

Memorandum



CITY OF DALLAS

DATE July 23, 2026

TO City of Dallas Landmark Commissioners

FROM Historic Preservation Office

SUBJECT **Landmark Commission Authorized Hearing**

District 1 Landmark Commissioner, Jeff Cummings, has requested that a Landmark Commission authorized hearing to consider initiation of the historic designation process for 505 W. Tenth Street (the Muse House) be held. Attached is the statement of intent (per ordinance procedure) for your review.

This is a hearing to consider initiation of the historic designation process to establish a historic overlay district and not the designation of the property at this time.

Service First, Now!

Rhonda Dunn, Ph.D.

Rhonda Dunn, Ph.D.
Senior Project Coordinator
Historic Preservation Office

Enclosure(s): RD

C: Matthew Sapp, Asst. City Attorney
Raeesa Parvez Patel, Planner, Historic Preservation
Elaine Hill, Landmark Commission Secretary
Christina Paress, Sr. Planner, Historic Preservation
Adrian McClendon, Code Enforcement Officer, Historic Preservation

Marcus Watson, Chief Planner, Historic Preservation
Trevor Brown, Manager, Planning and Development
Arturo Del Castillo, Asst. Director, Planning and Development
Andreea Udrea, Ph.D., Deputy Director, Planning and Development
Emily Liu, Director, Planning and Development

Jeff Cummings
Landmark Commissioner District 1
1333 W Canterbury Ct
Dallas, Texas 75208

June 29, 2026

Re: Letter of Recommendation for Historic Landmark Designation of 505 W. Tenth St, Dallas TX 75208 – The Muse House

To the City of Dallas Preservation Office and Landmark Commission:

As District 1 Landmark Commissioner, I am writing to express my strong support to be considered for Landmark Designation of the Muse House at 505 W. Tenth Street, in the historic Dallas Land and Loan Division and Bishop Arts Conservation District. This property represents an important part of our community's heritage and possesses significant historical, architectural, and cultural value that deserves recognition and long-term preservation. I am requesting on behalf of the property owner, Charlcye Milan, for this property and house to be placed on the July 6, 2026 Landmark Commission agenda for initiation of the Landmark process.

The Muse House:

Constructed est 1891, referencing Dallas City Directory of 1891 showing Benjamin H. Bassett residing at location. The 1898 Dallas City Directory establishes Mrs. E.B. Muse residing at 275 Tenth St; this is apparently when Eugene B. Muse and family first take over ownership and are living at the house and the first occurrence of an address for the property. When Oak Cliff was annexed by Dallas in 1903 this began the process of revising street numbers and names and by 1911 the address changed to 505 W. Tenth St [ref. Worleys Street Directory of 1911].

The lot was bought and sold by the Dallas Land and Loan Company, a historically significant corporation founded in 1887 by prominent Dallas historic figures, Thomas L. Marsalis and John S. Armstrong, who established one of the earliest communities in Oak Cliff, the Dallas Land and Loan Company in Oak Cliff. John Armstrong soon after left the firm and went on to become a prominent figure in establishing Highland Park community in Dallas. The Muse House at 505 W. Tenth St sits in this historic subdivision, still called the Dallas Land and Loan division and is currently in the Bishop Arts Conservation District.

The Muse House is a classic Victorian Queen Anne house with its asymmetrical façade, and prominent polygon tower, along with details of patterned wood inlay at gable entry, balustrade railing and wood columns, wood dentil banding at fascia and unique multi light upper sash wood windows. The house is an outstanding example of Victorian Queen Anne Architectural, one only a very few currently existing. The house reflects the craftsmanship, design principles, and materials characteristic of its period and its architectural integrity has been substantially

We believe the property clearly meets the standards for historic designation through its historical importance, architectural character, integrity, and contribution to the cultural fabric of our community. Protecting this resource will preserve an irreplaceable piece of our city's history for future generations.

For these reasons, I respectfully urge the Historic Landmark Commission to approve the designation of **The Muse House - 505 W. Tenth St. Dallas Texas 75208** as a City Historic Landmark. Thank you for your thoughtful consideration of this nomination and for your ongoing commitment to preserving our community's historic resources.

Sincerely,

Jeff Cummings
Landmark Commissioner – District 1

A handwritten signature in black ink, appearing to be 'JC' followed by a stylized flourish.

Charlcy Milan
Property Owner
505 W Tenth St Dallas, TX