

APPEAL HEARING: CD212-014(MG)
October 6th, 2022
City Planning Commission Meeting

PROPERTY: 338 S. Fleming Ave (10th Streets District)
STATUS: Non-Contributing
ZONING: COMMERCIAL Tract 1
OWNER: Annemarie Bristow
APPLICANT: Randy Shear

Document Date: September 12, 2022
Dear; CPC Staff -Director Miller (OHP), Ms. Hill;

Disclaimer: Since we did not have the minutes of the meeting for the (01Aug22) LMC meeting which was of the utmost importance in writing this report. It was done manually-there may be some mistakes and omissions made, but for the most part, is accurate. (R-S)

(R-S) Mr. Shear

I want to thank the City Planning Commission for reviewing the appeal for our project at 338 S. Fleming Ave in the historical 10th Streets District we have been working on figuring out how to mediate what would satisfy the Office of Historic Preservation (Letter to the mayor Johnson 09Sept22), but so far they have said our proposal was excellent and in June approved the CA but since the foundation and the structure is continuing each day to deteriorate and since the weight inside the structure the building has become increasingly more unstable and safe.

Your approval would allow my client-Annemarie Bristow to move forward and build a house that supports and respects the original home Mr. Cook built in 1920. With your support, the neighborhood development can also move forward, and become an example for other land owners who want to start designing and building new homes.

We knew the project (the Cook Home-Bristow Residence) would be challenging from the beginning, but what we didn't know was the troubling history surrounding the district, the multiple public fights about demolitions, and the multiple discussions about the area's rehabilitation/restoration/community involvement efforts and goals.

(R-S) Mr. Shear

There are two (2) things about this specific project that are very important;

- 1) FACT: The Cook Home-Bristow Residence project/proposal is a dichotomy.
- 2) SOLUTION: How does the collective group of stakeholders solve and move forward with this dichotomy?

The dichotomy is more a paradox now, a Kobayashi Maru situation, where Director Miller has created a fail-safe situation where—without the CA you can't get the CD and,---without the CD you can't get the CA, simply put a no-win scenario, or no choice or path leads to a net gain. As I always say, if I am wrong great.

https://en.wikipedia.org/wiki/Kobayashi_Maru

In contrast to that statement, the Cook Home-Bristow Residence should be a success for the people who live in the 10th Streets District (old and young), the community of the Oak Cliff neighborhood, And, is a win-win for Dallas.

LANDMARK COMMISSIONERS MEETING DECEMBER 6th. 2021 (CA + CD)

(R-S) Mr. Shear (06DEC21)

December 6th. 2021 meeting which spent zero time reviewing the design proposal (CA) before the commissioners, but was an outright attack on process and intent. Finally, in the end, both the CA and the CD were Denied without Prejudice (DWP)- but the meeting was a round-table-discussion more about contributing and non-contributing status. The word contributing/noncontributing was used over fifty (50) times in this meeting.

The meeting was also in purpose counter to six (6) months of working with two (2) seasoned Office of Historic Preservation staff members Liz Casso and Marsha Prior, who guided us through the convoluted and somewhat confusing historic process. Every decision on anything we made was under their guidance and expertise-we trusted their opinions. Unfortunately, these two staff members left the Office of Historic Preservation months after the LMC meeting in December 2021, sometime in early 2022.

*(LC) Liz Casso explained the process of presenting the CA first; (06DEC21)
Madame Chair; Excuse me. Liz, if you could go ahead and respond to that?*

MS. CASSO:

Sure. What I wanted to say, was, so, the standard for demolition that is being used, which is to replace with another, you know, structure, one of the requirements to request a demolition using that standard is that the new construction design is already approved.

That's one of those items that is required in the application. Which is why you all are hearing the new construction, you know, first. Should you all deny the new construction design, you all would not hear the next item, which is the demolition because the design, which is part of the requirement for the demolition application, would not have been heard.

And this is very similar to the State Thomas case that Commissioner Spellicy had mentioned. Although I think in that case you all never did approve -- I don't think you all ever did approve the new construction design. It was denied, I think, three times. And then -- yeah, and then -- so the demolition never came forward and I think that particular applicant walked away and was no longer going to do that. But that was why you all were seeing new construction first. And until that was approved, then you all could see the demolition. So, that's why it's in this particular order on the agenda.

(RBS) Robert Swann's statements from the meeting ; (06DEC21)

1) We are very friendly to this proposal, It is excellent. We love the spirit of it. We just because this is a tremendous opportunity to set an example, we want to do it right.

2) In a situation where confirmation of evidence is of paramount importance because we have very little evidence of what was in Tenth Street owing to years of demolition, and we must conserve everything we have.

3) I'm going to ask for help from the director because it seems to me like what we're doing is beginning to authorize the demolition of a construct(ion) -- of a structure that we have not determined under what criteria we could demolish it because we haven't decided whether it's contributing or non-contributing.

4) This is a very sticky one-I've never seen one like it.

5) *In addition to the demolition, I think that there is a lot that can be documented with measured drawings and must be documented with measured drawings so that we can review it here.*

6) *We need evidence, and that building, I would say it has excellent historic integrity from the breeze board up—Anywhere where there are two or three pieces of wood and they come together and show evidence of being original, we would like to know the dimensions, the configurations, and the proportions.*

(R-S) Mr. Shear (06DEC21)

Technically speaking, as for Item (4), as Ms. Spellicy also said the Commissioners mentioned one proposal before; the Landmark Commissioners compared our project to the State-Thomas Project, where after three (3) 'Denials without Prejudice' on the CD, the owner abandoned the project and walked away. Note: we do not know which project the (LMC) commissioners are referring to.

Using the State-Thomas as an example this was not encouragement but a premonition of what to expect!

Still, we didn't expect the application process would become an unresolved stalemate after 18 months and counting, down the road. But it is understandable in hindsight after extensive research on the loaded historical/development fights and tensions that developed over the years between city development groups and historic preservationists.

As Mr. Swann stated in several articles (Ten drops in the Bucket and Fear and hope in Dallas) and (Tenth Street is Bleeding AIA) No Date

(RBS) Robert Swann

By 1991, however, Dallas' "most intact freedman's town" was in trouble. Dallas responded with a city landmark designation for the district in 1993. The National Register of Historic Places listed the district in 1994, noting that "the greatest threat to the integrity of the neighborhood has been through demolition."

(R-S) Mr. Shear (06DEC21)

So it's clear to see the statements made by multiple Landmark staff and Task force members over the years they all had very strong opinions and goals for the 10th Streets District. These also are the same people who have been tasked to give their opinions on preservation issues that come in front of them. It seems that this could lead to predetermination outcomes and predictable solutions. Some could call it prejudice.

LANDMARK COMMISSIONERS MEETING JUNE 6TH. 2022-CA ONLY

(R-S) Mr. Shear (06JUN22)

The review of the (CA) was strategically separated when we had been told in the past they should go together. We are not sure why the CA was isolated for the June review, but in any case, the CA was an Approval with Conditions (AWC) on the design concept we proposed and it was the same proposal that had been presented in the Landmark December 6th, 2021 meeting. At this time we have no comments on what was said.

LANDMARK COMMISSIONERS MEETING 1ST. AUGUST 2022-CD ONLY

(R-S) Mr. Shear (01AUG22)

The August 1st, 2022 (LMC) Landmark Commissioners meeting was all about INTEGRITY, not DERELICTION and NEGLECT

We didn't expect you-all would still be debating or speaking of historical values, appropriateness, integrity, and compatibility issues just a few weeks ago at the August 1st, 2022 Landmark Commissioners meeting (LMC). Directors Miller, rather professorial and pedantic, Seven Aspects of Integrity presentation and the written report filed weeks ahead on (July 7th) before the open-house tour on July 25, 2022

These predetermined actions actively challenged the non-contributing status and searched for new valued evidence (as they did in LMC meeting on December 06, 2021) while showing selective few photographs of the project which show no damage, especially the exterior roof condition, the base of the damaged facades, the interior compromised sloping floors, and more importantly the collapsed foundation.

Director Miller, in his report, refers to the 1994 National Register of Historic Places, which the director referred to as a 'drive-by-survey' he stated;

(MGM) Murray G Miller (01AUG22)

A 1994 listing that indicates that the property is non-contributing may be considered unsubstantiated with a recent evaluation to confirm or refute such a determination. Surveys are not intended to be finite, rather, it is a best practice that they be updated every five years or so as conditions change.

This means that the subject property could have been re-evaluated in 1999, 2004, 2009, 2014 and 2019, or as conditions change. That property has never been re-evaluated since 1994 is perhaps one key indicator that a re-evaluation having regard to the 'Seven Aspects of Integrity' is appropriate. Reliance on a 1994 evaluation as a measure of whether a structure contributes to a district in 2022 would be inconsistent to (with) best preservation practices.

(R-S) Mr. Shear (01AUG22)

But contrary to what the Director repeatedly said, we found a review of these properties was completed called the 10th Street Historic District Property List by Preservation Dallas. This list/update dated May 2006; sub-titled the-National Reg Survey- found on the Dallas City Hall website- also sub-titled Field Work conducted by Christina Smith/Katherine Seale and showed in spreadsheet categories of; Address, Year Built, Contributing/Noncontributing status, Style, Style Notes, Condition Code, Vacant/Occupied and Code Compliance-for properties in the 10th Street District.

The first motion given by Commissioner Offutt had two pertinent statements in a motion to accept the CD presented-which he stated;

(LO) Larry Offutt (01AUG22)

*I had a motion 30 minutes ago, and I was the first to give a motion;
Unless staff or commissioners can tell me that the Structural Engineer Report- that they found- that the foundation report is fraudulent, then I move to grant the CD for this non-contributing structure-to replace with a more appropriate structure.*

(LO) Larry Offutt-And at the end of the meeting,(01AUG22)

(Yes, I am not going to approve that motion (2nd motion for denial) we have strung these people along for a year and approved something a year ago New information is the foundation company -a reputable foundation company perhaps, not the foundation company a city staff wanted them to go with who said it could be done. (8 grand)

Not the owner who is an Engineer, but the (stamped) Engineering a separate-person who comes in to do it (inspection)-who said this can't be done (fix the foundation) and we suddenly look at some pictures from the interior and come up with all of these reasons to let this sit there after leading these people down this path a year is reprehensible, as far as I'm concerned.

And, Mr. Taylor your right the 10th Street District has been ignored since it was established, and not just ignored its been abused.

(R-S) Mr. Shear (01AUG22)

This motion failed, but at least both Mr. Offut and Mr. Taylor made pertinent points-that CD submitted including the Bedrock Engineering Report, which was completely ignored in lieu of the Director's presentation. More specifically, the new images of damages we sent to the director, who chose not to show them. Also, it has been a contention of mine that what we send to the city is edited.

(JT) Jay Taylor earlier asked Director Miller for 'steps forward';

Not a motion it's a question-so if the structure cannot be demolished or it is not a contributing structure, what are the steps forward for this home to be repaired if it is unreparable and can't be demolished? What is the plan forward-If they (applicant) are not allowed to build a home that is contributing or that meets the criteria of that district?

Please see Mr. Miller's response in the transcripts

(R-S) Mr. Shear (01AUG22)

Also, several commissioners-more specifically Mr. Swann and Mr. Anderson asked for more images and documentation multiple times during the meeting, somewhat distorting the facts already given. Attached is a photo essay showing all the images but the structure was cleared of all debris in mid-June (7 dumpsters) so up until then photographs taken were dark and they had debris in them. These Parry Mason 'got you moments' to me personally are just theatrical showmanship and are unprofessional at best.

*(JA) Jim Anderson quizzed me in the 'A or B' questioning
What I am getting at there is two criteria-you choose one saying that replacing the
building is better than the one that's there and you might have to use the criteria
imminent threat to public health and a danger (safety) to the public.*

*JA) Jim Anderson We have A+B do we like B better than A? It doesn't say the building
is falling down and it's going to be a problem, so my concern is we don't have the ability,
in my understanding to say this building has structural problems-we need to say the old
building is better than or not as good as the new building-is that correct?
We don't really look at the structure's stability.*

*1)(RBS) Robert Swann-Commissioner Swann's
'I have not seen this' questioning-This is a question to staff, the applicant, or anyone.
Have we seen this not this image because it was taken on July 25th but (home-tour)?
Have we seen this view of the interior of the wrap-around porch behind the wall-have
we seen this at any previous hearings or in any previous material submitted to us?*

*2)(RBS) Laughs, I have never seen this has any other commissioner seen this view? I
have not seen this view before or it is full of information brand new to me.*

*3)(RBS) I have never seen anything like it. I have never seen a three (3) sided
wrap-around porch in the 10th streets-this is the only one that exists. And I made a
wrong assumption in a previous meeting (CA) because I have never seen this before.*

*4)(RBS) I am learning from this building. And, if we are taking a building like this out we
are removing valuable evidence from the 10th.Streets.
We have already lost too much of it!*

(R-S) Mr. Shear (01AUG22)

First, the unnecessary home tour was for four city staff workers and there were four or so pictures taken, the owner asked for a 'simple liability' legal release form to be signed-Mr. Miller responded to that request to get a court order. Early in the process, we encouraged the OHP to see the existing structure. So we still don't know why Mr. Miller was adamant and persistent on this issue.

Mr. Miller's only restriction was those signed forms.

These accusations by Mr. Swann were redundant since Figure 17 photo mentioned is taken on the South Fleming Ave street-side S-W porch area-not the East-Side (3rd leg) Mr. Swann mentions- this rarely seen rear facade of the existing structure is the least important facade with reference to historical integrity. And, then the Sanborn Map-Mr. Miller included in this report clearly shows a third leg of the porch. List of statements made about engineers; (01AUG22), not in any sequence.

(MC) Madame Chair-Montgomery

Ok, I think we established-we can consider- the condition of the building as well as we make our discussion-obviously a building that cannot continue to stand doesn't have much integrity, so if (laughs) we were to accept it is going to fall over that is a loss of integrity.

(CS) Courtney Spellicy

Mr. Shear specifically pointed out that the owner is a structural engineer if the structural engineer felt at some point post purchasing of this property that there is a structural problem, why did you begin doing a design in the first place?

(RBS) Robert Swann

What I am trying to do is keep this on what we are charged to do as commissioners which is not to make a judgment on an engineering report.

(MC) Madame Chair-Montgomery

I hate to condemn structural Engineers like they are all dishonest or something we don't intend to do that, we discussed this before, structural engineers because of their dedication to protecting life and their insurance, they must carry, they are going to tend to always want to air on the side of safety. So air on the side of a building that could cause damage to absolutely certain it will not fall over on anyone.

And I think that is perfectly understandable.

(MC) Madame Chair-Montgomery

But since we have seen some Engineer reports come through saying a building looks like it is going to collapse we look at the pictures and architects among us say that is easily repairable, we do sometimes tend to wonder, I hope we haven't become jaded and we don't mean to impune an entire industry but we do have to balance about what was in their mind when they made that determination.

(LJ) Larry Johnson-Task Force

Mr. Johnson said to me (Mr. Shear) at the open house when asked if he read the Bedrock Engineer report- paraphrasing; The owners always want to knock down these homes-I don't trust those reports-those companies will say anything if you pay them enough money!

LIZ CASSO EMAIL

September 21, 2021, 12:24 PM

(R-S) Mr. Shear (21SEPT21)(Figure 01)

We firmly feel that the attached email from Liz Casso explains what was happening during the period early on in the project (Reconstruction or Demolition from Neglect), was decided. I contacted Mr. Vandenberg and we submitted a packet for both the CA and CD. (with the existing structure rehabilitated) At the same milestone, Director Miller at that point; had held the ultimate command and responsibility of directing all historical projects, including this project.

The Casso Email gives a glimpse of what was going on a month after we filed our first CA and CD packages to the office of city planning (OHP) (June 2021). We then received a reply with a list of items; as Ms. Casso states, her reply was 3 weeks late.

I also want to focus on three items in this email that could help clarify the project's timeline and history. The fact is; that we did everything in our power to comply/provide all the listed items to the (OHP); we were working closely with two seasoned staff members, and it seems Director Miller had a rather stealthy-incognito role throughout the overall process. More importantly, we chose the path to replace the existing damaged structure.

Ms. Casso; Good Afternoon, Randy and Annamarie (sp).

My apologies that it has to take(n) me so long to circle back to you. We have been overwhelmed lately with all that is going on in our Office of Historic Preservation (??). (not sure what this means) It is not typical that it takes us so long to respond.

1)(LC) Liz Casso;

First, I want to say I am happy to see you all want to reconstruct the historic house. I also think that the design of the addition (annex) piece is very well don(e) with the glass connector (we still call it a connector). But there are some things missing from the application(s).

2)(LC) Liz Casso;

A new requirement our director (Murray G Miller)(MGM) has asked for is a context study of all the existing setbacks on the block to be compared to the ones you propose. Attached is an example of a context study. (This was an extra non-index item)

3)(LC) Liz Casso;

Missing complete structural report by (an) engineer or licensed restoration contractor. The submitted report was not signed and stamped by an engineer or licensed professional. In addition, the document did not include an assessment of the condition of the structure by an engineer. (I)t only includes a product list and job notes. It doesn't really tell us any details about the condition or give a sense of how much of the structure is compromised and how much isn't. The submitted information does not prove the existing historic structure is beyond repair.

(R-S) Mr. Shear (21SEPT21)(Figure 01)

The Applicant/Owner Annemarie Bristow and I (R-S) Mr. Shear did everything requested, including a street-context survey, an urban design study-which was unnecessary, and photographic-lined elevation overlay images of the existing structure. We first applied for the CA (only), and the plans reflected keeping the existing structure-in July of 2021. We had an engineering report done, but as Ms. Casso pointed out, the report did not reflect the existing condition, nor was the engineering report professionally stamped. Since the (LC) email was issued on September 21, 2021, the Engineer stamped report was done by J. S Barton P. E. of Bedrock Foundation Repair LLC (recommended by David Preziosi of Dallas Preservation), and the inspection/report was issued nine days later on October 1st. 2021.

CONCLUSION

(R-S) Mr. Shear-Conclusion

Despite the lack of progress in having the project realized (yet), I am confident we successfully designed a project that looks both to the past and its future for its inspiration. It represents what we believe is a new beginning for Dallas-The Tenth Streets and Historical District in general; it represents a positive, not negative, path forward.

The project also begins the urban renewal that the historic neighborhood desperately needs. We have calculated that 35% of the land within the Tenth Street Historic District is empty (not counting damaged existing structures) (Figure 03), which means this whole neighborhood can remain undeveloped and frozen for years.

Technically speaking the area is and has been frozen for a decade.

How many permits have been issued in the last five years-I rest my case?

This project is a tasteful blend of the historic and the new and how they can complement each other style-wise; as Historic-Coeval. I think that having the Landmark (LMC) vote of 'Approval with Conditions' of the CA on June 6th, 2022 was a confirmation of our design solution.

Like the original owners, Benji Benjamin Cook and his wife Tonie, Annemarie Bristow risked everything to move into Tenth Street and build her dream home.

Annemarie's goal was to have a design that would re-create the existing non-contributing home-working the normal process backward we had to design a home that re-creates the original (by inches) and then process those designs and demands of the historical board demands for approval. This has been a difficult journey, we have been transparent in our process and honest in documenting the existing structure as much as possible.

Annemarie always had great respect for the original owners and she asked me to research them and so I did-we even found their grave. Benji and his wife came from Alabama and Mississippi, they had one son Ben. We found his death certificate and they were a caucasian family, most likely immigrants from eastern Europe. Benjamin, his father's profession was listed as a carpenter.

As Ms. Bristow tells me when I tell her she's a pioneer- she reminds me of the quote: "*Pioneers take the arrows, settlers take the land*"

I am hoping you prove her pessimism is wrong and the CPC will allow her to move forward to build her dream home at the same time this project will set an example of what could be done for the revitalization of the 10th Streets and inspire others.

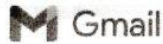
And, as Mr. Swann said is excellent!

Best Rand

'Imagine the future today.'

A handwritten signature in black ink that reads "rand shear". The signature is written in a cursive, lowercase style.

RandShearDesigns LLC



Randy Shear <rand.shear@gmail.com>

338 S Fleming Ave CA and CD Applications

1 message

Casso, Ana <liz.casso@dallascityhall.com>

Tue, Sep 21, 2021 at 12:24 PM

To: Randy Shear <rand.shear@gmail.com>, "annemariebristow@gmail.com" <annemariebristow@gmail.com>

Cc: "Prior-Robertson, Marsha" <marsha.prior@dallascityhall.com>

Good Afternoon Randy and Annamarie,

My apologies that it has take me so long to circle back to you. We have been overwhelmed lately with all that is going on in our Office of Historic Preservation. It is not typical that it takes us so long to respond.

So, I have gone through both the CA and CD applications for 338 S Fleming Ave. The following is what is missing from them:

CA Application for New Construction

First, I want to say that I am happy to see you all want to reconstruct the historic house. I also think that the design of the addition piece is very well don with the glass connector. But there are some things missing from the application:

- Missing the north elevation drawing
- All elevation drawings must be to scale and should call out dimensions on them. None of the submitted elevation drawings include a scale or have called out dimensions of any kind.
- Provide a detail drawing and section showing the proposed window and door trim. The trim as shown in the drawings look as though the windows would be framed almost like a picture frame. They don't seem to include a windowsill – which they should.
- Provide an image, info and specs from the manufacturer for the proposed siding, for all proposed windows, for all proposed doors, for roof shingle material, etc. The info submitted must specify the material for these elements – are you proposing a wood door vs. metal vs. other. The specs for the roof shingles should indicate the specific color of shingle you chose.
- Provide information on paint colors, stains and finishes. We need to know the specific brand colors to be used. Be sure you are clear what color is to be for the body of the house, and what colors are for trim.
- Missing new construction form (see attached form).
- If you are proposing to install new landscaping, your application should include a landscape plan and list the plants to be planted.
- A new requirement our director has asked for is a context study of all the existing setbacks on the block, to be compared to the ones you propose. Attached is an example of context study/drawing.
- Are you proposing brush finished concrete for the driveways and walkways? Paving material was not called out in the submission. Please provide.

CD Application

- Missing complete structural report by engineer or licensed restoration contractor. The submitted report was not signed and stamped by an engineer or licensed professional. In addition, the document did not really include an assessment of the condition of the structure by an engineer. I only includes a product list and job notes. It doesn't really tell us any details about condition or give a sense of how much of the structure is compromised and how much isn't. The submitted information does not prove the existing historic structure is beyond repair.
- Missing complete architectural drawings of the new structure. The submitted drawings are missing the north elevation. Also, these drawings need to be to scale; must include the scale used; should have important dimensions called out on the drawings themselves.
- Missing guarantee agreement between owner and the City. This agreement must be in a format approved by the City Attorney's. The approved guarantee agreement can be found on our website here: <https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/HP%20Documents/Applications%20Page/GUARANTEE%20AGREEMENT.pdf>

Please let me know if you have any questions.

Liz Casso

Sr. Planner

Office of Historic Preservation

Fig. 01 Liz Anna Casso email dated September 21, 2021

"You miss 100% of the shots you don't take."

Wayne Greatsky



Figure 02 Hardy Heck Moore- 1994

"You miss 100% of the shots you don't take."
Wayne Greatsky

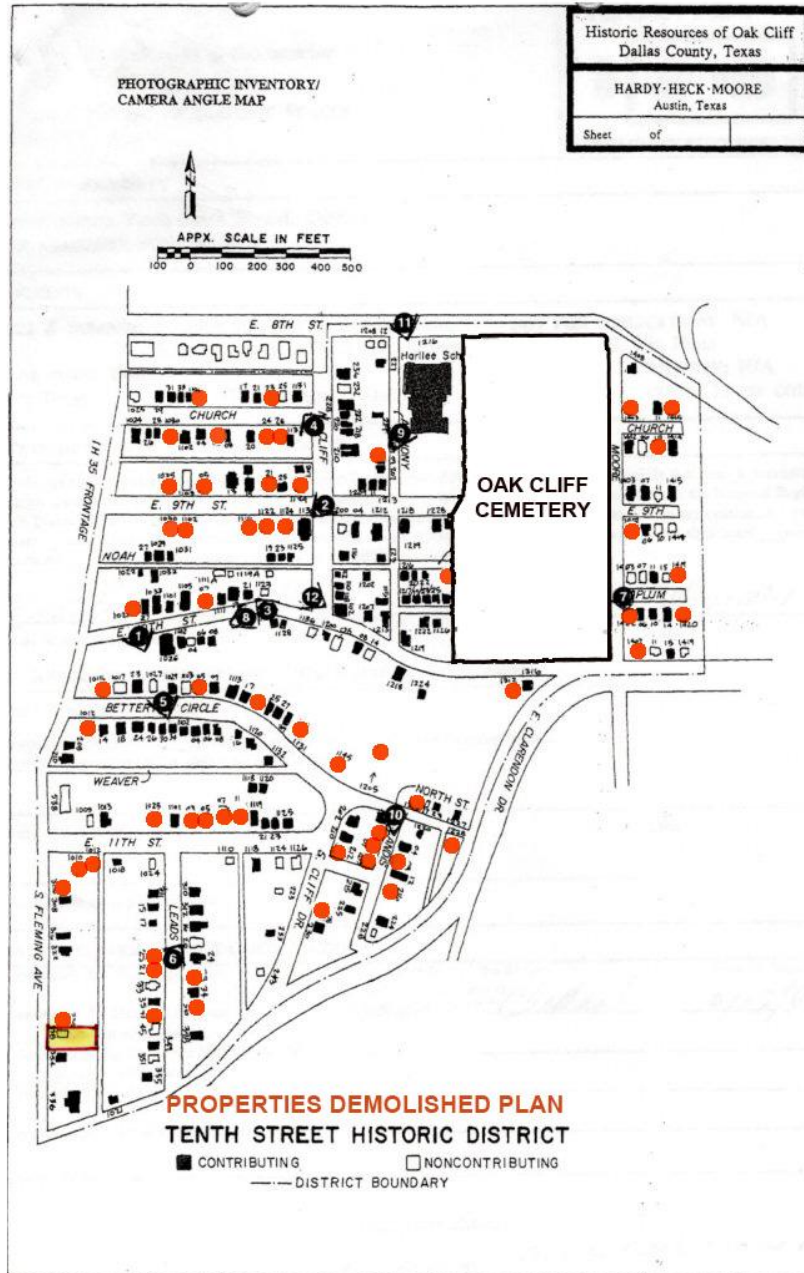


Figure 03 Hardy Heck Moore- Properties Demolished Plan 2022

"You miss 100% of the shots you don't take."
Wayne Greatsky

Historical Survey

Updated: 10th March 2022

Location: 338 S Fleming Ave Dallas Texas/Oak Cliff 75203
Tenth Street Historic District
Freedmans Town
Coordinates 32.74N, -96.80W
Block 119/3102--Lot 4 W1/2

Built Date: Approximately 1920-1921

Status: **NON-CONTRIBUTING**
As per: NPS Form 10-900 Oct 1990 National Register of Historic Places
Tenth Street Historic District
Section number 7 Page 6 Listing and Hardy Heck Moore Map (Attached)

Zoning: Commercial

Sanborn Insurance Map: Dallas Volume 5 Oak Cliff 1922 Map 549
<https://maps.lib.utexas.edu/maps/sanborn/d.html>

Present Owner: Annemarie Bristow (2021-) ownership

Historical Owners: Benj(amin)) Ira Cook (b1892-d1975) (Alabama-carpenter
Tonie A Cook b1884-d1969) (Tennessee)
Son Benny Larry Cook born (b 1925-d August 27,1983)

Refugio "Jay" Jara,(b1944-d 2004- Architectural Detail/Plasterer
Ted Jara-(b.1962-d2017)
Karen Jara (Owner)
Architectural Detail company Jara Statuary and Mold Dallas
(Closed 2004) Ownership

Statement of Significance:

The original home was built around (1920-1921 (architect unknown) (Sanborn Ins. Maps of 1922 show the home) Original owner Mr. Cook was a carpenter. The main house faces west (338) South Fleming Ave. in Oak Cliff. The home was a wood framed, single-story-bungalow (cottage style) (pyramidal roofed) in which the mainly visible street facades are from west and south. The house is notable since it did have a 6.5ft porch on three sides. We believe Mr. Benj(amin) Ira Cook (1892-1975) (Alabama) carpenter and his wife Tonie A Cook (1884-1969) (Tennessee) lived in the home in 1922 and had a son Benny Larry Cook born in (b.1925-d1983). The Dallas directories show Cook's name but there is no listing for 1980 at that address. Both Mr. and Mrs Cook are buried at Restland Memorial Cemetery in Dallas Garden Plot Section G-ID (204532252).



Property Description:

The existing property consists of two combined lots that measures 100 ft (north-south) x 175 ft (east-west). The existing topography has a slope of approximately 3'-0" rise across the 100' combined lot line along S Fleming Ave (north high point). There are no noticeable 'original' columns, doors nor entries on the structure. The main structure of the house rotates approximately 2.1 degrees clockwise from the west-north corner. There are presently 'chain link' fences on the north-west-south property lines-the alley (east) presently has a wire collapsed fence. The painted exterior color of the house is presently peeling light-grey in color. There are no chimney or fireplace structures in the home. The site also has several mature pecan trees.

Outbuildings

There is an existing red-shed structure, wood clad, approximately 12x16.5 ft located by the alley on the east side of the site; the survey shows the structure 1.5ft beyond the alley. (The alley is presently in poor condition. This structure has no historical or architectural significance other than its age.

The Roof Condition

The roof to the main house is a moderately pitched (hip)(pyramidal) and with a single centered gable on the front-west Fleming Ave. facade. Note: presently, the electrical service (meter) is located here. Top ridge is estimated (25'-0" off the finished floor). The eave-soffit line extends out nine (9 inches) from the building edge. The roof condition presently is unstable, with noticeable indentations on the west-south ridge and a sizable (breach-hole) on the south-east corner slope pitch. The roof presently is composite shingle (light grey tone) There are presently half-round metal gutters that run along the perimeter eave.

The Porch

The house has a single floor interior space of 1190 sf, which has an integrated (under same roof) covered porch (approximately 6'-6" wide)(no balustrade exists or is visible) with a 2'-6" soffit (frieze)beam. The porch runs along the west-south-and partial east sides, it can be assumed that the porch had column supports (style unknown). No column or foundation piers exist on the present structure. The porch is presently enclosed on both sides with plywood boards and corrugated metal. The porch decking seems to be original and slightly pitched and is deformed, cracked and rotted in places. The west porch area shows an extreme noticeable slope from edge to interior wall.

Windows and Siding

The assumed original (north facade) windows were rectangular (approximately 6'-0" x 2'-6") plain (single glazed) 'single hung' windows with no muntin-pane divisions. The exterior structure for the house is approximately 35'-4" x 56'-2" with a small extension of 2'-1" on the north side facade which has a triple window set 8'-4" wide (total) with a center window 3'-6" x 6'-0". It is unknown the total number of windows on the existing structure (covered). There is one window on the interior-porch which is 6'-0" x 2'-6" (Typical) All the windows have 1x5 trim-board surround trims. The north facade exterior cladding is assumed original with (double or triple ogee) teardrop clap-board siding with 5 inch square corner board detail. All existing windows are double hung and single glazed.

Foundation

The main home had a pier and beam supported foundation which is presently unstable with noticeable sinkage. The original footing seems to have had square timber and 2x4 joists (as per inspection), piers are not visible-no foundation wall or original skirt is visible. The north-side of the facade appears to be below grade with a banded skirt visible-the porch level on the south elevation is approximately 21" off grade. Temporary, wood timber-concrete blocks and tree stumps were visible as wedges to support the house along the south facade skirt. (refer to photos) Most of the home is clad with painted 4 x 8 plywood. Since the north facade is below grade the exterior wood has rotted and is pushed up. There are no porch steps existing to the house except two riser concrete steps on the main west facade. Note: Please refer to the engineers report for the foundation description and condition.

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