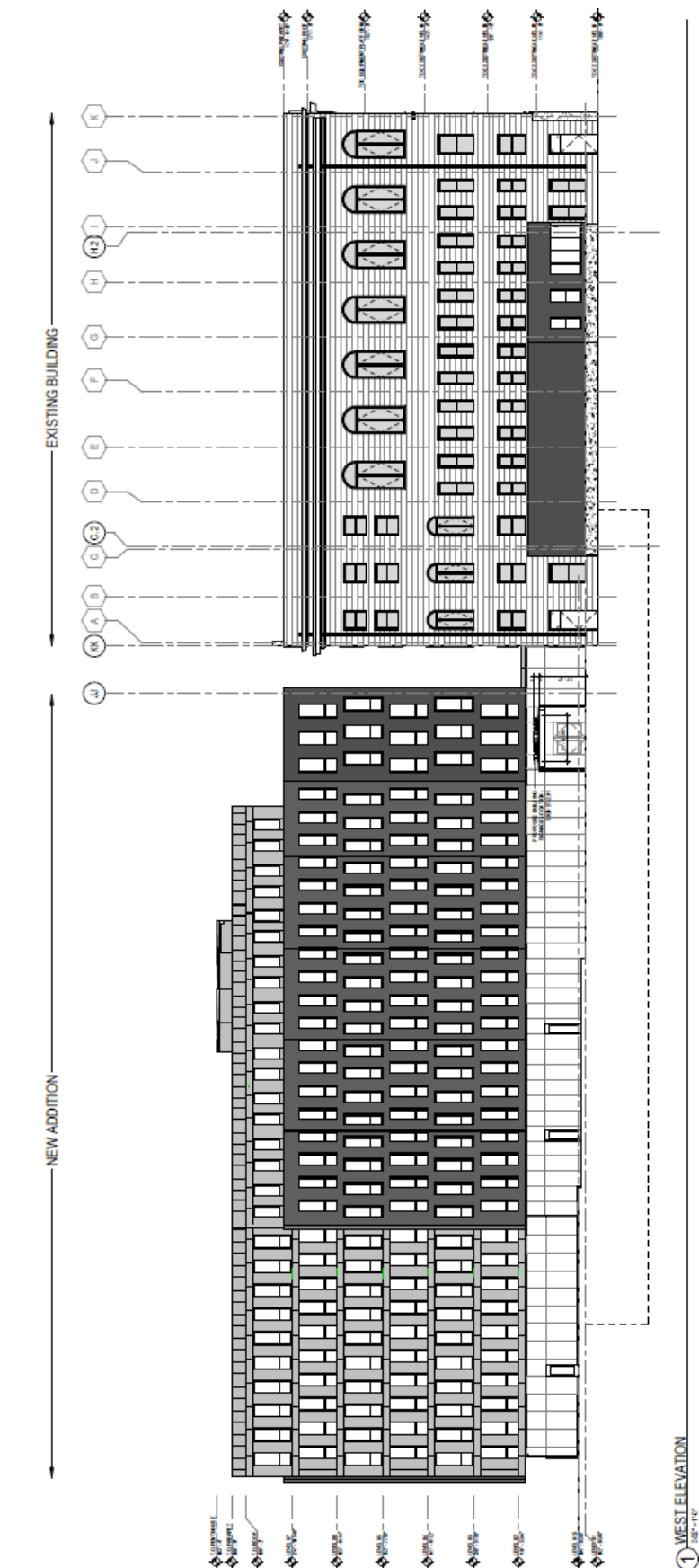
 Synapse Innovations www.asisynapse.com	Project: The Pittman Location: Dallas, TX Date: 12-06-19 Scale: As Noted	Revisions	Initials	Date	Projects Server Projects 2015 The Pittman - CO Pittman_CO_120619.ai	12 Sheet 2 of 2
	Artist: JB					



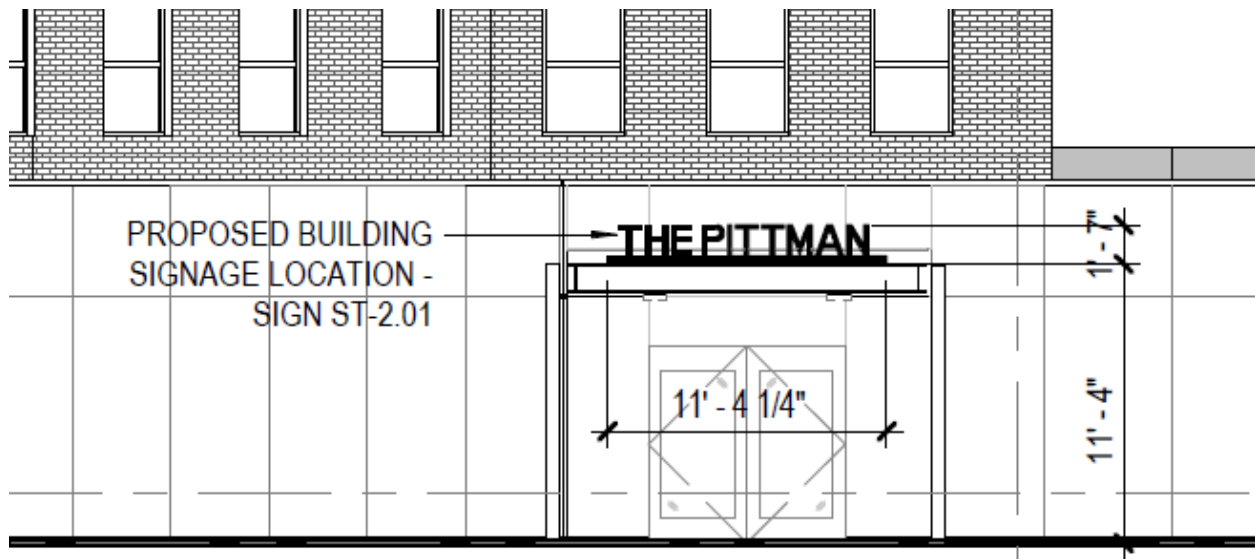
C1-17



Request #2 – Proposed Canopy Sign Close-Up



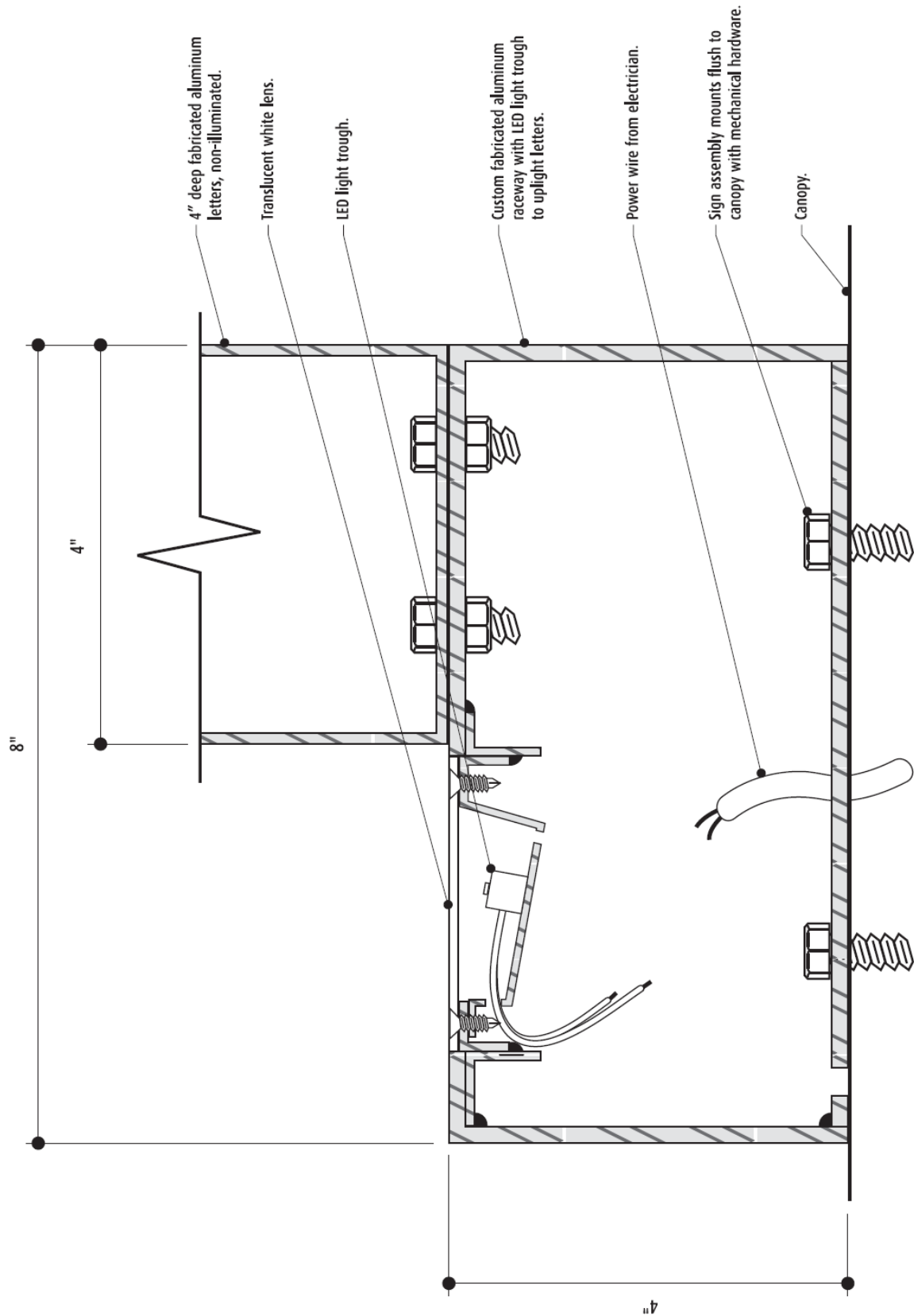
Request #2 – Proposed West Elevation
CA190-169(LC)



Request #2 – Proposed West Elevation Close Up



Request #2 – Proposed West Elevation Close-up



Request #2 – Proposed Canopy Sign Section Drawing Close-Up

Figure 1 consists of three diagrams labeled (a), (b), and (c) showing details of the test specimens. Diagram (a) is a top view of a specimen, showing a central rectangular area with dimensions 8 inches (width) and 1 1/2 inches (height). The central area is surrounded by a 4 1/2 inch wide flange. The flange is reinforced with 1/2 inch diameter steel bars welded to the bottom flange, 1/2 inch x 1/2 inch steel mesh in the bottom flange, and 1/2 inch x 1/2 inch steel mesh in the side flanges. Diagram (b) is a cross-section of a specimen, showing a central rectangular area with dimensions 8 inches (width) and 1 1/2 inches (height). The central area is surrounded by a 4 1/2 inch wide flange. The flange is reinforced with 1/2 inch diameter steel bars welded to the bottom flange, 1/2 inch x 1/2 inch steel mesh in the bottom flange, and 1/2 inch x 1/2 inch steel mesh in the side flanges. Diagram (c) is a detail of the bottom flange, showing a central rectangular area with dimensions 8 inches (width) and 1 1/2 inches (height). The central area is surrounded by a 4 1/2 inch wide flange. The flange is reinforced with 1/2 inch diameter steel bars welded to the bottom flange, 1/2 inch x 1/2 inch steel mesh in the bottom flange, and 1/2 inch x 1/2 inch steel mesh in the side flanges.

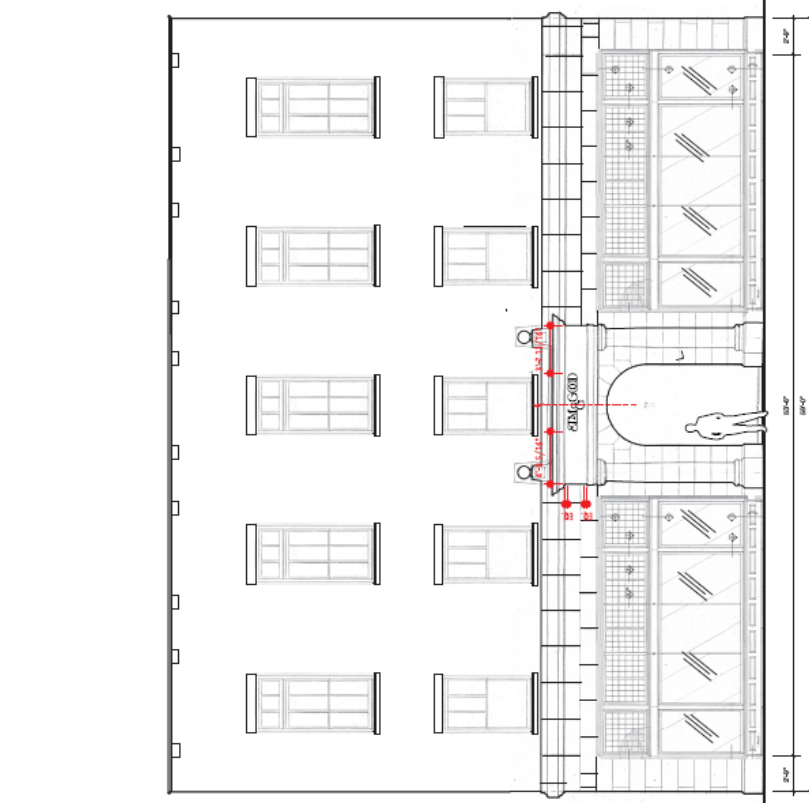
1/8" wide cut

1/8" wide cut

4'-5 1/8"



3'-6 1/2"

GTMgOOD



Installation Location

Elevation **Scale: 1 1/2"=1'-0"**

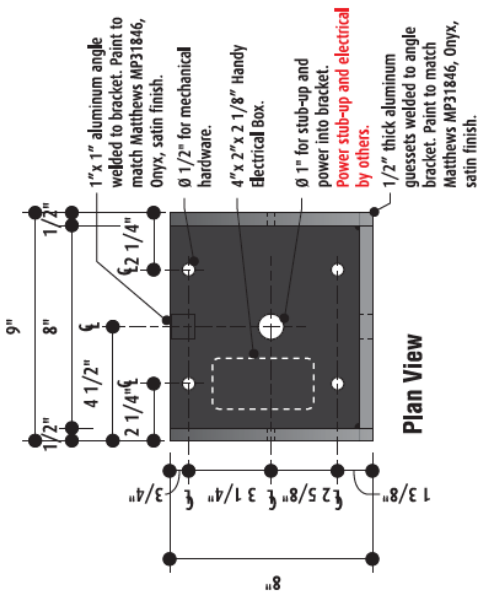
 Signage Innovations		8181 Jetstar Dr Suite 110 Irving, TX 75963 972.915.3800 www.asignpage.com		Project: The Pittman Location: Dallas, TX Date: 12-06-19 Scale: As Noted Artist: JB		Revisions	Initials	Date	 Projects Server Project 2015 ↳ T ↳ The Pittman → CO ↳ Pittman_CO_120619.ai
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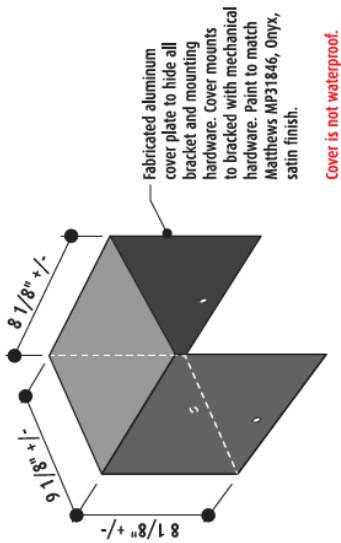
Request #3 – Proposed South (Front) Elevation Close-up



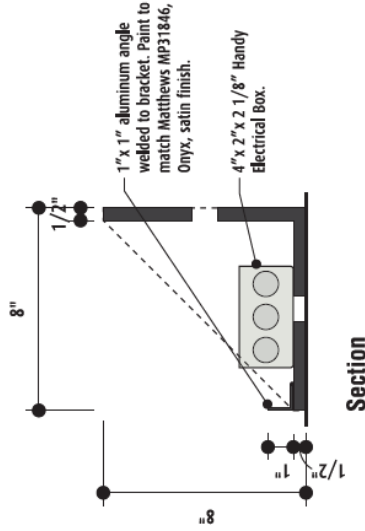
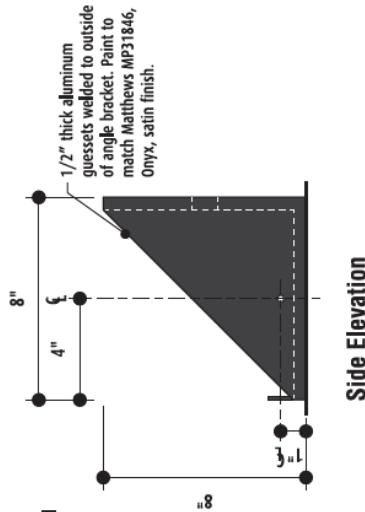
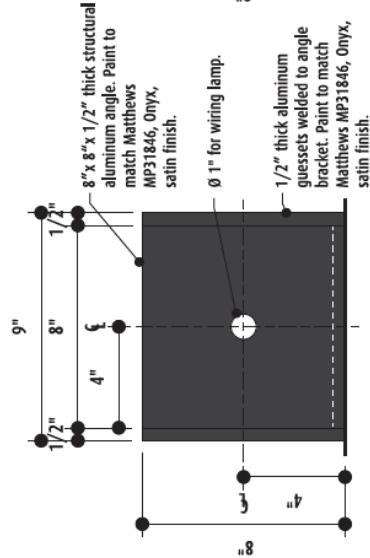
Request #3 – Proposed Flat Attached Sign Close-up



Cover Plate Iso - N.T.S.



Cover is not waterproof.



Request #3 – Proposed Flat Attached Sign

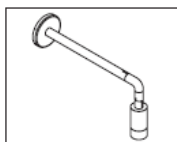
NOTE: requires remote power supply



Denali Series™ / Style L
Sign Star™
Shown in Black Wrinkle Finish (BLW)



Request #3 – Proposed Light Fixture Specifications



BKSL
BOLD KRYSTA LIGHTING
12-27W LED



DENALI SERIES™ SIGN STAR™ STYLE L

PROJECT:

TYPE:

CATALOG
NUMBER:

SOURCE:

NOTES:

CATALOG NUMBER LOGIC

Example: SN - 42 - L - DE - LED - x58 - SP - SAP - 9 - 11 - C - SC

Series

SN - Sign Star™

Stem Length

24", 30" 36" 42", or 48"

(Specify in inches)

* Requires secondary support

Style

L - 90° Radius

Fixture

DE - Denali Series™

Source

LED - 'X' Module with Cold Phosphor Technology

LED Type

x58 - 12WLED/2.7K

x59 - 12WLED/3K

x60 - 12WLED/4K

x61 - 20WLED/2.7K

x62 - 20WLED/3K

x63 - 20WLED/4K

x64 - 27WLED/2.7K

x65 - 27WLED/3K

x66 - 27WLED/4K

Optics

SP - Spot (15°)

FL - Flood (35°)

WFL - Wide Flood (60°)

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCF	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Lens Type

9 - Clear (Standard)

10 - Spread Lens*

12 - Soft Focus Lens*

13 - Rectilinear Lens*

Shielding

11 - Honeycomb Baffle*

Cap Style

A - 45°

B - 90°

C - Flush

D - 45° less Weep Hole
(Interior Use Only)

E - 90° less Weep Hole
(Interior Use Only)

Options

SC - Safety Cable w/ Mounting Canopy (standard with 42" and above)

*Accommodates up to 2 Lens/Shielding media

Configure Driver Housing Separately Driver Housing Required

REMOTE DRIVER HOUSINGS:

PM2RM - Universal Power Module 2 Remote
PM2DRM - Universal Power Module 2 Dual Remote
RM - Remote Wall Mount
DRM - Dual Remote Wall Mount

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RELEASED
11-7-17

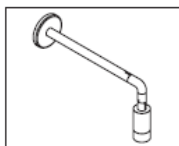
DRAWING NUMBER
SUB-2335-00

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Request #3 –Proposed Light Fixture Specifications

CA190-169(LC)

C1-26



BKSSL®
BUILT WHITE LIGHTING
12-27W LED

THE POINT OF

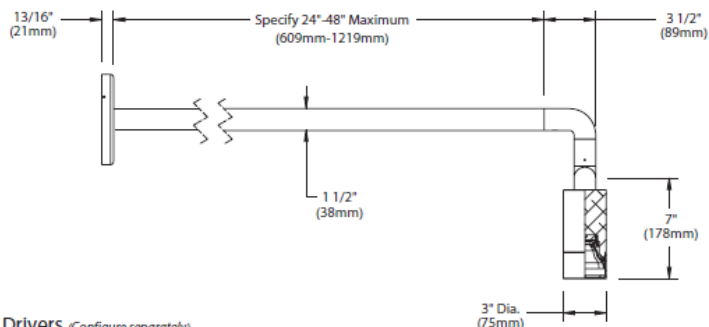


DENALI SERIES™ SIGN STAR™ STYLE L

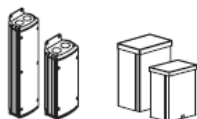
PROJECT: _____

TYPE: _____

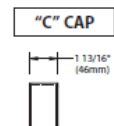
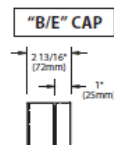
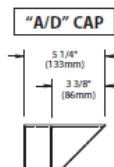
SIDE VIEW



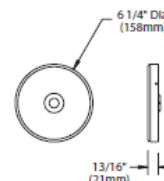
Drivers (Configure separately)



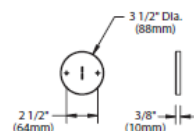
PM2DRM & PM2RM RM & DRM



COVER DETAIL



SAFETY CABLE W/MOUNTING CANOPY



Standard w/ 42" & 48" lengths
Optional w/ 24", 30" & 36" lengths

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on-site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

Style

'L' Style provides clean, 90° transition from fixture to stem.

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

Patented 360HD™ Mounting System features a mechanical taper-lock, which allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting. Biaxial source control additionally provides 360° horizontal rotation in addition to vertical adjustment. 'Aim-And-Lock' Technology allows precision adjustment without the redundant tightening and loosening of knuckle screw.

Cap

Fully machined. Accommodates [2] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E') or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

BKSSL®

Integrated solid state system with 'X' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance.

LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Color Management

Corrected cold phosphor technology delivers near-perfect natural white light. Long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 80 CRI (RA>80, R9>16).

Remote Driver

For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.

Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution.

Installation

6 1/4" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others). Optional safety cable with mounting canopy maintains secondary support (standard with 42" and 48" lengths).

Wiring

Teflon® coated, 18AWG, 600V, 250°C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty

5 year limited warranty.

Certification and Listing

UL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



*Teflon is a registered trademark of DuPont Corporation.

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www.bklighting.com • info@bklighting.com

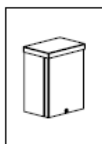
RELEASED
11-7-17

DRAWING NUMBER
SUB-2335-00

Request #3 – Proposed Light Fixture Specifications

CA190-169(LC)

C1-27



B-K LIGHTING
SOLID STATE LIGHTING

Constant Current Driver

THE POWER OF



NEMA 3R Remote Driver Housing

PROJECT:

TYPE:

CATALOG
NUMBER:

LAMP(S):

NOTES:

RM-D12INC-BLP-MT

CATALOG NUMBER LOGIC

Example

Remote Driver Housing **RM** - NEMA 3R Remote Driver Housing
(Specify Fixture Separately)

Driver Type **D12INC** - 12W Dimming Driver
D20INC - 20W Dimming Driver
D27INC - 27W Dimming Driver

For use with Incandescent Dimmer. 120V only for Dimming:

Finish **BLP** - Black
MT - 120-277 VAC Input

REMOTE WIRING

LED Driver

Remote driver installations require inter-connected wiring between the LED and driver (by others). Drivers have specific wiring requirements between these components. Driver manufacturers regularly recommend the following wiring details for such installations:

- Do not exceed 50 foot overall wiring distance using 12 gauge copper wire.

Failure to comply with specific wiring requirements will void product warranty.

Standard Finish			Premium Finish					
Powder Coat Color	Satin	Wrinkle	ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
Bronze	BZP	BZW	AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
Black	BLP	BLW	AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
White (Gloss)	WHP	WHW	BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
Aluminum	SAP	—	BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
Verde	—	VER	BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
			CAP	Clear Anodized Powder	OCP	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Input Voltage **MT** - 120-277 VAC Input

DRIVER ELECTRICAL DATA

TYPE	AC INPUT RANGE	FREQUENCY HZ	DIMMING	POWER FACTOR AT FULL LOAD	THD	OPERATING AMBIENT TEMPERATURE	DIMMER TYPE	DIMMER RANGE	IN RUSH CURRENT
D12INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D20INC	105-305	50/60	YES	>0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D27INC	120-277	50/60	YES	>0.90	<20%	-30°C to 70°C (-22°F to 158°F)	0-10, Incandescent/ELV(120 only)	10-100%	6A

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RELEASED
03-27-19

DRAWING NUMBER
SUB-2590-00

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Request #3 – Proposed Light Fixture Specifications


CA190-169(LC)

C1-28

Qty: 1



Elevation **Scale: 3"=1'-0"**

 Storage Innovations www.asiimage.com		8381 jettiar Dr Suite 110 Irving, TX 75063 972.915.3800 www.asiimage.com		Project: The Pittman Location: Dallas, TX Date: 12-06-19 Scale: As Noted		Revisions		Initials		Date		Projects Server Projects 2015 ↳ The Pittman → CD ↳ Pittman_CD_120619.ai	
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Request #4 – Proposed South (Front) Elevation Close-up



Request #4 – Proposed Address Sign Close-up



Request #3 & #4 – Rendering of South (Front) Elevation
CA190-169(LC) C1-31

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Knights of Pythias (H-46), Ordinance No. 30832, Exhibit B

3.0 Building Site and Landscaping

3.4 Lighting and Landscaping.

- a. Exterior lighting and the placement and removal of trees or other landscaping may be reviewed and approved under the routine maintenance procedure in the certificate of appropriateness process prior to commencement of work; such site features must enhance the structure and surroundings without obscuring significant views of the main building.

9.0 Signs.

- 9.1 All new signs must be designed to be compatible with the architectural qualities of the original main building, and must be approved in the certificate of appropriateness process prior to issuance of a sign permit.
- 9.3 All signs must comply with the provisions of the Dallas City Code, as amended.

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: 1/8/2020

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Gary Skotnicki
Address: 2551 Elm St (H-46; Knights of Pythias)
Date of CR/CA/CD Request: 1/2/2020

RECOMMENDATION:

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

Recommendation / comments/ basis:

SUPPORT ; PROVIDE LIGHT FIXTURE SPEC ^{FOR} ST-15.01 SIGNAGE.
PROVIDE COLOR ELEVATION FOR ELM STREET ENTRY

Task force members present

<input type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Justin Curtsinger (Vice Chair)	<input type="checkbox"/> VACANT (Ind. Resident)
<input type="checkbox"/> Morgan Harrison	<input type="checkbox"/> Jack Bunning	<input type="checkbox"/> Joshua McDowell
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> James Adams	<input checked="" type="checkbox"/> John Johnson

Ex Officio staff members Present Liz Casso

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 1/8/2020

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

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



LANDMARK COMMISSION

FEBRUARY 3, 2020

FILE NUMBER: CA190-168(LC)
LOCATION: 800 Ross Avenue
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: January 2, 2020
DISTRICT: West End (H-2)
MAPSCO: 45-K
CENSUS TRACT: 0021.00

APPLICANT: Myra Brown

REPRESENTATIVE: None

OWNER: FPACP3 WEST END LLC

REQUEST:

Install flat attached sign on east elevation.

BACKGROUND / HISTORY:

7/6/2010 – Landmark Commission approved modifications to a storefronts on the south and east elevations, installation of awnings and exterior signage (CA090-383(MD)).

6/4/2012 – Landmark Commission approved the installation of an attached sign on the east elevation (CA112-257(MD)).

4/2/2018 – Landmark Commission approved the conversion of a storefront window to a door opening on the north elevation (CA178-380(LC)).

5/7/2018 – Landmark Commission approved the installation of a flat attached sign and neon canopy lighting on the north elevation (CA178-439(LC)).

6/4/2018 – Landmark Commission approved installation of a metal fence with pedestrian gate at south elevation (CA178-563(LC)).

9/3/2019 – Landmark Commission approved installation of a flat attached neon sign on the east elevation at suite 400 (CA189-730(LC)).

ANALYSIS:

800 Ross Avenue is a non-contributing mixed-use structure in the West End Historic District. The applicant, a new tenant, is requesting to install a flat attached sign on the east elevation. The proposed sign consists of the tenant's name and logo. The sign will be open face channel letters with neon lighting over a black metal back plate. The

tenant's name will be in green and white neon. The logo will be in gold/yellow neon. This sign is similar to other flat attached signs approved for this structure (see attached examples).

Staff has confirmed with the signage inspectors that the proposed sign complies with the Dallas Development Code. In addition, the sign will require approval from the Special Sign District Advisory Committee prior to issuance of a permit, which the applicant has already submitted an application for.

Task Force was supportive of the sign and recommended that the existing mounting holes from the previous sign that hung in this location be used if possible so as not to create additional penetrations into the structure. The applicant was agreeable to this request.

Staff is also supportive of the proposed sign and has recommended approval as submitted.

STAFF RECOMMENDATION:

Install flat attached sign on east elevation. – Approve - Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1004(a)(4) for general material requirements, Section 51A-7.1005(c) for flat attached signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(c)(ii).

TASK FORCE RECOMMENDATION:

Install flat attached sign on east elevation. – No quorum, comments only – Submission is acceptable. Recommend using existing mounting points from previous sign if practical for both temporary and permanent signage.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 190-168 [LC]
Office Use Only

Name of Applicant: Myra Brown
Mailing Address: 8409 Starling St. Suite B
City, State and Zip Code: Irving TX 75063
Daytime Phone: 214 995 2717 Fax: 972-915-2807
Relationship of Applicant to Owner: Owner of High Value Signs

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

PROPERTY ADDRESS: 407 N. Lamar St. Suite 180C
Historic District: West End (aka. 800 Ross)

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.

Faceless Aluminium Channel letters -- New Illumination
"Potent" to be painted green (Pantone 354c) to light w/ green neon
"CPD" to be painted white to light w/ white neon
Logo to be painted metallic gold to light w/ yellow neon
attached to .050 Aluminium Backer Painted Black

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: JAN 02 2020
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

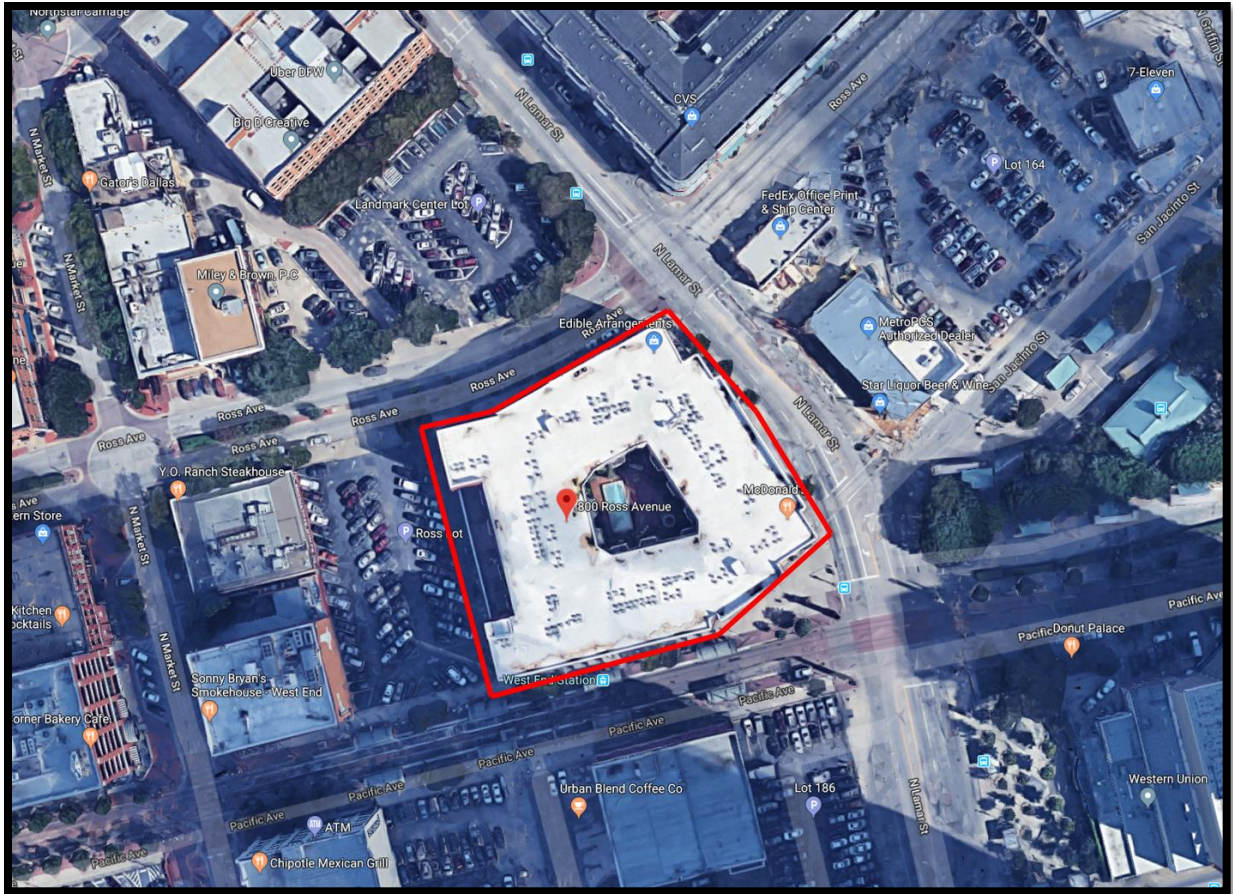
[Signature]
Sustainable Construction and Development

12/19/19
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 112817



Site Aerial



Existing North (Front) Elevation (facing Ross Ave)



Existing East Elevation (facing N Lamar St)



Existing South Elevation (Facing Pacific Ave)



Streetscape – Facing Southeast from Ross Avenue



Streetscape – Facing Southwest from Ross Avenue



Streetscape – Facing Northwest from Ross Avenue (across the street)



Streetscape – Facing Northeast from Ross Avenue (across the street)



Proposed Sign & Section Drawing

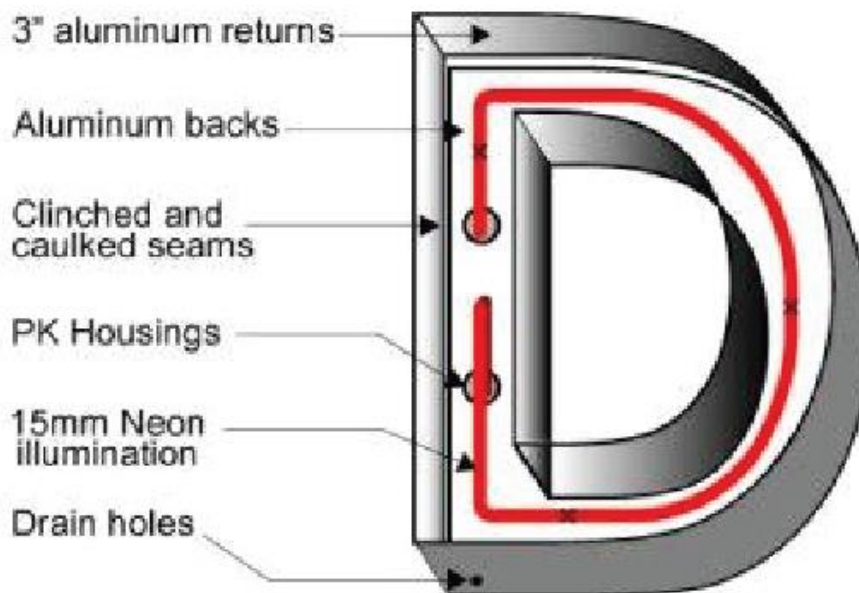
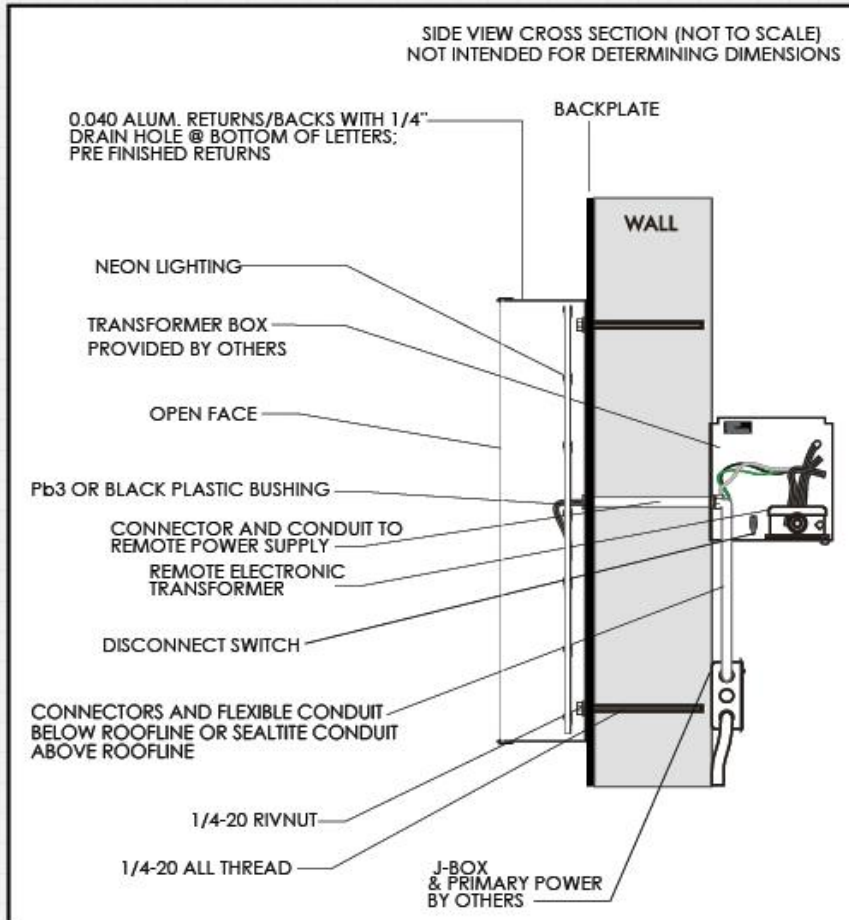


Proposed Sign Location on East Elevation



Proposed Sign Location on East Elevation

CHANNEL LETTERS WITH BACKPLATE



FRONT VIEW

Proposed Sign Detail Drawing

NIGH VIEW



Proposed Sign – Night View



Proposed Finish Colors



Existing Signage on East Elevation of 800 Ross Ave with Open Face Channel Letters

Individual Open Face Letters (NEON)

4" From the Building / BLUE & RED NEON LIGHT / NO TRIM-CAP / NO ACRYLIC



Proposed Location



Recently Approved Signage for East Elevation of 800 Ross Ave with Open Face Channel Letters

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

5.0 Construction and Renovation Criteria.

- 5.6 Signs. When determining the appropriateness of a proposed sign, the regulations contained in Division 51A-7.1000, "West End Historic District Sign District," of the Dallas City Code, as amended, apply.

West End Historic Sign District, Ordinance No. 22112, Division 51A-7.1000

Section 51A-7.1004. General Requirements for All Signs

- (a)(4) Except for marquee sign, the use of plastic on the exterior of a sign is prohibited. For purposes of this provision, fiberglass is not considered to be plastic.

Section 51A-7.1005. Attached Signs.

- (a) Attached signs in general.

- (1) Attached signs must be securely attached.
- (2) Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.
- (4) Except for a painted applied sign or a marquee sign no attached sign may exceed 30 square feet in effective area unless it is:
 - (A) attached to a building having more than six stories; and
 - (B) at least 36 feet above grade.
- (5) An attached sign, other than a roof sign, must be mounted parallel to the facade and may not project more than six feet above the surface to which it is attached.

- (c) Flat attached signs on Type A facades.

- (1) The maximum number of lower level flat attached signs permitted on a Type A facade is the sum obtained by counting all of the street entrances and first floor windows on that facade.
- (2) No lower level flat attached sign on a Type A facade may exceed six feet in effective area.

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: 1/8/2020

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Myra Brown (High Value Signs)
Address: 800 Ross Ave (H-2; West End)
Date of CR/CA/CD Request: 1/2/2020

RECOMMENDATION:

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

Recommendation / comments/ basis:

SUBMISSION IS ACCEPTABLE, USE MOUNTING POINTS IF
PRACTICAL FOR BOTH TEMP & PERMANENT SIGNAGE AS
SUBMITTED

Task force members present

<input type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Justin Curtsinger (Vice Chair)	<input type="checkbox"/> VACANT (Ind. Resident)
<input type="checkbox"/> Morgan Harrison	<input type="checkbox"/> Jack Bunning	<input type="checkbox"/> Joshua McDowell
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> James Adams	<input checked="" type="checkbox"/> John Johnson

Ex Officio staff members Present Liz Casso

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 1/8/2020

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

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



LANDMARK COMMISSION**FEBRUARY 3, 2020**

FILE NUMBER: CA190-171(MLP)
LOCATION: 337 S. Edgefield Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Melissa Parent
DATE FILED: January 2, 2020
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Nathan Kent

OWNER: CLEARWATER TIDES LLC

REQUEST:

- 1) Replace fourteen windows on main structure with new wood windows.
- 2) Remove openings #6, 9, #12, #25 and 29-33. Infill with new wood #117 siding.
- 3) Replace and resize window openings #5 and #10 with new wood windows.

BACKGROUND / HISTORY:

3/18/1983: Landmark Commission approved installation of a 2'-0" white picket fence in the front yard with the condition that the top of the pickets be flat or curved, not angled (No associated CA#).

6/22/1984: Landmark Commission approved construction of a new rear accessory structure (No Associated CA#).

8/8/2005: Landmark Commission approved replacement of the lead walkway and ribbon driveway, construction of a new rear porch on the main structure, reconstruction of the front porch columns, and fence repair (CA045-406(JA)).

6/2/2008: Landmark Commission approved new paint colors for the main structure and denied modification of the driveway (CA078-483(MW)).

7/2/2018: Landmark Commission approved replacement of the front door with a new wood door, and paint of the main structure (CA178-709(JKA)).

11/5/2018: Landmark Commission approved removal of two windows and one door on the rear elevation and replacement of two windows on the rear elevation. Denied were installation of a wood railing on the front porch of the main structure and removal of three windows on the south elevation (CA189-034(MP)).

1/8/2020: Landmark Commission approved replacement of all existing siding with new #117 wood siding, construction of a new pergola in the rear yard, and construction of an addition to an existing rear accessory structure (CA190-136(MLP)).

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

ANALYSIS:

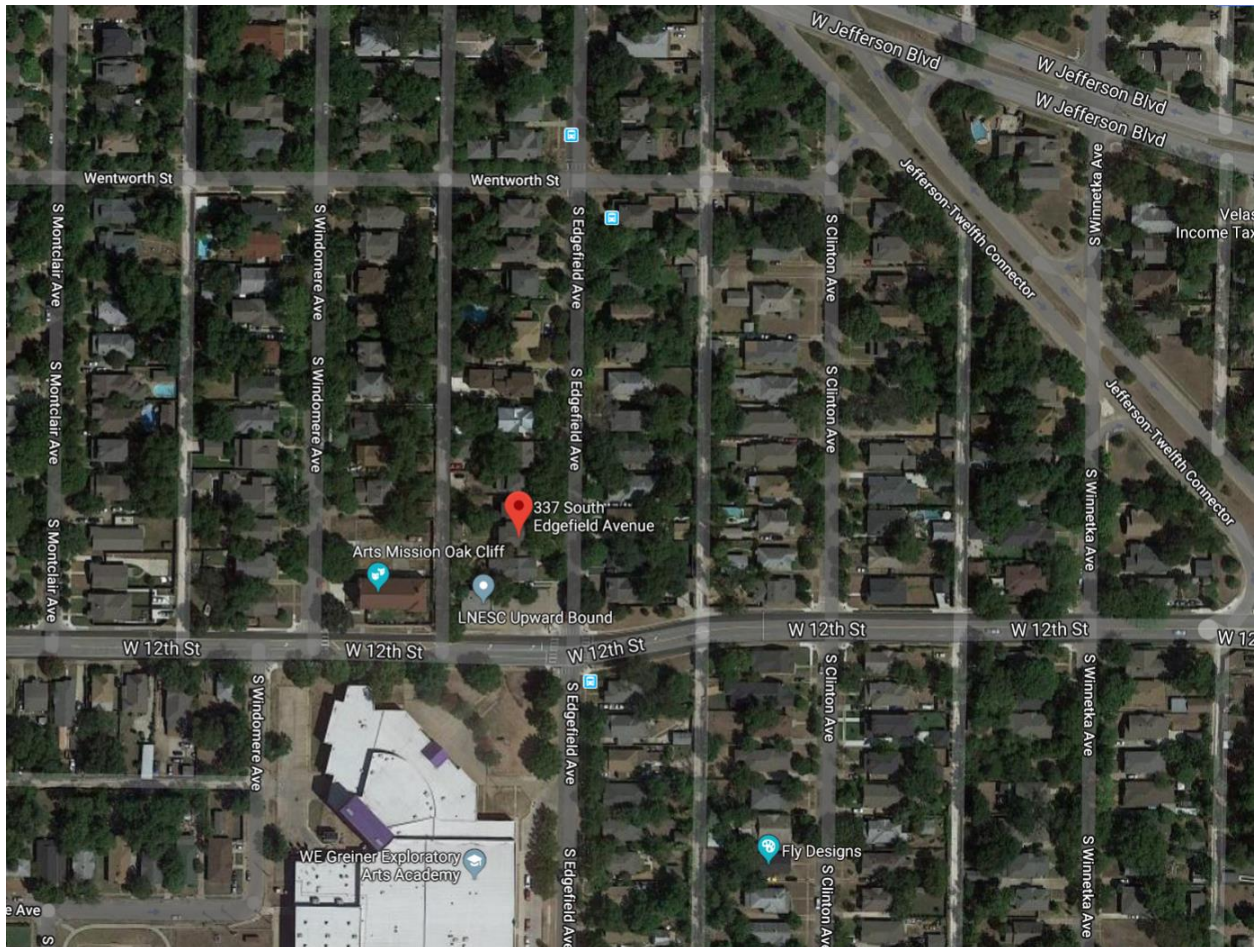
Staff is recommending approval of the requested modifications to windows and doors on the main structure. As evidenced by the window survey, a number of openings are currently boarded up and/or missing altogether. The replacements will be replicated by Leeds & Clark, full wood windows designed to match the originals. Several door openings are also requested for removal. The doors are not original to the structure and were installed during modification from a single-family to multifamily use during previous ownership. Most of the opening removals are in the rear 50% of the main structure and are not visible from the public right-of-way. All removed openings will be infilled with #117 wood siding and painted to match.

STAFF RECOMMENDATION:

- 1) Replace fourteen windows on main structure with new wood windows - Approve - Approve specifications dated 2/3/2020 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove openings #6, 9, #12, #25 and 29-33. Infill with new wood #117 siding - Approve - Approve drawings dated 2/3/2020 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace and resize window openings #5 and #10 with new wood windows - Approve - Approve specifications and drawings dated 2/3/2020 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Replace fourteen windows on main structure with new wood windows – Approve - Provide detail jam/head, dimensioned typical cutsheet.
- 2) Remove openings #6, 9, #12, #25 and 29-33. Infill with new wood #117 siding – Approve – Approve as submitted
- 3) Replace and resize window openings #5 and #10 with new wood windows – Approve – Approve as submitted



Aerial image



Main structure



Adjacent property to the right



Adjacent property to the left



View across S Edgefield

LEEDS CLARK

3010 Shady Grove Rd.

Midlothian, TX 76065

(972) 775-3843

info@leedsclark.com

Window Survey Form --- Window Condition Report

First Floor Window Numbers:

#1: 1/1 lite wood window (44 ½" x 66")

RESTORE

#2: 6/6 lite wood window (34 ¾" x 62")

#3: 6/6 lite wood window (34 ¾" x 62")

#4: 6/6 lite wood window (34 ¾" x 62")

#2-4 is a triple wood window unit that has recieved replacement 6/6 sashes in the past. Owner is wanting to **REPLICATE** 1/1 sashes to match the rest of the 1/1 sashes on the house.

#5: 1/1 lite wood window (32" x 66")

#6: Missing

#5-6 was a double wood window unit. #6 is missing and will be sided over. #5 is missing sashes and will **REPLICATE** in kind 1/1 unit.

#7: 1/1 lite wood window (32 ½" x 42")

RESTORE

#8: 1/1 lite wood window (32 ½" x 42")

RESTORE

#9: Missing

#10: Missing

#9-10 was a double wood window unit. #9 is missing and will be sided over. #10 is missing... will **REPLICATE** with in kind 1/1 unit.

#11: Missing

#12: 1/1 lite wood window (34 ½" x 66")

#11-12 was a double wood window unit. #11 is missing and will be sided over. #12 is in bad condition...will **REPLICATE** in kind 1/1 unit.

#13: 1/1 lite wood window (44 ½" x 66")

#14: 1/1 lite wood window (44 ½" x 66")

RESTORE

#15: 1/1 lite wood window (44 ½" x 66")

RESTORE

Window survey

Request #1: Replace fourteen windows on main structure with new wood windows.

Request #2: Remove openings #6, 9, #11, #25 and 29-33. Infill with new wood #117 siding.

Request #3: Replace and resize window openings #5 and #10 with new wood windows.

Second Floor Window Numbers:

#16: Missing

#17: 1/1 lite wood window (28 ½" x 54")

#18: 1/1 lite wood window (28 ½" x 54")

#19: Missing

#16-19 is a quadruple wood window unit that is missing all window parts for #16 & #19. With over half the window unit missing, it is recommended to **REPLICATE** an in kind widow unit to replace the exisiting unit.

#20: 5/1 lite wood window (34 ¾" x 66")

#21: 5/1 lite wood window (34 ¾" x 66")

RESTORE

#22: 5/1 lite wood window (34 ¾" x 66")

#23: 5/1 lite wood window (34 ¾" x 66")

RESTORE

#24: 1/1 lite wood window (44 ½" x 66")

RESTORE

#25: Missing

Secondary Exit (at some point)...To Be Sided Over

#26: 1/1 lite wood window (44 ½" x 66")

RESTORE

#27: 1/1 lite wood window (34 ½" x 66")

RESTORE

#28: 1/1 lite wood window (32" x 54")

RESTORE

#29: Missing

To Be Sided Over

#30: Missing

To Be Sided Over

#31: Missing

#32: Missing

To Be Sided Over

#33: Missing

#34: 1/1 lite wood window (44 ½" x 66")

RESTORE

#35: Missing

#36: 1/1 lite wood window (28 ½" x 54")

#37: 1/1 lite wood window (28 ½" x 54")

#38: Missing

#35-38 is a quadruple wood window unit that is missing all window parts for #35 & #38. With over half the window unit missing, it is recommended to **REPLICATE** an in kind widow unit to replace the exisiting unit.

Window Condition Report Key



Single Wood Window Unit



Double Wood Window Unit



Triple Wood Window Unit



Quadruple Wood Window Unit

RESTORE

The following will be accomplished when Leeds Clark "restores" a historic wood window. Depending on the extent of restoration, the window jambs and sashes will either be scrapped and sanded or stripped and sanded. At the same time of prep, Leeds Clark will free up any windows the owner is wanting to be operational (clean pulleys and string new rope) and prep for weather-stripping if desired. Any rotted, damaged, or missing componets of the window jambs or sashes will be replaced with in kind componet pieces; matching species of wood and historic profiles as close as possible. Any glass replacement and touch up putty glazing will be taken care of. Once prep and glazing is complete, all surfaces of wood window unit will recieve one coat of primer and two coats of finish paint.

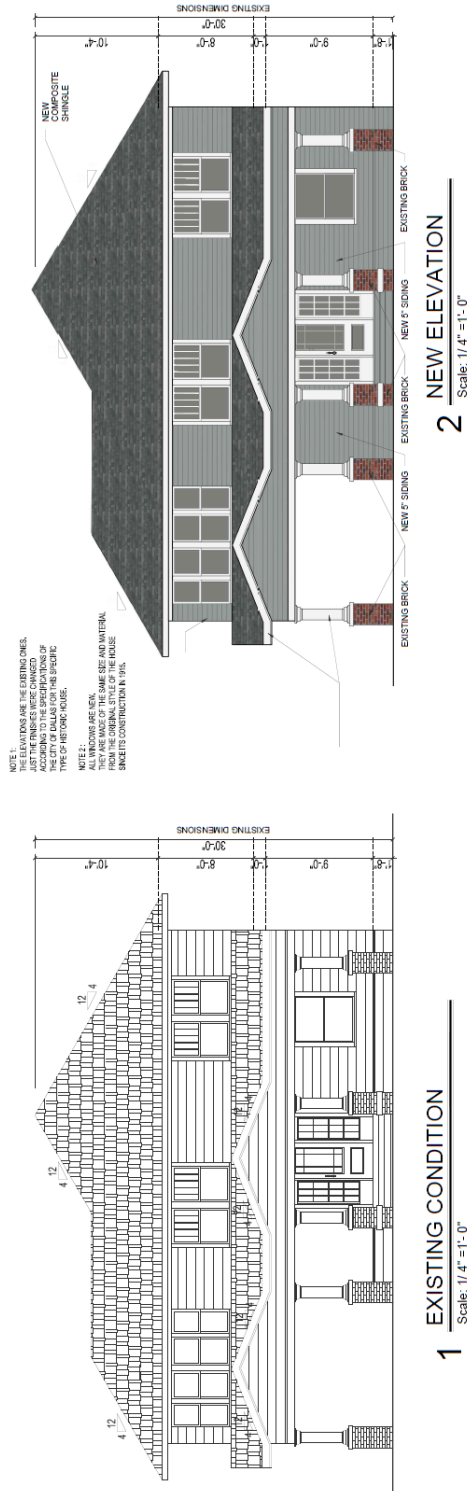
REPLICATE

Leeds Clark "replicates" in kind wood windows of existing wood windows on said property. The wood windows produced will have the exact same sightline, exact dimensions of jambs, sills, and sashes, and will match historic profile of sashes. On three of the windows referenced above, the jambs of the windows are in good condition and only the sashes will be replicated.



Front façade

EAST ELEVATION



Front façade – upper floor ganged windows will be restored to original openings



(North) Side façade – front section

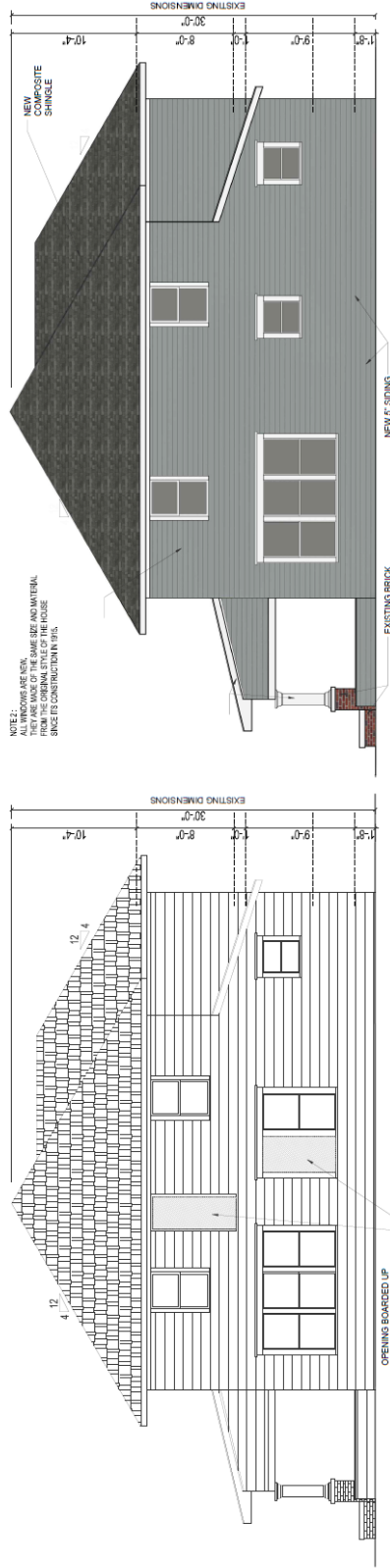


(North) Side façade, rear section

NORTH ELEVATION

NOTE 1:
THE ELEVATIONS AND THE EXISTING ONES.
ALL WORK SHALL BE DONE
ACCORDING TO THE SPECIFICATIONS OF
THE CITY OF DALLAS FOR THE SPECIFIC
TYPE OF THE WORK.

NOTE 2:
ALL WORK SHALL BE DONE
FROM THE ORIGINAL STYLE OF THE HOUSE
UNLESS OTHERWISE NOTED.



1 EXISTING CONDITION

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

2 NEW ELEVATION

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

Included 1 window (#6) and 1 door opening (#25) to be removed, 1 window (#5) to be resized



(South) Side facade



(South) Side façade

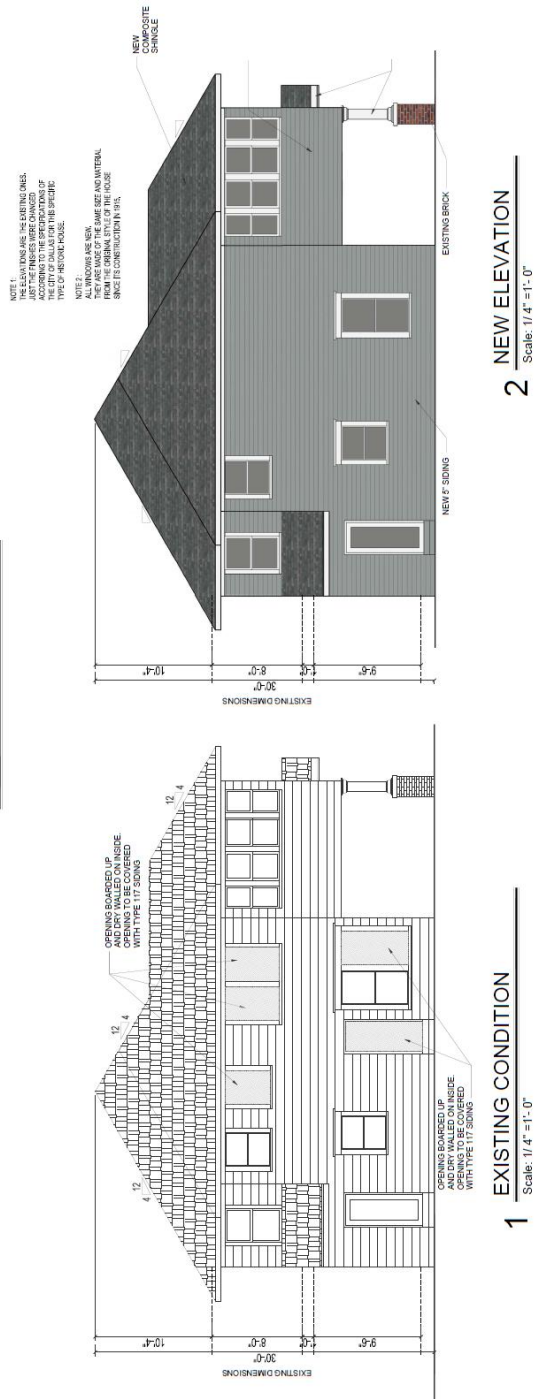
[illegible]

C3-17



(West) Rear façade

WEST ELEVATION



Includes 5 opening removals (#10, 29, 30, 31 and a rear door)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

(17) Windows and doors.

(F) Style.

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

CONTRIBUTING STANDARDS:

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

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

(i) for contributing structures:

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

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

DATE: 1/08/2020

TIME: 5:30pm

MEETING PLACE: 711 W. Canty Street, Kidd Springs Recreation Center (Kitchen)

APPLICANT NAME: Nathan Kent

PROPERTY ADDRESS: 337 S Edgefield

DATE of CA / CD REQUEST: 1/2/2020

RECOMMENDATION:

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

Recommendation / comments/ basis:

PROVIDE DETAIL JAM/HEAD, DIMENSIONED TYPICAL CUTSHEET

Task force members present

☒ Alfredo Pena

☒ Mia Ovcina

☒ Michelle Walker

☒ Christine Escobedo

☒ Nicholas Dean

☐ VACANT (LC Resident)

☒ Jeff Cummings (Chair)

☐ Amber Teague

☐ VACANT (LC Alt)

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☒ yes ☐ no

Maker: Nick Dean

2nd: Christine Escobedo

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 1/8/2020

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 3, 2020**

FILE NUMBER: CR190-003(LC)
LOCATION: 2700 Canton Street
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 269 (Tract A)

PLANNER: Liz Casso
DATE FILED: January 2, 2020
DISTRICT: Adam Hats Building (H-81)
MAPSCO: 45-M
CENSUS TRACT: 0204.00

APPLICANT: Gary Skotnicki

REPRESENTATIVE: None

OWNER: WESTDALE ADAM HATS LTD

REQUEST:

Courtesy Review – Construct a multi-story, multifamily building with parking garage.

BACKGROUND / HISTORY:

7/6/2015 – Landmark Commission approved installation of a rooftop wireless antennae (CA145-457(MD)).

11/2/2015 – Landmark Commission denied without prejudice modifications to an existing wireless antennae on the roof (CA156-013(MD)).

3/7/2016 – Landmark Commission approved modifications to an existing wireless antennae and screening on roof (CA156-257(MD)).

This site, within the historic overlay, is made up of multiple lots (2700 Canton, 2705 Taylor). All these lots are owned by Westdale Adam Hats LTD.

ANALYSIS:

2700 Canton Street is the Adam Hats Building, also known as the Ford Assembly Plant Building. The site within the historic overlay consists of the historic structure at the northwest corner of the block, an adjacent parking lot at the northeast corner, and an adjacent parking lot behind the historic structure at the southwest corner of the block. The southeast corner, which consists of two one-story structures, is not included within the historic boundary (2725 and 2731 Taylor). However, this proposed project is for new construction of a multi-story building and parking garage that would be constructed over the northeast, southeast and southwest portions of the block, so this new building would be partially within the boundary and partially outside it. The applicant has submitted this Courtesy Review application to get comments and feedback on the design of the

proposed new construction. A CA application will be required before it may be constructed.

Directly adjacent to the historic structure to the east (at northeast corner of block) will be a four story building with main entrances that front on Canton. It will match the setback of the historic structure, which is at the zero lot line. It will also match the height of the historic structure (measuring to the top of the tallest point of the historic parapet). This is in-keeping with the preservation criteria which states that the height of new construction in this portion of the block must not exceed the height of the historic structure, and must match the historic setbacks. It will be primarily clad in brick masonry with cast stone detailing, and partially clad with metal panels. The overall design is intended to be a contemporary interpretation of the Adam Hats building design. The horizontal bands of casement windows and the vertical masonry elements with cast stone are inspired by the historic structure. A rooftop sign, inspired by the billboards on the historic structure is also proposed.

The area between the Adam Hats building and this new construction is intended to be a courtyard for the tenants of the buildings. It would be fenced in for privacy and security.

Behind the four story building at the southeast corner of the site (outside the boundary) will be an approximately 17 story structure. The cladding and design details are complementary to the four story building. The height is allowed per the zoning (PD No. 269, Tract A). The 17 story structure will connect to the four story structure. The connector is also four stories tall and is set back into the interior of the lot. This helps give the appearance that these are two separate structures, not one. The connector would be clad in a lighter color masonry. A fence, matching the one proposed between the four story structure and the historic building, would also be installed between the 17 story and four story structures along Crowds Street.

At the southwest corner of the block (within the boundary) will be a five level parking garage that is also connected to the 17 story structure. The garage will be open air and of concrete construction. The height of the parking garage is several feet below the height of the historic structure. The preservation criteria states that new construction in this portion of the block must not exceed the height of the adjacent highway. This is very unusual. It is unknown exactly what the intention was behind this criteria. Staff believes the intention may have been to preserve views of the billboards and historic water tower on the roof. At the recommendation of Staff, the applicant has designed the garage to be taller than the existing highway, but lower than the historic structure, which will preserve the views of the rooftop elements, while creating needed parking space. In addition, much of the rear elevation of the historic structure would remain visible, which is due to the odd shape of this corner of the block (see attached aerial and images).

A quorum of Task Force members was not present at their regular meeting. Overall, Task Force was supportive of the proposed new construction, including the proposed garage height which does not meet the preservation criteria. After the Task Force meeting, and per their recommendations, the applicant provided updated drawings modifying the details of the top floor of the four story structure. In addition, the drawings were updated to show the security fences between the four story structure and both the historic building

and 17 story structure. Task Force also suggested the applicant determine if the proposed rooftop sign is permitted. Staff verified with the sign inspectors that currently roof signs are not permitted in this location. Should the applicant wish to pursue, it would require an ordinance change via the formation of a new subdistrict within the Deep Ellum Special Purpose Sign District allowing for a roof mounted sign.

Overall, Staff is supportive of the proposed design. It is compatible with the adjacent historic architecture, yet clearly discernable as new construction which is in-keeping with the preservation criteria. The proposed cladding and detailing are appropriate. Staff has recommended conceptual approval with the condition that final plans, elevations and details are submitted for final Landmark Commission review.

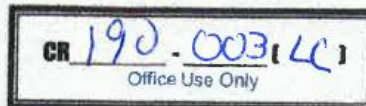
STAFF RECOMMENDATION:

Courtesy Review – Construct a multi-story, multifamily building with parking garage. – Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

TASK FORCE RECOMMENDATION:

Courtesy Review – Construct a multi-story, multifamily building with parking garage. – No quorum – Provide detail for materiality and design of top floor; Garage height variance is acceptable on southwest corner of site; Security detailing needed for motor court gate; rooftop signage must meet Dallas Development Code signage requirements.

Courtesy Review Form (CR)
City of Dallas Landmark Commission



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

Name of Applicant: GARY SKOTNICKI
Mailing Address: 4310 UNIVERSITY BLVD.
City, State and Zip Code: DAL TX 75209
Daytime Phone: 214 868 8442 Fax: -
Relationship of Applicant to Owner: PRESERVATION ARCHITECT
PROPERTY ADDRESS: 2700 CANTON ST. 75226
Historic District: NA, INDIVIDUAL

RECEIVED BY

JAN 02 2020

Current Planning

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.

MULTI-FAMILY BUILDINGS AND GARAGE TO BE BUILT NEXT TO THE HISTORIC STRUCTURE ON THE SITE BY SITE WORK. A MULTI-FAMILY APT. TOWER ADJACENT TO THE HISTORIC OVERLAY, ATTACHED TO THE OTHER BLDGS.

Signature of Applicant: [Signature] Date: 12-30-19
Signature of Owner: [Signature] Date: 12/30/19
(IF NOT APPLICANT)

Dennis Trimbach

APPLICATION DEADLINE: Managing Principal

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

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

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

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

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

Department of Sustainable Development and Construction Date

Courtesy Review Form

City of Dallas

Historic Preservation

THIS CR FORM IS NOT A CERTIFICATE OF APPROPRIATENESS OR PERMISSION TO ALTER THE SITE OR ANY STRUCTURES ON THE SITE

10-10-2016



Site aerial (Google Maps, 2019)



Existing North (Front) & East Elevations



Existing East Elevation



Existing West Elevation



Existing South (Rear) Elevation



Existing Stucture at Southeast Corner of Block, Outside Historic District Boundary



Streetscape – View facing southeast from Canton St



Streetscape – View facing southwest from Canton St



Streetscape – View facing northwest from Canton St (across street)



Streetscape – View facing northeast from Canton St (across street)

ADAM HATS DEEP ELLUM



PROPOSED MULTIFAMILY BUILDING

EXISTING ADAM HATS LOFTS

CHARACTER IMAGE STUDY



INDUSTRIAL AESTHETIC



TEXTURE



ACTIVE STREET PRESENCE



ORDERED FACADE

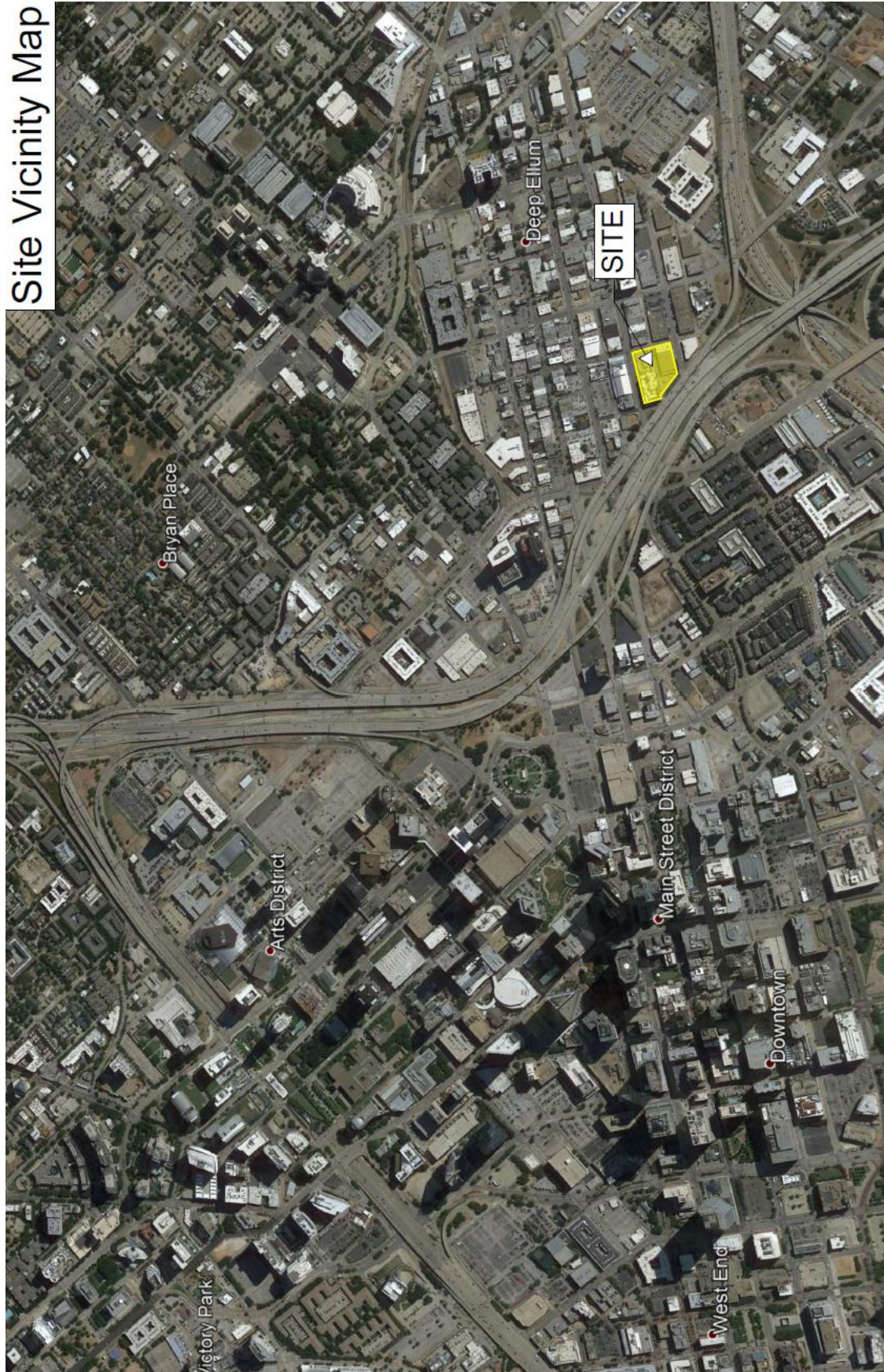


CONTINUITY



COURTYARD

Site Vicinity Map



Applicant Presentation – Site Map

CR190-003(LC)

CR1-12



SCALE 1:30

ADAM HATS
1/14/2020

NORTH ELEVATION

STREET LIGHTS
RESIDENTIAL

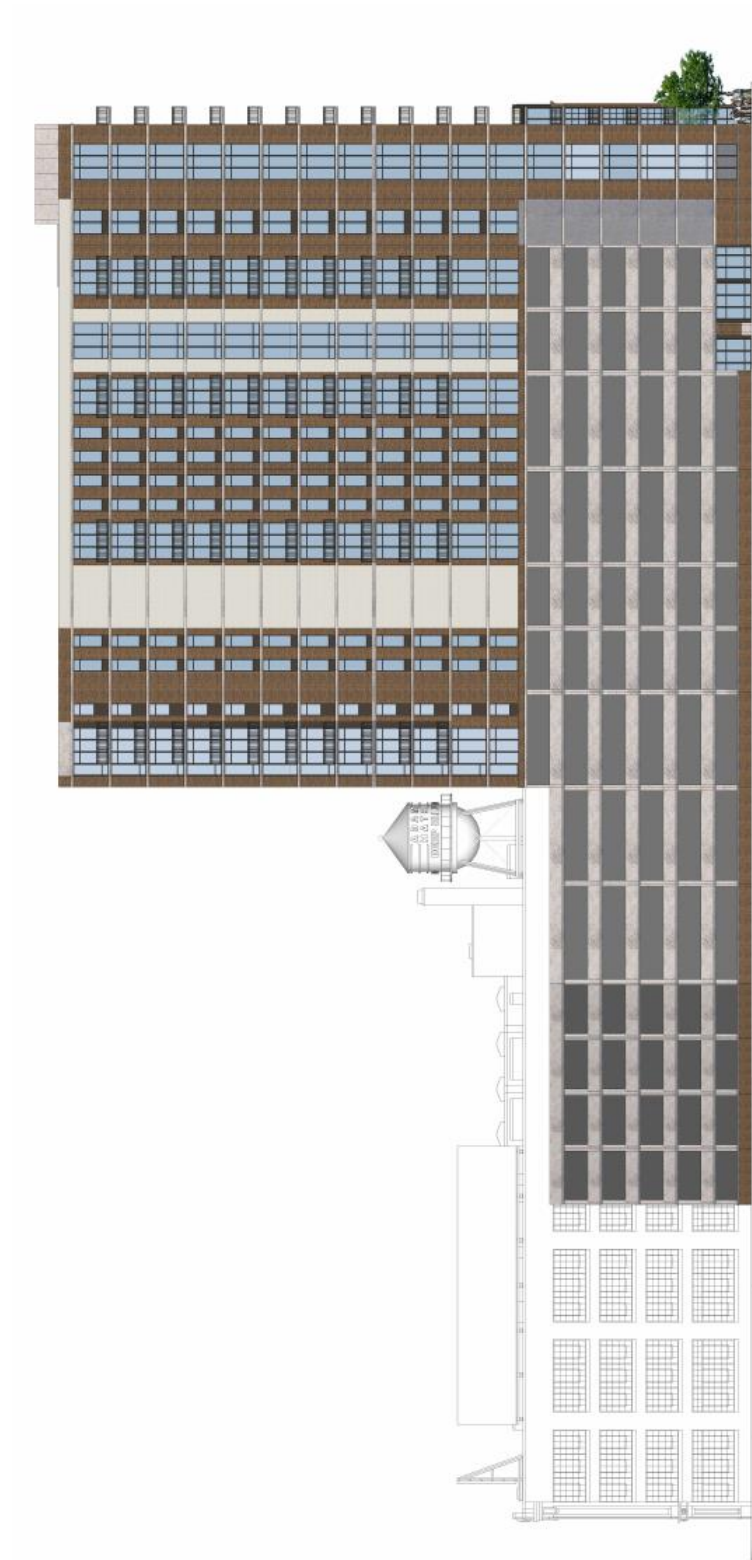


SCALE 1:30

ADAM HATS
1/14/2020

EAST ELEVATION

STREET LIGHTS
RESIDENTIAL

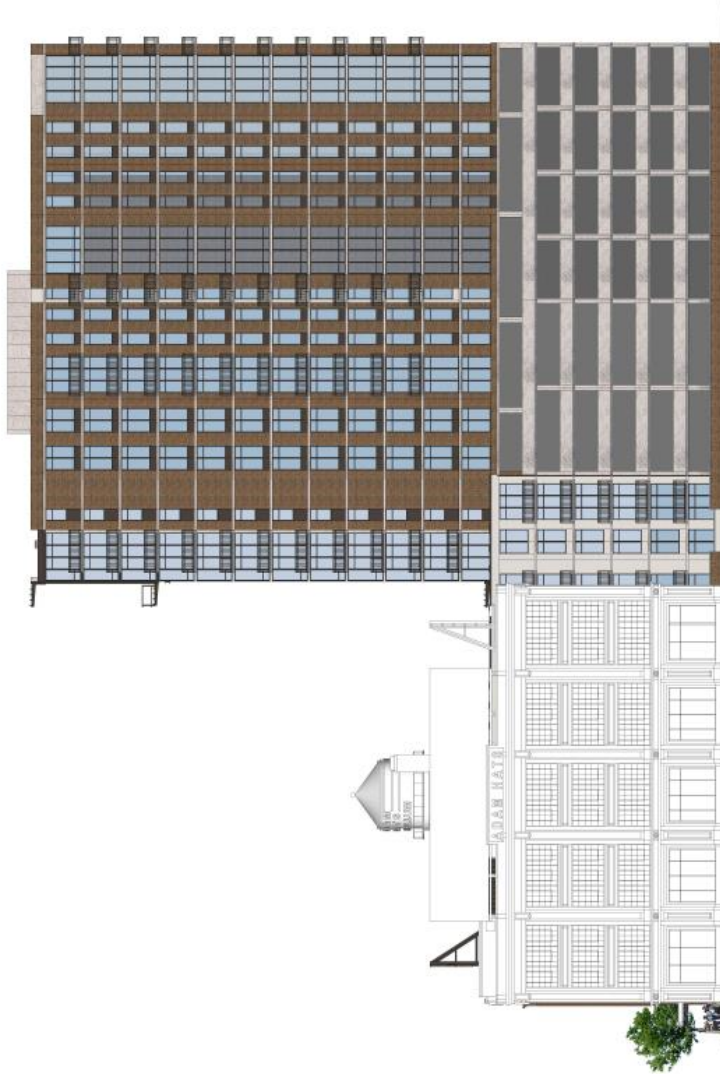


SCALE 1:30

ADAM HATS
1/14/2020

SOUTH ELEVATION

STREET LIGHTS
RESIDENTIAL



SCALE 1:30

ADAM HATS
1/14/2020

WEST ELEVATION

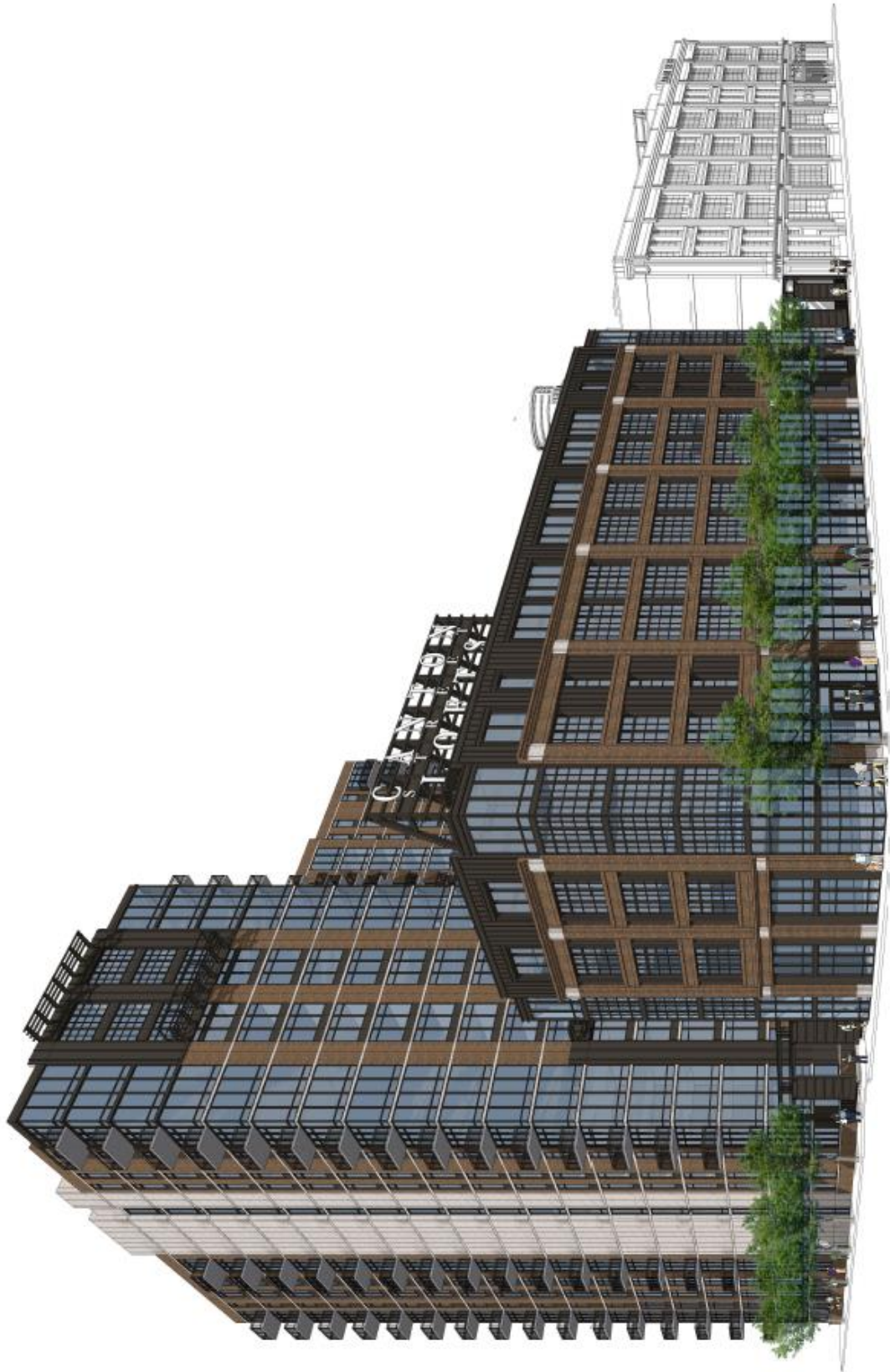
STREET LIGHTS
RESIDENTIAL



Applicant Presentation – Rendering of Proposed North Elevation
CR190-003(LC) CR1-18



Applicant Presentation – Rendering of Proposed North Elevation
CR190-003(LC) CR1-19



Applicant Presentation – Rendering of Proposed East & North Elevations
CR190-003(LC) CR1-20



Applicant Presentation – Aerial Rendering

CR190-003(LC)

CR1-21



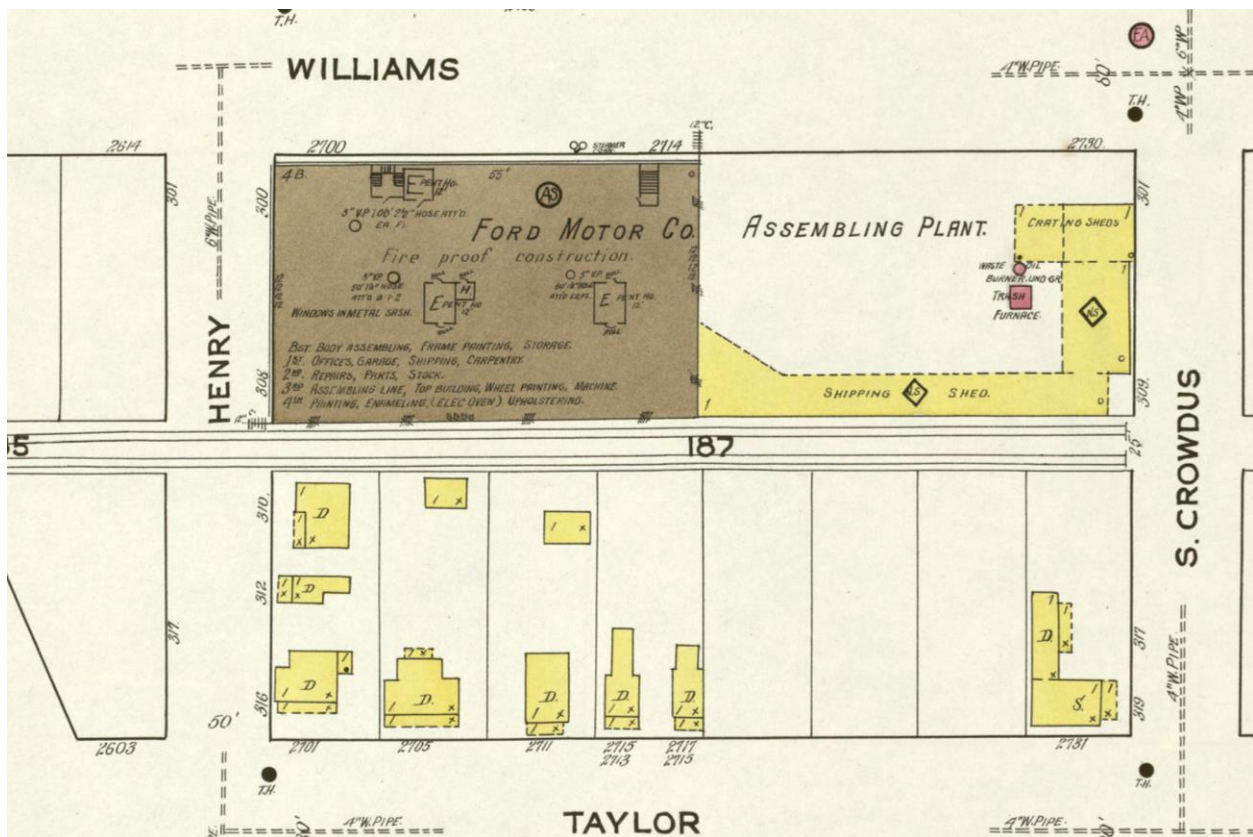
Applicant Presentation – Rendering of Proposed South & West Elevations
CR190-003(LC) CR1-22



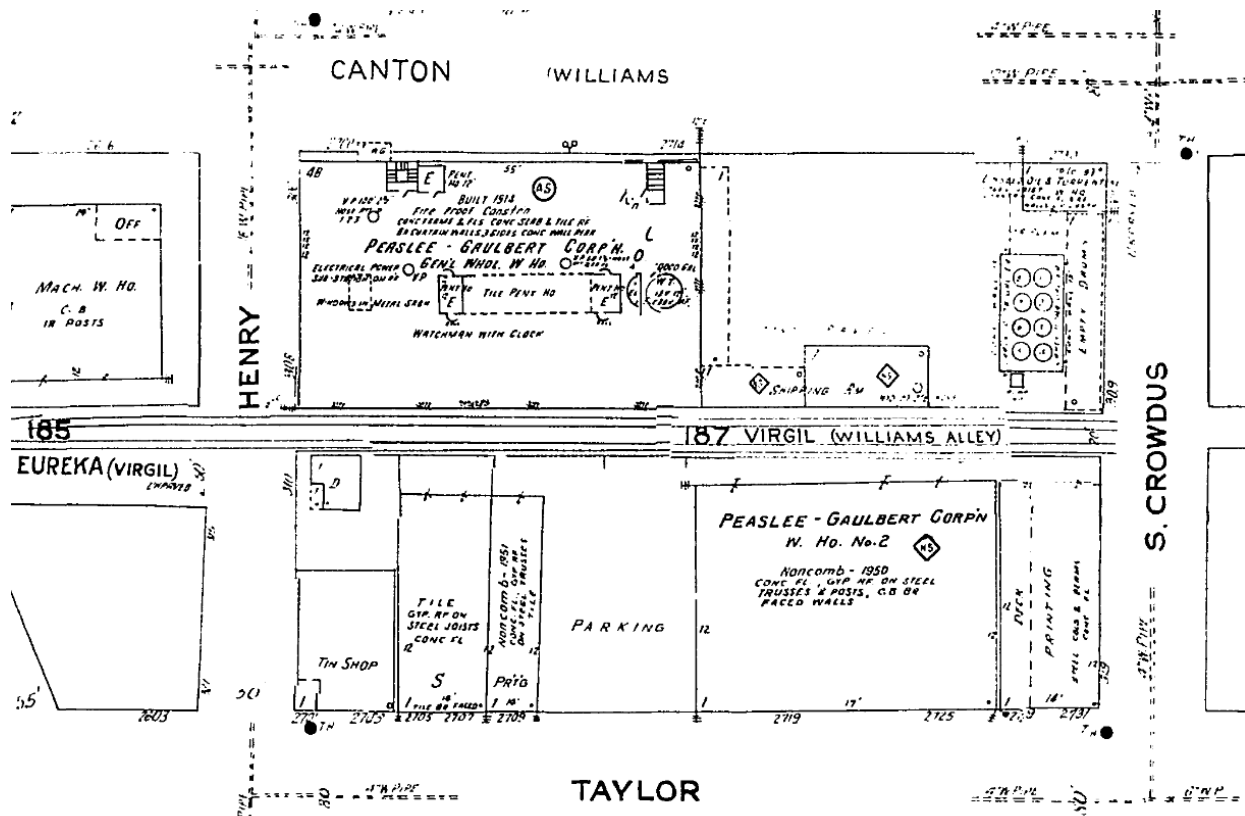
Applicant Presentation – Rendering of Proposed East & North Elevations
CR190-003(LC) CR1-23



Historic Photo of Adam Hats Building, date unknown



1921 Sanborn Map



1951 Sanborn Map

APPLICABLE PRESERVATION CRITERIA

Adam Hats Building (H-81), Ordinance No. 23110, Exhibit A

3.0 Building Site and Landscaping

- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Carports or garages are permitted in Tract I and Tract II. Carports and pedestrian connections are permitted in the no build zone.
- 3.6 Landscaping must be appropriate, must enhance the structure and surroundings, and not obscure significant views of protected facades.
- 3.7 Any new mechanical equipment must be erected in side or rear yards or on the rooftop, and must be screened.
- 3.8 Fences in rear yards, interior side yards and cornerside yards may not exceed 8 feet in height.
- 3.9 Fences must be constructed of brick, cast stone, iron, stone, metal, a combination of these materials, or other appropriate materials.

8.0 New Construction and Additions

- 8.4 The color, details, form, materials and general appearance of new construction and additions must be compatible with the existing historic structure.
- 8.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to voids ratios.
- 8.6 The height of new construction and additions in Tract II must not exceed the height of the adjacent freeway.
- 8.7 The height of new construction and additions in Tract I must not exceed the height of the historic structure.
- 8.8 Aluminum siding, stucco and vinyl cladding are not permitted.
- 8.9 The setback of new construction and additions must conform to the setback of adjacent historic structures.
- 8.10 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly

discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

9.0 Signs

9.2 Signs may be erected if appropriate.

9.3 All signs must conform with the provisions of the Dallas City Code, as amended.

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: 1/8/2020

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Gary Skotnicki
Address: 2700 Canton (H-81; Adam Hats)
Date of **CR**/CA/CD Request: 1/2/2020

RECOMMENDATION:

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

Recommendation / comments/ basis:

PROVIDE DETAIL FOR MATERIALITY AND DESIGN OF
TOP FLOOR, GARAGE HEIGHT VARIANCE IS ACCEPTABLE
ON SW CORNER

SECURITY DETAILING NEEDED FOR MOTORCOURT GATE
ROOFTOP SIGNAGE TO MEET SIGNAGE REQUIREMENTS

Task force members present

<input type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Justin Curtsinger (Vice Chair)	<input type="checkbox"/> VACANT (Ind. Resident)
<input type="checkbox"/> Morgan Harrison	<input type="checkbox"/> Jack Bunning	<input type="checkbox"/> Joshua McDowell
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> James Adams	<input checked="" type="checkbox"/> John Johnson

Ex Officio staff members Present Liz Casso

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

Courtesy review – Comments only. No motion.

CHAIR, Task Force

DATE 1/8/2020

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

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



LANDMARK COMMISSION**FEBRUARY 3, 2020**

FILE NUMBER: CA190-173(JKA)
LOCATION: 5538 Worth Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Jennifer Anderson
DATE FILED: January 2, 2020
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.02

APPLICANT: Mark Shafer

OWNER: Mark Shafer

REQUESTS:

1. Remove existing porch enclosure and construct new screened-in porch on front elevation.
2. Widen steps on front porch.
3. Paint main structure. Brand: Valspar. Body: 4004-10A "Sassy Violet;" Trim: "White;" Accent: "Grey;" Porch floor: "Red."
4. Install 6' wood fence in side and rear yard.
5. Install 5' gate in southwest side yard.

BACKGROUND / HISTORY:

09/03/20 – Landmark approved new windows, a door, new fence, and shingles, but denied without prejudice a porch enclosure and paint color.

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

ANALYSIS:

1. The applicant is proposing to rebuild the walls and columns on the porch enclosure since both are deteriorating, but would like to install removable screens on the upper portion of the enclosure instead of solid walls. The existing enclosure on the front porch was built prior to the establishment of the Junius Heights Historic District. The 1922 Sanborn Map shows that the porch was originally a wrap-around porch consistent with the Folk Victorian style of the main structure. The applicant submitted evidence that suggests that the wood used for the knee wall in the enclosed area might have been original to the structure, and it is possible that the porch originally had a knee wall around the entire porch; however, no evidence of an enclosed area or enclosure walls appear on the Sanborn Map and it is likely that this was a later modification. While removable screens would not be as

detrimental as the existing solid walls, both enclosures and screens are prohibited in Junius Heights on porches that are located in the protected façade and the ordinance further states that existing enclosures should be removed. Staff is recommending Denial without Prejudice of the proposed work.

2. The footprint of the original porch entry stairs is still visible underneath the existing stairs, and the applicant would like to rebuild them back to the original 40 inches. The proposed work is consistent with the preservation criteria and City Code, and Staff is recommending approval of the work.
3. The main structure was built in 1910 in Folk Victorian style, and is believed to be one of the oldest homes in the neighborhood. The violet color proposed is a more subdued purple/violet than the one that was submitted previously, and it is appropriate for a Victorian structure which were typically painted in brighter colors. The Junius Heights ordinance states that the only prohibited colors are metallics and neons and that the colors of the main structure must be appropriate to the period of historic significance. The color would highlight the architectural style of the house without detracting from other homes on the blockface. Staff is recommending approval of the proposed colors with the finding that it is consistent with the preservation criteria and City Code.
4. The applicant was originally approved to install a 5' fence in the same footprint, but discovered that most fence panels are sold with a height of 6' so would like to install that size instead. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.
5. The proposed gate would be a 5' tall wood gate of the same style as the proposed fence. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

1. Remove existing porch enclosure and construct new screened-in porch on front elevation – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 7.2 states that porches and balconies on protected facades may not be enclosed, and that it is recommended that existing enclosed porches on protected facades be restored to their historic appearance.
2. Widen steps on front porch – Approve – Approve drawing dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 7.1 and meets the standards in Code Section 51A-4.501(g)(6)(C)(i).
3. Paint main structure. Brand: Valspar. Body: 4004-10A "Sassy Violet;" Trim: "White;" Accent: "Grey;" Porch floor: "Red" – Approve – Approve specifications dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 4.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install 6' wood fence in side and rear yard – Approve – Approve site plan dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 3.6(a)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install 5' gate in southwest side yard – Approve – Approve site plan dated 2-3-20 with the finding that the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1. Remove existing porch enclosure and construct new screened-in porch on front elevation – Deny without Prejudice – Doesn't meet Section 7.2. Existing knee wall once was there and should be restored, but the enclosed portion was probably not original.
2. Widen steps on front porch – Approve.
3. Paint main structure. Brand: Valspar. Body: 4004-10A "Sassy Violet;" Trim: "White;" Accent: "Grey;" Porch floor: "Red" – Approve – Approve as shown since it does not violate Section 4.8.
4. Install 6' wood fence in side and rear yard – Approve.
5. Install 5' gate in southwest side yard – Approve – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA <u>190-173JKA</u> Office Use Only

Name of Applicant: MARK SHAFER
Mailing Address : 5538 WORTH STREET
City, State and Zip Code: DALLAS 75214
Daytime Phone: 904-514-6169 Alternate Phone: _____
Relationship of Applicant to Owner : OWNER

OFFICE USE ONLY

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 5538 WORTH STREET
Historic District: JUNIUS HEIGHTS

PROPOSED WORK:

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

1. Open existing porch enclosure and install removable screen frames and screen door
2. Replace existing 40 wide concrete front steps with original dimension steps of 102 inches.
3. Paint body Valspar 4004-10A, Porch floor - red, window sashes grey, trim white.
4. Modify approved fence plan to include gate on driveway and closure at back garage and change height from 5 to 6 ft to match standard panel dimensions.

Signature of Applicant: mark shafer Date: DEC 30, 2019

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

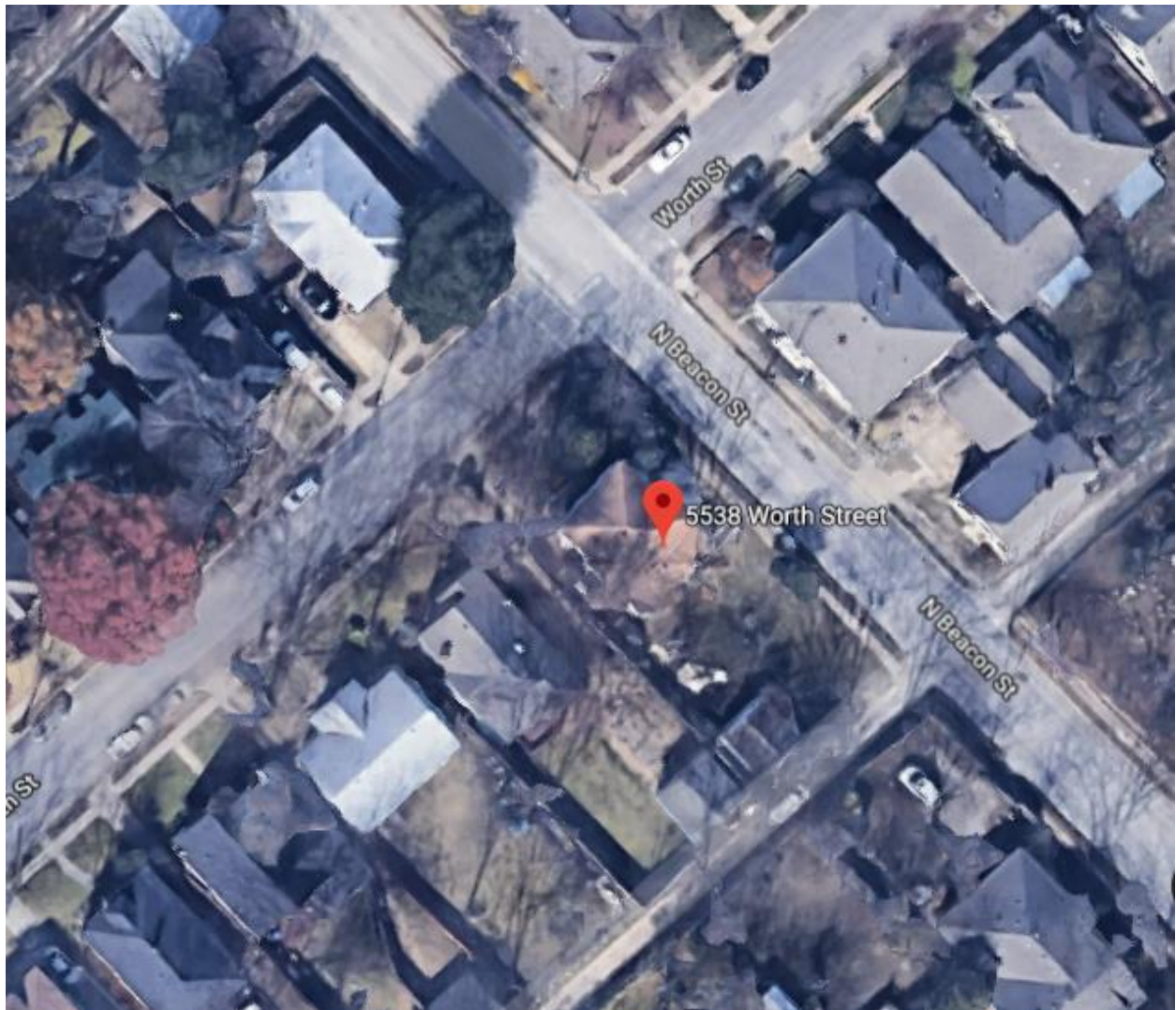
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 061419



Aerial image



Main structure



To right



To left

CA190-173(JKA)

D1 1-7

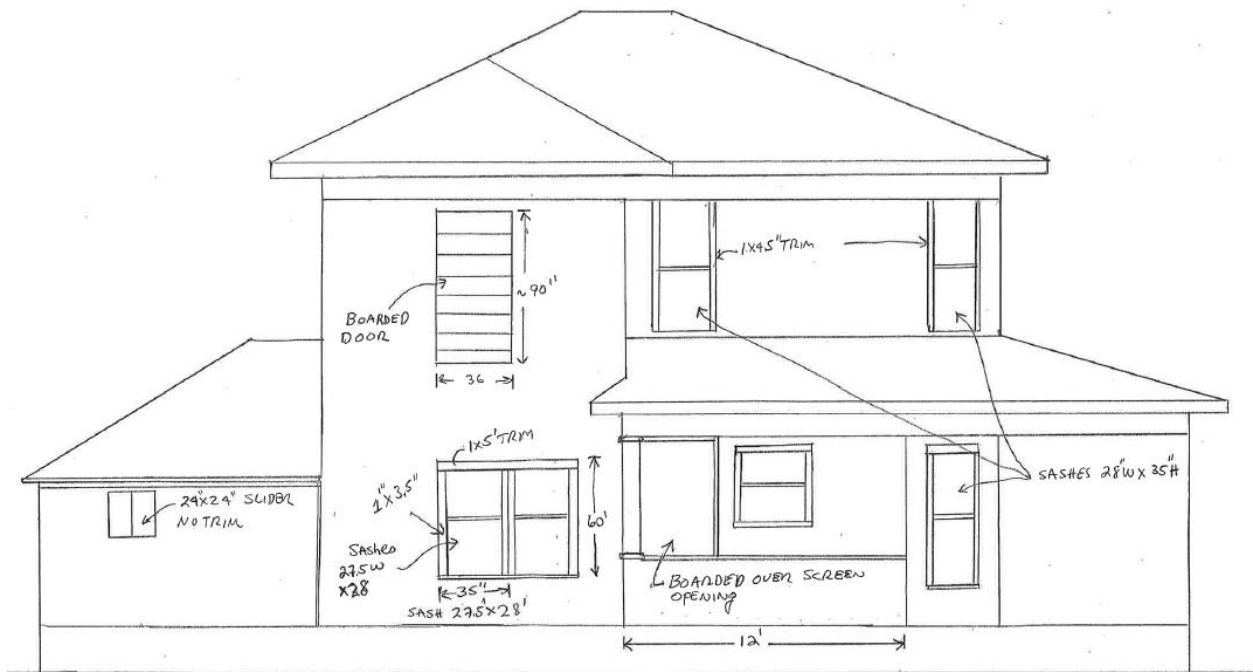


Across street

EXISTING FRONT VIEW
SCALE 1" = 4'



Existing (top) and proposed (bottom) front elevation



BEACON STREET VIEW



Existing (top) and proposed (bottom) west side elevation



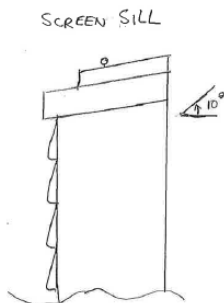
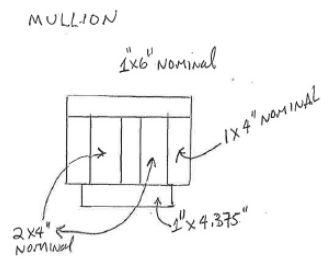
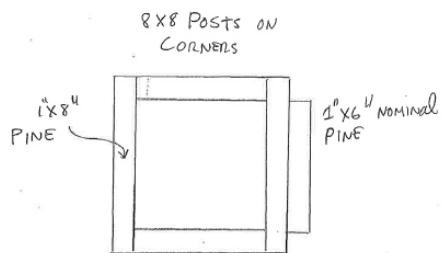
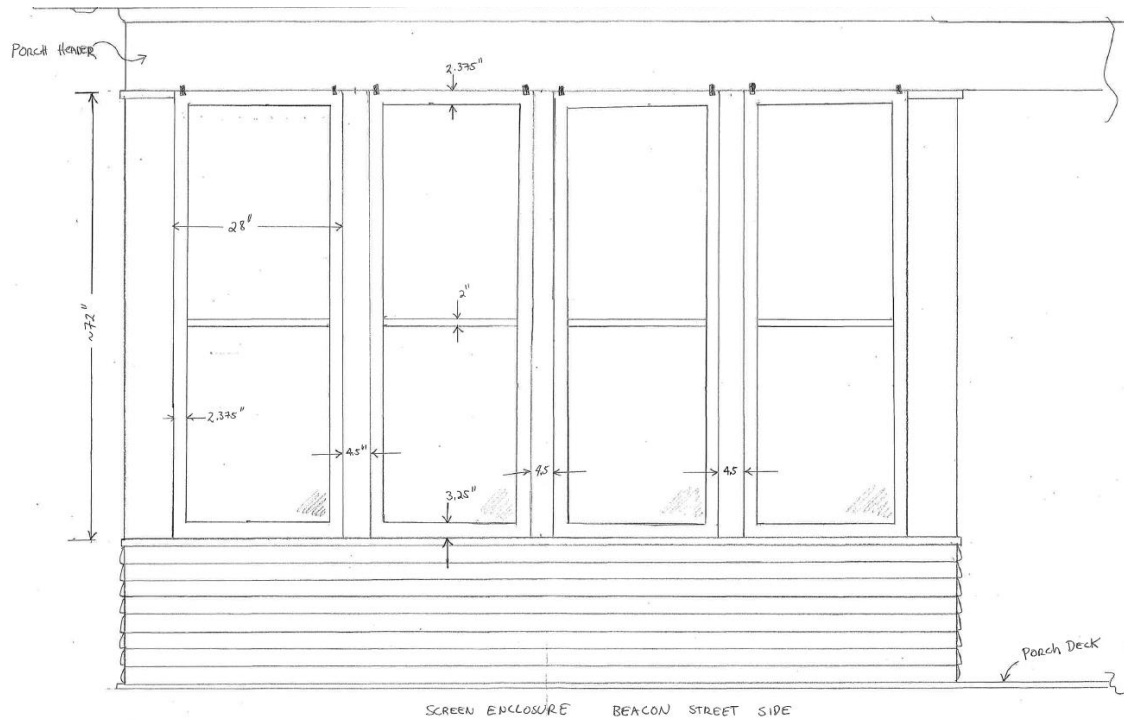
SCREEN DOOR 34x80' ELWOOD NATURAL PINE
by KIMBERLY BAY - (Home Depot)
MODEL: DSAEL34

Screen Door: Lowes em # 811785 Model # W5BAR36

Screen Tight 5 Bar Finger Joint Wood Hinged Screen Door (Common: 36-in x 80-in; Actual: 36-in x 80-in)



Request #1 – Porch enclosure: Proposed door for porch enclosure



SCREEN FRAME DETAILS

MATERIAL: 6/4 CLEAR PINE
 SIZE: 72" X 28.5" SAME AS WINDOWS
 STILES: 1" X 2.375" X 72"
 RAILS: LOWER 1" X 3.25" X 28.5"
 UPPER 1" X 2.375" X 28.5"
 MIDDLE 1" X 1.5" X 28.5"

SCREEN: BLACK POLYESTER ATTACHED USING SCREEN SPLINE
 ON INSIDE
 HARDWARE: TOP: 2 - NATIONAL HARDWARE ZINC-PLATED STEEL
 SASH HANGERS
 BOTTOM: HOOK/EYELET SYSTEM ON INSIDE

Request #1 – Porch enclosure: Details



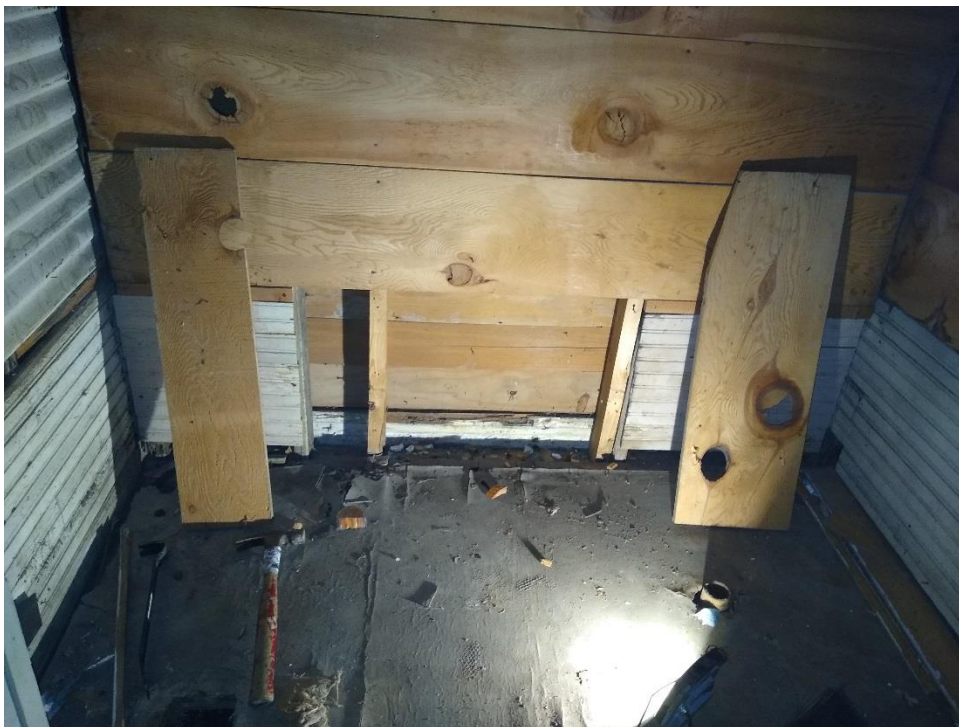
Request #1 – Porch enclosure: Existing porch and porch enclosure



Request #1 – Porch enclosure: Existing porch and porch enclosure



Interior of Enclosure, left of exterior window. Knee wall will be restored. The plywood above the knee was originally a screened opening. Framing will be used to secure screens as long as it is intact and evenly spaced. Note that on left of photo, plywood was placed over knee wall beadboard as interior wall finish of bathroom. There was a wall located just adjacent to the plywood that divided the bathroom from a screened enclosure between the bathroom and the side door to the house.



Request #1 – Porch enclosure: Interior view of porch enclosure



Request #1 – Porch enclosure: Interior view of porch enclosure



Photo #4. Interior of porch enclosure showing original exterior grade bead-board ceiling. Note the two ceiling paint colors. Originally, there was a wall that divided the bathroom from a screened enclosure between bathroom and side entrance to house.

Request #1 – Porch enclosure: Interior view of porch enclosure



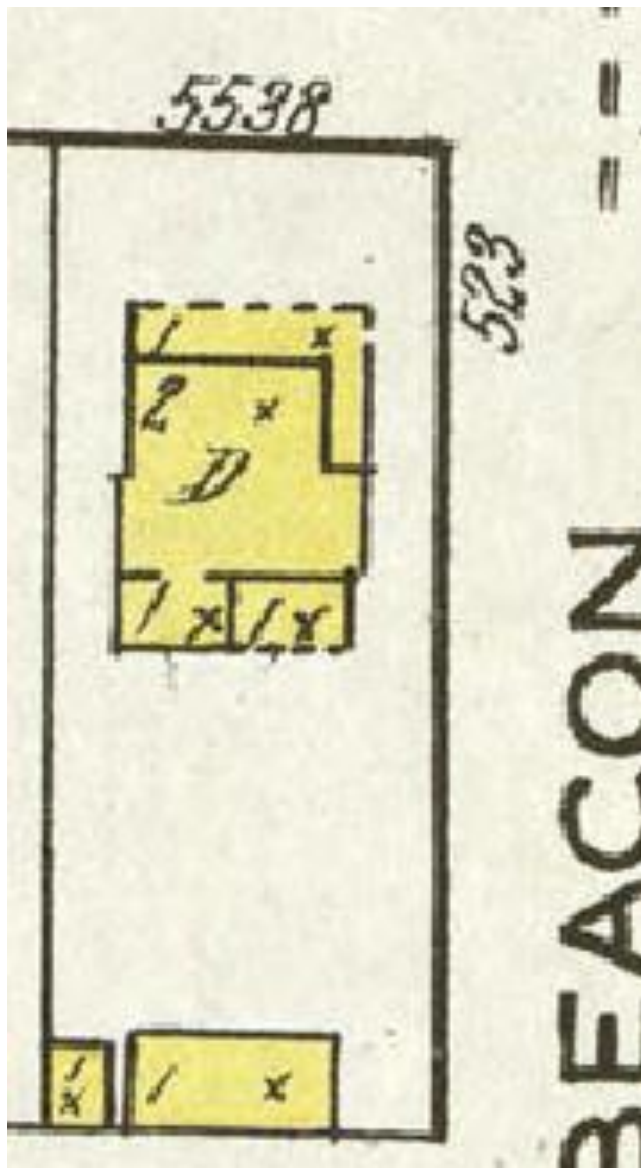
Photo #5. Interior of porch enclosure showing metal shower stall. (Disconnected soon after 1959 due to water leaks.)

Request #1 – Porch enclosure: Interior view of porch enclosure



Photo #3. Interior of porch enclosure showing stairway closet window and original #117 exterior siding.

Request #1 – Porch enclosure: Interior view of porch enclosure



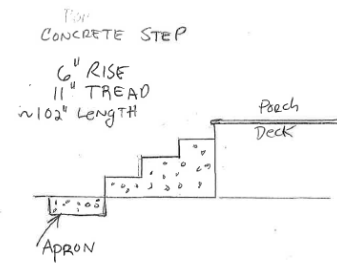
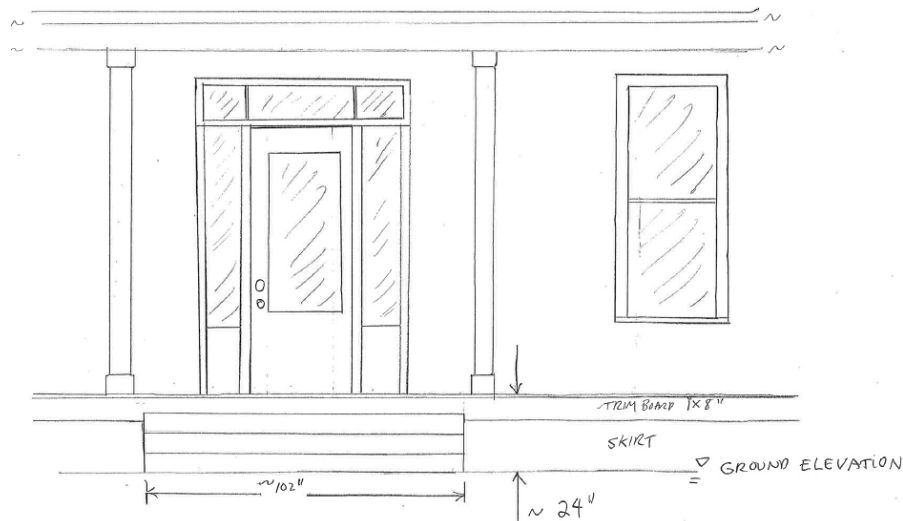
Request #1 – Porch enclosure: 1922 Sanborn Map showing wrap-around porch

1. Porch Enclosure Modification: In August of 2019, I presented my plan to convert the enclosed porch area (7 ft wide by 12 ft) along the Beacon Street side of the house to a screened enclosure area. This was denied. Several members of the commission stated that they felt that if I came back with a revised plan to have removable screen frames that it would be better received and potentially approved. Taking clues from the discussion I have revised the drawings to show removable screens that have been sized to match the dominant window opening size used for most of the upstairs and bottom floor windows. This size has a frame opening of approximately 28.5 x 72 inches. So the revised plan is to have 4 removable screen frames of this size that are separated by casing that is roughly 4 inches wide that matches the dominant window casing width. T The windows are placed on the original 24 inch knee wall that has #117 siding. The screen door was selected because it has roughly the same blocking as the adjacent framing (wood bottom 2 ft, clear opening to balance of 80 inch door). Above the door is a removable dormer screen. The screens on both sides of the door are sized to the available width after accounting for casing. See drawings.

Request #1 – Porch enclosure: Narrative submitted by applicant

ENTRANCE STAIRWAY

SCALE $\frac{1}{2}" = 1'$



Request #2: Front step plans

2. **Front Steps Replacement:** The currently used entrance stair is 40 inches wide concrete 3-step unit that was poured in place directly over what appears to be the original stairway which as sunken into the ground. The original stairway is approximately 102 inches wide which spans the distance between two porch box pillars with approximately 3 inches to spare on each end. The replacement stair will have 3 steps (7 inch rise, 11 inch tread) and will be approximately 102" wide. It may be constructed on top of the original stairway which will serve as a foundation if it is left in place. The stair will use the planned curved apron as the approach to the first step. See the attached drawing and survey.

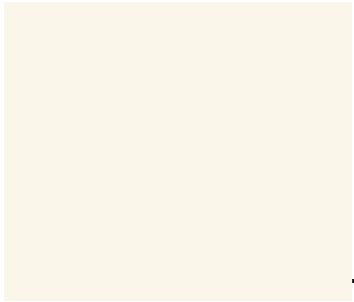
Photo of existing 40 inch wide concrete steps.



Request #2 – Front step replacement: Narrative submitted by applicant



BODY: Valspar 4004-10A “Sassy Violet”



Trim: Behr OR-W15 “Sleek White”



Accent: Behr PFC-63 “Slate Gray”



Porch floor: Behr PFC-04 “Tile Red”

Request #3 – Paint Color: Paint specifications

3. **Paint Scheme.** The body of the house will be painted in violet/lavender (Valspar “Sassy Violet” 4004-10A). The trim will be white as previously specified. Porch floor will be Behr Premium #S-H-190 Antique Red/ Low luster enamel exterior porch paint. The existing porch deck was painted red though it is mostly faded away. The window sashes will be painted light grey enamel (pre-mixed grey porch paint) from Behr.



Example of grey window sash paint.

Why Violet?



Violet is not purple though many people mistake them. Violet is not a “modern” color. Unlike neon color shades, violet is calming. Violet is rare in nature but it does occur (lavender for example) and it does have a long history of use within royal families and the Catholic Church. It is not inconceivable that shades of violet were used occasionally on the exterior of wood sided houses of the 1910s-1940s in Dallas and elsewhere.

Request #3 – Paint Color: Narrative submitted by applicant

Example of Valspar 4004-10A on a historic property. This house is at 2245 Oak Street, Jacksonville, FL which is located in the Riverside/Avondale Historic District. This house was painted violet in 2008. This color is acceptable in this historic district. This house was built in 1909. The subject house at 5538 Worth Street was built in 1910 and shares similar architecture.

12/23/2019

IMG_20191127_125645798.jpg



Adjacent house colors



Tan building across Beacon.

Two green houses across Beacon/Worth.

Request #3 – Paint Color: Narrative submitted by applicant



Houses across Worth street.

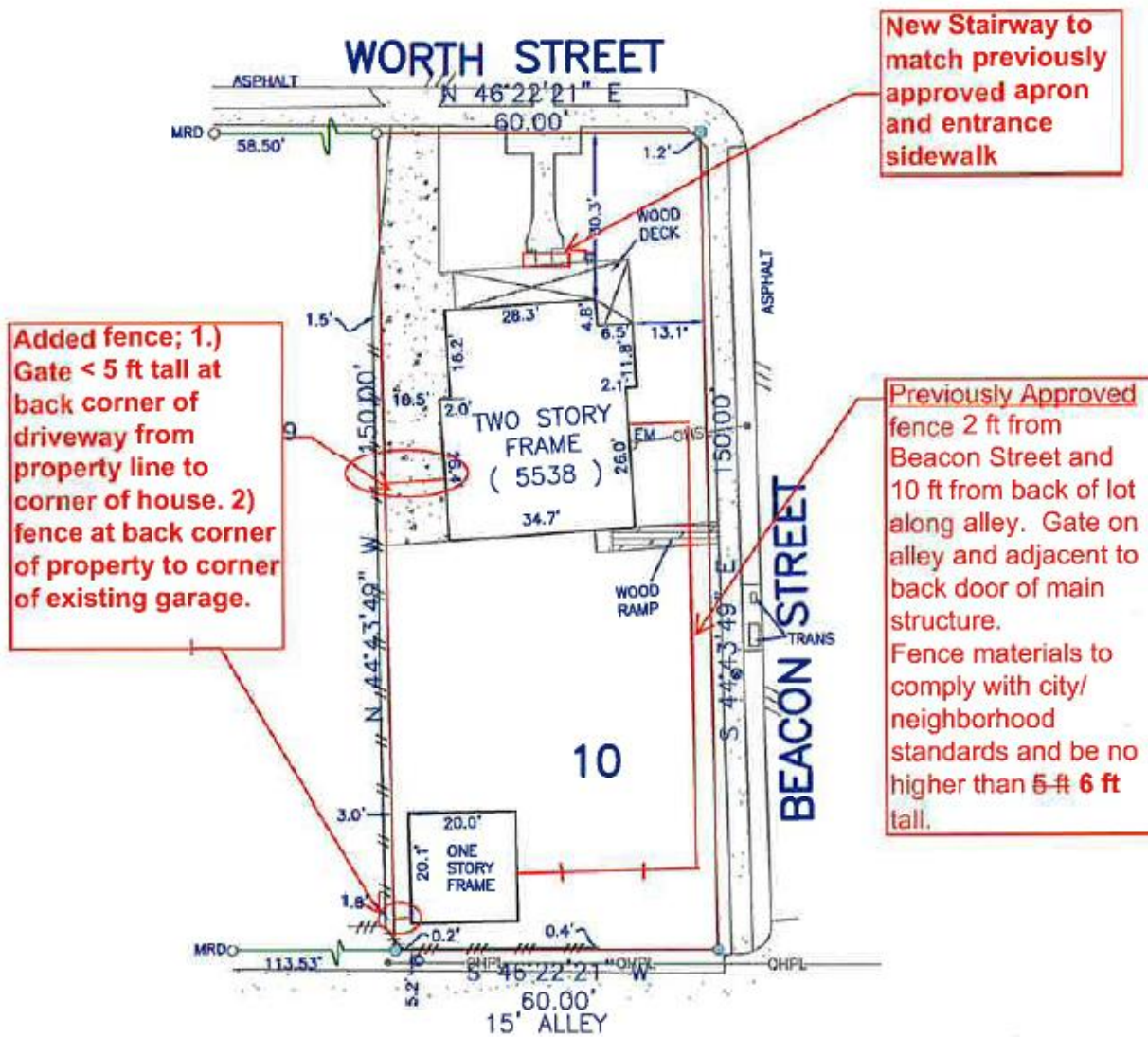


House next door

Request #3 – Paint Color: Narrative submitted by applicant



Request #3 – Paint Color: Narrative submitted by applicant



Request #4-5 Fence and Gate: Site plan (note: concrete walk will be done as routine maintenance)



Request #4-5 Fence and Gate: Area where fence is proposed

Example of Board on Board 6 ft SYP fence.



Request #4-5 Fence and Gate: Proposed style

4. Modification of Previously Approved Fence Plan. The prior fence drawing inadvertently excluded a driveway side closure between the property line fence and house. This gate will be located approximately 12 ft from the back corner of the house where the house transitions from 2 story to 1 story. This will provide privacy to the downstairs bathroom window that is located on the driveway side of the 1 story portion of house. The gate will have an opening portion of 10 ft that will be generally centered on the 16 ft wide strip between house and fence line. A second piece of fence will run about 4 ft from back corner of garage to adjoining property line fence. These two segments will complete the fence enclosure. Height of fence segments will be ≤ 6 ft tall instead of original ≤ 5 ft due to standard fence panel dimensions (8 ft wide by 6 ft tall). Gate across driveway will be < 5 ft tall. Gate at alley will be < 6 ft tall. See attached survey drawing.

Request #4-5 Fence and Gate: Narrative submitted by applicant

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1: Section No. 7.2

- 7.2 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches on protected facades be restored to their historic appearance.

Request #2: Section 7.1

- 7.1 Historic porches and balconies on protected facades are protected.

Request #3: Section No. 4.8

- 4.8 Colors appropriate to the period of historic significance are recommended. No fluorescent or metallic colors are permitted on the exterior of any structure.

Request #4: Section 3.6(a)(3):

3. Except as provided in Item 3.6(a)(4), fences in cornerside yards are not allowed in front of the side facade of the main building unless the Landmark Commission determines that more security or screening is necessary. Fences in cornerside yards must have a two-foot setback from the cornerside yard sidewalk.

Request #5: Section 3.6(a)(2):

2. Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 01/09/2020

TIME: 5:30 P.M.

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

Applicant Name: Mark Shafer
Address: 5538 WORTH
Date of CA/CD Request: 01/02/2020

RECOMMENDATION:

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

Recommendation / comments/ basis:

1. ~~Deny~~ ^{screens} w/o ~~Deny~~ - Don't meet 7.2 Eric/Mary -
Existing low wall hinders at once was there and
should be restored. The enclosed portion probably is
not original. All in favor.
2. Approve widening as shown with concrete Mary/Aaron
All in favor

Task force members present

<input checked="" type="checkbox"/> Aaron Trecartin	<input checked="" type="checkbox"/> Laura Koppang	<input checked="" type="checkbox"/> Noel Aveton
<input checked="" type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Rene Schmidt (Chair)
<input checked="" type="checkbox"/> Eric Graham	<input checked="" type="checkbox"/> Mimi Bowen	<input checked="" type="checkbox"/> Terri Raith

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

Jan 9, 2020

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

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

3. Approve claims as noted since it doesn't violate

4.8 Aaron / Barbara

✓

All in favor

4. Approve as shown

Barbara / Eric

✓

5. Approve as proposed All in favor

Motion to ~~Adj.~~ ~~are~~

✓

Terri / Aaron 6:04

**LANDMARK COMMISSION****FEBRUARY 3, 2020**

FILE NUMBER: CA190-174(MP)
LOCATION: 4317 Gaston Ave
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 298, Commercial Tract II

PLANNER: Marsha Prior
DATE FILED: Jan 2, 2020
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.04

APPLICANT: AN@Bennett

REPRESENTATIVE: Chloe Reihani

OWNER: ANABENNETT LLC

REQUEST:

- 1) Replace all windows with new aluminum windows.
- 2) Paint brick structure. Brand: Sherwin Williams. Custom match – 7005 Pure White, A-100.

BACKGROUND / HISTORY:

3/4/2019 – LMC denied without prejudice a request to stucco the exterior of the building (CA189-297(MP)).

10/7/2019 – LMC denied without prejudice the request to resize and relocate windows; to replace windows with vinyl; and to paint the brick. LMC approved replacing the roofing material from composite to Thermoplastic polyolefin (TPO) (CA189-849(MP)).

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

ANALYSIS:

Request #1 – Staff is recommending approval for replacing the windows with new aluminum windows with the condition that the new windows match the current windows. The building has several windows styles, including triple-ganged fixed windows, vertical rectangular sliding windows, horizontal rectangular sliding windows, and one-over-one windows. Staff wants to ensure that the new windows follow the style, size, number of glass panes, configuration, dimensions, and profile of the current windows, which are believed to be original based on the style (Mid-century Modern) and construction date (1959) of the main structure.

Request #2 – The request to paint over the brick stems from acts of vandalism (graffiti) on the siding, and because a portion of the building has already been painted, most likely CA190-174(MP)

to cover up graffiti. Staff is recommending denial without prejudice because painted brick would have an adverse effect on the historic overlay district. Furthermore, although the structure is noncontributing, it has several, decorative brick patterns that convey its age and style. These patterns would be lost if painted. Both Staff and Task Force believe that efforts should be made to remove the existing paint, and thus, are recommending denial without prejudice. Staff has suggested several products to remove the paint, including Soy Gel and Prosoco.

STAFF RECOMMENDATION:

- 1) Replace all windows with new aluminum windows – Approve with conditions – Approve window survey dated 2/3/2020 with the conditions that the aluminum replacement windows use the adobe grey finish color, must fit the original window openings, and that each window is replaced with one that matches the style, size, number of glass panes, configuration, dimensions, and profile of the existing with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Paint brick structure. Brand: Sherwin Williams. Custom match – 7005 Pure White, A-100 – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because painting brick would have an adverse effect on the historic overlay district.

TASK FORCE RECOMMENDATION:

- 1) Replace all windows with new aluminum windows – Approve – Approval of aluminum windows as they were existing prior to the fire and were probably original.
- 2) Paint brick structure. Brand: Sherwin Williams. Custom match – 7005 Pure White, A-100 – Deny without prejudice – Cleaning fire damage and graffiti must be explored thoroughly. Contact city staff and Preservation Dallas to get appropriate products to clean bricks. Brick is original and has historic and aesthetic value.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 190-174 [MP]
Office Use Only

Name of Applicant: AN @ Benett

Mailing Address : 2825 oak lawn ave #191268

City, State and Zip Code: dallas tx 75219

Daytime Phone: 3104028494 Alternate Phone: _____

Relationship of Applicant to Owner : Manager

PROPERTY ADDRESS: 4317 Gaston Ave Dallas TX 75246

Historic District: Peak

OFFICE USE ONLY

Main Structure:

☐ Contributing

☒ Non-contributing

PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT write "see attached."** Replace all windows (all are damaged, extremely old, or broken) with new aluminum windows (which is the same material that is currently used in most places on this building).

Paint exterior of building to exactly match the current color of the brick. Per your recommendation, we tried power washing and tried to chemically treat/clean the brick and it created more damage to the brick.

RECEIVED BY

Signature of Applicant:  Date: 1/2/2020 JAN 02 2020

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

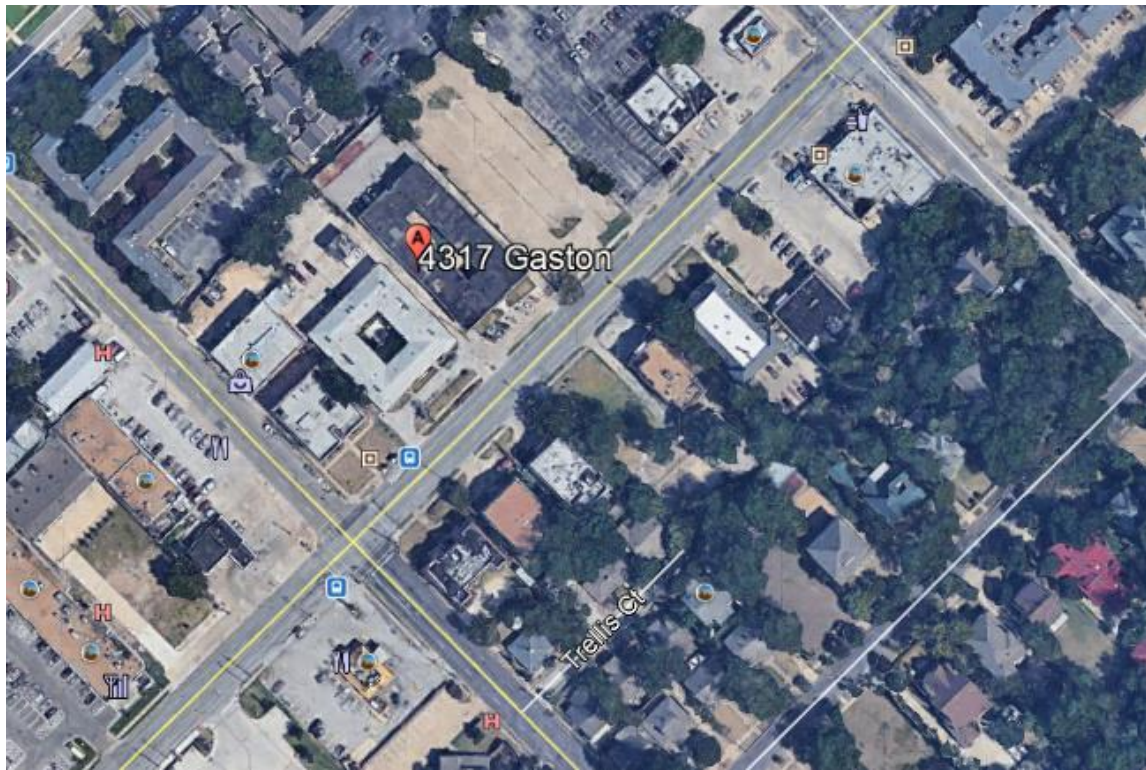
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 061419



Aerial view. *Google Maps, 2019, maps.google.com.*



Front (South) elevation.



View to left (West) of 4317 Gaston.



View to right (East) of 4317 Gaston.



View across (South) from 4317 Gaston.



Photo of front elevation submitted by applicant.



Photo of right (East) side elevation submitted by applicant.



Photo of left (West) side elevation submitted by applicant. Note areas that have been previously painted.

THE *Sands Apartments*

now open for your inspection at

4317 GASTON • TA7-1606



View of the modernistic front of The Sands Apartments

Pool side at The Sands. Each apartment is afforded a view of the attractive patio.



Luxurious living at its best. Modern conveniences such as parking area in rear, on bus line, minutes from downtown and 1/2 block from Crosstown bus.

- Completely Furnished • Game Room • Swimming Pool
- All Electric Kitchen By
FRIGIDAIRE

THE *Sands Apartments*

CURTIS PARKER, Owner

COA—
Applicant Name: _____

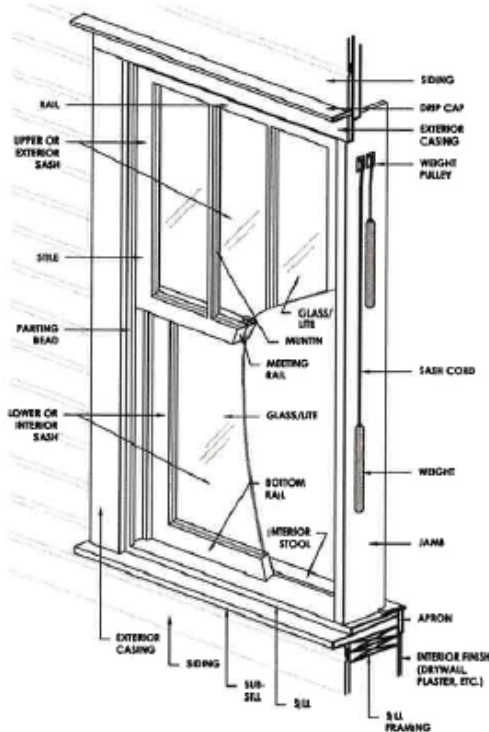
Date Received: 1/2/2020
Received by: _____

4317 GASTON

Window Survey Form

Have	Basic Requirements
<input checked="" type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input checked="" type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
<input checked="" type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input checked="" type="checkbox"/>	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input checked="" type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

ALL window openings on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	<u> </u>
Number of Historic Windows on the Structure	<u> </u>
Number of Existing Replacement/Non-Historic Windows	<u> </u>
Number of Windows Completely Missing	<u> </u>
Total Number of Windows to be Replaced	<u>56</u>

Request #1 – Window survey.

COA—
Applicant Name: _____

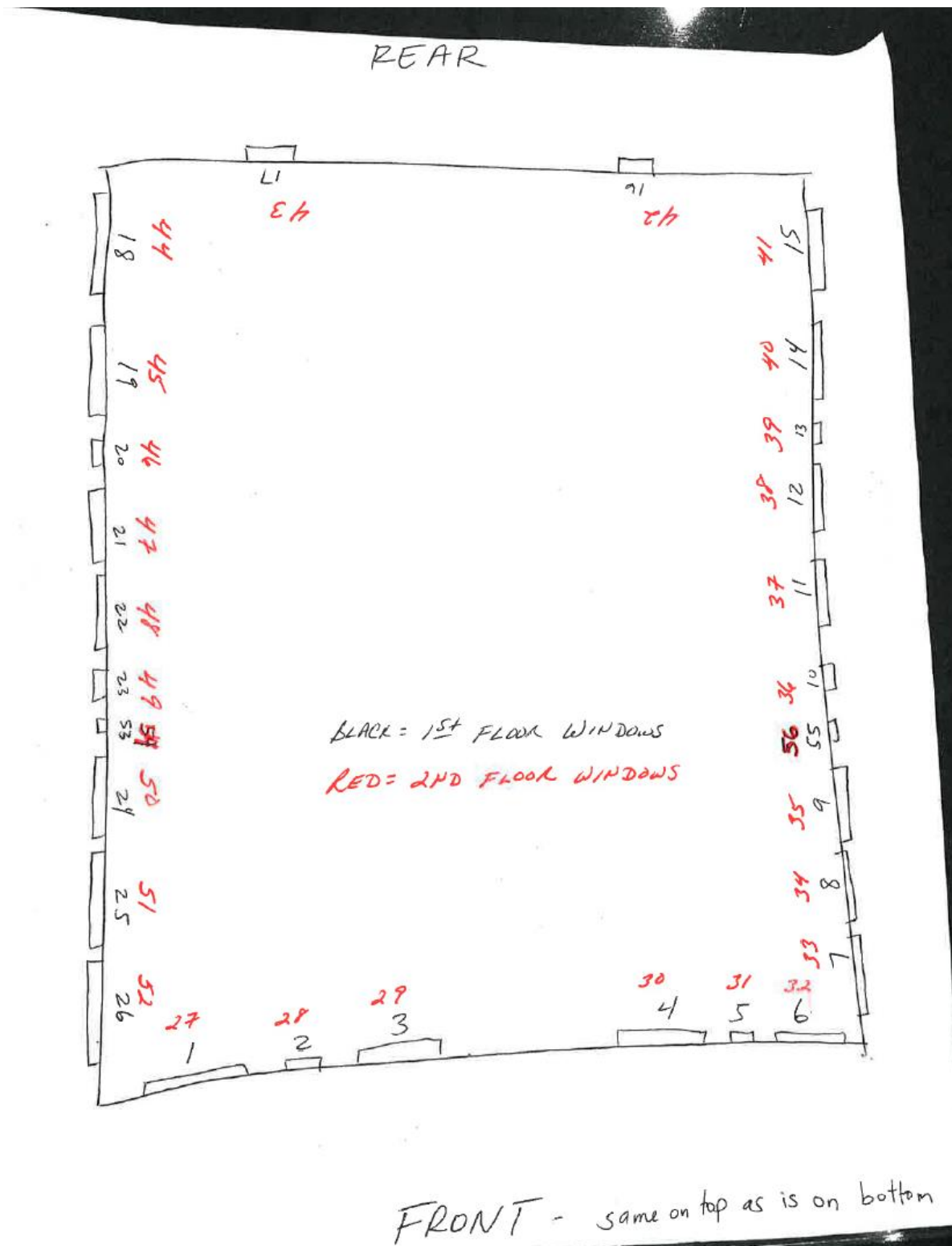
Date Received: _____
Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Damaged/broken
2	Damaged/broken
3	Damaged/broken
4	Damaged/broken
5	Damaged/broken
6	Damaged/broken
7	Damaged/broken
8	Damaged/broken
9	Damaged/broken
10	Damaged/broken
11	Damaged/broken
12	Damaged/broken
13	Damaged/broken
14	Damaged/broken
15	Damaged/broken
16	Damaged/broken
17	Damaged/broken
18	Damaged/broken
19	Damaged/broken
20	Damaged/broken

Window #	Window Condition
21	Damaged/broken
22	Damaged/broken
23	Damaged/broken
24	Damaged/broken
25	Damaged/broken
26	Damaged/broken
27	DAMAGED/BROKEN
28	1-26 are on the first floor. Second floor
29	has the exact same layout in the same
30	location as the first floor. Total of 52 windows.
31	All will be replaced with same aluminum windows.
32	
33	
34	
35	
36	
37	
38	
39	
40	

Request #1 – Window survey.



Request #1 – Sketch showing location of all 56 windows.

BUILDER SERIES

W I N D O W S

3710 SERIES SINGLE HUNG

ALUMINUM
WINDOWS

MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy efficient, offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.

windows.plygem.com

D2-14



3710 SERIES SINGLE HUNG



3710/3710N³ THERMAL PERFORMANCE

		NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.52	0.66	0.65	0.68
5/8" Low-E	1.92	0.52	0.32	0.57
5/8" Low-E ¹	1.92	0.52	0.25	0.45
5/8" HP Glass	2.08	0.48	0.32	0.58
5/8" HP ² Glass	2.08	0.48	0.25	0.46

3710F⁴ THERMAL PERFORMANCE

		NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.49	0.67	0.65	0.68
5/8" Low-E	1.89	0.53	0.32	0.57
5/8" Low-E ¹	1.89	0.53	0.25	0.45
5/8" HP Glass	2.00	0.50	0.32	0.58
5/8" HP ² Glass	2.04	0.49	0.25	0.46

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 5/8" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Available Low-E option.

2. Optional HP Glass combines Low-E with argon gas fill for high performance.

3. 3710 and 3710N units feature a 2" frame depth.

4. 3710F units feature a 2 7/16" frame depth.

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STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Side loading removable bottom sash
- Block and tackle balance for smooth operation
- Energy-efficient warm edge insulating glass for enhanced performance
- 2" or 2 7/16" frame depth (see chart below)
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Dual lift rails on bottom sash for easy operation
- Integral nailing fin for simple installation



OPTIONS

GLASS OPTIONS:

Low-E, Low-E¹, HP, HP², obscure and tempered

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 3/4" flat

PRODUCT CONFIGURATION:

Twins, triples, combinations, fixed and a wide selection of architectural shapes

HARDWARE OPTION:

Safety vent latch to meet ASTM F2090-2008 requirements

COLOR OPTIONS:

WHITE

ADOBE GREY

BRONZE



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

SINGLE HUNG SELECTION GUIDE

SERIES	FRAME DEPTH	RAIL FIN SERIAL	CONSTRUCTION TYPE			
			W/CO SERIAL	BRICK	1.0MT STRUCO	BRICK
3710	2"	7/8"	•		•	
3710N	2"	1 1/2"			•	•
3710F	2 7/16"	1 1/2"	•	•	•	•



Request #1 – Specifications for proposed windows. Note: proposed new windows to be aluminum, but must fit original opening and match style, size, configuration, dimensions, number of lights, profile, and color as window being replaced.

BUILDER SERIES WINDOWS



3724 SERIES SLIDING WINDOW



MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy-efficient, offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.

www.plygemwindows.com

Request #1 – Specifications for proposed windows. Note: proposed new windows to be aluminum, but must fit original opening and match style, size, configuration, dimensions, number of lights, profile, and color as window being replaced.



3724 SERIES SLIDING WINDOW



SLIDING WINDOW SELECTION GUIDE

SERIES	NAIL FIN SETBACK	HIGH WIND ZONE	FLORIDA APPROVED	CONSTRUCTION TYPE				
				WOOD SIDING	BRICK	3 COAT STUCCO	BLOCK	EIFS
3724	3/8"		14250	•	•	•		
3724N	1 3/8"	•	14250	•	•			•
3724FL	FLANGE	•	14250				•	

THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
3/8" Clear	1.43	0.70	0.66	0.67
3/8" Low-E	1.82	0.55	0.32	0.57
3/8" Low-E ^{SC}	1.82	0.55	0.25	0.45
3/8" HP Glass	2.00	0.50	0.32	0.57
3/8" HP ^{SC} Glass	2.00	0.50	0.25	0.45

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 1/4" IGU, 3mm glass and no grilles.

R VALUE: Resistive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Optional Low-E and Low-E^{SC} (solar cooling) glass packages.
2. Optional HP and HP^{SC} (solar cooling) glass packages combine Low-E glass options with argon gas fill for high performance.
3. 3724 meets Florida building codes for certain zones. Consult your local codes for specific requirements.

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STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish
- Removable sash for simple cleaning
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Energy-efficient Warm Edge insulating glass
- 2" frame depth with optional nail fin setback
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Push rail conveniently located at meeting rail
- Integral nailing fin (shown) or flange for simple installation



OPTIONS

GLASS OPTIONS:

Low-E, Low-E^{SC}, HP, HP^{SC}, obscure and tempered

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 3/4" and 1/2" flat

PRODUCT CONFIGURATION:

Two different picture configurations (1/4-1/2-1/4 or 1/4-1/2-1/4)

COLOR OPTIONS:



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.



Request #1 – Specifications for proposed windows. Note: proposed new windows to be aluminum, but must fit original opening and match style, size, configuration, dimensions, number of lights, profile, and color as window being replaced.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

Request #1 –

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

City Code Section 51A-4.501(g)(6)(C)(ii) –
(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

Request #2 –

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

City Code Section 51A-4.501(g)(6)(C)(ii) –
(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

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

DATE: 1/9/20
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: AN @ Benett (Chloe Rheihani)

Address: 4317 Gaston

Date of CA/CD Request: 1/2/2020

RECOMMENDATION:

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

Recommendation / comments/ basis:

- 1. APPROVAL OF GLAZING WINDOWS AS THEY EXISTING
DUE TO THE FIRE AND WERE PROBABLY ORIGINAL
- 2. DEMOLITION PRESERVE PAINTING BRICK. CLEANING FIRE
DAMAGE + GRAFFITI MUST BE EXPLORED THOROUGHLY. CONTACT CITY
STAFF + PRES. OFFICE TO GET APPROPRIATE PRODUCTS TO CLEAN BRICKS.
BRICK IS ORIGINAL + HAS HISTORIC VALUE + AESTHETIC VALUE.

Task force members present

<input checked="" type="checkbox"/> Leslie Nepveux (Chair/Arch)	<input checked="" type="checkbox"/> Jim Anderson	<input checked="" type="checkbox"/> Ricardo Munoz
<input checked="" type="checkbox"/> Patricia Simon	<input checked="" type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Jennifer Suitonu
<input checked="" type="checkbox"/> Paul Sanders (Peak's Res)	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)	
<input type="checkbox"/> VACANT (Edison/LaVista Res)		

Ex Officio staff members present ☒ Marsha Prior

Simple Majority Quorum: ☒ yes ☐ no (four makes a quorum; no more than seven can vote)

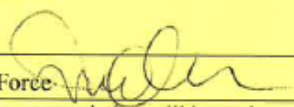
Maker: ALDERSON

2nd: SUITONU

Task Force members in favor: ALL

Task Force members opposed: NONE

Basis for opposition:

CHAIR, Task Force: 

DATE: 1/9/20

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 3, 2020

FILE NUMBER: CA190-170(LC)
LOCATION: 2616 State Street
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 225 (Core Subdistrict)

PLANNER: Liz Casso
DATE FILED: January 2, 2020
DISTRICT: State Thomas (H-25)
MAPSCO: 45-F
CENSUS TRACT: 0017.04

APPLICANT: Architexas

REPRESENTATIVE: Thomas Fancher

OWNER: LEON R. SIMS

REQUEST:

Construct a 2.5-story residence with attached garage.

BACKGROUND / HISTORY:

11/2/2005 – Staff approved in-kind repaving of existing concrete driveway in the front yard (CA056-004(MF)).

12/2/2019 – Landmark Commission denied without prejudice a request to construct a 2.5-story residence with attached garage (CA190-083(LC)).

1/6/2020 – Landmark Commission denied without prejudice a request to construct a 2.5-story residence with attached garage (CA190-137(LC)).

There is an existing structure at 2616 State Street. This property is listed as contributing to the State Thomas Historic District.

ANALYSIS:

It should be noted that there is an existing historic structure located at 2616 State Street. It is the applicant's intention to request demolition of this structure using the demolition standard of replacing the building with a more appropriate/compatible structure. A requirement of the Certificate of Demolition (CD) application when this specific standard is used is that the application must include new construction plans that have been approved by the Landmark Commission. Therefore, the applicant is only able to submit this CA application for approval of new construction plans for this location at this time. The Landmark Commission may not consider or discuss the potential demolition of the existing structure as it has not been applied for yet. The Landmark Commission may only consider the CA application for new construction and whether the proposed design meets

the preservation criteria and is appropriate for the historic district. Approval of new construction plans does not guarantee that a future CD will be approved.

At their December 2019 meeting, Landmark Commission denied without prejudice a request to construct a 2.5 story residence with attached garage because the design was more in-keeping with the French Colonial Style, which is not an architectural style found in the district; the design, particularly at the front portion of the structure felt massive and wider than existing historic structures on the blockface.

At their January 2020 meeting, Landmark Commission again denied without prejudice a request to construct a 2.5 story residence with attached garage. The applicant had altered the design to be more in-keeping with the Folk Victorian Style, and had reduced the width of the front elevation of the structure to be more in-keeping with the width of existing historic structures in the district. The Commission agreed that the style of the proposed structure, which had been modified to be more in-keeping with the Folk Victorian Style, was more appropriate for the district. However the Commission still believed the structure to be too large for the district, but in particular for this blockface. They expressed concern that the submitted massing study rendering did not accurately reflect the massing of the existing structures in comparison to the proposed design.

The applicant has revised their design and has made the following changes:

- Changed from a standing seam metal roof to composite shingle.
- Modified the design of the two second floor balcony door openings on the front elevation from single doors to French doors.
- Modified the second floor balcony windows on the front elevation from one-over-one to two-over-two.
- Modified the front door opening from a single door to a French door.
- Provided a second front elevation option that eliminates two door openings on the first floor, and changes them to two-over-two windows.
- Provided two paint color scheme options (see attached).

Task Force had been supportive of the previous application. However, after further consideration, Task Force agrees with the Commission that the proposed design is too large for the blockface. They too shared the Commission's concerns that the submitted massing study rendering did not accurately represent the existing or proposed structure. It was clarified during the meeting that the proposed floor to ceiling height of the first floor was approximately 13-14 feet high, which is taller than existing historic structures, including the two adjacent to this lot. Task Force still expressed concern over the number of door openings on the front elevation. They were, however, supportive of both paint color schemes. Task Force recommended denial without prejudice and recommended the application reconsider the height and massing, and provide better perspective renderings, including the massing study.

Overall, Staff believes the Folk Victorian design is appropriate for this location. There are several Folk Victorian Style structures throughout the district and on this blockface. However, Staff still recommends the number of door openings on the front elevation, first floor, be reduced from five as that number is not typical of the historic Victorian residences

in the district. The applicant did provide a second front elevation option with only three openings, based on Staff's recommendation from last month. However, Staff does not believe the proposed configuration is appropriate. The proposed configuration consists of a central main door, with windows on both sides, and French doors on the far left and right of the first floor. Above on the balcony is a central window, with French doors on both sides (above the windows on the first floor), and windows on the far left and right (above the French doors). This configuration is odd and looks busy. Staff recommends that the first floor consist of a central main door, with French doors on both sides (aligning with the French doors above), and windows on the far left and right (aligning with the windows above.)

Regarding massing and building width, Staff researched square footage and building widths of historic structures on State Street, Thomas Ave, and Hibernia Street to determine what existing patterns or common sizes exist. Staff found that that square footages of the historic structures ranged from 5,050 to 1,200 square feet, with the majority being between 2,000 and 3,000. Existing structures in the district over 5,000 square feet are new constructions. The proposed new construction is over 9,000 square feet, which would most likely make it the largest structure in the district. Staff does not have an issue with a new construction having a large square footage if the height and overall massing, particularly as it relates to the streetscape, is compatible and fits in the blockface.

For building widths, Staff found that the width of historic structures ranges from 52 feet to 22 feet, with the majority being between 33 and 36 feet wide. The majority of structures that are 38 feet wide or wider are found primarily on Hibernia Street and Thomas Ave, though there are a couple on State Street. Along the same blockface as 2616 State Street, the majority of structures are approximately 30 feet wide across the front. Some widen further towards the back of the structure. 2620 State Street, the adjacent structure on the corner, comes closest to the proposed 39 foot 4 inches for this new construction. It should be noted however, that the main structure at 2620 State Street is approximately 28 feet wide, but with the wrap around porch that extends out further, the overall width is about 39-40 feet. Along the opposite side of the street from 2616 State, there are three historic structures that are approximately 36-38 feet wide. Several of the new constructions in the historic district are as wide as the proposed new construction, or wider. Throughout the district there is a mix of architectural styles and building sizes. It is not unusual to find a mix of building widths along the same block. The proposed new construction is in-keeping with the widths of the larger historic structures in the district, and does meet the preservation criteria. It would be one of the largest structures on the 2600 block of State Street, surpassed only by 2621 State Street which is approximately 60 feet wide. 2621 State Street was constructed in 1985 and is a commercial property.

Staff agrees with the Task Forces concerns regarding height. The proposed floor to ceiling height is not consistent with existing historic structures. The height of existing porches along the blockface are fairly consistent. This porch on the proposed new construction would tower above the others by a few feet and may negatively impact the historic rhythm of porches along the blockface. In order to better blend in with the surrounding historic architecture, Staff recommends the applicant lower the floor to ceiling

height, and possibly the roof pitch, to match the existing historic architecture on the blockface, particularly the two adjacent structures.

The applicant has proposed an aluminum clad wood window from Pella Architect Series Reserve. Staff is not opposed to an aluminum clad wood window if it conveys an appropriate visual appearance comparable to historic wood windows. Though the proposed window series is of good quality, after viewing the window sample at the January 2020 Briefing, Staff is concerned that it does not mimic the look of a wood window closely enough. Though not called out in their recommendation, Task Force also expressed these same concerns during their meeting. Staff recommends the applicant use a true wood window with no metal cladding.

Regarding the proposed paint schemes, Staff believes both are appropriate for the structure and district. Staff is recommending approval of both options. Staff is also supportive of the brown composite roof shingles.

Details not included in this application such landscaping and fencing, etc. must be applied for in a separate CA application at a later date.

STAFF RECOMMENDATION:

Construct a 2.5-story residence with attached garage. – Approve with conditions – Approve with the conditions that the far left and far right French door openings on the front elevation of Option 1 be changed to double hung windows, that wood windows, not aluminum clad windows, be used, that the floor to ceiling heights and roof pitch be lowered to be more in-keeping with the adjacent historic structures, and that the applicant return with a CA application for landscaping and fencing, with the finding the proposed work is consistent with preservation criteria section 51P-225.109(a)(3) for architectural detail; 51P-225.109(a)(5), (6), and (7)(A)(i) for building eaves, placement and widths; section 51P-225.109(a)(9)(D) and (F) for colors; section 51P-225.109(a)(10) for columns; section 51P-225.109(a)(11) for façade materials; section 51P-225.109(a)(12)(A)(i), (B), (D), and (F) for front entrances and porches; section 51P-225.109(a)(14)(A), (B), (C), and (E) for roof forms; section 51P-225.109(a)(16)(A)(i), (B), (F) for windows and doors; and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

TASK FORCE RECOMMENDATION:

Construct a 2.5-story residence with attached garage. – Deny without prejudice – The structure is too massive. The height and massing dominate the blockface. The street-face massing drawings are inconsistent with different buildings shown as different size as per the perspective. True elevations of the street-face needs to be provided.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 190-170 (LC)
Office Use Only

Name of Applicant: THOMAS FANCHER

Mailing Address: 1907 MARILLA ST

City, State and Zip Code: DALLAS, TEXAS 75201

Daytime Phone: 214.743.4501 Alternate Phone: 214.797.8734

Relationship of Applicant to Owner: PROJECT ARCHITECT

OFFICE USE ONLY

Main Structure:

☐ Contributing

☒ Non-contributing

PROPERTY ADDRESS: 2616 STATE ST, DALLAS, TX 75204

Historic District: STATE THOMAS

PROPOSED WORK:

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

CONSTRUCTION OF NEW 2.5 STORY SINGLE FAMILY
RESIDENCE WITH ATTACHED GARAGE. DEVELOPMENT
SUMMARY AND DESIGN DOCUMENTS ATTACHED.

RECEIVED BY

Signature of Applicant: [Signature]

Date: 2020-01-02

JAN 02 2020

Signature of Owner: [Signature]

Date: 11/7/2019

(IF NOT APPLICANT)

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 061419



Site aerial (Google Maps, 2019)



Existing East (Front) Elevation of Site



View of Site from Corner of Boll St and State St – View facing southwest



Streetscape – View facing southeast from State St



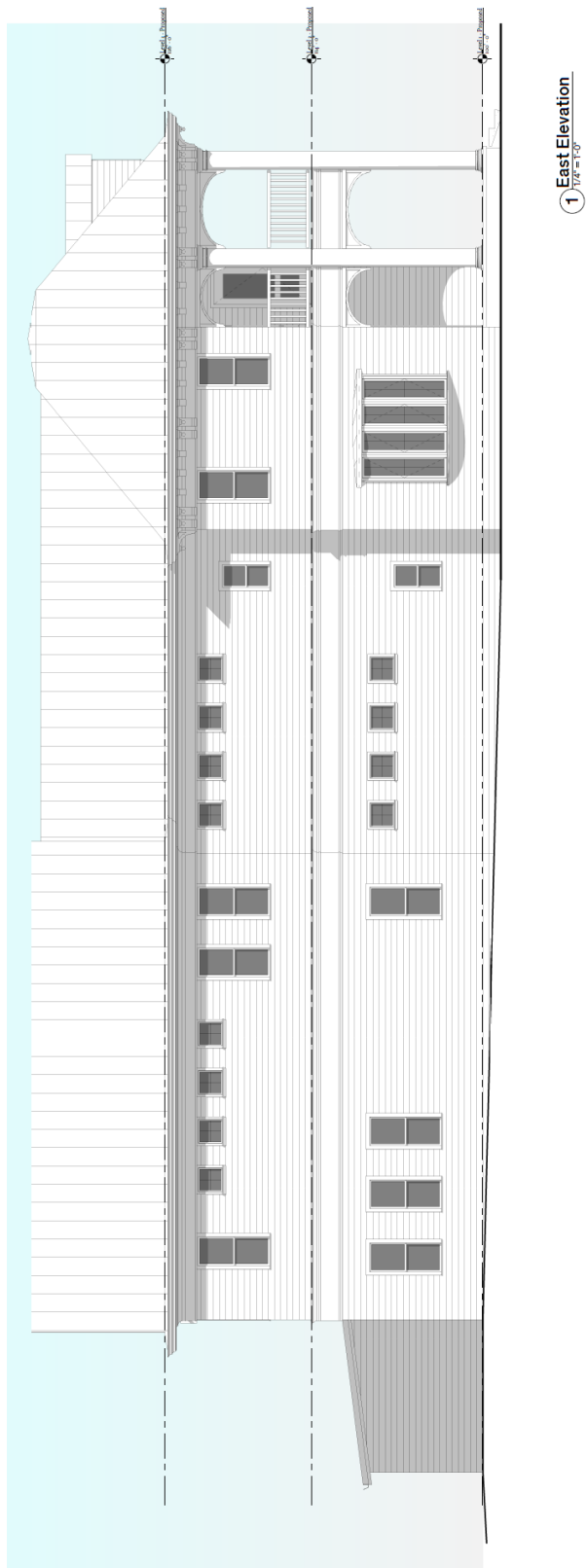
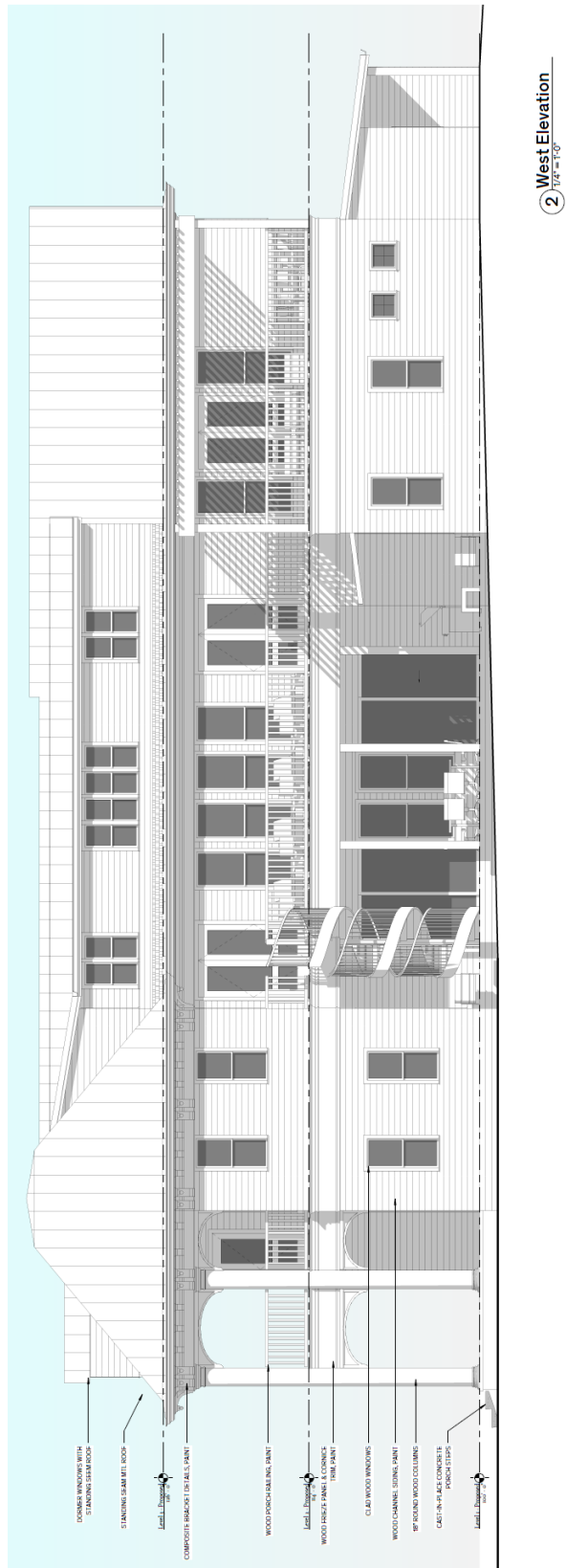
Streetscape – View facing southwest from State St



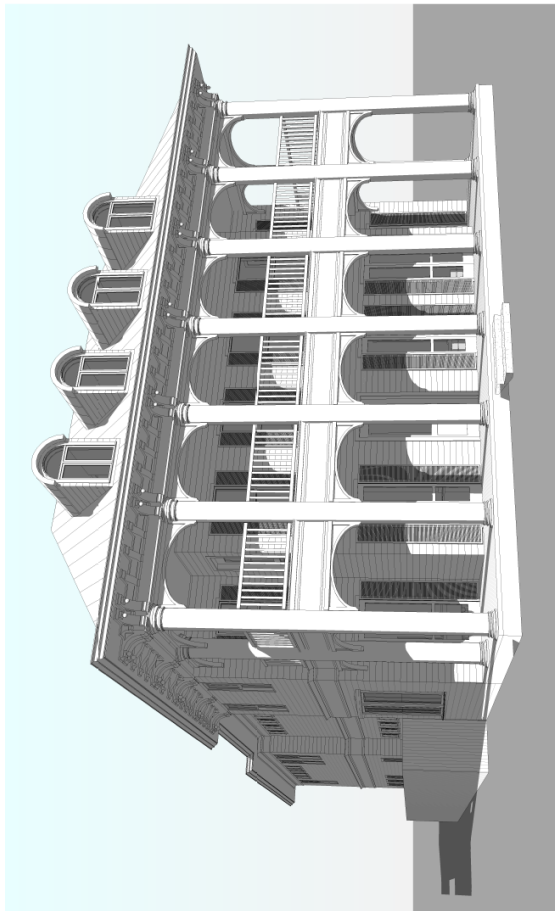
Streetscape – View facing northwest from State St (across street)



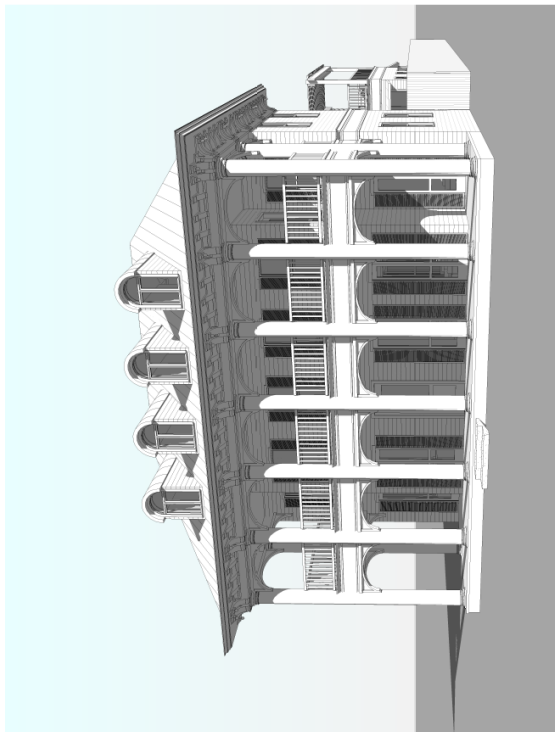
Streetscape – View facing northeast from State St (across street)



Previously Reviewed Design (from 12/2/19)

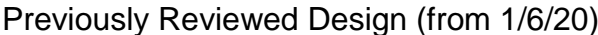


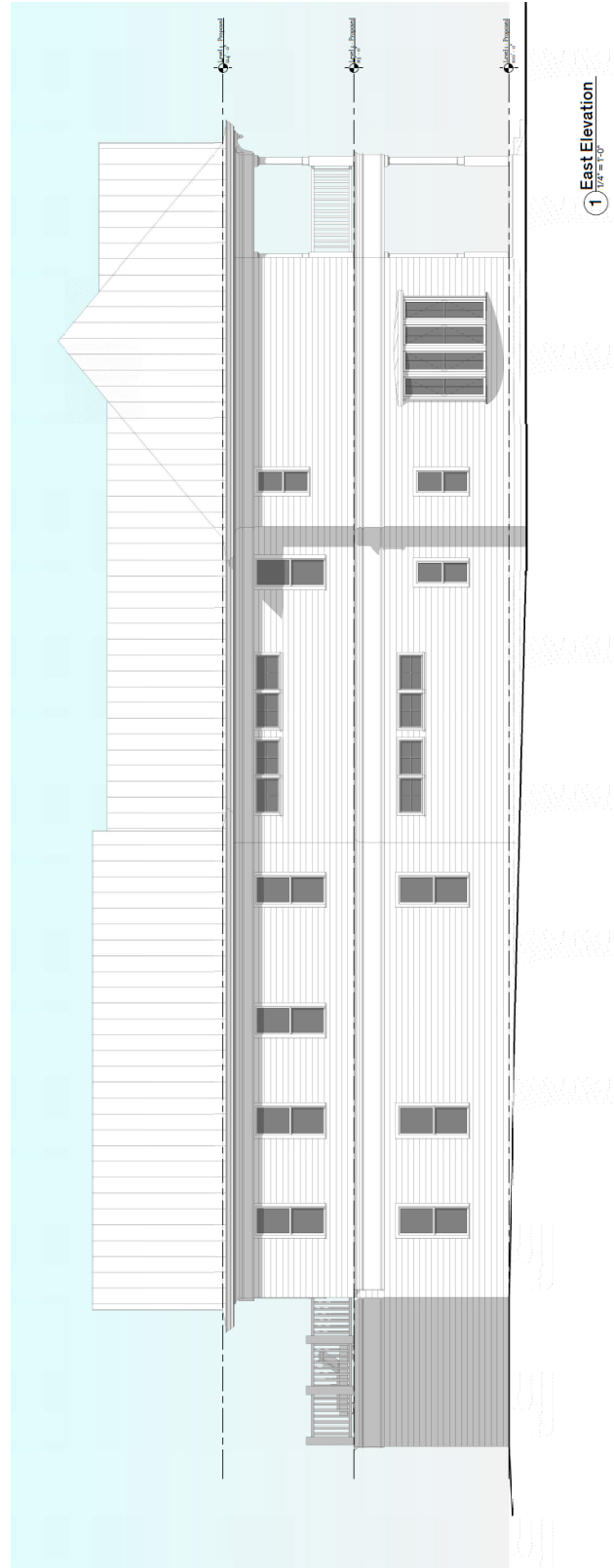
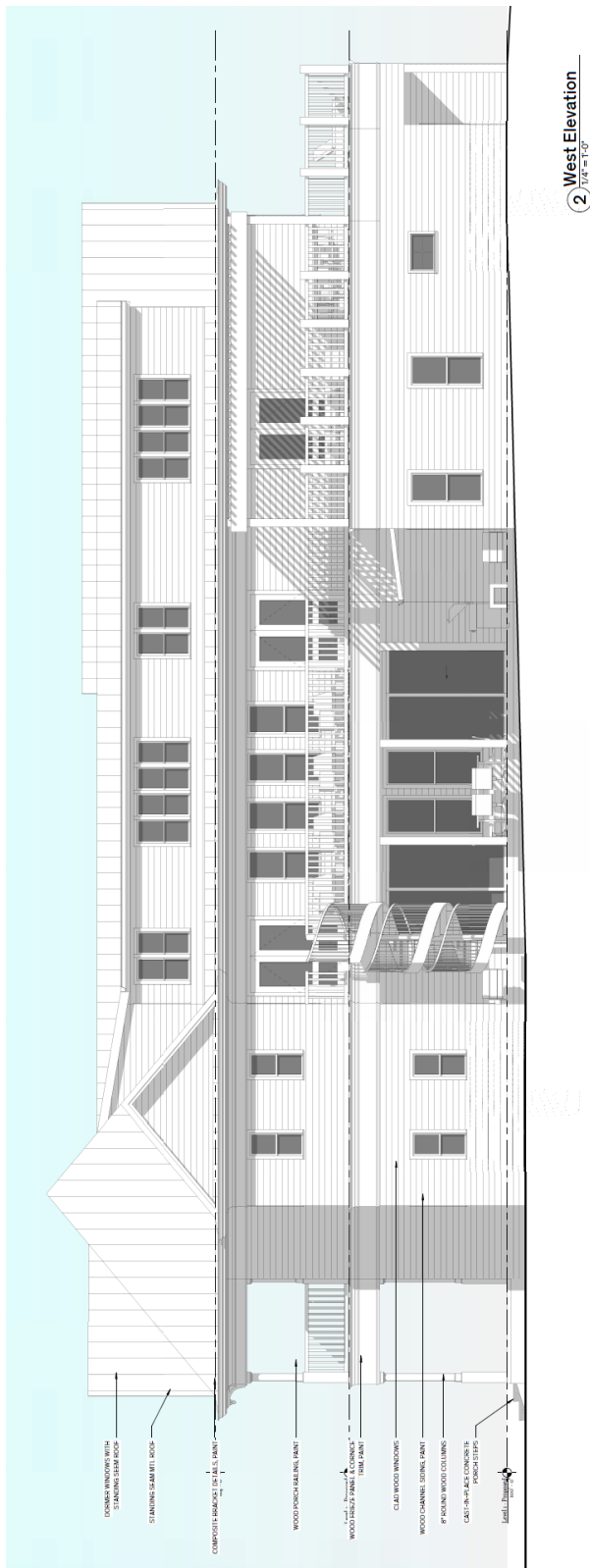
① North East Perspective



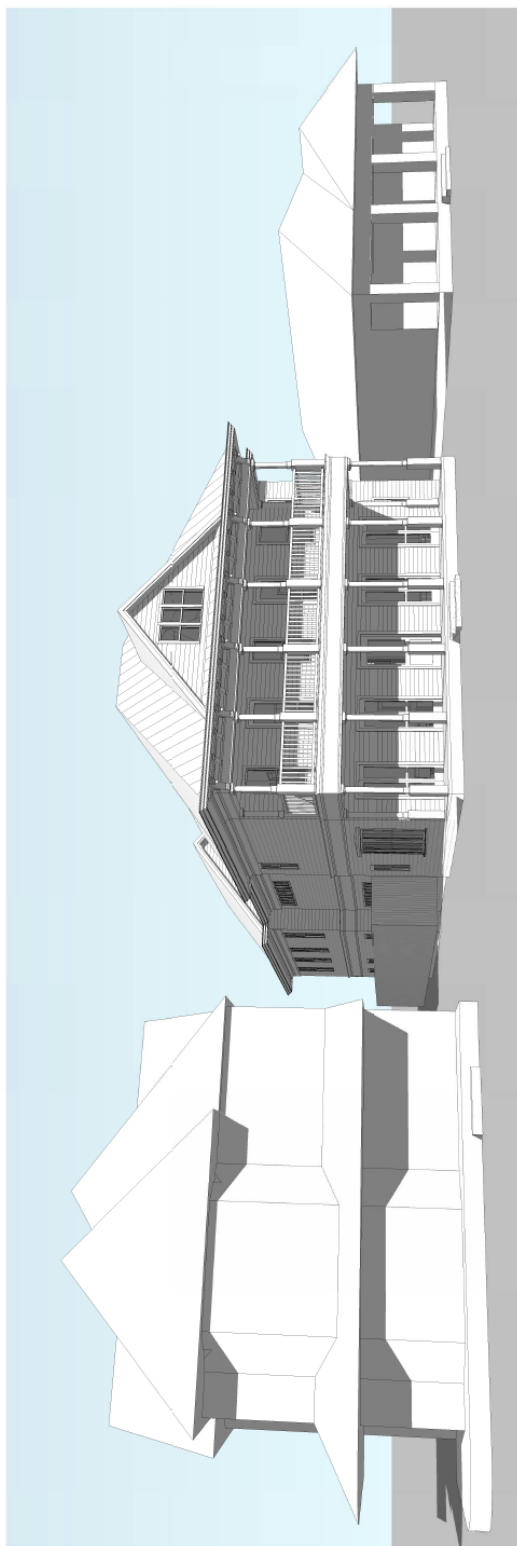
② North West Perspective

Previously Reviewed Design (from 12/2/19)





Previously Reviewed Design (from 1/6/20)



② North East Street-View



① North West Street-View

Previously Reviewed Design (from 1/6/20)



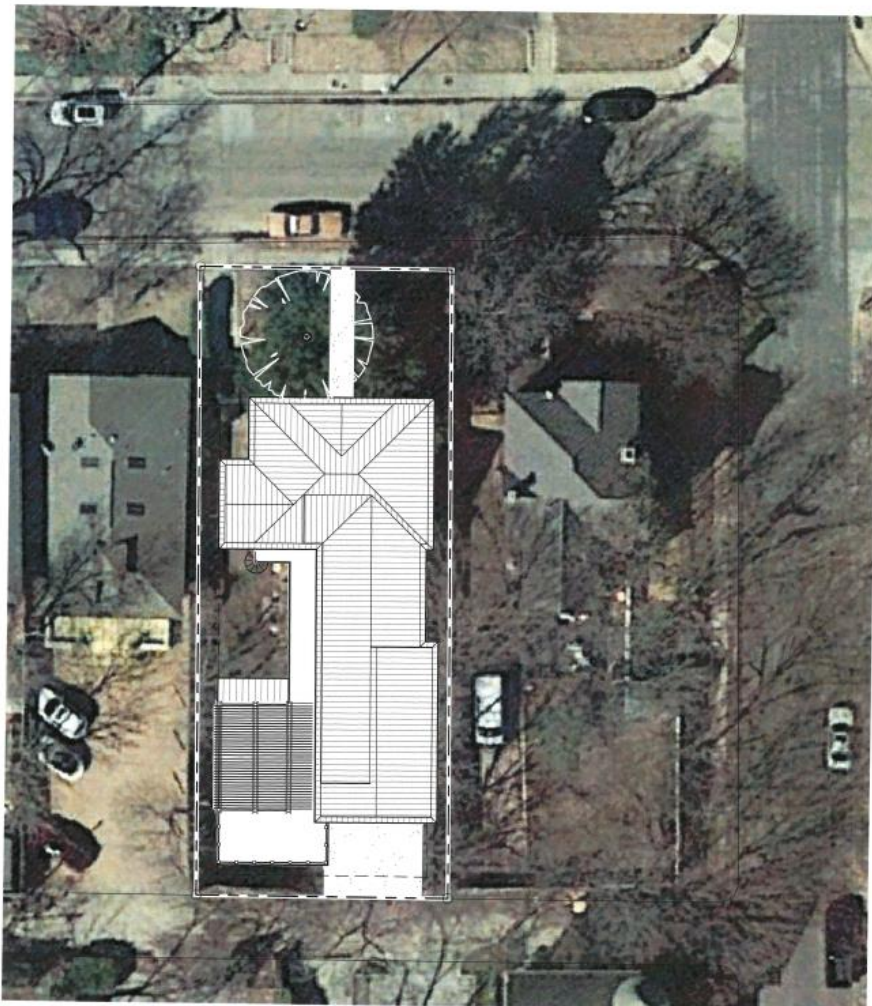
④ 2610 State St



③ 2616 State St



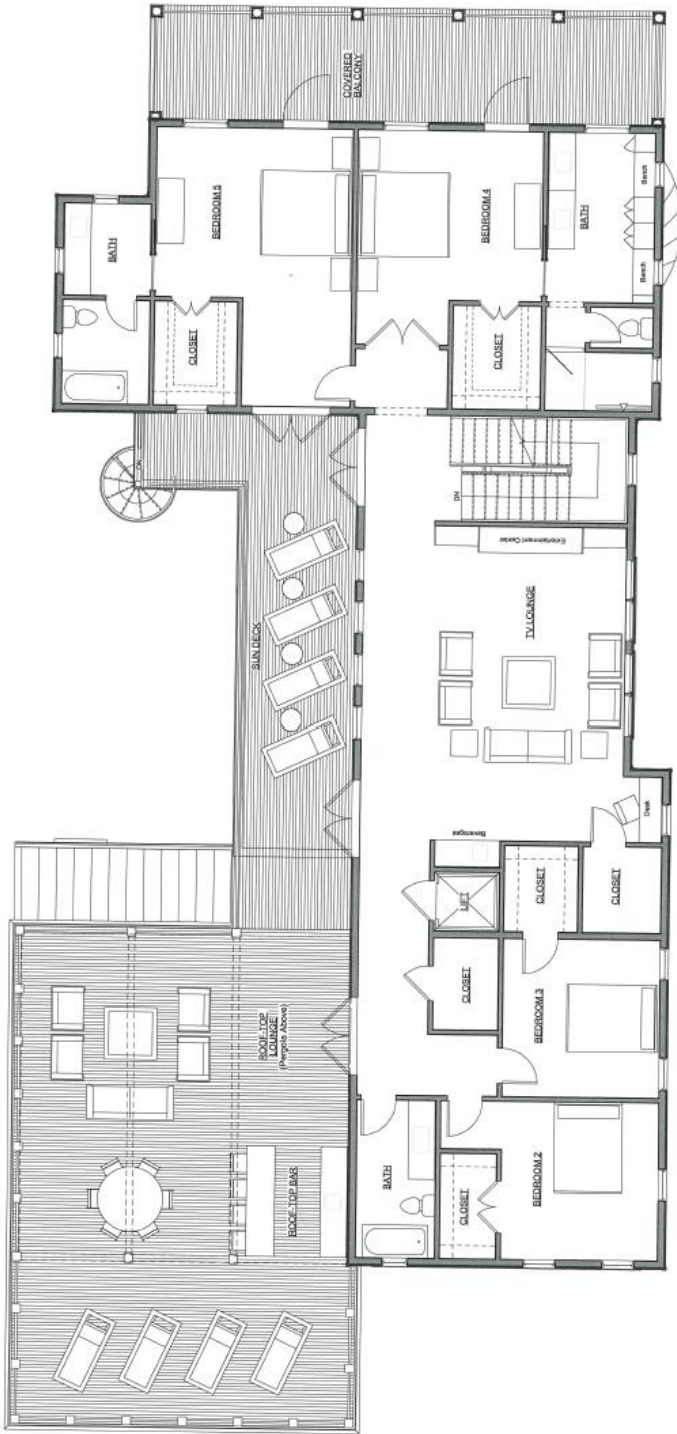
② 2620 State St



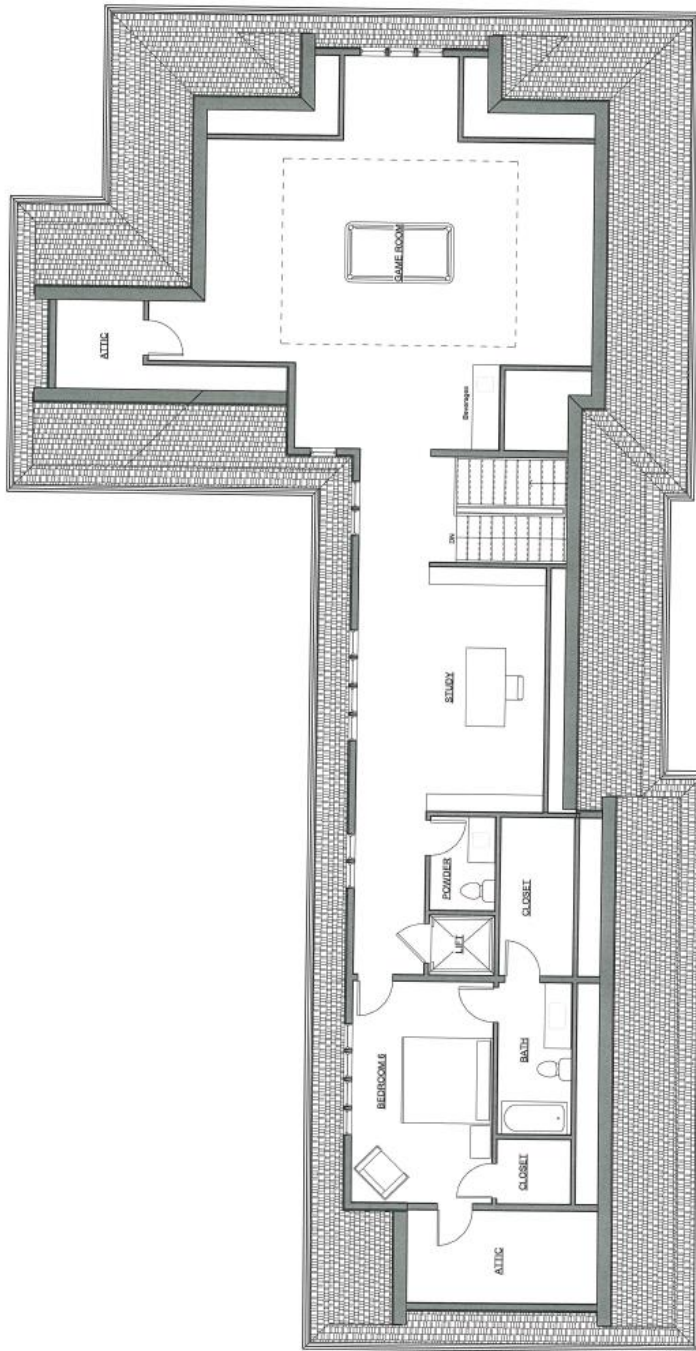
① Site - Proposed
1/8" = 1'-0"



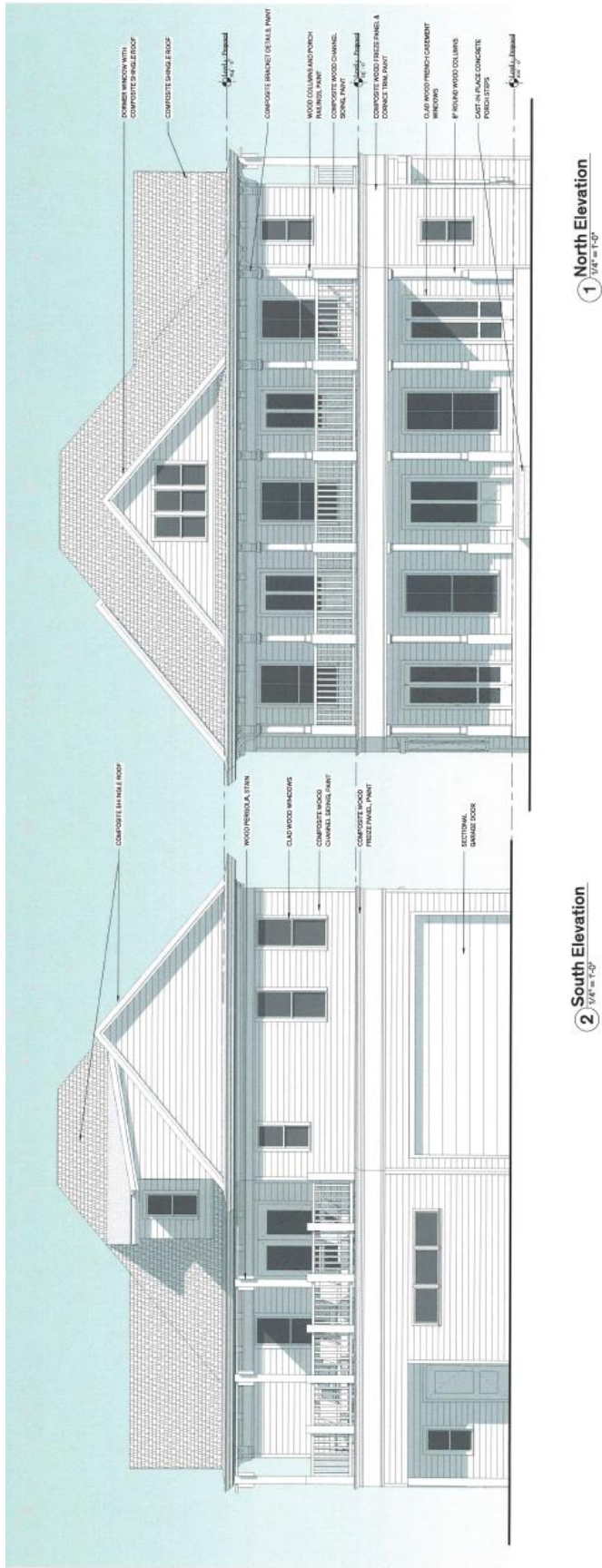
Project: State Thomas House
Location: 2616 State St, Dallas TX
Phase: Schematic Design
Date: 03 January 2020



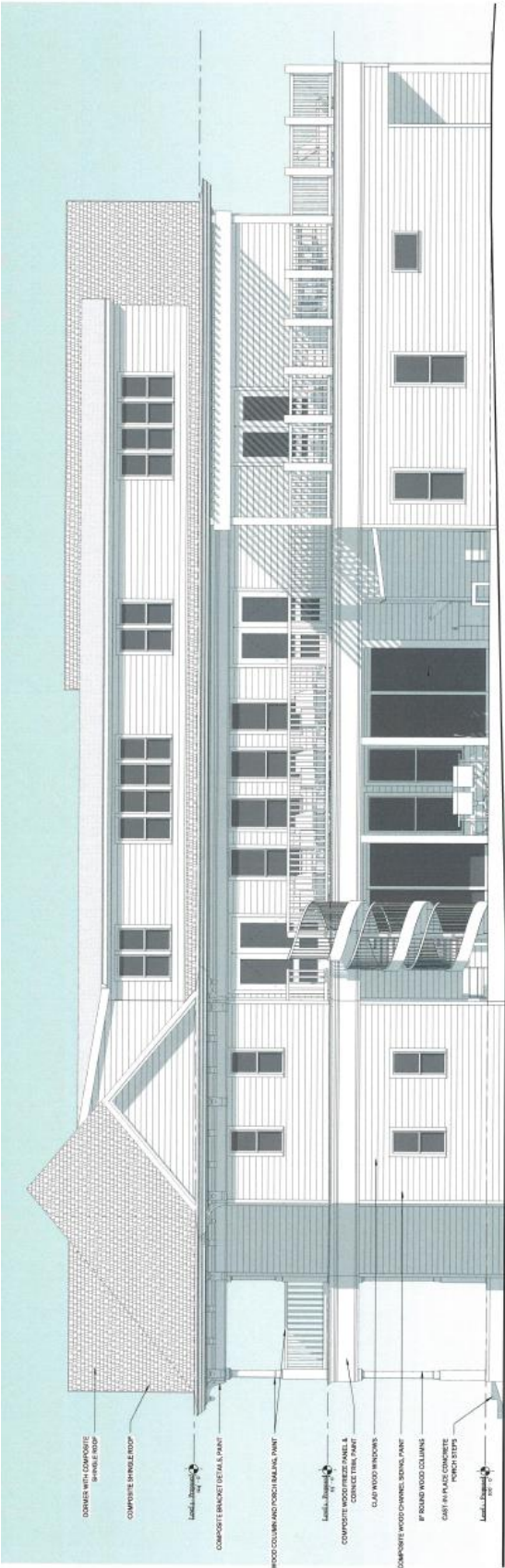
1 Level 2 - Proposed
1/8" = 1'-0"



1 Level 3 - Proposed
1/4" = 1'-0"



Proposed North (Front) & South (Rear) Elevations – Option 2
 CA190-170(LC) D3-21



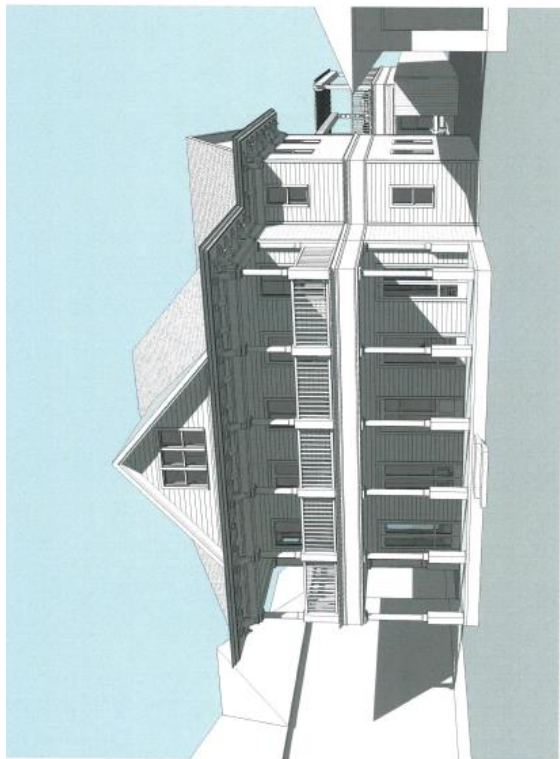
2 West Elevation
1/4" = 1'-0"

Proposed West Elevation
CA190-170(LC)

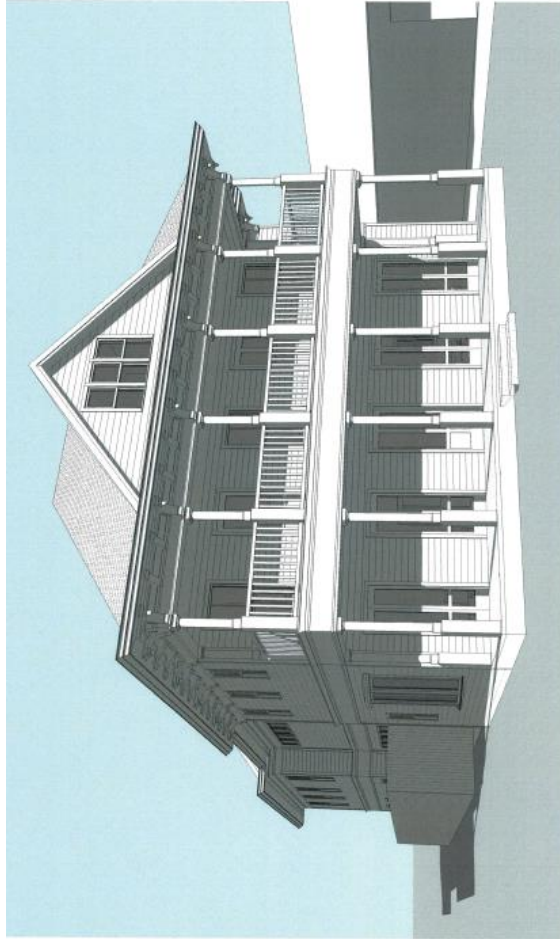


1 East Elevation
1/4" = 1'-0"

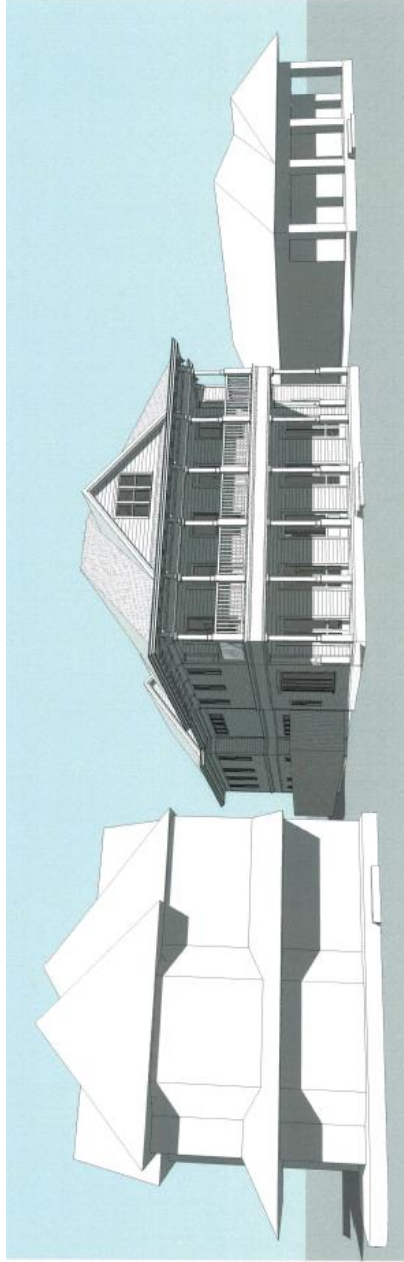
Project: State Thomas House
Location: 2616 State St. Dallas TX
Phase: Schematic Design
Date: 03 January 2020



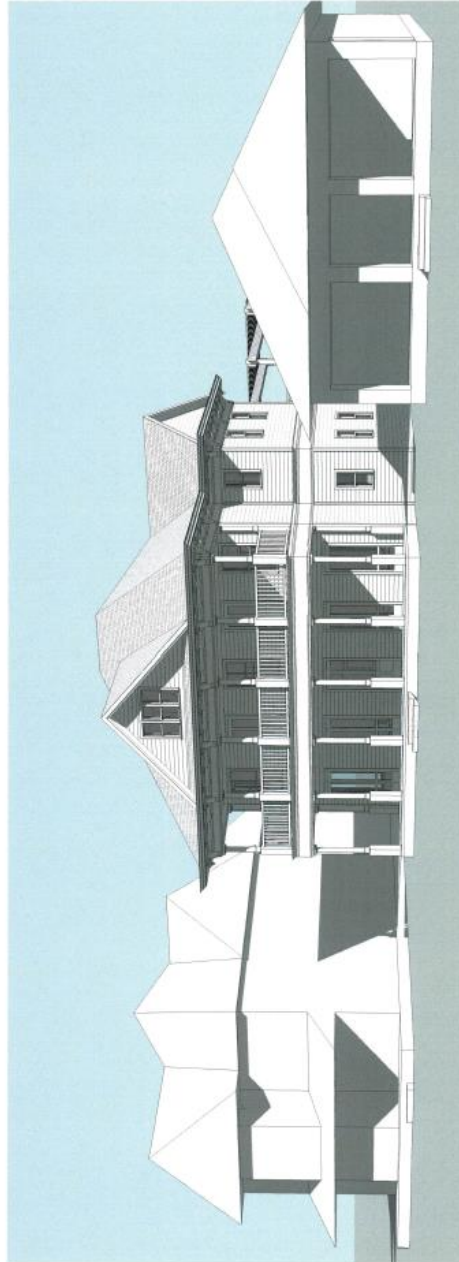
② North West Perspective



① North East Perspective



② North East Street-View



① North West Street-View

Project: State Thomas House
 Location: 2616 State St, Dallas TX
 Phase: Schematic Design
 Date: 03 January 2020

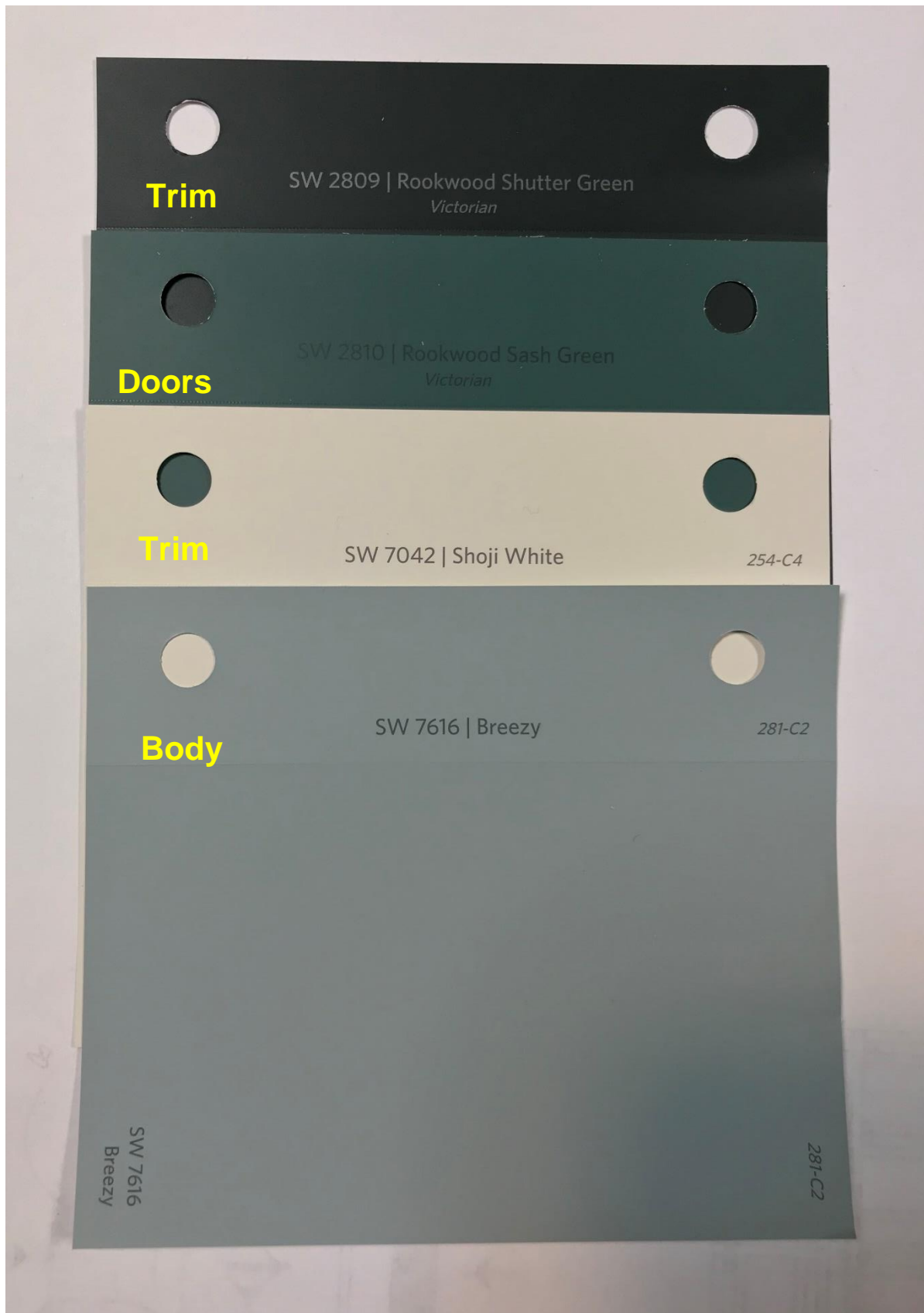


Option 1
North Elevation
1/4" = 1'-0"

Option 2
North Elevation
1/4" = 1'-0"



Proposed Paint Color Option 1



Proposed Paint Color Option 2



Folk Victorian Style Structures (from *A Field Guide to American Houses*)

CA190-170(LC)

D3-29



Folk Victorian Style Structures (from *A Field Guide to American Houses*)



Folk Victorian Style Structures (from *A Field Guide to American Houses*)



Existing Folk Victorian Structures in State Thomas – 2315 Routh St



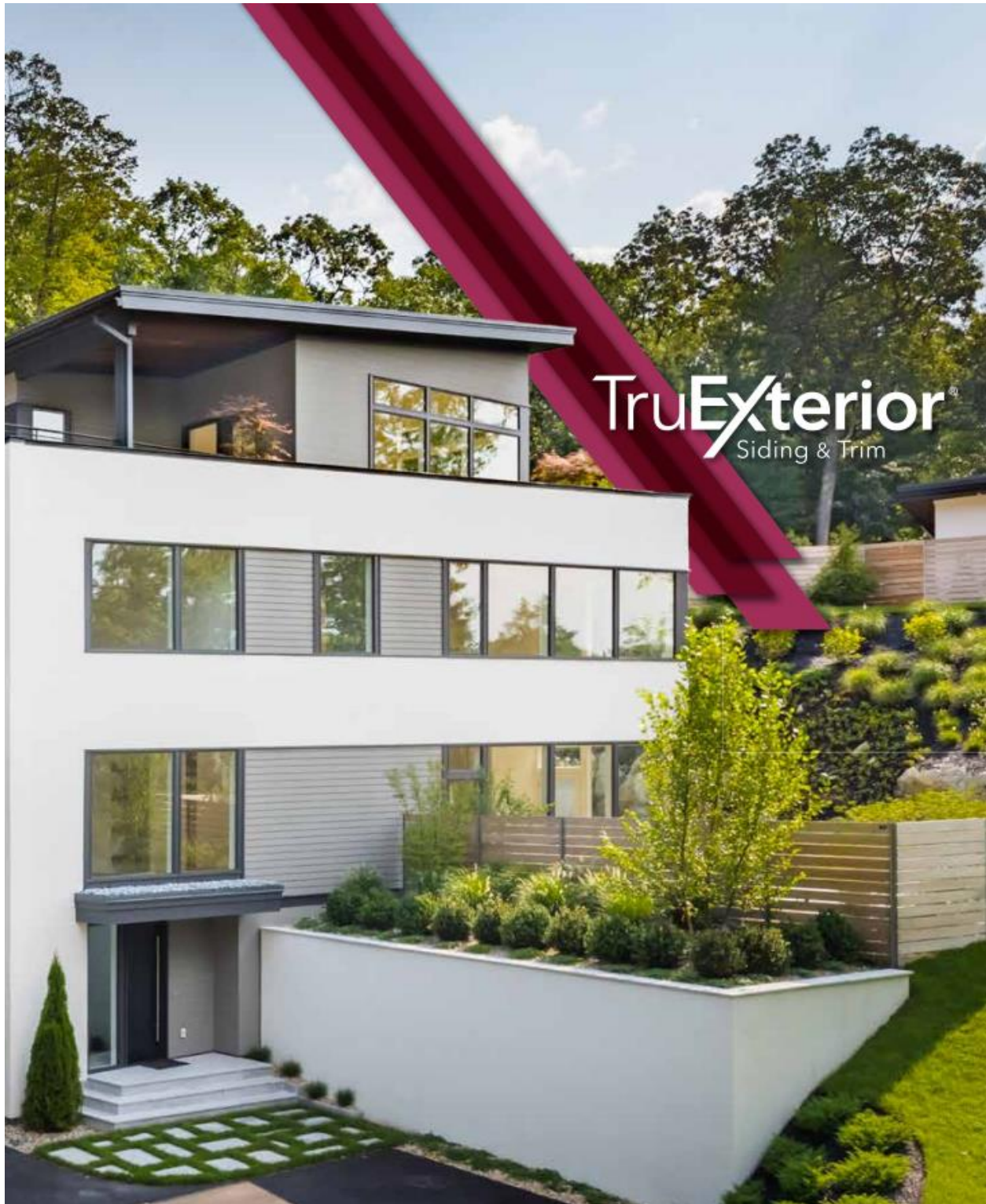
Existing Folk Victorian Structures in State Thomas



Existing Folk Victorian Structures in State Thomas



Existing Folk Victorian Structures in State Thomas



Proposed Siding - TruExterior



So Authentic. So Reliable. Nothing Compares.

TruExterior® Siding & Trim offers real workability that exceeds that of wood without sacrificing the look, feel and character of traditional wood products, creating a balance of performance and aesthetics that cannot be found with other man-made alternatives.

Pictured: Shiplap, Channel Bevel
On the Cover: Nickel Gap, Channel

Proposed Siding - TruExterior



Cut. Fasten. Paint. **Done.**

It really is that simple. That's because TruExterior® Siding & Trim offers phenomenal performance, remarkable workability and a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground contact
- Can be used in moisture-prone areas

EXPANSION & CONTRACTION

- Traditional exterior-grade caulks, auto-body or wood fillers are all acceptable for filling nail holes

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts a wide variety of high-quality exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Can be painted any color without special precautions as it is not prone to movement caused by heat gain from dark colors*
- Paint lasts longer than on wood because TruExterior® products cycle virtually no moisture*

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

Pioneering an entirely new category of building materials made with the revolutionary poly-ash material.

TruExterior® Siding & Trim is the only product available today that **addresses issues commonly seen with other exterior materials on the market.**

MOISTURE

TruExterior® products contain no wood fiber, preventing issues that commonly plague wood, wood composites and other fiber cement.

- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No swelling*
- No cracking or splitting
- No cupping or checking*
- Suitable for ground contact

MOVEMENT

TruExterior® products offer a high level of dimensional stability, eliminating many of the movement-related issues seen in other siding and trim products.

- Installation is the same regardless of the season
- No need for special paints
- No limitations on paint colors

OUR PRODUCT OFFERING

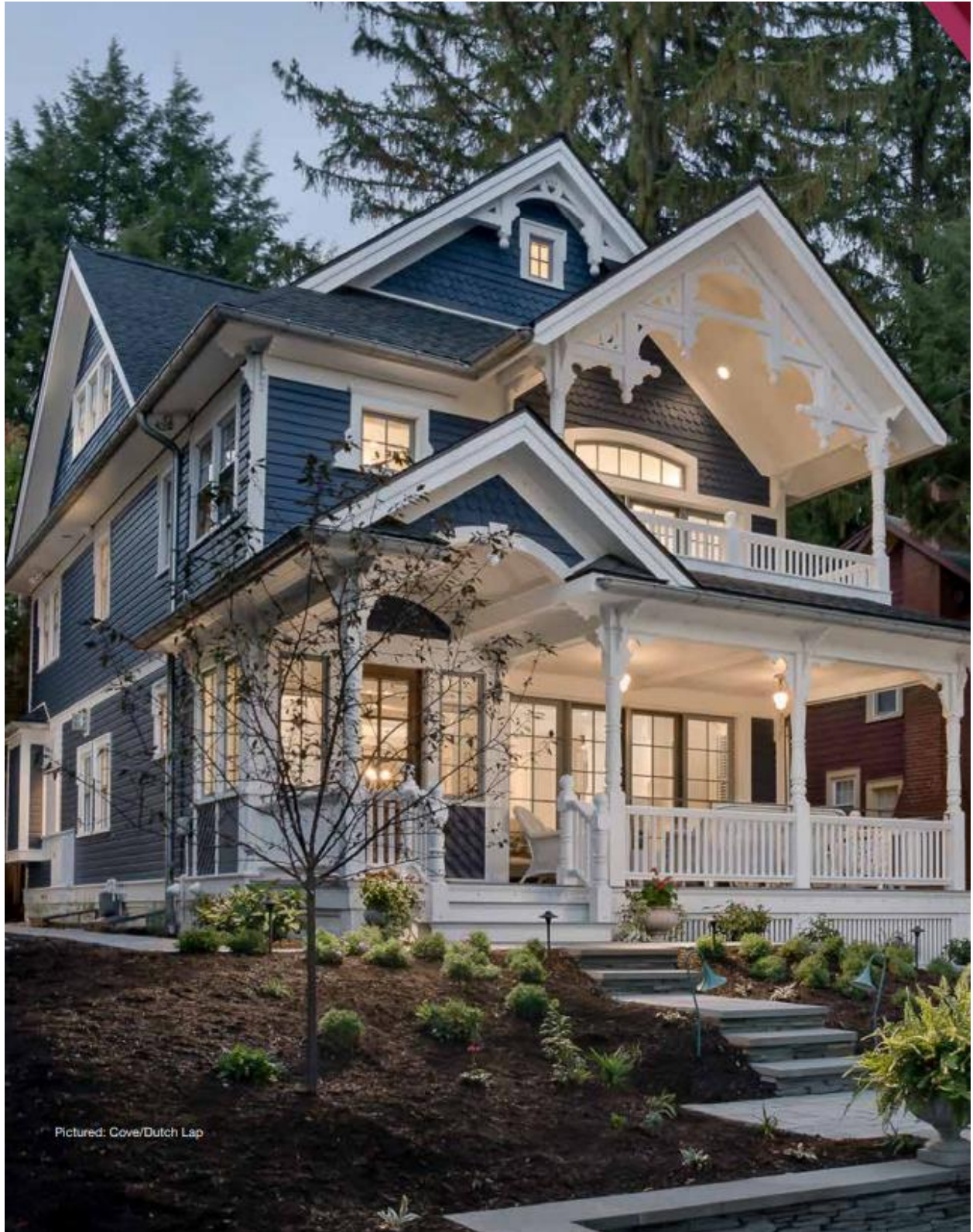
With a complete offering of 4/4, 5/4 and 2x trim, accessories, beadboard and siding, TruExterior® Siding & Trim has everything you need to create a polished and professional installation.

- Siding
- Beadboard
- Trim
- Accessories



Pictured: Cove/Dutch Lap

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.



Proposed Siding - TruExterior



Craftsman Collection™

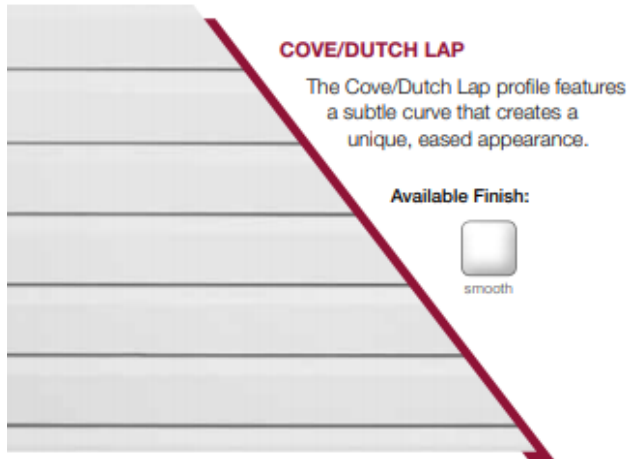
The TruExterior® Siding Craftsman Collection™ offers a variety of authentic, full-thickness profiles with bold, defined shapes and the natural aesthetic of traditional wood siding, all without the maintenance and upkeep associated with exterior wood products.

Six historically and architecturally accurate profiles—Channel, Channel Bevel, Cove/Dutch Lap, Nickel Gap, Shiplap and V-Rustic—are the ideal solution for homeowners who desire the look, feel and character of authentic wood siding while avoiding rotting, cracking, splitting and termite attacks.

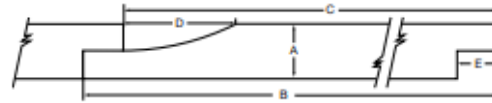


Pictured Top Left to Right: Channel Bevel, Nickel Gap
Pictured Bottom Left to Right: Nickel Gap, Channel Bevel

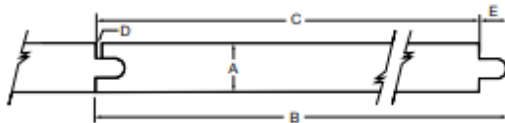
Proposed Siding - TruExterior



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	1.469"	0.531"
1 x 8	0.6875"	7.25"	6.719"	1.469"	0.531"
1 x 10	0.6875"	9.25"	8.719"	1.469"	0.531"



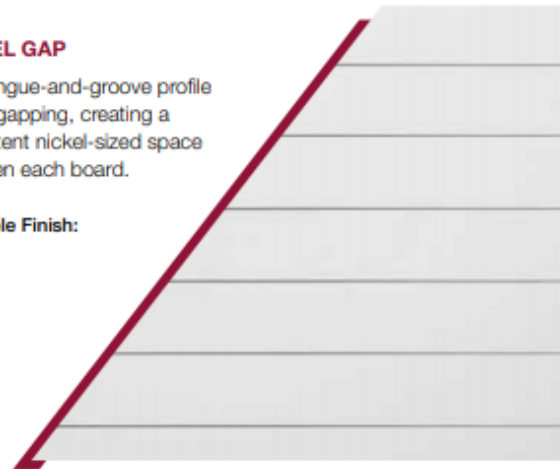
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)	Tongue (E)
1 x 4	0.6875"	3.50"	3.159"	0.08"	0.341"
1 x 6	0.6875"	5.50"	5.159"	0.08"	0.341"
1 x 8	0.6875"	7.25"	6.909"	0.08"	0.341"
1 x 10	0.6875"	9.25"	8.909"	0.08"	0.341"



NICKEL GAP

The tongue-and-groove profile is self-gapping, creating a consistent nickel-sized space between each board.

Available Finish:



Proposed Siding - TruExterior



WOOD

Pella Architect Series Reserve™

\$\$\$\$-\$\$\$\$\$



Pella Architect Series Reserve double-hung window

FEATURES

Historically-accurate wood products with detailed craftsmanship
Exceptional durability with extruded aluminum cladding
Virtually endless customization with shapes, sizes and colors

WINDOW STYLES

Special shapes, custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



MULTI-SLIDE



Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Colors & Finishes PELLA® ARCHITECT SERIES® RESERVE™

WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.* Custom colors are also available.



ANODIZED EXTERIOR FINISHES

Choose a premium matte look with a decorative, durable exterior. Custom champagne, medium bronze, extra dark bronze and copper anodized finishes are also available.



*EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Grilles PELLA® ARCHITECT SERIES® RESERVE™

GRILLES

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



PUTTY GLAZE INTEGRAL LIGHT TECHNOLOGY¹ WITH OGEE INTERIOR¹
5/8", 7/8" OR 1-1/4"



OGEE INTEGRAL LIGHT TECHNOLOGY WITH OGEE INTERIOR¹
7/8", 1-1/4" OR 2"



ALUMINUM GRILLES-BETWEEN-THE-GLASS
3/4"







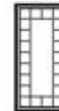










ROOMSIDE REMOVABLE GRILLES¹
3/4", 1-1/4" OR 2"

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:²

WHITE	IVORY	TAN ³
PUTTY ¹	BROWN ⁴	HARVEST
BRICKSTONE	CORDOVAN	BLACK
MORNING SKY GRAY	SAND DUNE	

GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.

					
TRADITIONAL	9-LITE PRAIRIE	12-LITE PRAIRIE	14-LITE PRAIRIE	VICTORIAN	TOP ROW
					
CROSS	NEW ENGLAND	DIAMOND	SIMULATED FRENCH	CUSTOM	
					
SUNBURST ⁵	STARBURST ⁵	SCALLOPS ⁵	PRAIRIE		

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Only available with matching interior and exterior colors.

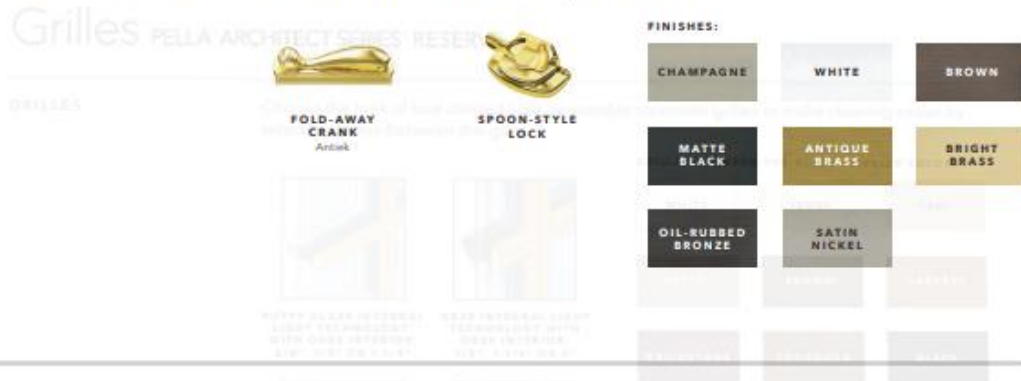
⁴ Only available with a curved product or curved glass.

Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Window Hardware PELLA® ARCHITECT SERIES® RESERVE™

CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.



RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.



ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.



Added Security

INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Patio Door Hardware[®] PELLA[®] ARCHITECT SERIES[®] RESERVE[™]

CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.



**HINGED PATIO
DOOR HANDLES**
Locus | Virago



**SLIDING PATIO
DOOR HANDLE**
Ambrose

FINISHES:



MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



**HINGED PATIO
DOOR HANDLE**
Spire



**SLIDING PATIO
DOOR HANDLE**
Plaza

FINISHES:



RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.



**HINGED PATIO
DOOR HANDLES**
Rustick | Gusto



**SLIDING PATIO
DOOR HANDLE**
Notus

FINISHES:



ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.



**HINGED PATIO
DOOR HANDLE**



**SLIDING PATIO
DOOR HANDLE**

FINISHES:



* Different patio door hardware options available on Pella[®] Scenescape[™] bifold and multi-slide products. See pella.com or contact your local Pella sales representative for availability.

Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Glass PELLA® ARCHITECT SERIES® RESERVE™

INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- or triple-pane glass with argon or krypton^{1,2}
AdvancedComfort Low-E insulating dual-pane glass with argon²
NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton^{1,2}
SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton^{1,2}

ADDITIONAL GLASS OPTIONS

HurricaneShield® products with impact-resistant glass^{3,4}
Laminated (non-impact-resistant)^{3,4}, tinted^{3,4} or obscure^{3,4} glass also available on select products
STC (Sound Transmission Class)-improved dual-pane sound glass^{5,6}

Screens⁶

ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use.
(Available on casement windows and sliding patio doors only.)

INTEGRATED ROLSCREEN

A fully concealed Rolscreen that moves seamlessly with the sash – appearing when you open the window and rolling completely away when you close it.
(Available on single- and double-hung windows only.)

FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

ADDITIONAL SCREEN OPTIONS⁷

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look. Upgrade to a premium exterior screen for a more durable, extruded frame.

¹ Optional high-altitude InsulShield Low-E glass is available with argon on select products.

² Available with Low-E insulating glass with argon on select products.

³ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁴ Available on select products only. See your local Pella sales representative for availability.

⁵ Sound control glass consists of dissimilar glass thickness (3mm/5mm).

⁶ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.

Pella® Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.⁷ See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁷ Based on comparing written limited warranties of leading national wood window and wood patio door brands.



Connect with Pella:



© 2019 PELLA CORPORATION • 102 MAIN STREET • PELLA, IOWA 50219 • 833-44-PELLA • PELLA.COM • ASR0419

Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
State Thomas Historic District (H-25), Ordinance Sec. 51P-225.109

51P-225.109. Preservation Criteria for the Historic District.

(a) Building placement, form, and treatment.

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

(5) Building eaves. The eave or soffit height of a main building must be within 10 percent of the eave or soffit height of the closest main building in the Historic District of a similar style and having the same number of stories.

(6) Building placement. All buildings must be placed so as not to adversely affect the rhythm of spaces between buildings on the blockface.

(7) Building widths.

(A) Core and Neighborhood Service Subdistricts.

(i) Main buildings on interior lots. A main building on an interior lot must have a width no less than 25 feet and no more than 80 percent of the lot width.

(9) Color.

(D) Dominant and trim colors. All structures must have a dominant color and no more than five trim colors. The colors of a structure must be complementary of each other and the overall character of the Historic District.

(F) Roof colors. Roof colors must complement the style and overall color scheme of the structure.

(10) Columns.

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

(B) Materials. Columns must be constructed of brick, wood, or other materials that look typical of the style and period of the main building.

(C) Style. Columns must be of a style typical of the style and period of the main building.

(11) Facade materials.

(A) In general. The only permitted facade materials are brick, wood siding, and wood products that look like wood siding. All facade treatments and materials must be typical of the style and period of the main building.

(B) Wood facades. Existing wood facades must be preserved as wood facades (no existing wood facade may be bricked). Wood shingles are not permitted as a primary facade material.

(12) Front entrances and porches.

(A) In general.

(i) Core and Neighborhood Service Subdistricts. Each main building must have a covered front porch that extends across at least 50 percent of the front facade.

(B) Detailing. Railings, moulding, tilework, carvings, and other detailing and architectural decorations on front entrances and front porches must be typical of the style and period of the main building and the contributing structures of a similar style in the Historic Core Subdistrict.

(D) Facade openings. Front porches must not obscure or conceal any facade openings in the main building.

(F) Style. Each front porch and entry treatment must have a shape, roof form, materials, and colors that are typical of the style and period of the building, and must reflect the dominant horizontal or vertical characteristics of the main building and the contributing structures of a similar style in the Historic Core Subdistrict.

(14) Roof forms

(A) Materials and colors. Roof materials and colors must complement the style and overall scheme of the building or structure. On residential structures, tar and gravel (built-up) is only permitted as a roof material on covered porches and porte cocheres with flat roofs. Carpet is not permitted as a roof material. Composition shingle, cedar shingle, and metal roofing materials may be permitted.

(B) Overhang. The minimum permitted roof overhang for a new or move-in main building is 12 inches. A replacement roof on an existing building must have an overhang that is equal to or greater than the overhang of the roof it replaces.

(C) Patterns. Roof patterns of a main building must be typical of the style and period of the architecture of the building and the contributing structures of a similar style in the Historic Core Subdistrict.

(E) Slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of the main building and compatible with existing building forms in the Historic Core Subdistrict. In no case is a roof permitted with a pitch less than a six-inch rise in any 12- inch horizontal distance. Flat or Mansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of the main building.

(16) Windows and doors.

(A) Front facade openings.

(i) Historic Core and Neighborhood Subdistricts. The total number of window and door openings (combined) in the front facade of a main building must be equal to or greater than the total number of original window and door openings (combined) in that facade. The number of door openings in the front facade of a main building must not be increased. Each story of a front facade of a main building must contain at least two windows or one window with a door.

(B) Glass. Clear, decorative stained, beveled, etched, and clear leaded glass may be permitted in any window opening. Reflective, tinted, opaque, and mirrored glass and plastic are not permitted in any opening. Translucent glass is not permitted, except in a bathroom window. No glass pane may exceed 16 square feet in area.

(E) Shutters. Shutters must be typical of the style and period of the building and appear to be installed in a manner to perform their intended function.

(F) Style.

(i) All windows and doors in the front or side facade of a main building must be proportionally balanced in a manner typical of the style and period of the building.

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

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

doors must contain at least one light. Sidelights must be compatible with the door.

(iv) The frames of windows must be trimmed in a manner typical of the style and period of the building and compatible with the contributing structures of a similar style in the Historic Core Subdistrict.

b. Landscaping.

(8) Sidewalks, driveways, and curbing.

(A) Materials. All sidewalks and front yard driveways must be constructed of brushed or exposed aggregate concrete, masonry pavers, or red brick that matches or is compatible in texture, color, and style with the main building.

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
STATE THOMAS/WILSON BLOCK

DATE: 1/9/2020

TIME: 4:00 pm

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

Applicant Name: Architexas/ Thomas Fancher

Address: 2616 State St

Date of CA/CD Request: 1/2/2020

RECOMMENDATION:

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

Recommendation / comments/ basis:

MOVE TO DENY W/OUT PREJUDICE
THE STRUCTURE IS TOO MASSIVE. THE HEIGHT AND
MASSING DOMINATE THE BLOCKFACE. THE STREETFACE
MASSING DRAWINGS ARE INCONSISTENT WITH DIFFERENT
BUILDINGS SHOWN AS DIFFERENT SIZE AS PER THE PERSPECTIVE.
TRUE ELEVATIONS OF THE STREET FACE NEEDS TO BE PROVIDED.

Task force members present

<input type="checkbox"/> Judy Hearst (Chair)	<input checked="" type="checkbox"/> James Adams	<input type="checkbox"/> VACANT (ST)
<input checked="" type="checkbox"/> Jennifer Piquet-Reyes	<input type="checkbox"/> VACANT (WB)	<input type="checkbox"/> VACANT (State Thomas Alt.)
<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (WB)	<input type="checkbox"/> VACANT (Wilson Block Alt.)

Ex Officio staff members present Liz Casso

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

Maker: ADAMS

2nd: PIQUET-REYES

Task Force members in favor: ALL

Task Force members opposed: NONE

Basis for opposition:

CHAIR, Task Force JIM ANDERSON DATE 1/9/2020

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.

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



LANDMARK COMMISSION**FEBRUARY 3, 2020**

FILE NUMBER: CA190-172(MLP)
LOCATION: 223 N Winnetka Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Melissa Parent
DATE FILED: January 2, 2020
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Ryan Cameron

REPRESENTATIVE: None

OWNER: BMJ GOLDCAUDILL TRUST

REQUEST:

Install solar panels on roof of main structure.

BACKGROUND / HISTORY:

11/10/1992: Landmark Commission approved repairs to siding, columns and balustrade (No associated CA#).

9/3/1997: Landmark Commission denied installation of plexiglass windows to create an enclosed porch and approved a new paint scheme (No associated CA#).

10/8/1997: Landmark Commission approved installation of metal skirting on the main structure (No associated CA#).

12/4/2019: Approved as routine maintenance – installation of solar panels on the rear 50% of the main structure (CA190-128(MLP)).

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

ANALYSIS:

Staff is recommending denial without prejudice of installation of new solar panels. While staff is not opposed to solar panels, per the ordinance, they are only allowed on the rear 50% of main structure roofs on an interior lot, as well as accessory structure roofs, for which the applicant has already received a routine CA. After viewing the property, staff notated the extent of the roof visible from the public right-of-way, and the new proposed placement of the panels would leave them highly visible to neighbors and street traffic. Although staff and task force are supportive of efforts to use greener energy within our

historic districts, the placement of the panels is in direct violation of the ordinance and would drastically alter the characteristics of the structure and the neighborhood.

STAFF RECOMMENDATION:

Install solar panels on roof of main structure – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for skylights and solar panels in Section 51P-87.111(a)(14)(E)(i)(aa) that states “skylights and solar panels are only permitted on the rear 50 percent of the roof of a main building on an interior lot”.

TASK FORCE RECOMMENDATION:

Install solar panels on roof of main structure – Deny without prejudice – No comments.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 190 - 172 (MLP)
Office Use Only

Name of Applicant: Ryan Cameron
Mailing Address: 8330 LBJ Fwy Ste B 655
City, State and Zip Code: Dallas, TX 75243
Daytime Phone: 972-415-5175 Alternate Phone: _____
Relationship of Applicant to Owner: Contractor

OFFICE USE ONLY

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 223 N Winnetka Ave
Historic District: Winnetka Heights

PROPOSED WORK:

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

Install roof mounted solar PV system

RECEIVED BY

JAN 02 2020

Signature of Applicant: [Signature] Date: 1/2/20

Signature of Owner: [Signature] Date: 12/31/19
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

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

Sustainable Construction and Development

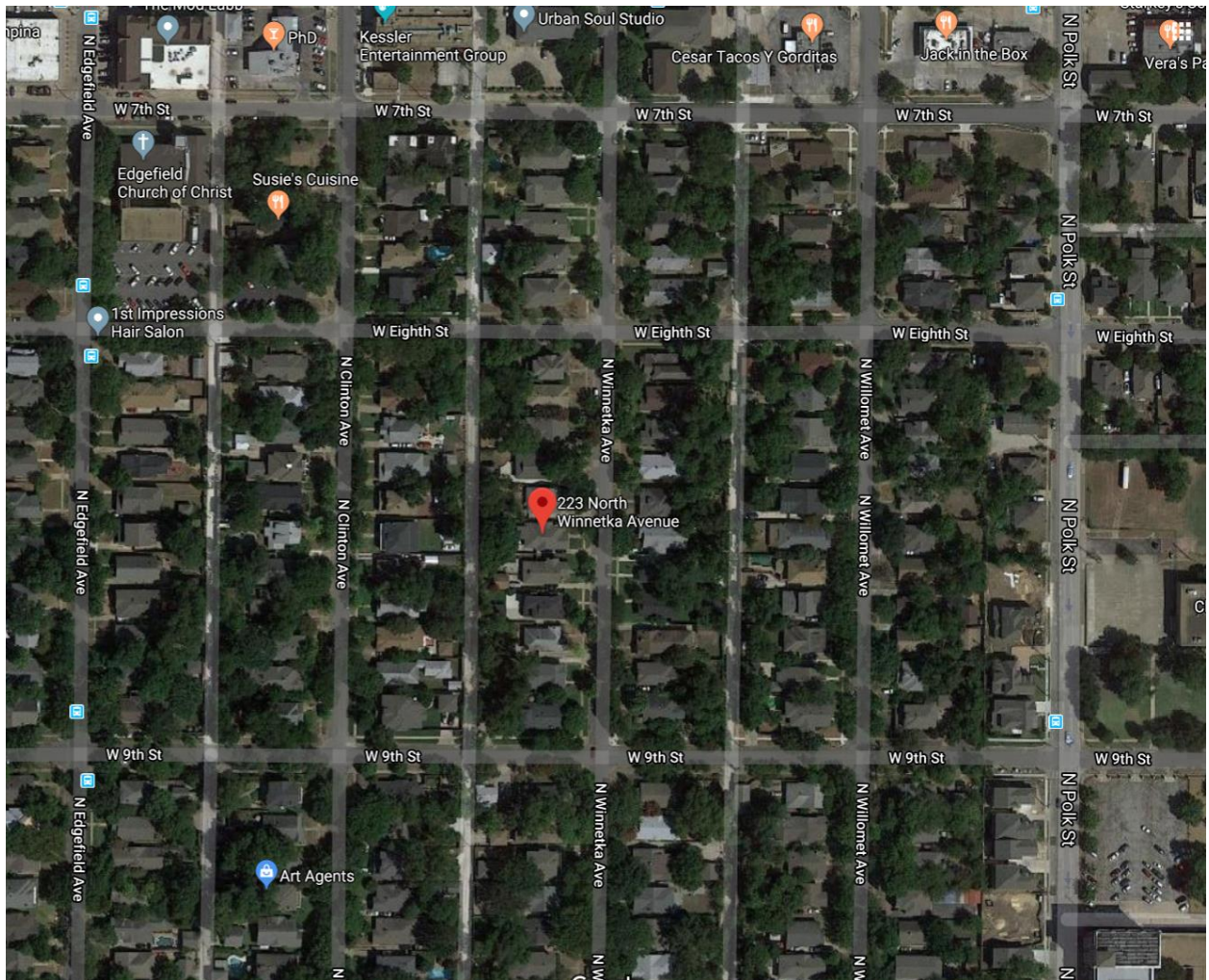
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 061419



Aerial view



Front elevation



Adjacent property to the right

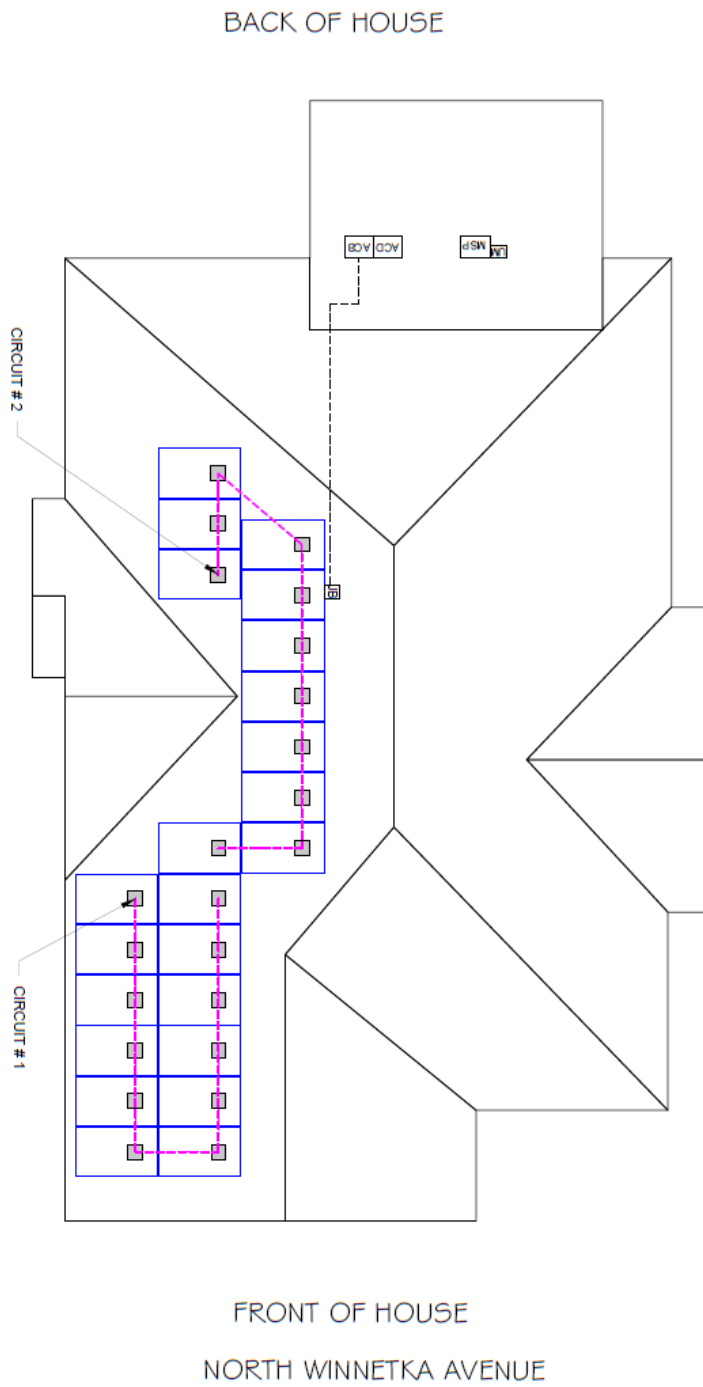


Adjacent property to the left

CA190-172(MLP)



View across N Winnetka



Proposed solar panel location

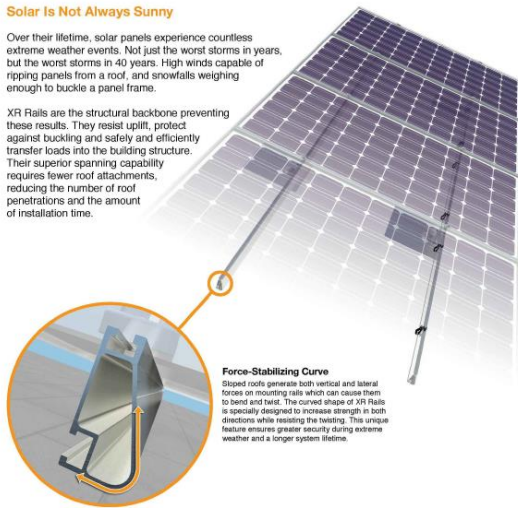


XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve
Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs



Corrosion-Resistant Materials

All XR Rails are made of marine-grade aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



Tech Brief

Datasheet

XR Rails

XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear & black anod. finish

XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear & black anod. finish

XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Internal Splices



All rails use internal splices for seamless connections.

- Self-tapping screws
- Varying versions for rails
- Grounding Straps offered

Attachments

FlashFoot



Anchor, flash, and mount with all-in-one attachments.

- Ships with all hardware
- IBC & IRC compliant
- Certified with XR Rails

Slotted L-Feet



Drop-in design for rapid rail attachment.

- High-friction serrated face
- Heavy-duty profile shape
- Clear & black anod. finish

Standoffs



Raise flush or tilted systems to various heights.

- Works with vent flashing
- Ships pre-assembled
- 4" and 7" Lengths

Tilt Legs



Tilt assembly to desired angle, up to 45 degrees.

- Attaches directly to rail
- Ships with all hardware
- Fixed and adjustable

Clamps & Grounding

End Clamps



Slide in clamps and secure modules at ends of rails.

- Mill finish & black anod.
- Sizes from 1.22" to 2.3"
- Optional Under Clamps

Grounding Mid Clamps



Attach and ground modules in the middle of the rail.

- Parallel bonding T-bolt
- Reusable up to 10 times
- Mill & black stainless

T-Bolt Grounding Lugs



Ground system using the rail's top slot.

- Easy top-slot mounting
- Eliminates pre-drilling
- Swivels in any direction

Accessories



Provide a finished and organized look for rails.

- Snap-in Wire Clips
- Perfected End Caps
- UV-protected polymer

Free Resources



Design Assistant

Go from rough layout to fully engineered system. For free.

[Go to ironridge.com/rm](https://ironridge.com/rm)



NABCEP Certified Training

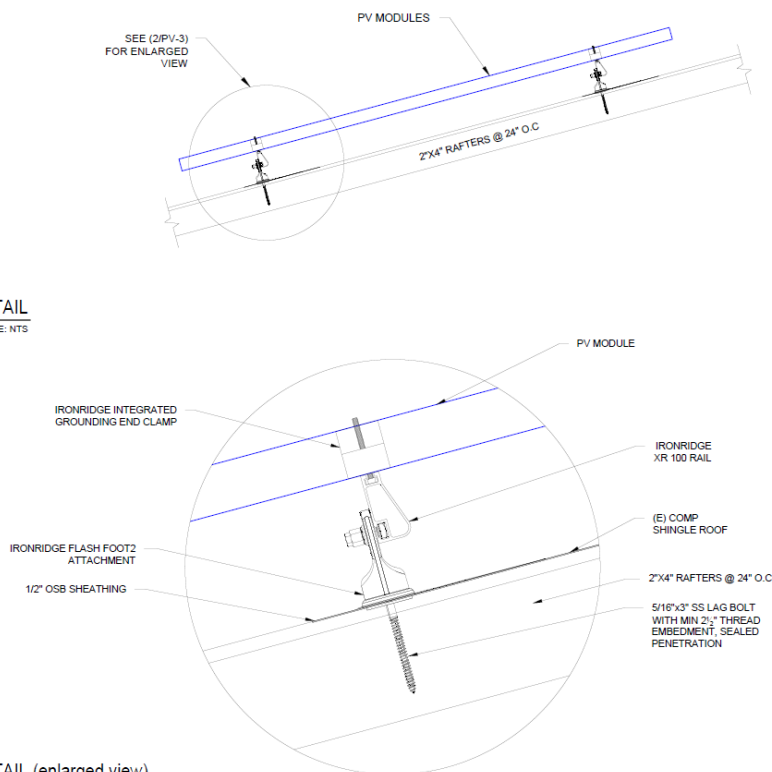
Earn free continuing education credits, while learning more about our systems.

[Go to ironridge.com/training](https://ironridge.com/training)

1 ATTACHMENT DETAIL

PV-3

SCALE: NTS



2 ATTACHMENT DETAIL (enlarged view)

PV-3

SCALE: NTS

Panel and attachment specifications

CA190-172(MLP)

D4-9



Extent of roof visible from sidewalk

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

51P-87.111

(a) Building placement, form, and treatment

(14) Roof forms.

(E) Skylights and solar panels

(i) Except as otherwise provided in this subsection, skylights and solar panels are only permitted on:

(aa) The rear 50 percent of the roof of a main building on an interior lot;

(bb) the rear inside quadrant of the roof of a main building on a corner lot; and

(cc) the roof of an accessory building in the rear yard.

(ii) The commission may allow skylights and solar panels at another location on a building if their placement does not have an adverse effect on the architecture of the building, blockface, or this district as a whole.

CONTRIBUTING STANDARDS:

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

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

(i) for contributing structures:

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

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

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

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

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

DATE: 1/08/2020

TIME: 5:30pm

MEETING PLACE: 711 W. Canty Street, Kidd Springs Recreation Center (Kitchen)

APPLICANT NAME: Ryan Cameron
PROPERTY ADDRESS: 223 N Winnetka
DATE of CA / CD REQUEST: 1/2/2020

RECOMMENDATION:

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

Recommendation / comments/ basis:

Task force members present

<input checked="" type="checkbox"/> Alfredo Pena	<input type="checkbox"/> Mia Ovcina	<input checked="" type="checkbox"/> Michelle Walker
<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (LC Resident)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input checked="" type="checkbox"/> Amber Teague	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☒ yes ☐ no

Maker: FRED P.

2nd: Michelle W.

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 1/8/2020

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.

Memorandum



CITY OF DALLAS

DATE January 28, 2020

TO City of Dallas Landmark Commissioners

SUBJECT **Landmark Commission Authorized Hearing**

Landmark Commission Chair, Emily Williams, and Commissioner Hinojosa request that the Landmark Commission authorize a public hearing to consider initiation of the historic designation process for 1221 Singleton Blvd, the Clyde Barrow Family Home and Filling Station. Attached is the statement of intent for your review.

This is a hearing to consider the request to authorize the hearing and not the designation of property at this time.

A handwritten signature in blue ink, appearing to read 'Liz Casso'. The signature is fluid and cursive, with the first letter 'L' being particularly large and stylized.

Liz Casso, Senior Planner
Office of Historic Preservation



CITY OF DALLAS

CERTIFIED MAIL #7013 3020 0001 1420 8789

January 27, 2020

WILLIEJAXON VIB LLC
1212 W COMMERCE ST
DALLAS, TEXAS 75208-1616

RE: 1221 SINGLETON BLVD (CLYDE BARROW FAMILY HOME & FILLING STATION) STATEMENT OF INTENT

Dear Property Owner:

The Clyde Barrow Family Home and Filling Station site is to be considered for possible initiation as a City of Dallas Landmark at the City of Dallas Landmark Commission's meeting on Monday, February 3, 2020. The meeting will be held at Dallas City Hall, 1500 Marilla St., in the City Council Chambers beginning at 1:00 p.m.

The purpose of an historic designation as a City of Dallas Landmark is to protect, enhance and perpetuate places and areas which represent distinctive and important elements of the city, state or country's historical, cultural, economic, archaeological, paleontological, ethnic, political and architectural history. Designation brings awareness of our historic sites and increases public knowledge and appreciation of our historic past. Designation also helps us to protect, restore and preserve our historic sites so that future generations may experience and enjoy them.

Commissioner Hinojosa and I believe that the Barrow residence and filling station at 1221 Singleton Boulevard may be eligible for designation as a City of Dallas Landmark for local and national significance under the National Register of Historic Properties Criterion A (property associated with an historical trend) and Criterion B (association with significant person(s) in our past) of the national criteria for evaluation. We believe the site meets the following local City of Dallas criteria qualifying it for local Landmark designation: History, Heritage and Culture (represents the historical development, ethnic heritage or cultural characteristics of the city state, or country); Significant Persons (identification with a person or persons who significantly contributed to the culture and development of the city, state, or country); and Historic Education (represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations).

The structure was the family home of Clyde Chestnut Barrow (b. 1909 in Telico, TX; d. 1934 in Bienville Parish, LA) and members of the Barrow Gang. In 1922, Henry and Cumie Barrow moved to Cement City west of Downtown Dallas with their children. They relocated their small house to this site (then called Eagle Ford Road) and attached a filling station to the front of the property. According to Clyde Barrow's sister, Marie, the station was constructed while Clyde was serving his first prison term, which would date it between April 1930 and February 1932. The family operated the station and continued to live in the attached house. The exact date of the structure is not known at this time.

Clyde visited this residence often after he and Bonnie Parker, whom he met in 1930, became outlaws.

The association with Clyde Barrow and the Barrow Gang is of local and national significance. The first few years of the 1930s saw a rise in the number of Midwestern outlaws committing robbery and murder in the American heartland. Their notoriety was bolstered by an American public who had lost confidence in government institutions and the U.S. banking system during the Great Depression. Overexposure by the media of gangster activities offered a means of escape from harsh economic reality for many whom regarded them as “Robin Hood” type folk figures. By 1935, J. Edgar Hoover’s Special Forces largely eradicated the Midwestern outlaws. The story of Bonnie and Clyde fit within this larger story and, as the childhood home of several members of the Barrow Gang, qualify the property for initiation under Criterion A (associations with an historical trend) and Criterion B (association with significant person(s) in our past), as well as the previously stated local criteria for designation.

Glamorization of the pair has led to dozens of books and a major motion picture starring Warren Beaty and Faye Dunaway. Remaining sites associated with them in Dallas and elsewhere are still regularly visited and photographed today. Of the remaining structures associated with Bonnie and Clyde in Dallas, none retain historic designations or protection. Aside from their grave markers, Staff is aware of only one historical plaque in Texas associated with their crime spree (a plaque to fallen officer Wheeler in Southlake, Texas).

The property appears to retain the basic form shown in a photograph of Henry Barrow in front of the station in the 1920-30s, but alterations have been made to the front façade and roofline. It is possible that the building can be returned to its original appearance, but more research is required. Designation of the Barrow Residence and Filling Station is an opportunity to protect a site that is associated with the early history of Clyde Barrow and to add context to the Bonnie and Clyde story through further research of the Barrow family and property.

We look forward to the opportunity to discuss the potential historic designation of this important site with you at the February 3rd City of Dallas Landmark Commission meeting. Please contact Office of Preservation staff at (214) 671-5052 if you have any questions or need more information prior to the meeting.

Sincerely,



Emily Williams
Chair, Dallas Landmark Commission



Rosemary Hinojosa
Dallas Landmark Commissioner (District 6)