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City of Dallas

1500 Marilla Street
6ES Briefing Room
Dallas, Texas 75201

Landmark Commission

May 4, 2026

Briefing - 9:30 AM

Public Hearing - 1:00 PM

City of Dallas

LANDMARK COMMISSION
REGULAR MEETING

May 4, 2026, Briefing at 9:30 A.M. and the Public Hearing at 1:00 P.M.
Dallas City Hall, 6ES Briefing Room and Videoconference

(The Landmark Commission may be briefed on any item on the agenda if it becomes necessary)

Video Conference: (24938698725@dallascityhall.webex.com)

Telephone: (408) 418-9388**,** Access Code: 249 386 98725
Password May26LMC (62926562 when dialing from a phone or video system)

The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Board Coordinator by calling (214) 670-4206 or TTY (800) 735-2989, *at least seventy-two (72) hours (3 days) in advance of the scheduled meeting*. A video stream of the meeting will be available two business days after adjournment by visiting https://dallascityhall.com/government/Pages/Live.aspx.

La Ciudad de Dallas llevará a cabo "Adaptaciones Razonables" a los programas y/u otras actividades relacionadas para garantizar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para garantizar una reunión equitativa e inclusiva. Cualquier persona que necesite ayuda auxiliar, servicio y/o traducción para participar de forma plena en la reunión, debe notificar al Departamento llamando al (214) 670-1786 o TTY (800) 735-2989, *por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada*. Una transmisión de video de la reunión estará disponible dos días hábiles luego del levantamiento de la reunión visitando https://dallascityhall.com/government/Pages/Live.aspx.

The public may listen to the meeting as an attendee at the following videoconference link:
https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m5cd83911022943dcc9125626624862f7
(NOTE: IF THE LINK ABOVE DOES NOT WORK, COPY AND PASTE THE LINK IN YOUR WEB BROWSER)

Individuals and interested parties wishing to speak must register with the Historic Preservation office by emailing Phyllis.hill@dallas.gov at least 1 hour prior to the meeting start time.

AGENDA

I. **Call to Order** — Evelyn Montgomery, Chair

II. **Public Speakers**

III. **Approval of Minutes**

- April 6, 2026, Regular meeting minutes

IV. **Reports and Briefing Items**

- Designation Committee Activity Update — Commissioner David Preziosi
- Presentation and Update on Garvin Cemetery — Rob Baldwin and Staff
- Meeting Procedure Training — Assistant City Attorney
- Certificate of Eligibility (CE) Items — Staff
- Consent Items
- Courtesy Review Items
- Discussion Items

V. **Public Hearing**

- Consent Items
- Courtesy Review Items
- Discussion Items

VI. **Miscellaneous**

VII. **Adjournment**

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propriedad."

APPROVAL OF MINUTES

REPORTS AND BRIEFING ITEMS

DESIGNATION COMMITTEE ACTIVITY REPORT

PUBLIC HEARINGS

CONSENT ITEMS

C1. 26-1533A **725 LOWELL STREET**

Junius Historic District
CE256-011(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated $530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Andrew Simpson

Application Filed 4/20/2026

Staff Recommendation

That the Certificate of Eligibility and an estimated $530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

Attachments: C - 725 Lowell St - CE256-011(CP) - Docket

C2. 26-1534A **722 NESBITT DRIVE**

Junius Historic District
CE256-012(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated $164,965 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Joshua and Kelly Harris

Application Filed 4/8/2026

Staff Recommendation

That the Certificate of Eligibility and an estimated $164,965 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

Attachments: C - 722 Nesbitt Dr - CE256-012(CP) - Docket

C3. 26-1144A **5424 REIGER AVENUE**

Council District 14
Junius Heights Historic District
COA-26-000121
Christina Paress

Request

A Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch).

Applicant Christopher Bolan

Application Filed 4/8/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch) be **approved** in accordance with plans and specifications dated 5/4/2026. The proposed work is consistent with preservation criteria Section 8.3; City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch) be **approved** as submitted.

Attachments: C - 5424 Reiger Ave - COA-26-000121 - Docket

COURTESY REVIEW ITEMS

CR4. 26-1145A **3919 WALDRON AVENUE**

Council District 7
Queen City Neighborhood - Predesignation Moratorium
COA-26-000122
Rhonda Dunn

Request

A Courtesy Review of the construction of a new main residential building on a vacant (interior) lot with an accessory structure - a detached two-car garage.

Applicant Williams, Tracy

Application Filed 3/4/2026

Staff Recommendation

Courtesy Review - no action required. That the request to construct a new main residential building on a vacant (interior) lot with an accessory structure - a detached two-car garage be conceptually approved with the understanding that the final design, as well as associated site plans, elevations, renderings, and details, are to be submitted for Landmark Commission review.

Task Force Recommendation

Courtesy Review - Comments only. Supportive, with the following comments:

1. The front dormer is too high up, on the front roof slope.
2. Windows of the dormer are too short.
3. Driveway appears to encroach on the neighbor's property.
4. Reduce the width of the driveway - too much hardscaping, not enough green space.
5. Two-part porch columns on front and rear porches should have square/rectangular bottoms, not flared.
6. Porch column bottoms should be brick and sit on grade.
7. The foundation should be raised with a crawl space (minimum height 18 inches) or a pier and beam.

Attachments: Initiations Memo_032426
CR - 3919 Waldron Ave -COA-26-000122 - Docket

DISCUSSION ITEMS

D5. 26-1531A **10260 STRAIT LANE**

Council District 13
Jackson Residence Historic District
COA-26-000138
Rhonda Dunn

Request

A Certificate of Appropriateness to replace the existing fence (having random ashlar-cut limestone wing walls and posts) along the front property line with a new metal fence; new height eight feet, six inches.

Applicant Sardar, Sharif

Application Filed 4/14/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace the existing fence (having random ashlar-cut limestone wing walls and posts) along the front property line with a new metal fence, new height eight feet, six inches be **approved with conditions** in accordance with drawings and specifications submitted April 14, 2026 with the following conditions: that the new limestone wing walls and posts must match the existing ashlar-cut limestone in color, texture, pattern, bond, and module size; that replacement metal fencing match the existing in openness percentage - a minimum of 80 percent; that fence posts be topped with cast stone caps matching the existing in color, texture, profile, and dimensions; that maximum height of all fence components be less than (or equal to) eight feet six inches; and that statuary (dog finials) at the main gate be retained/restored. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.6(a) under Fences; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Guidelines for Setting

(District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace the existing fence (having random ashlar-cut limestone wing walls and posts) along the front property line with a new metal fence, new height eight feet, six inches be **denied without prejudice**. Design does not comply with the ordinance or match the existing fence.

Attachments: D - 10260 Strait Lane_COA-26-000138_Case Report

D6. 26-1504A **702 ROSS AVENUE**

Council District 14
West End Historic District
COA-26-000136
Rhonda Dunn

Request

A Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building.

Applicant Ruvalcaba, Rene

Application Filed 4/15/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building be **approved with conditions** in accordance with drawings and specifications submitted April 15, 2026 with the following conditions: that all attachments for lighting fixtures, conduit, wiring, or mounting hardware be made only through mortar joints and not into historic brick; that programmable string lights be installed below the parapet and any ornamental brick detailing at the top of the main building; and that color temperature and brightness shall be kept low-intensity -- using a neutral, low-intensity white light is preferred. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 5.7 pertaining to façade appearance; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building be **denied without prejudice**. The applicant has not provided enough information.

Attachments: D - 702 Ross Ave_COA-26-000136_Case Report

D7. 26-1496A **1310 W. DAVIS STREET**

Council District 1
Winnetka Heights Historic District

COA-26-000092
Christina Paress
Request
A Certificate of Appropriateness to paint a mural on the West side of the brick structure.
Applicant Yorleny Valderrama
Application Filed 3/20/2026
Staff Recommendation
That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice**, with the finding of fact that the mural does not fit within the neighborhood, and the design and colors are not appropriate to the district and would have an adverse effect on the district. The proposed work is, therefore, inconsistent with preservation criteria Sec. 51P-87-117.3(b)(1)(H); City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).
Task Force Recommendation
That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice** per ordinance. However, the task force notes that murals are culturally appropriate in Oak Cliff, that a smaller portion of the brick has already been painted, and that the mural is on the alley side of the building.

Attachments: D - 1310 W Davis St - COA-26-000092 - Docket

D8. 26-1497A **3500 LATIMER STREET**
Council District 7
Queen City [Predesignation Moratorium]
COA-26-000162
Rhonda Dunn
Request
A Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot) with an accessory structure - a detached two-car garage.
Applicant Smith, Rick
Application Filed 4/15/2026
Staff Recommendation
That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot) with an accessory structure - a detached two-car garage be **approved** in accordance with drawings and specifications dated 4/15/2026 with the following conditions: (1) that the exterior cladding be brick veneer (unpainted); (2) that an exterior (masonry) chimney be added to the front or cornerside elevation; (3) that roof pitch be steeper - minimum 12:12; (4) that windows be all aluminum (no cladding) with lite configuration of one-over-one; (5) that front door be arched or rectangular with heavy timber

styling and decorative strap hinges; and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for **noncontributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

No quorum - Comments only. Non-Supportive, with the following comment(s): the design shown is not what the Landmark Commission recommended. It lacks important architectural features characteristic of the Tudor Revival style.

Attachments: D - 3500 Latimer St_COA-26-000162_Case Report

D9. 26-1498A

2601 STATE STREET

Council District 14
State-Thomas Historic District
COA-26-000156
Marcus Watson

Request

A Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot.

Applicant Hiromoto, Jennifer

Application Filed 3/26/2026

Staff Recommendation

That the Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot be **approved** in accordance with plans and specifications submitted April 17, 2026. The proposed work is consistent with designation criteria in City Code 51P-225.109(a)(3), (a)(5), (a)(6), (a)(7)(A)(i), (a)(9), (a)(10), (a)(11), (a)(12), (a)(14), (a)(16), and (b)(8); meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing** properties; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

That the Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot be **approved**.

Attachments: D - 2601 State_COA-26-000156_Docket

D10. 26-1499A

QUEEN CITY NEIGHBORHOOD

Council District 7
Queen City [Predesignation Moratorium]
Rhonda Dunn

Request

A Landmark Commission authorized hearing to consider [re]initiating the historic designation procedure to establish a historic overlay district, on

property constituting a subdistrict within Planned Development District No. 595, an area known as the Queen City Neighborhood, generally bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street.

Attachments: D - Queen City_LMC Reinitiation Memo_050426

D11. 26-1500A **MCSHANN ESTATES**

Council District 13
Rhonda Dunn

Request

A Landmark Commission authorized hearing to consider initiating the historic designation procedure to establish a historic overlay district for the area known as McShann Estates, located along McShann Road (north and south lines) from Montfort Drive to Preston Road.

Attachments: D - McShannEstates_LMC Initiation Memo_050426

MISCELLANEOUS

M12. 26-1501A **8777 N. STEMMONS FREEWAY**

Mary Kay Cosmetics
Council District 6
Rhonda Dunn and Raeesa Parvez Patel

Request

Review National Register Nomination form for 8777 N. Stemmons Freeway (Mary Kay Cosmetics), at the behest of the Texas Historical Commission (THC).

Owner

8787 RICCHI LLC

Attachments: D - 8777 N Stemmons Fry_Dallas, Mary Kay Cosmetics - SBR Dra

ADJOURNMENT

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 § 551.089]

8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-1533A **Item #:** C1.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D14
HISTORIC DISTRICT:	Junius Heights (H/128)
DEPARTMENT:	Department of Planning and Development

SUBJECT

725 LOWELL STREET

Junius Historic District
CE256-011(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated $530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Andrew Simpson

Application Filed 4/20/2026

Staff Recommendation

That the Certificate of Eligibility and an estimated $530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

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CITY OF DALLAS

LANDMARK COMMISSION **May 4, 2026**

FILE NUMBER: CE256-011(CP)
LOCATION**:** 725 Lowell St
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 3,144

PLANNER: Christina Paress
DATE FILED: April 20, 2026
DISTRICT: Junius Heights (H/128)

APPLICANT: Andrew Simpson

OWNER: Andrew Simpson

REQUEST:
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated $530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

SUMMARY: This single-family house was built in 1915 and is a contributing structure in a historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvement Value (2025):	$ 638,000
Land Value:	$ 163,000
Required Expenditures:	$ 159,500
Estimated Expenditures:	$ 530,000
Estimated Total Exemption:	$ 93,010

Notes on the estimated exemptions:

**The estimated value after rehabilitation does not account for any increase in value due to appreciation.*

***Tax estimates are based on the new city tax rate of 0.6988%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

STAFF RECOMMENDATION:
Approval of the Certificate of Eligibility and approval of an estimated $530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



Historic Preservation
Tax Incentive Program

Step 1
Application to the Landmark Commission

Address: 725 Lowell Street, Dallas, Tx, 75214

Applicant: Andrew Simpson

Contact info: _____



Application Requirements

☐ Completed Step 1 Application	All requested information must be provided and, where necessary, forms should be signed and notarized
☐ Estimated costs of rehabilitation	List of applicable expenses. Eligible expenses are listed in the General Information packet.
☐ Statement of Understanding	Signed and notarized by the property owner; use the form included in this packet.
☐ DCAD Account Information	Go to www.dallascad.org then search for appraisals, search by address, search for the address of the property in question, and attached a copy of the account information to this application.
☐ Photographs of existing conditions	Pictures taken of the structure prior to rehabilitation. Be sure to document the areas that will be rehabilitated.

Additional Requirements

Check all statements that apply and please provide the information shown to the right for those items.

☐ Does the rehabilitation include any exterior work?	Provide a copy of the front page of the Certificate of Appropriateness for the rehabilitation.
☐ Has the rehabilitation work already been completed?	In addition to this Step 1 Application, please submit the Step 2 - Application for Verification of Expenditures, as well as all of the required documentation.
☐ Has the property has received any previous tax relief?	Provide the documentation explaining the duration and amount of all previous tax relief.
☐ Is the property is in a TIF district?	Documentation of any additional tax incentives the property is set to receive, such as tax credits from the county, National Trust, grants, Texas Historic Commission or other entities. If you are unsure if the property is in a TIF district, locate your property on the DCAD website's map and turn on the Tax Increment Zone layer.
☐ Is this an Urban Historic District exemption?	Provide a breakdown of the square footage for residential, retail, commercial, and other nonresidential uses, number of jobs created, and

residential units created in the proposed project.

Additional Requirements (cont).

☐ Is this a Citywide - Endangered Property exemption?	Please ask staff for the Endangered Structure Addendum
☐ Has the property had past code violations?	Contact the Code Compliance Department at 214-670-5708 if the property has had past code violations. An email from their department stating that the violations have been resolved will suffice.
☐ Is the owner not listed as the owner in DCAD records?.....	Provide a copy of the property deed.
☐ Is the property a divided lot or split between several lots?....	Provide a copy of the property deed.
☐ Is the property unplatted (no lot or block number)?.....	Provide a copy of the property deed.
☐ Is it is owned by a partnership, LLC, or other entity?.....	Provide a copy of the property deed or documentation that the signatory has the authority to sign on behalf of the entity.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 725 Lowell Street, Dallas, Tx, 75214

Legal description: Lot 7 Block 5/1868

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): _____

Historic district or pending historic district: Junuis Heights

Year the historic structure was built: 1915

Is this a contributing structure? Yes

Owner Information

Please list all of the property owner(s): Andrew Simpson

Mailing address: 725 Lowell Street

City, state and zip code: Dallas, Tx, 75214

Phone number: _____ Fax number: _____

Email: _____

Applicant Information (if different then the property owner)

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: $530,000

Current Use: Residential Proposed Use: Residential

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? Yes

If not, when will the application for a CA be considered? _____

Projected Construction Time and Estimated Date of Completion: 10 months, October 2026

Lien Holder Information (if applicable)

Primary mortgage company: _____

Contact person: _____

Correspondence address: _____

Secondary mortgage company: _____

Contact person: _____

Correspondence address: _____

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

The following information can be obtained from the Dallas Central Appraisal District website (www.dallascad.org and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: January 2026

Improvement Value: 638,000

Land Value: 163,000

Has the property received any previous tax relief? If so, please explain: No

Is this in a TIF district? No

** Please attach a copy of the dallascad.org account information for the property to this application**

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	☐	Based on Rehab	75%	100%	10 years	Yes
	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Revitalizing Historic Districts Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • Winnetka Heights	☒	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts • 10th Street • Wheatley Place	☐	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Citywide Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban, Endangered or Revitalizing historic districts	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable
Citywide – maintenance Includes properties in **all** historic districts	☐	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Requirement	Amount	Duration	Renewable
Ownership by a non-profit entity open to the public	☐	Non-profit	Be a contributing structure in the district, and be a designated historic landmark that is open to the public and is operated by a non-profit with 501(c)(3) status. See Sec 51A-11.207 for other requirements	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of $50,000 will have to be approved by both the Landmark Commission and the City Council.

Cost Estimates

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Repair of termite damage and termite treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

Ineligible costs include, but are not limited to, the following:

- Landscaping
- Legal and accounting fees
- Overhead
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Repairs of construction equipment
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

Briefly list the scope of work (attach a separate sheet of paper if necessary): Amount

1. Refer to Attached contract with _____ _____
2. _____ _____
3. _____ _____
4. _____ _____
5. _____ _____
6. _____ _____
7. _____ _____
8. _____ _____
9. _____ _____
10. _____ _____

Total estimated expenditures of applicable costs: _____

PLEASE NOTE: Step 2 of this application process requires applicants to submit copies of receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Be sure to document your rehabilitation expenditures so that you can provide this information to the city when you apply for verification.

Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF Dallas §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission, all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Andrew Simpson

Owner's Signature: A-S

This instrument was acknowledged before me on APRIL 20TH, 2026

by (print name of owner) ANDREW SIMPSON.

MICHELLE LEE ROBERSON
Notary Public, State of Texas
Comm. Expires 11-27-2027
Notary ID 134656362

Notary stamp

Michelle Roberson
Notary Signature

RIPLEY
RENOVATIONS

Proposal 1152-11
Issue Date December 5, 2025
APPROVED

PREPARED BY
Ripley Renovations
www.ripleyrenovations.com
(972) 413-8443
traviseripley@ripleyrenovations.com
800 S Haskell Ave, Dallas, TX 75223, USA

PREPARED FOR
Andrew Simpson
Andrew Simpson and Rachel Ring
(469) 408-7933
Andrew.Simpson@hfsinclair.com
725 Lowell St, Dallas, TX 75214, USA

PROPOSAL DETAILS
725 Lowell Street
725 Lowell St, Dallas, TX 75214, USA

DESCRIPTION	TOTAL
Pre-Construction and Site Management	$9,693.00
Design Services N/A; homeowners to work with a third-party designer for all finishes and material specifications. If we need to assist with this process or the homeowners would like additional assistance, we charge $100/hour for any design services.	$0.00
Permitting - Building Estimated City of Dallas permitting fees. Actual cost will vary slightly. Includes management time to prepare and process the permit.	$1,890.00
Permitting - Zoning N/A; homeowner/other to apply for Certificate of Appropriateness.	$0.00
Energy Review Third-party energy audit required by the City of Dallas for any remodels or additions with new fixtures and/or roof square footage.	$615.00
Inspection Management Project management hours to coordinate and attend inspections throughout the process. Includes costs to print permitted plan sets to scale. The following inspections will be required: • Plumbing (rough) • Electrical (rough) • HVAC (rough) • Energy/insulation • Building (rough/framing) • Zoning (rough/framing) • Plumbing (final) • Electrical (final) • HVAC (final) • Energy (final) • Building (final) • Zoning (final)	$2,310.00
Port-A-Potty Rental Monthly rental of a portable toilet for the duration of this project. We will remove the unit towards the end of the project when we are waiting on finishes and/or performing punch list tasks sporadically.	$1,728.00
Debris Disposal Priced for nine loads in our dump trailer over the course of the project.	$3,150.00
Client Finish Selections	$103,037.36
Lighting and Electrical Package N/A; homeowner/other to provide all fixtures and/or accessories. Small allowance for fasteners and minor items we typically need to purchase in support of homeowner selections, plus a labor allowance for meeting with the designer and/or homeowners to organize placement and locations of all components. All fixtures must be known/final before construction can begin to ensure our management team is prepared to execute the project smoothly.	$630.00
Plumbing Fixture Package	$630.00

N/A; homeowner/other to provide all fixtures and/or accessories. Small allowance for fasteners and minor items we typically need to purchase in support of homeowner selections, plus a labor allowance for meeting with the designer and/or homeowners to organize placement and locations of all components.

All fixtures must be known/final before construction can begin to ensure our management team is prepared to execute the project smoothly.

Tile Package $34,500.00

Placeholder cost for all tile and related decorative components (edge pieces, borders, inlay) based on revised quantities from the most recent plan set and direction from designer. Will adjust slightly to the actual order, but we should now be within 5% of the final cost, barring changes in specifications.

***Homeowners' designer to specify all selections, but Ripley Renovations must purchase and manage these materials. We will use trade pricing where applicable, with savings passed through to the client.

Stone and Counter Package $16,575.00

Placeholder cost for all stone or solid surface components (marble, granite, quartz, etc.) based on roughly estimated quantities and general styles typical for similar projects.

***Homeowners' designer to specify all selections, but Ripley Renovations must purchase and manage these materials. We will use trade pricing where applicable, with savings passed through to the client.

***Price assumes the need for two slabs to accommodate all countertop/threshold needs. Price can potentially decrease once full scope and selections are made.

Hardware Package $630.00

N/A; homeowner/other to provide all hardware and/or accessories. Small allowance for fasteners and minor items we typically need to purchase in support of homeowner selections, plus a labor allowance for meeting with the designer and/or homeowners to organize placement and locations of all components.

Interior Door Package - Two Options $11,788.80

Revised pricing for actual door order. There are two options below - one for stain grade doors on the first floor and paint grade on the second, and another for all paint grade doors everywhere.

- [x] Paint and Stain Grade Doors $11,788.80
- [ ] ~~All Paint Grade Doors~~ ~~$8,676.00~~

Exterior Door Package $3,344.71

Revised pricing for new exterior door based on homeowner/designer selection.

***Homeowners' designer to specify all selections, but Ripley Renovations must purchase and manage these materials. We will use trade pricing where applicable, with savings passed through to the client.

Window Package - Two Options $34,938.85

Revised pricing for actual window order. There are two options below - one for only the first floor window order, and one for adding the second floor to the scope as well.

- [ ] ~~First Floor Windows Only~~ ~~$23,291.35~~

~~Revised pricing for the purchase of the window package for the first floor only, plus minor costs for installation materials. No labor included here.~~

- [x] First and Second Floor Windows $34,938.85

Includes the above scope, plus the purchase of 6 new window units on the second floor (two bedrooms, two living room, one bathroom, one hallway).

Construction $424,241.57

Site Protection $6,780.00

All site protection tasks throughout the duration of the project, to include:

- Provide a combination of drop cloths and/or heavy construction paper “runners,” installed from construction zones to building entrance(s)
- Provide air filtration unit filters, to be swapped out regularly throughout the project during phases with high levels of dust creation
- Provide trash cans and bags to be used throughout the project
- Provide construction vacuum filters for regular clean-up throughout the project
- Provide and install plastic sheeting at entrances to construction zones with heavy duty zippers to control dust transfer into living areas

Demolition $6,840.00

Demo required to remove all materials that would interfere with the execution and completion of the overall scope.

Foundation $9,929.94

All labor and general materials to make foundation corrections on the exterior wall in the back corner of the property by the primary suite. Will include minor leveling where readings have shown excessive height variances.

Framing $24,060.00

All framing labor and general materials to relocate interior walls/stairs per plans.

Materials to include:
- Standard framing lumber per code, primarily southern yellow pine
- 3/4" tongue and groove plywood for subfloor replacement
- Engineered beams for all new or reworked openings
- Fasteners as required

***Cost has been adjusted up from the original estimate to account for the recent proposed change to add a floor in the front vaulted atrium area. We have also revised to material cost to account for actual engineering specifications.

Exterior Trim $16,875.00

All labor and installation materials for the following the base remodel scope and optional additions in the second floor.

☐ ~~Exterior Trim - Base Scope Only~~ ~~$7,485.00~~

~~All labor and installation materials for the following tasks:~~
- ~~Installation of new exterior door~~
- ~~Installation of new windows on first floor~~
- ~~Minor adjustments/installation of trim around doors, windows, soffits and other exterior areas as needed - only on the exterior of remodel areas (does not include repairs to existing exterior trim, which can be added on at additional cost if requested)~~

☑ Add Second Floor Windows But Omit Window Infill $16,875.00

Option to add the second floor windows, but without the window infill. Only select this option if you are also including the second floor window package above. This is disproportionately expensive due to the expansion of the scope to include full prep-repaint of the exterior siding and interior drywall repairs. Includes the base scope in the first line of this section.

☐ ~~Add Second Floor Windows And Include Window Infill~~ ~~$20,970.00~~

~~Option to add the second floor windows with closing in the small fixed window. Only select this option if you are also including the second floor window package above.~~

~~Also includes costs for drywall and paint labor/materials related to this scope expansion.~~

~~***Costs are higher for these windows due to height - we'll move slower on ladders and/or scaffolding, and we need to do drywall and siding repairs, plus a full repaint of that exterior face once the siding is replaced for the window infill.~~

Masonry $16,494.00

All labor and materials to repair brickwork after relocation/installation of doors and windows. Includes cost to carefully demo and salvage existing brick for reinstallation during the demo phase.

***Assumes we will be able to reuse enough existing brick that we won't need to find matching material. Openings are enlarging/increasing in number, so this is likely.

Exterior Painting $5,610.00

All labor and materials to prep and paint three exterior brick facades that will be impacted by window and door installations. We will paint from corner to corner of any wall where we altered masonry. All paint will be Sherwin Williams products or equivalent material from Benjamin Moore. Includes two options for the back door: Custom staining the exterior face, or painting it to in either a matching trim color or as an accent.

☑ Exterior Painting w/ Stained Back Door $5,610.00

Exterior painting plus staining of new exterior door on the back side of the house.

☐ ~~Exterior Painting w/ Painted Back Door~~ ~~$5,190.00~~

~~Exterior painting plus painting of new exterior door on the back side of the house.~~

Plumbing - Supply/Drain Lines and Fixture Installs $19,425.00

All plumbing labor and general materials (not including fixtures and their accessories) to rough-in and later install all fixtures per plans.

Plumbing - Tankless Water Heater $7,200.00

All purchase and installation costs for a new tankless water heater in the attic. We can consider relocating a tank unit for a slightly lower cost (about $3k), but we don't like installing these above finished spaces, and there isn't room in the existing attic space for one without carving out space in the second floor bathroom.

Electrical $14,484.00

All electrical labor and general materials (not including fixtures and their accessories) to rough-in and later install all fixtures per plans. Includes increased costs for necessary panel improvements, and also includes exterior add-ons of porch outlets and soffit outlets.

HVAC $12,639.64

~~Base HVAC Scope - Remodel~~ ~~$5,823.00~~

~~All HVAC labor and equipment required for the remodel scope, to include:~~

- ~~Reworking of ducts in area of remodel~~
- ~~Purchase and installation of four new bathroom exhaust fans~~
- ~~Roofing support for any new exhaust penetrations~~

Larger HVAC Scope - Remodel Plus Improvements $12,639.64

Includes all scope in the above line item, plus option to make additional HVAC improvements primarily on the second floor, to include:

- Reworking of second floor ducting to improve airflow
- Replacement of aging accessible vinyl ducting on kitchen and upstairs unit
- Addition of returns to upstairs bedrooms
- Reworking return duct at stairs reduce noise
- Replacement of flexible flue with double wall vent stack (safer and code compliant)
- Sealing of all ducting and both units to prevent air loss

Roofing $277.50

Allowance to perform roofing inspection and perform minor repairs as necessary. We will investigate the source of the leak through the HVAC vent in the kitchen and seal/correct/improve any existing penetrations while we're up there.

***Revised cost down with the assumption we'll do this in conjunction with the HVAC exhausts, with costs captured in the above line item.

Fireplace $22,860.00

Revised placeholder cost for this installation, to include:

- Framing cost for new firebox and surround; will have a "faux" chimney framed up to the ceiling of the first floor only. No penetrations through the roof or continuation through the second floor, as the chimney will vent directly out the side wall behind the firebox.
- Purchase and installation of firebox
- Plumbing cost for new gas line
- Labor and materials for a stone hearth (assumes fall-off from the main stone order, so minimal cost here)
- Purchase and installation of cast stone mantle surround
- Additional painting costs
- Installation of customer-provided log set

This line item will still need additional design work and specifications before we can finalize this cost. Price has been revised to assume a smaller, standard ~36" firebox and no tile in-fill around the firebox. Hearth is now assumed to be stone from other parts of the project.

***Travis' note: To get this cost lower, we will need to vet different fireplace technicians than our usual installer (who is great, and he knows his stuff when it comes to code and safety). We can try this, and we may get another 10-15% off this cost, but that's going to be about the floor. Would prefer to go with our installer who we know and trust.

Insulation $1,565.40

Allowance to replace fiberglass batt where walls have been exposed during demolition and/or framing, and replace blown-in insulation in any ceilings where necessary.

Drywall $16,013.99

All labor and materials to install new drywall in areas of remodel and mud, tape, float, and sand all new and existing material in these zones to a flat level 5 finish. Includes significant repairs to areas adjoining the stairs and reworked openings the rooms around the stair relocation. Two options: Keep existing texture in the non-construction area downstairs, or include that in our scope as well so all the first floor is flat and consistent.

~~Base Drywall Scope Only~~ ~~$14,693.99~~

~~Only repair/flatten drywall in construction areas. Ignore the finish in the areas where we aren't doing drywall work otherwise.~~

Expanded Scope - Flatten Living/Dining Room Walls $16,013.99

Fully float all first floor for consistent finish throughout.

Cabinetry $40,072.50

All labor and materials to build and install fully custom cabinetry per initial plans, now separated out by individual sub-project with optional stain/paint grade where applicable. These numbers may adjust slightly once final cabinet drawings are approved, but we should be within 5% of actual costs now that we have the most recent (final?) design set.

Living Room Built-ins, Stain Grade $7,890.00

Includes the construction and installation of two quarter sawn white oak bookcases/cabinets to be located on either side of the future fireplace.

~~Living Room Built-ins, Paint Grade~~ ~~$5,550.00~~

~~Includes the construction and installation of bookcases/cabinets to be located on either side of the future fireplace, in this option made out of paint-grade poplar/maple/plywood (still all solid wood, and same construction quality).~~

~~Bookcase Door, Staircase - Stain Grade~~ ~~$6,585.00~~

~~Includes the construction and installation of a custom white oak bookcase cabinet on pivot hardware to be located at the base of the stairs (leading to the storage closet underneath).~~

~~If a bookcase door isn't selected, the cost for a standard door cut to an angle and installed in the guest room is included in the door package and trim carpentry line items.~~

~~Bookcase Door, Staircase - Paint Grade~~ ~~$4,905.00~~

~~Change this unit to paint grade. Same as other units - poplar/maple/plywood construction, same build quality.~~

~~If a bookcase door isn't selected, the cost for a standard door cut to an angle and installed in the guest room is included in the door package and trim carpentry line items.~~

~~Breakfast Room Cabinetry - Stain Grade Seat~~ ~~$5,887.50~~

~~Includes the construction and installation of a paint-grade banquette bench and pantry tower, but a stain-grade seat made from quarter-sawn oak.~~

☑ Breakfast Room Cabinetry - Paint Grade $4,807.50

Includes the construction and installation of an all paint-grade banquette bench and pantry tower.

☑ Powder Bath/Utility Cabinetry - Paint Grade $4,110.00

Includes the construction and installation of all paint-grade cabinetry as shown on the design plans, to include lower and upper cabinets plus a sink base unit. No option for stain grade components on this sub-project.

☑ Primary Bathroom Cabinetry - Stain Grade $15,780.00

Includes the construction and installation of the following:

- Double vanity made of quarter sawn white oak
- Custom wood paneling above vanities made of quarter sawn white oak

~~Primary Bathroom Cabinetry - Paint and Stain Grade~~ ~~$13,080.00~~

~~Includes the construction and installation of the following:~~

- ~~Double vanity made of quarter sawn white oak~~
- ~~Custom wood paneling above vanities made of paint-grade poplar/maple/plywood~~

~~Primary Bathroom Cabinetry - Paint Grade~~ ~~$10,680.00~~

~~Includes the construction and installation of the following:~~

- ~~Double vanity made of paint-grade poplar/maple/plywood~~
- ~~Custom wood paneling above vanities made of paint-grade poplar/maple/plywood~~

☑ Primary Bathroom Linen Cabinetry - Paint Grade $5,190.00

Includes the construction and installation of the linen cabinetry in the water closet. No option for stain grade components on this sub-project.

☑ Kitchen Tower Cabinet - Paint Grade $2,295.00

Includes the construction and installation of one full height paint-grade tower unit in the kitchen. No option for stain grade components on this sub-project.

Interior Trim $51,519.10

All labor and materials for the following tasks:

- Installation of new crown, baseboard, and door/window casings throughout first floor
- Installation of new or relocation of interior doors (includes all swing/passage, pocket, and closet doors)
- Installation of new baseboard and door casings on second floor
- Fabrication and installation of custom closet solution based off of design renderings (further discussions will be needed to ensure proper layout and hardware are selected)
- Installation of stain-grade treads/risers, balusters, newel posts, and skirting at new stairs

***Assumes all trim other than stair components and possibly doors will be paint grade.

Interior Trim Package Options $34,644.10

Please see each option below for a full description of the related scope. One note for all subsequent line items:

***We have discussed the option to stain the cased openings only (three sets). This is not our recommendation from a purely design standpoint, as we believe they will look "orphaned" without matching stained trim in either room on either side of the opening. We can do some mock-ups and test pieces before making this decision, and we will keep the trim cost on this line item the same if stained oak is ultimately the decision. We will need to charge additionally for the staining process, though, and an option has been added in the paint section which can be declined now but added back in mid-project.

☑ Trim Package - Full Craftsman Design $34,644.10

This package will include the following trim profiles throughout the first floor:

- Two piece crown profile
- Three piece base profile
- Three piece door/window casing headers with aprons on each window

Note: This package has all areas being paint grade wood except around the staircase and in the primary bathroom

The second floor will receive a base, door and window casings at a basic trim out package level.

- Two piece base
- Flat stock material around all doors and windows

~~☐ Trim Package - Full Craftsman Design, No Picture Rail~~ ~~$33,130.40~~

~~This package will include the following trim profiles throughout the first floor:~~

- ~~One piece crown profile, no picture rail~~
- ~~Two piece base profile~~
- ~~Three piece door/window casing headers with aprons on each window~~

~~Note: This package has all areas being paint grade wood except around the staircase and in the primary bathroom.~~

~~The second floor will receive a base, door and window casings at a basic trim out package level.~~

- ~~Two piece base~~
- ~~Flat stock material around all doors and windows~~

~~☐ Trim Package - Simplified Design~~ ~~$30,201.23~~

~~This package will include the following trim profiles throughout the first floor:~~

- ~~One piece crown profile (more builder-grade 8012 or similar)~~
- ~~Two piece base profile (without the pm5 base cap, just shoe molding)~~
- ~~Flat stock material around all windows and doors with only a neckband separating the header (no crown or "cap" molding at top)~~

~~Note: This package has all areas being paint grade wood except around the staircase and in the primary bathroom.~~

~~The second floor will receive a base, door and window casings at a basic trim out package level.~~

- ~~Two piece base~~
- ~~Flat stock material around all doors and windows~~

Interior Trim - Primary Closet $7,800.00

Assumes all solid wood components in paint grade (no mdf or particle board with veneer like custom closet cabinet companies typically use). Allows for shelf and rod configurations plus open adjustable shelving for shoes/sweaters/etc. No allowance for cabinet doors or drawers, but can be added on for additional cost.

Interior Trim - Staircase $9,075.00

Purchase and installation of stain-grade treads and risers, stain-grade balusters and newel posts, and stain-grade skirting per design plans.

***We can change any of these components to paint-grade during the process if requested by either homeowners or the designer. No change in price, however.

Tile Installation $47,392.50

Allowance for all labor plus standard installation materials to install tile per latest design plans.

Now priced for both of our primary tile installers. We still think this job is complex enough to warrant the best installer possible, but we can manage our mid-level team to do a serviceable job on this project.

- [x] Tile Installer - High End $47,392.50
- [ ] ~~Tile Installer - Mid-Level~~ ~~$40,140.00~~

Hardwood Flooring $15,513.00

All labor and general materials to make repairs in the remodeled area, then sand and refinish all newly installed and existing material throughout the first floor and stairs.

Carpeted Flooring $11,280.00

Placeholder cost for all labor and materials to install carpet flooring in the entire second floor. Does not include costs for carpet runners or anything else for the staircase. Cost will adjust to actual material selected. Assumes high-end carpet pad.

***Adjusted to Anderson price point per most recent design direction.

Interior Painting and Staining $54,660.00

All labor and materials to prep and paint/stain the entire first and second floor, except for the kitchen cabinetry. To include walls, ceilings, cabinets, and trim. All paint will be Sherwin Williams products or equivalent material from Benjamin Moore.

Base Scopes $42,360.00

Minimum costs to prep and paint all, including the optional cabinetry sub-projects if paint grade. Lowered this pricing overall with the assumption that at least some of this project will be stain-grade, with associated costs captured elsewhere.

First Floor Base Scope $34,320.00

Prep and paint entire first floor. Includes costs to prep all new trim and cabinetry throughout, but does not include any stain-grade components. Also does not include pricing to repaint existing cabinetry which will not be touched (in the kitchen).

Second Floor Base Scope $8,040.00

Prep and paint second floor. Includes costs to prep all new trim throughout, but does not include pricing to repaint existing cabinetry which will not be touched (vanities).

Paint Cost Adjustments - Stained Options $12,300.00

All cost reductions which will be eligible if selections are made in above optional sections. Only select these options if the corresponding selection is made elsewhere.

- [ ] ~~No Stain-Grade Upgrades~~ ~~$0.00~~

~~Select this option if ALL stain-grade upgrades are declined in above sections (interior doors and all cabinetry line items).~~

- [x] Stain Grade Interior Doors $4,230.00

Additional cost to stain interior doors. Must be included in the budget if the stain-grade door option was selected above in the finishes selection section.

- [x] Stain Grade Living Room Built-ins $3,075.00

Additional cost to stain built-in units on either side of the fireplace. Must be included in the budget if the stain-grade option was selected above in the cabinetry section.

- [ ] ~~Stain Grade Bookcase Door~~ ~~$1,755.00~~

~~Additional cost to stain bookcase door at the base of the staircase. Must be included in the budget if the stain-grade option was selected above in the cabinetry section.~~

- [ ] ~~Stain Grade Banquette Seat~~ ~~$817.50~~

~~Additional cost to stain the banquette bench seat. Must be included in the budget if the stain-grade option was selected above in the cabinetry section.~~

- [x] Stain Grade Primary Bath Vanities AND Paneling $4,995.00

Additional cost to stain both the vanities and the wall paneling in the primary bath. Must be included in the budget if the stain-grade option was selected above in the cabinetry section.

~~Stain Grade Primary Bath Vanities ONLY~~ ~~$3,075.00~~

~~Additional cost to stain only the vanities in the primary bath. Must be included in the budget if the stain-grade option was selected above in the cabinetry section.~~

~~Stain Grade Cased Openings~~ ~~$2,955.00~~

~~Additional cost to stain all three cased openings as shown on the plans. This trim will all match the other doors and windows, though, so it may be better to paint these to match. Staining would look great if they were a distinct colonnade or other design which feature different architectural elements.~~

Glass and Mirrors	$5,190.00

Fabrication and installation of custom shower glass door/enclosure with standard hardware/hinges. Additional upgrades such as Starphire true-clear glass, water-shedding treatment, and upgraded handles/hinges are available and can be quoted as requested.

Price also includes the custom mirrors to be constructed in the primary bathroom over the wood paneling.

Wallpaper	$0.00

All wallpaper to be provided and installed by homeowners and/or third-party designer. No management time included in this part of the project - will be done completely outside of our scope on this job. We will do our best to forecast and communicate when this work will need to get done, but there may be downtime due to difficulties in having our plumbers/electricians lined up for the exact time a third-party wallpaper installation will be completed.

Clean-up and Punch List	$7,560.00

Cost category for general tasks at the end of the project plus an allowance for labor to periodically clean the site throughout the construction phase. To include:

- Small allowance for miscellaneous items like light bulbs, door stops and vent covers
- Installation of cabinet, bathroom, and miscellaneous hardware
- Adjustment of all cabinet doors/drawers for proper operation and alignment
- Adjustment of all passage doors for proper operation and installation of related hardware
- Removal of all site protection materials
- Final painting walk-through and touch-ups

Travis' note: I tightened this up some. Allowing for fewer hardware items; we will rely on homeowners/designers for everything, from door stops to light bulbs, and they'll all need to be on site for us to start the punch list phase to avoid multiple trips (which is very common at the end of a job).

Additional note on some earlier questions: Our team does door/cabinet/other adjustments that are not part of the previous team's scope. The original installation team is paid to produce, deliver and install passage doors/cabinets/etc. and walk away once it's all working appropriately. Then it all comes off again to get prepped and painted, and then it gets adjusted one more time to ensure proper functionality. That's a different crew, and a different part of the process. We have to allow for time and cost for that - which is about 50% of the cost of this line item (the other roughly 50% is cleaning out the site as debris and materials pile up at different phases of work).

Contingency	$10,000.00

We frequently discover additional problems or necessary corrections during the first phases of construction in older homes. This contingency budget will allow us to absorb minor scope additions without having to issue small change orders with every minor unforeseen issue.

TOTAL	**$536,971.93**

1. Special Considerations

Ripley Renovations and its subcontractors will make all reasonable efforts to:

- Manage debris removal responsibly. We will utilize our dump trailer or pickup trucks to remove trash and construction debris whenever possible. Because a full-size dumpster would block driveway access, there may not always be large waste equipment on-site. A trailer or truck will be present during the initial demolition phase; afterwards, debris will be removed in smaller loads as needed. Without a dedicated dumpster, limited amounts of material may temporarily accumulate at the rear of the property, but we will make every effort to keep it organized and place it in a location approved by the client.
- Work with all client-provided fixtures and materials. For any fixtures or materials not purchased by Ripley Renovations, the client is solely responsible for verifying that all items delivered to the site are accurate, compatible with site requirements, and in good condition. We will assist in confirming compatibility when possible; however, the client must ensure that the selected materials meet their expectations for style, size, and function. Additional trips or labor hours required due to incomplete or incompatible client-provided items may result in added charges.
- Match the style of the existing hardwoods so that transitions between new and old material are nearly imperceptible. This includes identifying the existing species (red oak, white oak, pine, or a mix) and reinstalling the same type and mix of material to replicate grain patterns as closely as possible. This scope does not include sourcing reclaimed wood, as it is difficult to obtain and would increase costs; however, we can source and install a nearly identical match using new material. If the homeowners provide usable

flooring material, we will deduct its value from the invoice that includes the hardwood flooring installation. We can provide a quote for that value prior to installation upon request.
- Maintain a safe and convenient location for toilet and hand-washing needs. We will work with the client to determine the best placement for a portable toilet unit. The rental company must have full access to the unit for service, so it must be placed outside of any fencing and within reach of their service vehicle (minimum 15-foot hose access). Provided that an operable water spigot or valve is available on-site, this will meet hand-washing requirements.

2. Specific Exclusions from Scope

Labor and materials not specifically listed in the line-item proposal accompanying this contract are not included in the scope of this project. Additionally, repairs for damage caused by contractors who are not under the direct supervision of Ripley Renovations as part of this project are excluded. Some (but not all) of the specific exclusions are:

- Development of architectural or engineered plans. Ripley Renovations will prepare general design plans as needed. If structural specifications are required, we will contract with a licensed engineer; however, we do not have a licensed architect or engineer on staff.
- Future damage stemming from foundation issues or soil movement that are outside the scope of work for this project.
- Termite or other pest control services.
- Landscaping services, other than basic cleanup of temporary debris-holding areas.
- Final deep cleaning or detailing, including window washing. These services may be arranged by the client directly or through Ripley Renovations at any time during or after the project. Window washing may be handled by our painters or by a third-party provider.

3. Timeline / Schedule

Ripley Renovations will make all reasonable efforts to maintain steady progress throughout the project and avoid delays related to labor scheduling or material availability. However, the overall timeline is dependent on many factors, including weather conditions, material lead times, permitting or inspection schedules, work performed by contractors not affiliated with Ripley Renovations, and unforeseen conditions discovered during renovation of the existing structure. These items are outside of our control, and any delay will be communicated to the homeowners within 24 hours of discovery.

All projected timelines are estimates based on current information and industry conditions. While Ripley Renovations will work diligently to meet these projections, no specific completion date is guaranteed.

The client agrees to make all required selections and provide timely decisions in accordance with the schedule communicated by Ripley Renovations. Failure to do so may affect the schedule and could require rescheduling of trades. If such delays occur, Ripley Renovations reserves the right to adjust the completion date and, if additional labor or rescheduling becomes necessary, submit a change order for added costs.

Client-driven change orders may impact the overall project timeline, as we must carefully evaluate the full scope of each request—including labor and material needs, cost implications, and any interruption to the construction sequence. In order to do this properly, work may need to pause while the change is assessed and quoted. Once approved in writing, the schedule will be adjusted as needed and work will resume.

If delays create a gap in the schedule, Ripley Renovations may need to resume work at the next available opening in our construction calendar.

4. Payment Terms

All labor and material costs shown on the accompanying proposal are fixed within the stated scope of work. If unforeseen conditions are discovered that require additional work or materials, no such costs will be incurred - and no work will be performed - without written approval from the homeowners in the form of a signed change order, or written consent via email or text message. Any approved change order will be subject to the same terms and conditions outlined in this contract.

All totals shown on the proposal or approved change orders will include applicable taxes, fees, and contractor markups. No additional costs will be added to an agreed-upon total unless there is an expansion of scope that has been approved in writing by the homeowners.

Unless specified otherwise in the proposal, the homeowners are responsible for providing all plumbing fixtures, electrical fixtures, and hardware (including cabinet, door, and bathroom hardware) not selected during the design phase. Ripley Renovations may assist with sourcing, receiving, or transporting these items; however, we are not contractually obligated to provide these services when the

materials are purchased directly by the homeowners, and we cannot store client-purchased items at our facility.

If Ripley Renovations provides payment for any fixtures or materials on the client's behalf, our standard markup of 20% will apply. This markup is added after any available contractor discounts - often resulting in no additional cost, or a lower net cost, to the client when we make the purchase.

Payment schedule:

To begin work on this project, both this contract and the accompanying itemized proposal must be signed. No down payment is required; all work is invoiced in arrears. Once construction begins, draws will be requested approximately every two weeks, based on the percentage of completion for the relevant line items (e.g., 25% of flooring, 50% of counters).

Invoicing will pause as we approach project completion, once the estimated remaining balance is at least $5,000. That amount will serve as the client's holdback, to ensure satisfactory completion of all contracted work. Each invoice will include a running summary showing all payments made to date and any remaining balance due.

If payment is not received within seven business days of the invoice date, Ripley Renovations reserves the right to pause work until the account is brought current. Any resulting delay will be treated as a client-caused delay and may affect the project schedule.

A lien waiver may be provided upon request once final payment has been received.

Payment methods:

With each invoice, the homeowners will receive a link to a secure QuickBooks payment portal. There is no fee for ACH payments made through this link (a bank account debit similar to an online check). Physical checks are also accepted. All pricing shown in our estimates, proposals, and contracts reflects a cash discount; however, if the homeowners wish to pay by credit card, that option can be activated through the same QuickBooks link, with a 3% processing fee added to cover transaction costs.

5. Subcontractors

Ripley Renovations will oversee and coordinate all subcontractors involved in the project and will remain fully responsible for their performance. The use of subcontractors does not relieve Ripley Renovations of any obligations under this contract.

Selection and management of subcontractors - including scheduling, site access, scope of work, and performance standards - will be handled solely by Ripley Renovations. Homeowners may not direct, supervise, or issue instructions to subcontractors; all communication and requests must be made through Ripley Renovations.

All services, labor, materials, and equipment used in the project will be paid for promptly by Ripley Renovations. If any subcontractor places a lien on the property, Ripley Renovations will ensure that it is removed without delay.

6. Insurance and Liability Exposure

Ripley Renovations will maintain all commercially reasonable insurance coverage necessary to protect against damages or losses that may arise in connection with this project. All coverage will be carried through reputable, financially sound insurance providers for the duration of the work. Upon request, Ripley Renovations will provide a certificate of insurance to the homeowners prior to the start of construction. Insurance policies will not be materially altered or canceled without providing the homeowners at least 30 days' prior notice.

All Ripley Renovations insurance policies will include a waiver of subrogation, releasing the homeowners (and their respective insurers) from any claims our carrier might otherwise pursue. Additionally, the homeowners will be included as additional insureds on Ripley Renovations' policies, with the exception of workers' compensation coverage.

Ripley Renovations currently carries a $1 million general liability policy (per occurrence), as well as workers' compensation coverage applicable to all employees and any otherwise-uninsured subcontractors working on this project.

7. Pet Policy

We genuinely love pets and understand how important they are to your household. We also aim to create spaces that work beautifully for both humans and their four-legged (or finned/feathered) family members. However, Ripley Renovations and its subcontractors cannot assume responsibility for the safety or security of any pets that have access to active work areas.

Construction zones often require doors, gates, and access points to remain open while materials and equipment are moved in and out. This creates an environment where pets can accidentally slip out. It also puts workers in a difficult position, splitting focus between their tasks and monitoring animals who may be hiding, stressed, or attempting to explore. In addition, even the most well-behaved pets can become anxious when unfamiliar people and noise enter their territory, which can lead to unpredictable behavior. We have unfortunately experienced incidents where nervous pets have bitten workers.

For these reasons, homeowners must choose one of the following during work hours:

- Secure pets in an area of the home or yard that workers will not need to access (such as a closed bedroom or fenced portion of the property); or
- Board pets during active construction hours.

If boarding is the preferred choice, Ripley Renovations will make every effort to communicate the daily work schedule in advance. However, unforeseen issues, such as worker illness, supply delays, or other disruptions, may occasionally cause last-minute schedule changes. In these situations, any additional or unnecessary boarding costs cannot be reimbursed by Ripley Renovations.

8. Cleaning Policy

Pre-Cleaning and Organization

Ripley Renovations prepares estimates and proposals with the assumption that homeowners will remove all personal items, décor, and furniture from the project area prior to the start of work. At the homeowner's request, our team can assist with moving heavy items or packing and relocating belongings. This work will be billed at our standard hourly rates: $52.50/hour for carpenter's assistants and painters, and $75/hour for lead carpenters and project managers. We can also dispose of unwanted items prior to demolition; additional charges may apply depending on size, quantity, and disposal requirements.

Interior Cleaning and Finish Protection

Ripley Renovations and its subcontractors will take reasonable steps to protect flooring and travel paths to and from the work area using drop cloths, cardboard, and/or paper runners. We will make every effort to avoid damage to doors, walls, and trim adjacent to the work zone. Any minor wear that does occur in these areas will be repaired during the final punch list. Occasionally, touch-ups can highlight wear or fading on adjoining surfaces; if broader repainting or repair is desired, this work can be added for an additional cost.

To help control dust, we will install plastic containment in areas where high dust generation is expected and will turn off HVAC circulation during heavy sanding or demolition. These methods significantly reduce dust migration but cannot prevent all fine dust (especially from drywall or wood sanding) from settling throughout the home. Homeowners should expect to clean the rest of the house more frequently during construction. Routine cleaning outside the project scope is not included in this contract unless explicitly stated. Our team will regularly sweep, vacuum, and organize the work area but will not clean other portions of the property.

Exterior Cleaning and Finish Protection

For exterior projects, Ripley Renovations will take reasonable care to protect decks, driveways, hardscaping, and roofing during any work that may cause overspray or surface residue. We do ask that vehicles be moved away from the work zone to avoid accidental damage or overspray. We do not cover landscaping, as plastic sheeting can cause plants to overheat. Our team will regularly sweep, vacuum, or blow off areas affected by construction. If a final powerwash is desired, we can provide a quote and perform the service at additional cost.

Final Cleaning

Unless specifically included in the scope of work or listed as a line-item, a full post-construction deep clean is not part of this contract. We will leave the job site vacuumed and wipe down major surfaces, but we do not use cleaning products on finishes, nor do we deep-clean appliances, cabinetry, windows, or interior surfaces.

If homeowners would like Ripley Renovations to schedule and oversee a deep cleaning and/or window washing, we are happy to coordinate this through the professional service we use regularly. Costs will be added to the final invoice, and estimates are available upon request. In our experience, pricing is competitive (and often lower) than comparable local services.

9. Landscaping Policy

Unless specifically included in the project scope, landscaping work of any kind is not part of this contract. During construction, some wear to plants or lawn areas may occur, particularly in locations where materials are delivered, equipment is staged, or demolition debris is temporarily stored. Any replacement, replanting, or remediation of vegetation is outside the scope of the associated contract.

At the homeowner's request, Ripley Renovations can perform minor landscape repairs or improvements at additional cost. For more extensive needs, we can coordinate with a professional landscaping crew we work with regularly. All estimates will be provided and approved prior to the start of any such work.

Please note that paintbrushes, rollers, and related tools must be cleaned on-site during painting phases. Our team will choose an out-of-the-way area, such as a side yard or alley, to minimize visual impact. The small amount of latex paint residue that washes out during cleaning does not typically pose any environmental risk and will generally disappear with rainfall or routine lawn maintenance. Oil-based paints and solvents are never disposed of on a client's property. If homeowners prefer that no cleanup or paint spraying occur on or near landscaping, additional charges may apply to cover the extra transportation, setup, and supplies required.

10. Site Access and Security

Ripley Renovations will work with the homeowners to maintain a secure property throughout the duration of the project. Our team is responsible for ensuring that any doors, gates, windows, or other access points opened by our workers are properly closed and secured before leaving the site each day.

Ripley Renovations and its subcontractors are not responsible for theft, vandalism, or break-ins that occur outside of working hours when no personnel are present. In the event of such an incident, all related costs and losses are the sole responsibility of the homeowner.

Access to the interior of the property (when interior work is included in the scope) will be arranged according to homeowner preference. Typically, one key is provided to the project manager, who will personally grant access to workers and subcontractors as needed when homeowners are not on-site. Alternatively, a temporary lockbox may be installed to allow pre-approved workers entry via code.

11. Warranty

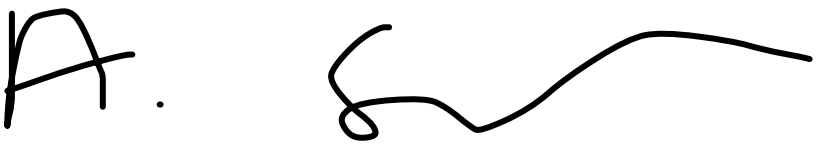
The warranties provided in this section are the only warranties offered by Ripley Renovations. All other warranties, whether implied by law, custom, or industry usage, are expressly excluded. This includes, without limitation, any implied warranties of merchantability or fitness for a particular purpose.

All work performed by Ripley Renovations and its subcontractors is guaranteed to be free from defects in workmanship and raw materials for a period of one year from the date of substantial completion, unless a longer warranty is offered by a subcontractor, vendor, or manufacturer. Any extended warranties will be provided in writing once final payment has been received.

Labor and materials required to correct qualifying defects within the one-year warranty period will be provided at no cost. Damage resulting from severe weather (including hail, high winds, hurricanes, tornadoes, or other "acts of God"), or from work performed by individuals or companies not affiliated with Ripley Renovations, is not covered under this warranty.

Fixtures, appliances, and homeowner-purchased materials may carry their own manufacturer warranties, but those warranties are separate from and not included in Ripley Renovations' guarantee.

The above specifications, costs, and terms are hereby accepted.



December 6, 2025 at 2:45 AM GMT

ANDREW SIMPSON | **DATE**

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-1534A **Item #:** C2.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D14
HISTORIC DISTRICT:	Junius Heights (H/128)
DEPARTMENT:	Department of Planning and Development

SUBJECT

722 NESBITT DRIVE

Junius Historic District
CE256-012(CP)
Christina Paress

Request

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated $164,965 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Applicant Joshua and Kelly Harris

Application Filed 4/8/2026

Staff Recommendation

That the Certificate of Eligibility and an estimated $164,965 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility be **approved**.

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CITY OF DALLAS

LANDMARK COMMISSION **May 4, 2026**

FILE NUMBER: CE256-012CP)
LOCATION**:** 722 Nesbitt Dr
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 1,844

PLANNER: Christina Paress
DATE FILED: April 8, 2026
DISTRICT: Junius Heights (H/128)

APPLICANT: Joshua and Kelly Harris

OWNER: Joshua and Kelly Harris

REQUEST:
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated $164,965 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

SUMMARY: This single-family house was built in 1923 and is a contributing structure in a historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvement Value (2025):	$	440,490
Land Value:	$	165,600
Required Expenditures:	$	110,123
Estimated Expenditures:	$	164,965
Estimated Total Exemption:	$	53,881

Notes on the estimated exemptions:

**The estimated value after rehabilitation does not account for any increase in value due to appreciation.*

***Tax estimates are based on the new city tax rate of 0.6988%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

STAFF RECOMMENDATION:
Approval of the Certificate of Eligibility and approval of an estimated $164,965 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



Historic Preservation
Tax Incentive Program

Step 1
Application to the Landmark Commission
(Properties where part of the rehabilitation work has been previously completed)

Address: 722 Nesbitt Dr

Applicant: Joshua and Kelly Harris

Contact info:



Application Requirements

☐ Completed Step 1 Application.....	All requested information must be provided, and where necessary forms should be signed and notarized
☐ List of expenditures to date.....	Please provide a chart, as shown later in this packet, listing the receipts and expenditure documentation submitted. Copies of the receipts should be submitted as backup documentation with this chart. A blank chart is attached to this form for your convenience.
☐ Backup documentation of expenditures spent to date.....	Receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Please do not provide original documents, copies only.
☐ Estimated costs of rehabilitation yet to be completed	List of applicable expenses. Eligible expenses are listed in the General Information packet.
☐ Statement of Understanding	Signed and notarized by the property owner; use the form included in this packet.
☐ DCAD Account Information	Go to www.dallascad.org then search for appraisals, search by address, search for the address of the property in question, and attached a copy of the account information to this application.
☐ Photographs of existing conditions.....	Pictures taken of the structure prior to rehabilitation. Be sure to document the areas that will be rehabilitated.

Additional Requirements

Check all statements that apply and please provide the information shown to the right for those items.

☐ Does the rehabilitation include any exterior work?.....	Provide a copy of the front page of the Certificate of Appropriateness for the rehabilitation.
☐ Has the property has received any previous tax relief?	Provide the documentation explaining the duration and amount of all previous tax relief.

Additional Requirements (cont).

☐ Is the property is in a TIF district?	Documentation of any additional tax incentives the property is set to receive, such as tax credits from the county, National Trust, grants, Texas Historic Commission or other entities. If you are unsure if the property is in a TIF district, locate your property on the DCAD website's map and turn on the Tax Increment Zone layer.
☐ Is this an Urban Historic District exemption?	Provide a breakdown of the square footage for residential, retail, commercial, and other nonresidential uses, number of jobs created, and residential units created in the proposed project.
☐ Has the property had past code violations?	Contact the Code Compliance Department at 214-670-5708 if the property has had past code violations. An email from their department stating that the violations have been resolved will suffice.
☐ Is the owner not listed as the owner in DCAD records	Provide a copy of the property deed.
☐ Is the lot is a divided lot or split between several lots?	Provide a copy of the property deed.
☐ Is the property unplatted (no lot or block number)?	Provide a copy of the property deed.
☐ Is it is owned by a partnership, LLC, or other entity?	Provide a copy of the property deed or documentation that the signatory has the authority to sign on behalf of the entity.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 722 Nesbitt Dr

Legal description: Lot _____ Block 5

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): _____

Historic district or pending historic district: Junius Heights

Year the historic structure was built: 1923

Is this a contributing structure? Yes

Owner Information

Please list all of the property owner(s): Joshua and Kelly Harris

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Applicant Information (if different from the property owner)

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: _____

Current Use: _____ Proposed Use: _____

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? _____

If not, when will the application for a CA be considered? _____

Projected Construction Time and Estimated Date of Completion: _____

Lien Holder Information (if applicable)

Primary mortgage company: _____

Contact person: _____

Correspondence address: _____

Secondary mortgage company: _____

Contact person: _____

Correspondence address: _____

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

The following information can be obtained from the Dallas Central Appraisal District website (www.dallascad.org and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: _____

Improvement Value: _____

Land Value: _____

Has the Property Received Any Previous Tax Relief? If so, Please Explain: _____

Is this in a TIF District? _____

** Please attach a copy of the dallascad.org account information for the property to this application**

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure only)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	☐	Based on Rehab	75%	100%	10 years	Yes
	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Revitalizing Historic Districts Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • Winnetka Heights	☐	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts • 10th Street • Wheatley Place	☐	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Citywide Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban, Endangered or Revitalizing historic districts	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
Citywide – maintenance Includes properties in **all** historic districts	☐	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable
Ownership by a non-profit entity open to the public	☐	Non-profit	Be a designated historic landmark that is open to the public and is owned by a non-profit with	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of $50,000 will have to be approved by both the Landmark Commission and the City Council.

Record of expenditures for work that has already been completed

In order to qualify for the exemption, you must provide receipts or other documentation such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required minimum expenditure on the approved rehabilitation work has been completed. The Landmark Commission may approve rehabilitation work completed up to **three years** prior to the date the Landmark Commission Certificate of Eligibility is approved.

Payment documentation must be recorded, labeled and totaled when submitted to staff.

Work completed prior to the Certificate of Eligibility application MUST be approved by the Landmark Commission. All expenditures you want to have counted towards your required threshold that have already been spent MUST be submitted with this application.

Please provide a chart, similar to the one shown below, summarizing the receipts and expenditure documentation submitted. Please keep the following in mind:

- Receipts, pay schedules, and bank withdraw transactions with work invoices are all acceptable methods of payment documentation.
- Copies of the payment documentation should be submitted as backup documentation with this chart.
- Payment documentation should be copied, please do not turn in originals.
- A pay schedule certified by a licensed architect or engineer may be submitted in lieu of this chart.

Please contact staff if you have a specific question on how to record a payment. A blank chart is attached to this form for your convenience.

- Provide the date of the payment
- List the name of the company to which the payment was made
- Provide the category of work completed, such as, plumbing, interior work, painting, foundation work, etc.
- Each receipt should be copied onto a sheet of paper. Please label each page with a page number. List the page number in the chart so that staff can correspond each receipt with the page on which the receipt is located. More than one receipt may be on a page.
- Provide the amount paid

1234 SAMPLE ADDRESS				
Date	Company	Type of Work	Receipt Page Number	Amount
9/30/2003	Lakewood Hardware	Plumbing	1	$14.00
10/11/2003	The Restore	Exterior Doors	2	$106.09
10/31/2003	Sam's Electric	Electrical work	2	$40.68
12/27/2003	The Restore	Exterior Windows	3	$201.59
1/5/2004	Home Depot	Floors	4	$58.54
1/8/2004	Williams Concrete Inc	Foundation	5	$160.21
3/10/2004	Porcelain Patch and Glaze	Purchase	6	$400.00
3/16/2004	Craddock lumber Company	Cabinetry	6	$121.67
3/25/2004	ICI Paints	Exterior House Paint	6	$76.95
9/9/2005	Roofing Company	Roofing	7	$320.27
			TOTAL:	**$1,500.00**

Record of expenditures for work that has already been completed

This form MUST be completed and submitted with this application. Only work that was approved by the Landmark Commission in the determination of eligibility counts towards meeting the minimum required expenditure. All receipts must be cataloged and totaled to qualify as a complete application. Receipts submitted without the attached form or an attached form similar to the one provided will be returned to the applicant. Pay affidavits or pay schedules may be submitted in lieu of this form.

Please either fill out the below chart or attach a chart similar to the one shown below to document the receipts being submitted to staff:

Date	Company	Category of Work	Receipt Page Number	Amount
			TOTAL:	

When ALL of the rehabilitation has been completed, the applicant must submit the Step 2 application with the documentation demonstrating the additional expenditures spent <u>after</u> the Certificate of Eligibility approval.

Cost Estimates of work that has not yet been completed

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Repair of termite damage and termite treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

Ineligible costs include, but are not limited to, the following:

- Landscaping
- Legal and accounting fees
- Overhead
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Repairs of construction equipment
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

Briefly list the scope of work (attach a separate sheet of paper if necessary): Amount

1. _____ _____
2. _____ _____
3. _____ _____
4. _____ _____
5. _____ _____
6. _____ _____
7. _____ _____
8. _____ _____
9. _____ _____
10. _____ _____

Total estimated expenditures of applicable costs: _____

PLEASE NOTE: Step 2 of this application process requires applicants to submit copies of receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Be sure to document your rehabilitation expenditures so that you can provide this information to the city when you apply for verification.

Statement of Understanding

THE STATE OF _____ §
§
COUNTY OF _____ §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name:_____

Owner's Signature: _____

This instrument was acknowledged before me on _____

by (print name of owner) _____ .

_____

Notary Stamp Here ..... Notary Signature

Record of Expenditures

Please see page 6 of this application if you require further instruction. Otherwise, please either fill out the below chart or attach a chart similar to the one shown below to document the receipts being submitted to staff:

Date	Company	Category of Work	Receipt Page Number	Amount
7/29/2025	Metroplex Pro	Kitchen & Dining	1	67,660.27
9/24/25	Kohler / Plumbing	Kitchen	2	4,773.17
7/29/2025	Door to Door	Interior French Doors	3	1,387
8/27/25	Home Depot/Floor & Decor	Kitchen	4	3,957.67
10/20/23	Ten Four Contracting	Baths + Beds	5	51,988
6/3/25	Lex Air	HVAC	6	16,915
9/12/25	Structured Foundations	Foundation	7	18,285
		TOTAL:		164,968.11

Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF Dallas §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission, all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Kelly Harris

Owner's Signature: [signature]

This instrument was acknowledged before me on RL Kelly Harris April 7th 2026

by (print name of owner) RL Kelly Harris .

Notary stamp
ROQU LOPEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-08-26
Notary ID # 13392122-9

[signature]
Notary Signature

File #: 26-1144A **Item #:** C3.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D14
HISTORIC DISTRICT:	Junius Heights (H/128)
DEPARTMENT:	Department of Planning and Development

SUBJECT

5424 REIGER AVENUE

Council District 14
Junius Heights Historic District
COA-26-000121
Christina Paress

Request

A Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch).

Applicant Christopher Bolan
Application Filed 4/8/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch) be **approved** in accordance with plans and specifications dated 5/4/2026. The proposed work is consistent with preservation criteria Section 8.3; City Code Section 51A-4.501 (g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch) be **approved** as submitted.

CITY OF DALLAS

LANDMARK COMMISSION **May 4, 2026**

FILE NUMBER: COA-26-000121
LOCATION**:** 5424 Reiger Ave
STRUCTURE: Contributing

PLANNER: Christina Paress
DATE FILED: April 8, 2026
DISTRICT: Junius Heights (H-128)
ZONING: PD-397

APPLICANT: Christopher Bolan

REPRESENTATIVE: N/A

OWNER: Crystal Sheffield

REQUEST(S):

A Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch).

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch) be approved in accordance with plans and specifications dated 5/4/2026. The proposed work is consistent with preservation criteria Section 8.3; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to replace the existing rear deck with a rear addition (enclosed porch) be approved as submitted.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

1. Junius Heights Historic District (H-128); Ordinance No. 26331

2. Secretary of the Interior's Standards/Guidelines for Rehabilitation (District / Neighborhood)
   - ***Recommended:*** *Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative*

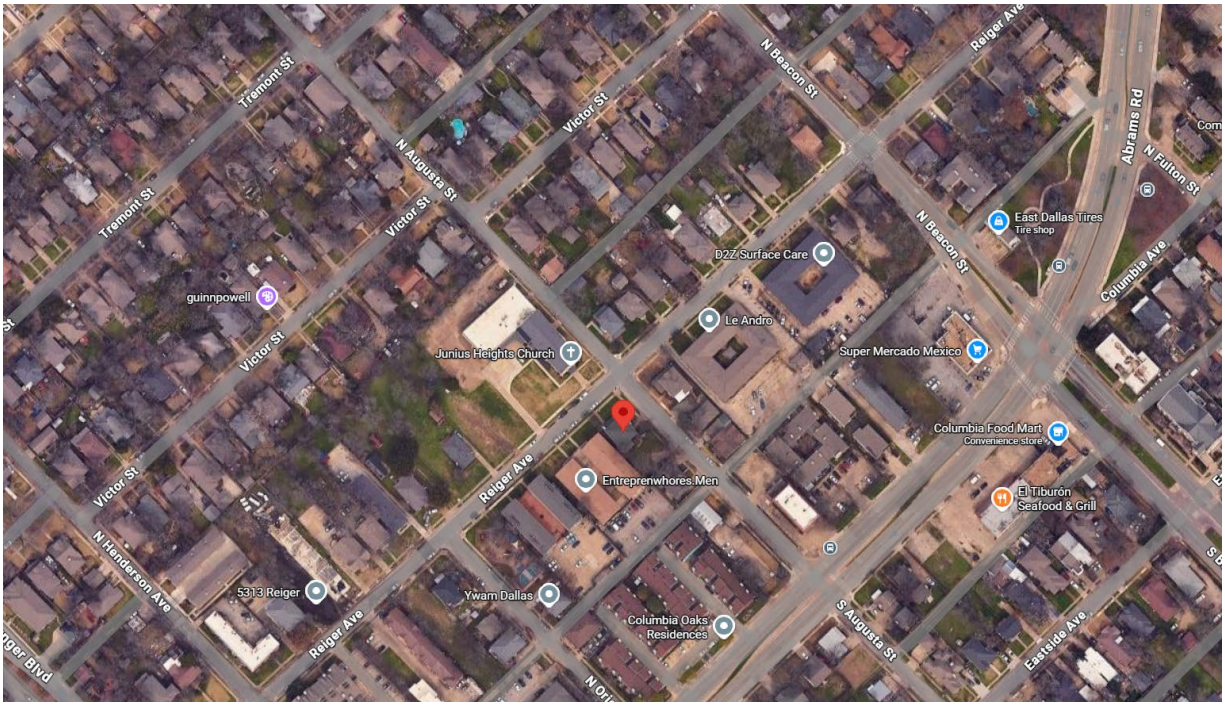
elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.

- ***Not Recommended**: Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.*

3. City Code Section 51A-4.501(g)(6)(C)(i)*:*

> *The landmark commission must grant the application if it determines that:*
> *(i) for contributing structures, the proposed work is compatible with the historic overlay district.*

LOCATION MAPS
5424 Reiger Ave
Source: Google Maps



CURRENT PHOTOS
5424 Reiger Ave



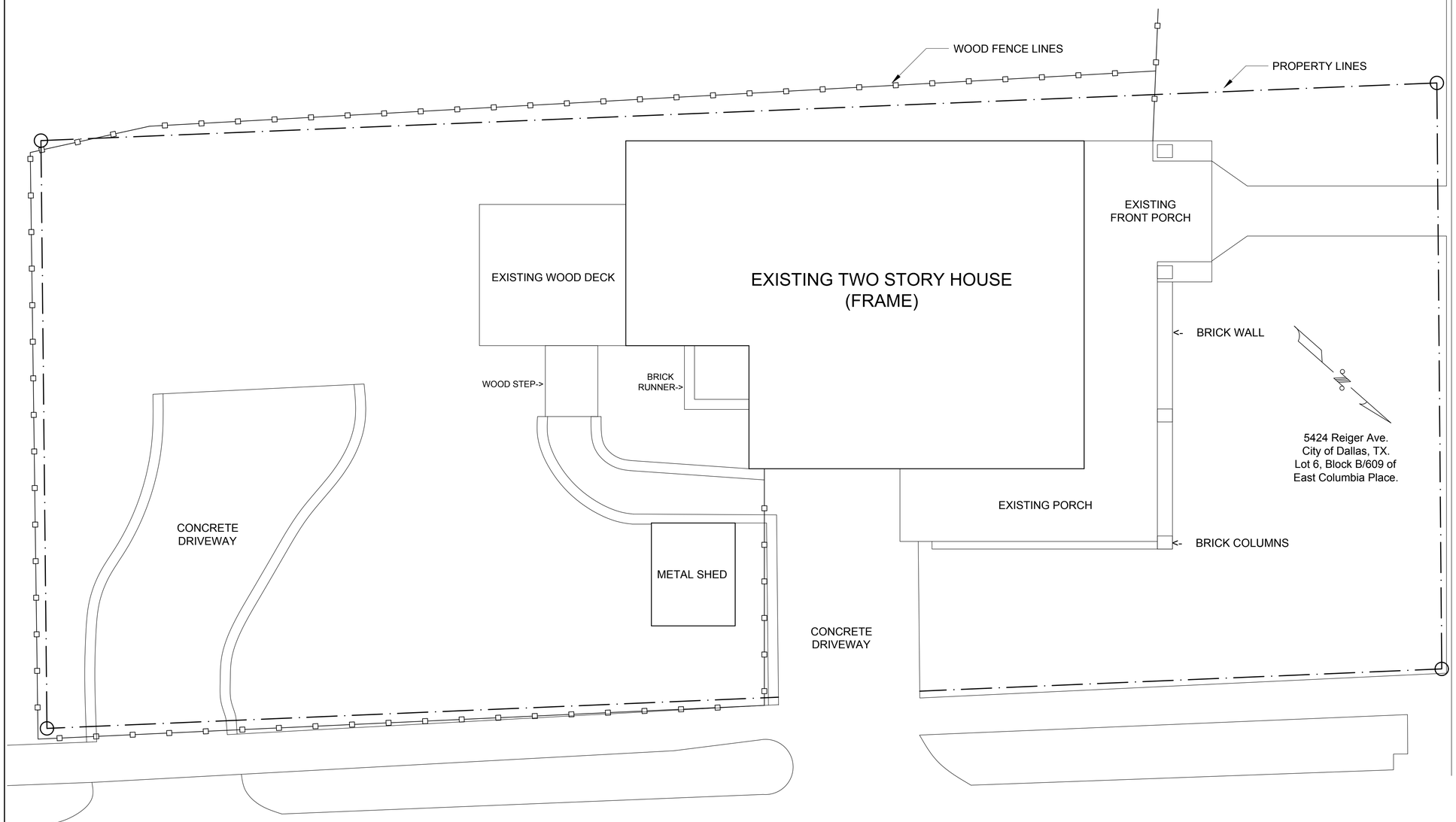
CONTEXT PHOTOS
5424 Reiger Ave





ATTACHMENTS:

- **Task Force Recommendation Form**
- **Current Drawings**



EXISTING SITE PLAN

SCALE: 3/16 " = 1'- 0"

General Notes

No.	Revision/Issue	Date

Firm Name and Address

NORTH TEXAS
HOME EXTERIORS

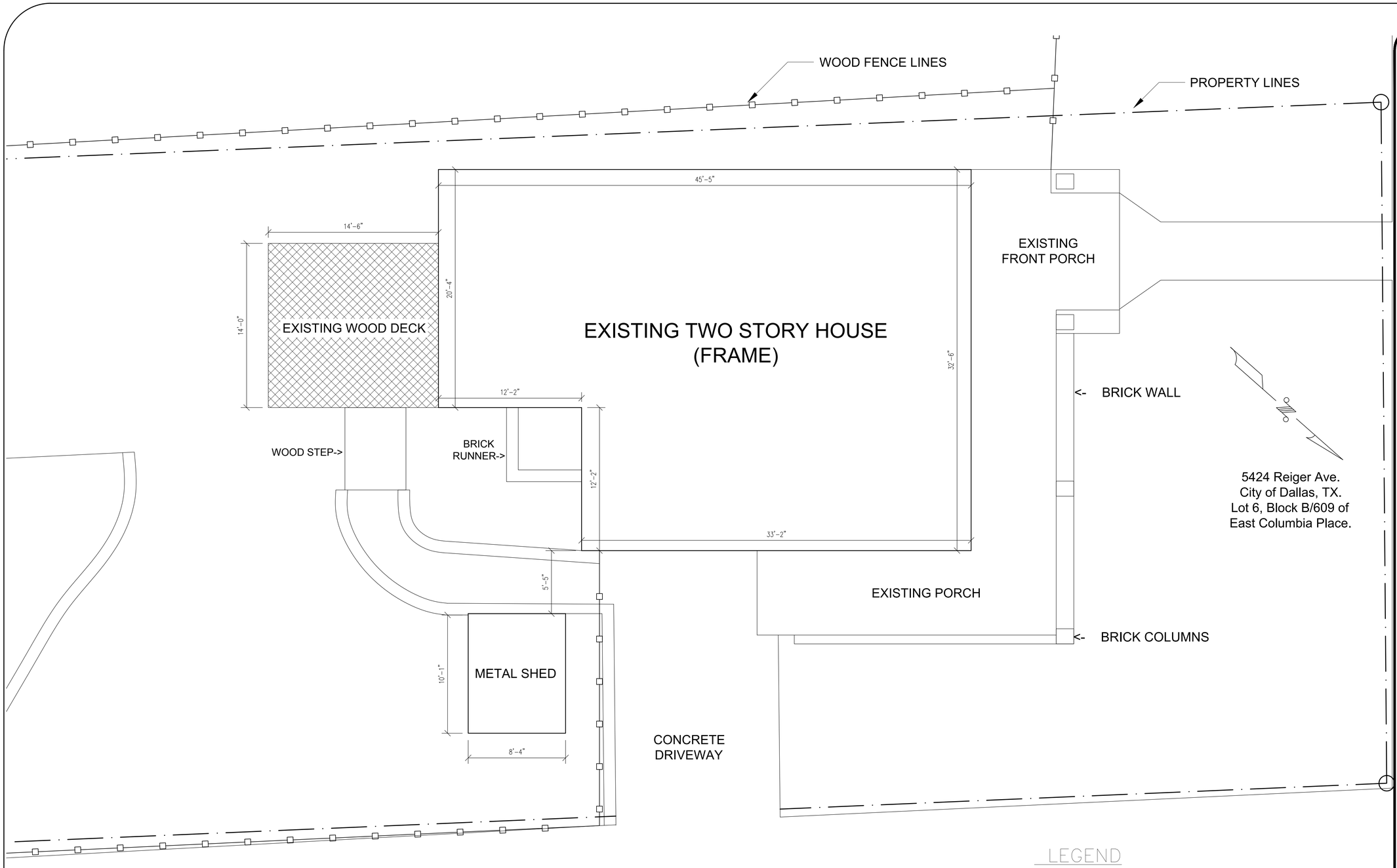
Christopher Bolan
817-774-5764

Project Name and Address

SHEFFIELD RESIDENCE

5424 Reiger Ave.
Dallas, TX. 75214

Project	Sheet
SCREEN ROOM	A0
Date: 04/08/2026	
Scale: AS NOTED	



LEGEND

TO BE DEMOLISHED

DEMOLITION PLAN

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

General Notes

No.	Revision/Issue	Date

Firm Name and Address

NORTH TEXAS
HOME EXTERIORS

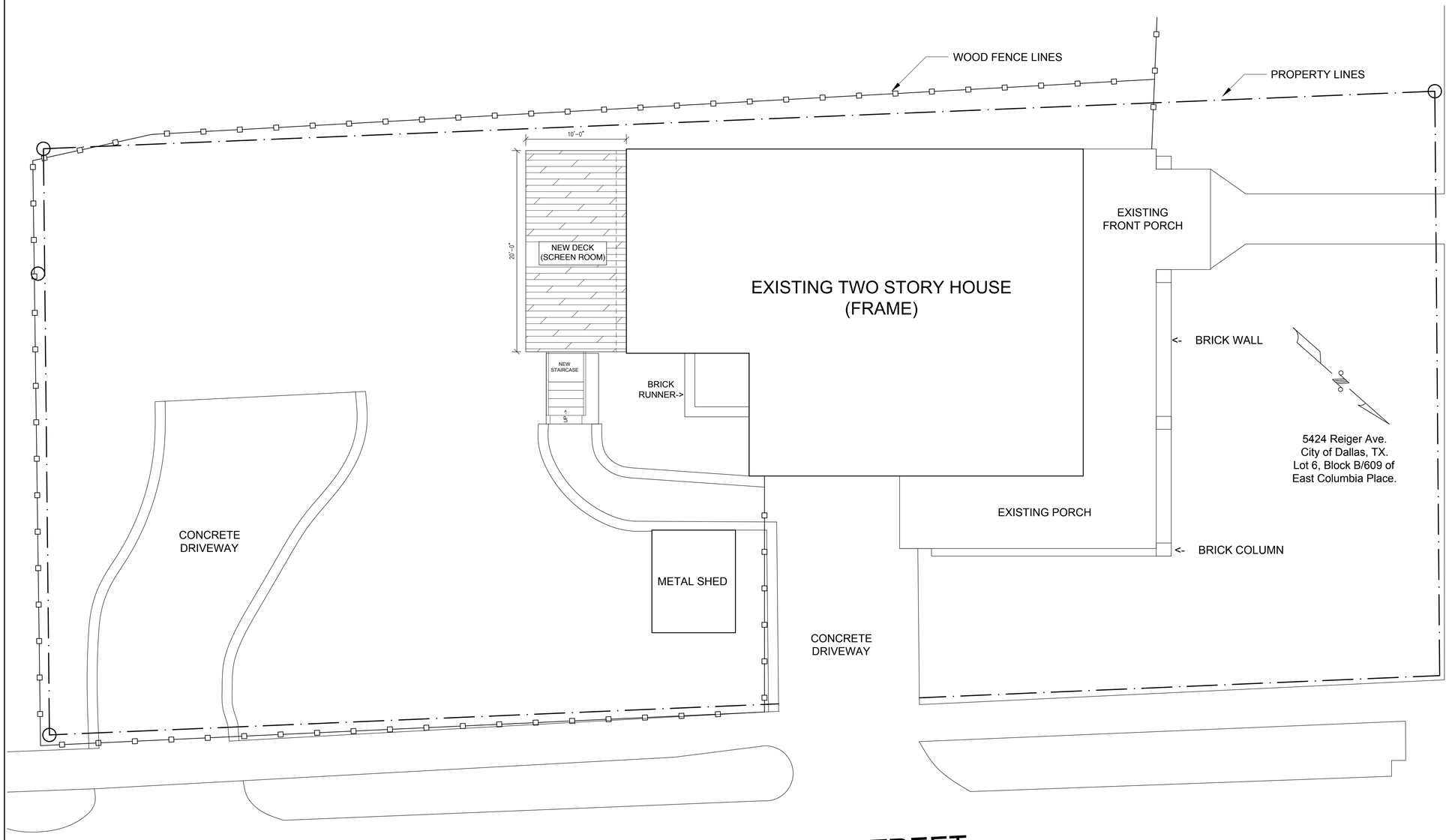
Christopher Bolan
817-774-5764

Project Name and Address

SHEFFIELD RESIDENCE

5424 Reiger Ave.
Dallas, TX. 75214

Project: SCREEN ROOM	Sheet: A1
Date: 04/08/2026	
Scale: AS NOTED	



PROPOSED SITE PLAN

SCALE: 3/16 " = 1'- 0"

General Notes

No.	Revision/Issue	Date

Firm Name and Address

NORTH TEXAS
HOME EXTERIORS

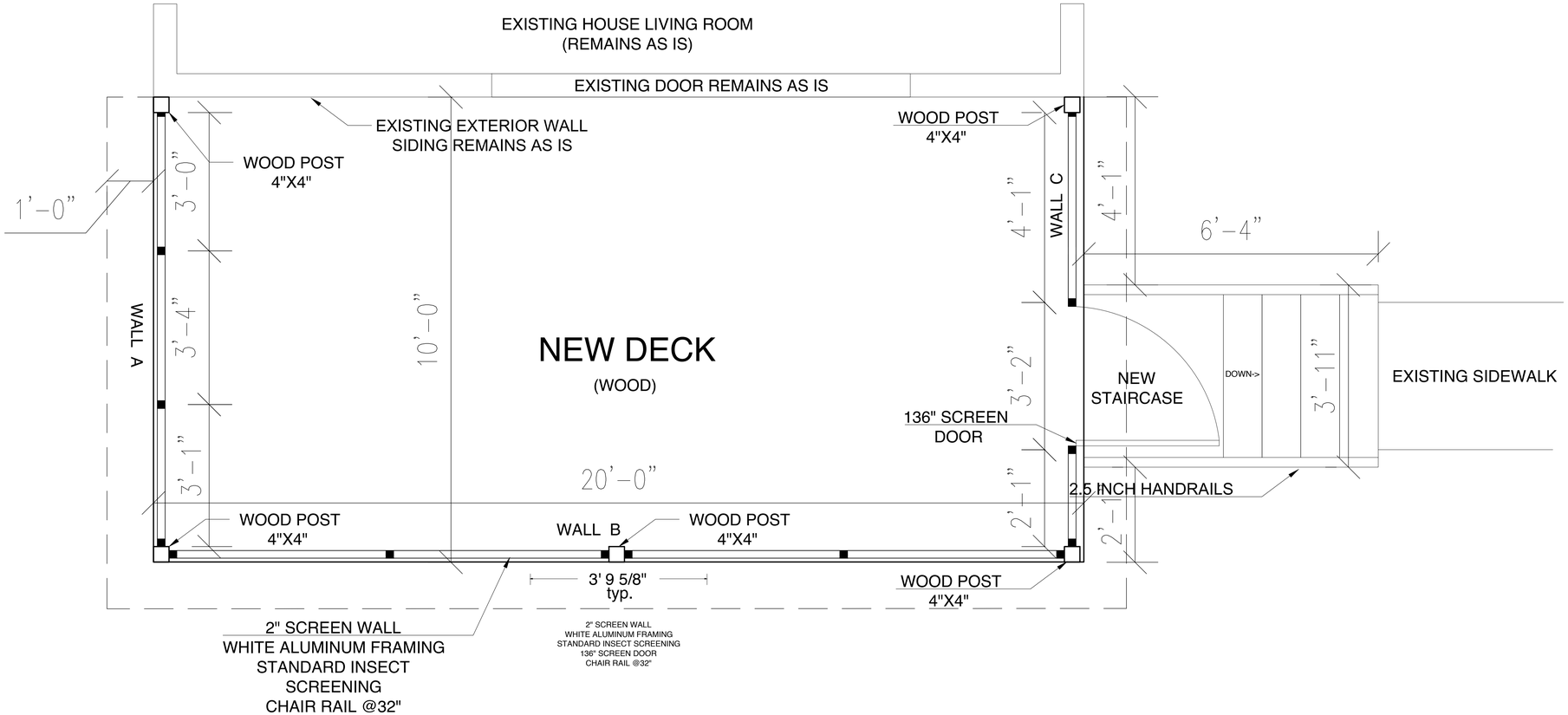
Christopher Bolan
817-774-5764

Project Name and Address

SHEFFIELD RESIDENCE

5424 Reiger Ave.
Dallas, TX. 75214

Project	Sheet
SCREEN ROOM	A2
Date: 04/08/2026	
Scale: AS NOTED	



PROPOSED SCREEN ROOM FLOOR PLAN

SCALE: 3/4" = 1'-0"

General Notes

-

No.	Revision/Issue	Date

Firm Name and Address

NORTH TEXAS
HOME EXTERIORS

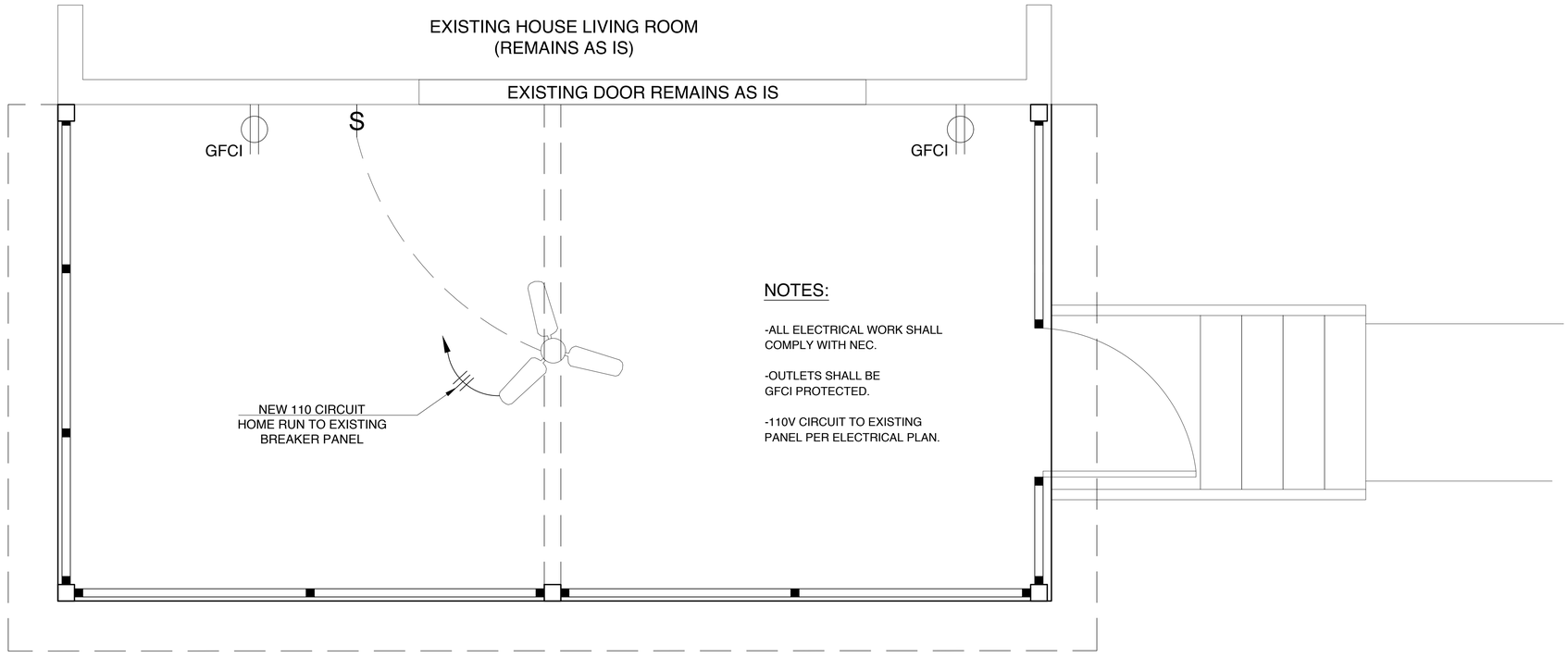
Christopher Bolan
817-774-5764

Project Name and Address

SHEFFIELD RESIDENCE

5424 Reiger Ave.
Dallas, TX. 75214

Project	Sheet
SCREEN ROOM	A3
Date: 04/08/2026	
Scale: AS NOTED	



PROPOSED ELECTRICITY PLAN

SCALE: 3/4" = 1'-0"

General Notes

No.	Revision/Issue	Date

Firm Name and Address

NORTH TEXAS
HOME EXTERIORS

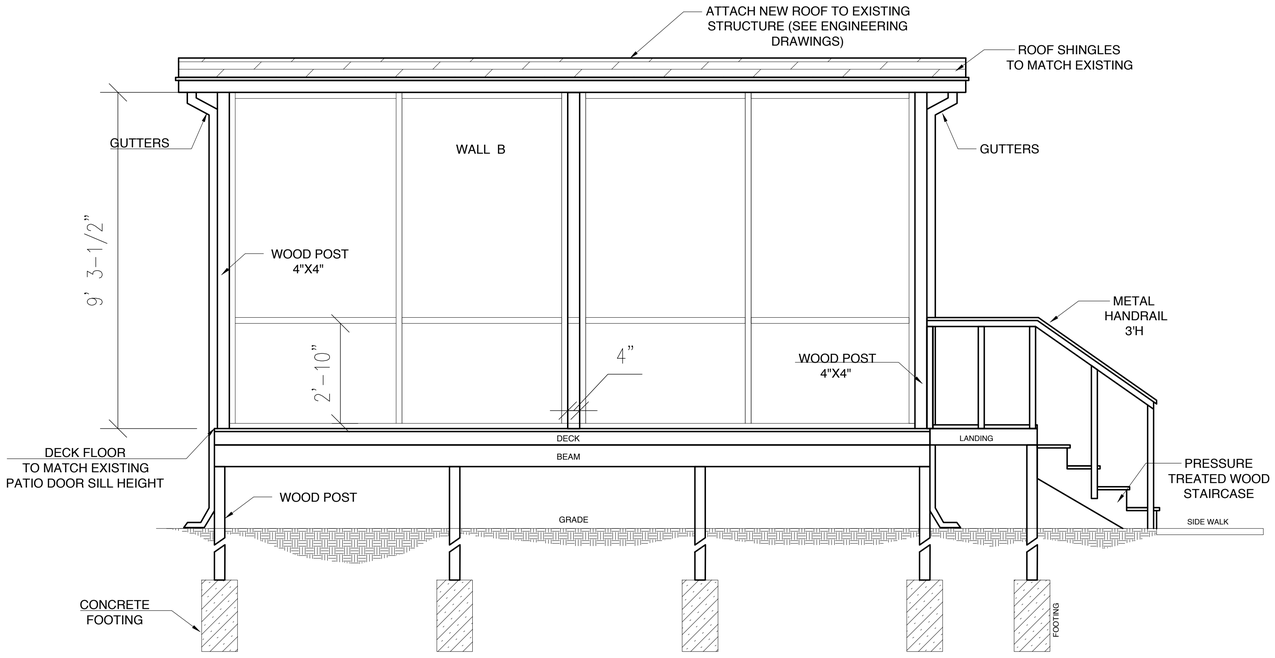
Christopher Bolan
817-774-5764

Project Name and Address

SHEFFIELD RESIDENCE

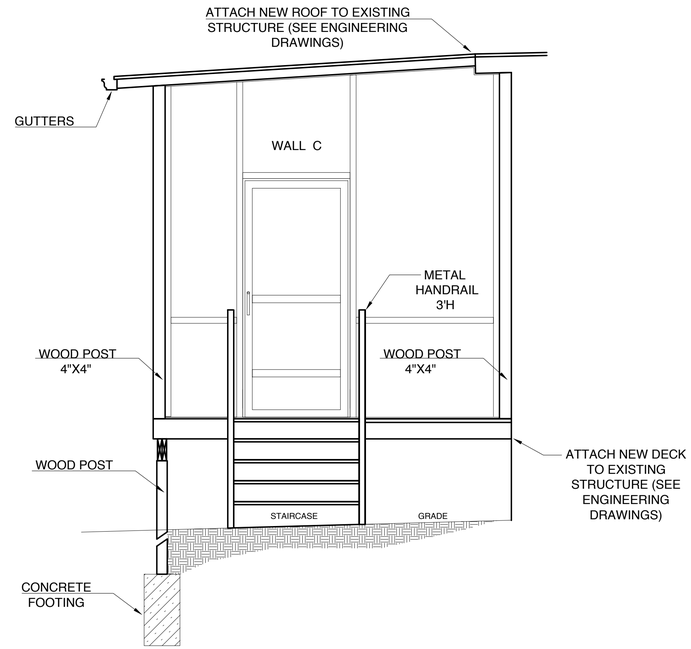
5424 Reiger Ave.
Dallas, TX. 75214

Project	Sheet
SCREEN ROOM	A4
Date: 04/08/2026	
Scale: AS NOTED	



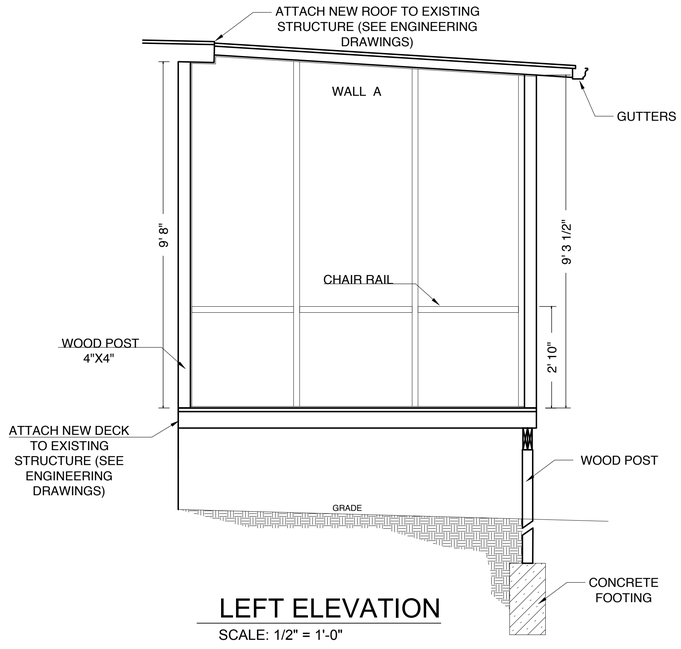
FRONT ELEVATION

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

SCALE: 1/2" = 1'-0"



LEFT ELEVATION

SCALE: 1/2" = 1'-0"

General Notes

No.	Revision/Issue	Date

Firm Name and Address

NORTH TEXAS HOME EXTERIORS

Christopher Bolan
817-774-5764

Project Name and Address

SHEFFIELD RESIDENCE

5424 Reiger Ave.
Dallas, TX. 75214

Project	Sheet
SCREEN ROOM	A5
Date: 04/08/2026	
Scale: AS NOTED	

STRUCTURAL ENGINEERING NOTES:

-Screen Room Deck and Roof.

-Project: Sheffield Residence – Screen Room.

-Address: 5424 Reiger Ave., Dallas TX

-Structure Type: Wood deck with screened enclosure and shed roof.

-Reference Architectural Sheets: A2–A5

1- CODES:

Structure designed in accordance with:

- 2021 International Residential Code (IRC)
- 2021 International Building Code (IBC) where applicable
- City of Dallas amendments
- NDS for Wood Construction
- ASCE 7-16 Minimum Design Loads

2- DESIGN LOADS:

Dead Load:

-Deck framing + sheathing + finishes: 15 psf

-Roof structure + sheathing + shingles: 15 psf

-Screen wall framing: 5 psf

Live Loads:

-Deck live load: 40 psf

-Roof live load: 20 psf

-Roof snow load (Dallas): 0 psf

-Wind design (Dallas TX): Ultimate wind speed: 15 mph

-Exposure: B

-Importance factor: 1.0

3- FOUNDATION:

Dead Load:

-Concrete pier footings supporting deck posts.

-Minimum footing size: 12" diameter x 36" deep concrete piers
OR 18"x18"x12" spread footings

-Minimum bearing capacity: 1500 psf

-Concrete strength: 3000 psi

-Reinforcement:

- (2) #4 vertical bars
- #3 ties @ 12"

-Post anchor: Simpson PBS or equivalent galvanized base

4- DECK STRUCTURE:

-Deck size : 20'-0" x 10'-0" (per plan)

-Posts: Pressure treated southern pine

-6x6 PT posts Spacing: 6'-0" – 8'-0"

-Posts anchored to concrete pier bases with mechanical anchors.

Beams

-Exterior beam:
(2) 2x10 PT beam

-Bolted together with:
½" bolts @ 24" O.C.

Beam supported by 6x6 posts.

Deck Joists

-Joists: 2x8 PT

-Spacing: 16" O.C.

-Maximum span: 10'-0"

Joists connected to beam using: Simpson LUS28 joist hangers

Decking:

-5/4 pressure treated decking boards
Installed perpendicular to joists.

-Fasteners: Exterior coated screws.

5- LEDGER CONNECTION TO HOUSE:

-Ledger board: 2x10 PT ledger

-Ledger attached to existing house framing.

-Fasteners:
½" lag bolts or structural screws

-Spacing: 16" O.C. staggered

-Ledger must be attached to rim joist or structural framing — not sheathing.
Install:

- Continuous flashing above ledger
- Waterproof membrane

6- SCREEN WALL STRUCTURE:

-Vertical posts: 4x4 PT posts (as shown on plan).

-Spacing approx: 4'-0" to 6'-0"

-Framing: 2x4 top and bottom plates.

-Screen system: White aluminum framed insect screen.

-Chair rail height: 32" above deck.

7- ROOF STRUCTURE:

-Roof type: Shed roof attached to existing house

-Slope: 3:12 minimum

-Rafters: 2x8 rafters

-Spacing: 16" O.C.

-Maximum span: 10'-0"

Roof Beam

-Front roof beam: 2x10 PT Supported by 6x6 posts.

-Roof Sheathing:
½" plywood sheathing

-Roofing: Architectural asphalt shingles
To match existing house.

8- ROOF CONNECTION TO EXISTING HOUSE:

-Ledger board: 2x10 roof ledger

-Connection:
½" lag bolts into wall framing @ 16" O.C.

Flashing:
- Metal step flashing
- Counter flashing
- Waterproof membrane

9- STAIRS:

Pressure treated stair stringers

-Stringers: 2x12 PT

-Spacing: 16" O.C.

-Tread: 2x12 PT

-Riser: Max 7 ¾"

-Tread depth: Min 10"

-Handrail: 3' height metal handrail (per elevation)

10- CORROSION PROTECTION:

Pressure treated stair stringers

-All connectors must be: Hot-dip galvanized or stainless steel.

-All lumber: Pressure treated for exterior use.

11- GENERAL NOTES:

- Contractor to verify all field dimensions.
- Do not attach structural components to siding only.
- Structural members must bear on framing.
- To verify existing house framing capacity.

General Notes

No.	Revision/Issue	Date

Firm Name and Address

NORTH TEXAS
HOME EXTERIORS

Christopher Bolan
817-774-5764

Project Name and Address

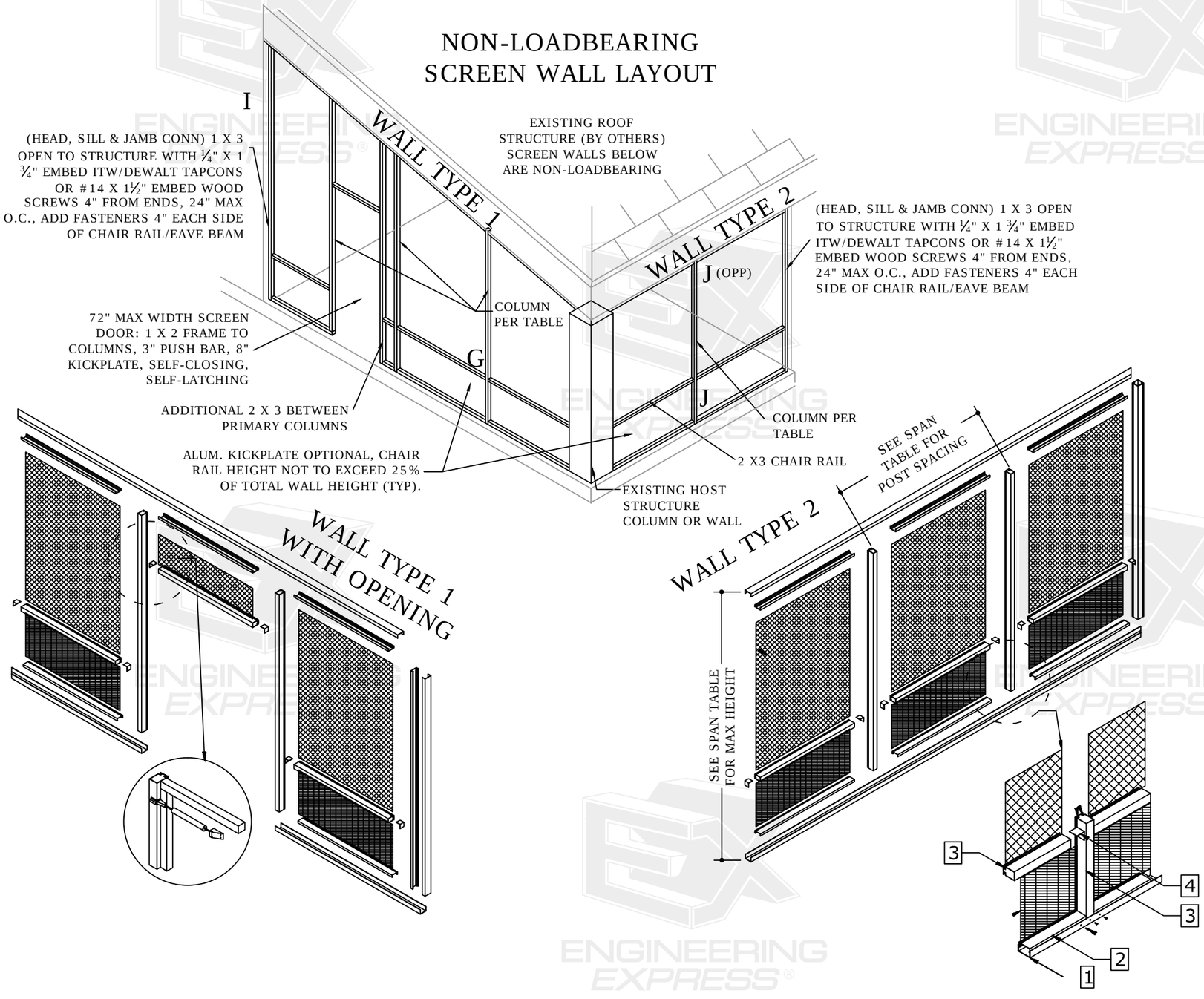
SHEFFIELD RESIDENCE

5424 Reiger Ave.
Dallas, TX. 75214

Project	Sheet
SCREEN ROOM	S1
Date: 04/08/2026	
Scale: AS NOTED	

SCREEN WALL NON-LOADBEARING INFILL MASTER PLAN

NON-LOADBEARING SCREEN WALL LAYOUT



DESIGN NOTES:

1. POSITIVE AND NEGATIVE DESIGN PRESSURES CALCULATED FOR USE WITH THIS SYSTEM SHALL BE DETERMINED BY OTHERS ON A JOB-SPECIFIC BASIS IN ACCORDANCE WITH ASCE 7-16 & CHAPTER 16 OF THE 2020 FLORIDA BUILDING CODE (7TH EDITION), 2017 FLORIDA BUILDING CODE (6TH EDITION) & THE 2012/2015/2018 IBC/IRC, AS WELL AS CURRENT VERSIONS OF THE MN, NC, NJ, NY, OH, SC, & VA BUILDING CODES AS APPLICABLE. CODE ENFORCED COMPLIES WITH STATE OF SEAL AND IF MULTIPLE VERSIONS LISTED THEN MOST STRINGENT APPLIES.
2. DESIGN SHALL UTILIZE ASD DESIGN METHOD USING ASCE 7-16 OR ASCE 7-10 BASED ON APPLICABLE CODE..
3. *THIS DOCUMENT DOES **NOT** CERTIFY PRODUCT FOR USE AS A HABITABLE STRUCTURE.
   SCREEN WALLS APPLY ONLY.
4. THE EXISTING STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED SUNROOM AS DETERMINED BY OTHERS. NO WARRANTY IS CONTAINED HEREIN.ALL EXTRUSIONS SHALL BE ALUMINUM ALLOY TYPE 6063-T6 OR BETTER.

MATERIALS

5. ALL FASTENERS TO BE ASTM F593, CW 316 STAINLESS STEEL, SAE GRADE 2 STEEL MIN, OR CADMIUM PLATED OR OTHER CORROSION RESISTANT MATERIAL AND SHALL COMPLY WITH THE 2015 ALUMINUM DESIGN MANUAL, THE ALUMINUM ASSOCIATION, INC., & APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
6. FASTENERS SHALL HAVE A HEAD AND/OR BE PROVIDED WITH ½" DIAMETER WASHER MINIMUM UNLESS NOTED OTHERWISE. FOR ALUMINUM MEMBERS ALL ANCHORS SHALL BE SPACED WITH 2xDIAMETER END DISTANCE AND 2.5xDIAMETER MIN. SPACING TO ADJACENT ANCHORS, UNLESS NOTED OTHERWISE. PROVIDE (5) PITCHES MIN PAST THE THREAD PLANE FOR ALL SCREW CONNECTIONS.
7. ANY FASTENER STRIPPED OR NOT ADEQUATELY HOLDING SHALL BE REPLACED.
8. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALUMINUM MEMBERS FROM DISSIMILAR METALS TO PREVENT ELECTROLYSIS.
7. ALL CONCRETE ANCHORS MUST BE CARBON STEEL CONCRETE ANCHORS SHALL BE FROM ITW, DEWALT, OR MFR RATED EQ. WITH 1¾" EMBED, 2 ½" MIN. EDGE DISTANCE, FASTENED TO MINIMUM 3KSI MIN., UN-CRACKED CONCRETE.

OTHER

8. ALUMINUM MEMBERS IN CONTACT WITH CONCRETE & WOOD SHALL BE POWDER COATED OR PROTECTED BY 'KOPPERS BITUMINOUS PAINT' OR MFR. EQUAL IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
9. ELECTRICAL GROUND AND ALL RELATED WIRING AND CONSIDERATIONS TO BE DESIGNED BY OTHERS AS REQUIRED.
10. EXISTING WOOD HOST STRUCTURE SHALL BE #2 SYP MIN. EXISTING CONCRETE HOST STRUCTURE SHALL BE 3000 PSI MIN. STRUCTURAL ADHESIVE SHALL HAVE 1500 PSI MIN BOND STRENGTH, CONTINUOUS BEAD, PROVIDED AT SURFACES & JOINTS TO INTERLOCK THE SYSTEM WHERE REQUIRED BY THE MANUFACTURER.
11. THE SYSTEM DETAILED HEREIN IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SPECIFIC SITE. FOR SITE CONDITIONS DIFFERENT FROM THE CONDITIONS DETAILED HEREIN, A LICENSED ENGINEER OR REGISTERED ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE IN CONJUNCTION WITH THIS DOCUMENT.
12. ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et al. INDEMNIFIES AND SAVES HARMLESS THIS ENGINEER FOR ALL COSTS AND DAMAGES INCLUDING LEGAL FEES AND APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, AND CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, AND FEDERAL CODES AND FROM DEVIATIONS OF THIS PLAN.
13. EXCEPT AS EXPRESSLY PROVIDED IN THIS SPECIFICATION, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

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160 SW 12th AVE, SUITE 106
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SUPERIOR MASON PRODUCTS
451 INDUSTRIAL LANE
BIRMINGHAM, AL
(631) 563-4000

NON-LOAD BEARING
SCREEN WALL INFILL
MASTER PLAN

REMARKS	DRWN	CHKD	DATE
INIT ISSUE	TT	FLB	1/10/20
2020 FBC	FLB	CCB	3/12/21
	-	-	-
	-	-	-
	-	-	-

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20-30637

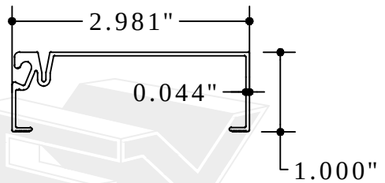
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1 OF 2

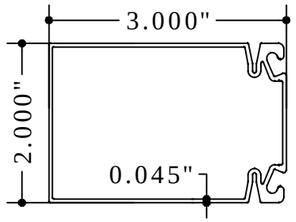
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03/12/2021 - 12:20pm colby

EXTRUSIONS

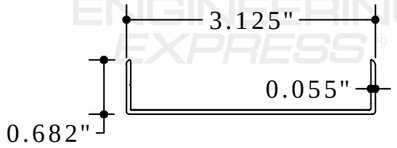
6063-T6 MIN.



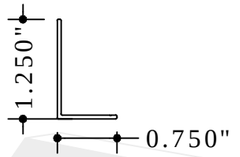
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3 2 X 3 X 0.045" POST



2 STARTER LEVELING CHANNEL



4 ATTACHMENT ANGLE

COLUMN ALLOWABLE HEIGHT TABLE

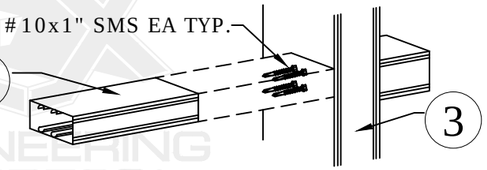
Wind Load (psf)	AVG Column Spacing (ft)	
	<=6	8 MAX
20	10'-0''	10'-0''
30	10'-0''	10'-0''
40 MAX	10'-0''	9'-3''

COLUMN ALLOWABLE HEIGHT NOTES:

1) 2015 ALUMINUM DESIGN MANUAL, ALLOWABLE STRESS DESIGN METHOD USED IN ALL TABLES.
2) PRESSURES ARE ASD, NO GRAVITY LOAD APPLIED. VALUES ABOVE LISTED MAXIMUMS REQUIRE ADDITIONAL ENGINEERING.
2) USE APPROPRIATE TABLE REQUIRED BY THE GOVERNING BUILDING CODE VERIFY REQUIREMENTS WITH BUILDING DEPARTMENT.
3) DEFLECTION LIMIT = L/60 USED IN TABLES.
4) COLUMN SPACING IS HALF THE DISTANCE TO THE LEFT ADDED TO HALF THE DISTANCE TO THE RIGHT OF THE BEAM (AVERAGE COLUMN SPACING).
5) VALUES ASSUME SCREENS >55% OPEN USING 20 x 20 x 0.013" MESCH SCREEN. FOR 18 x 14 x 0.013" MESH SCREEN MULTIPLY PRESSURE ALLOWANCE BY 0.88.

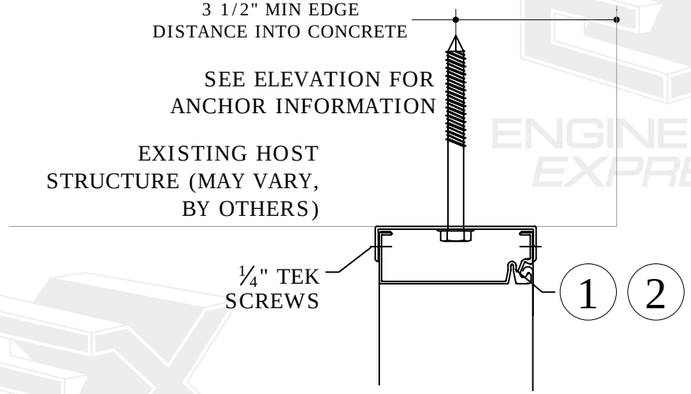
ROUGH WINDWARD VELOCITY VALUES (BASED ON FBC TABLE 2002.4, AT GRADE, FLAT TERRAIN ONLY, ASCE 7-16, MWFRS. CONSULT A SITE-SPECIFIC ENGINEER FOR DEVIATIONS OR ADDITIONAL INTERPOLATIONS.)
40PSF = 140MPH EXP C 160MPH EXP B
30PSF = 120MPH EXP C, 140MPH EXP B
20PSF = 100MPH EXP C, 120MPH EXP B

G COLUMN TO CHAIR RAIL

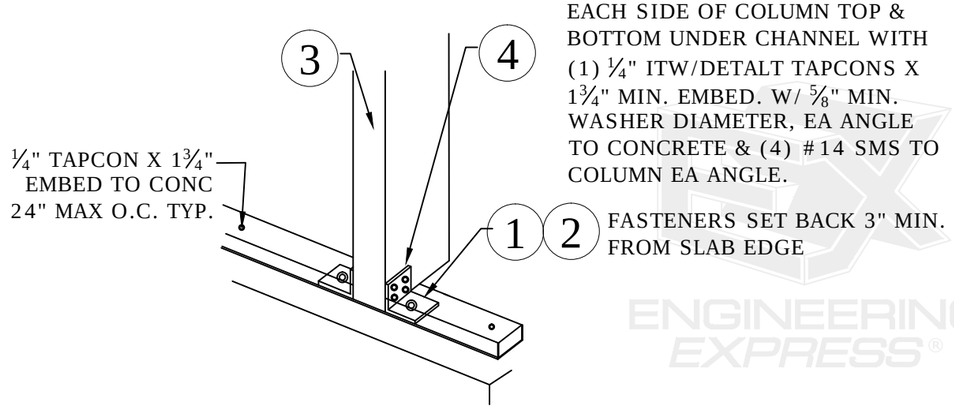


I TO HOST STRUCTURE

APPLICABLE AT ALL HOST STRUCTURE CONNECTIONS (TOP, BOTTOM, OR SIDES)



J ENCLOSURE TO CONCRETE DECK ANCHORING DETAIL



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NON-LOAD BEARING
SCREEN WALL INFILL
MASTER PLAN

REMARKS	DRWN	CHKD	DATE
INIT ISSUE	TT	FLB	1/10/20
2020 FBC	FLB	CCB	3/12/21
-	-	-	-
-	-	-	-
-	-	-	-

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20-30637

SCALE: NTS UNLESS NOTED

2 OF 2

C:\Users\colby\Engineering Express\Production - Documents\Projects\20-30637 2x3 Screen Room Infill\WP\Drawings & CAD\20-30637b 2x3 Screen Room Infill Master Plan Sheet Roof.dwg
03/12/2021 - 12:20pm colby







File #: 26-1145A **Item #:** CR4.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D7
HISTORIC DISTRICT:	Queen City
DEPARTMENT:	Department of Planning and Development

SUBJECT

3919 WALDRON AVENUE

Council District 7
Queen City Neighborhood - Predesignation Moratorium
COA-26-000122
Rhonda Dunn

Request

A Courtesy Review of the construction of a new main residential building on a vacant (interior) lot with an accessory structure - a detached two-car garage.

Applicant Williams, Tracy

Application Filed 3/4/2026

Staff Recommendation

Courtesy Review - no action required. That the request to construct a new main residential building on a vacant (interior) lot with an accessory structure - a detached two-car garage be conceptually approved with the understanding that the final design, as well as associated site plans, elevations, renderings, and details, are to be submitted for Landmark Commission review.

Task Force Recommendation

Courtesy Review - Comments only. Supportive, with the following comments:

1. The front dormer is too high up, on the front roof slope.
2. Windows of the dormer are too short.
3. Driveway appears to encroach on the neighbor's property.
4. Reduce the width of the driveway - too much hardscaping, not enough green space.
5. Two-part porch columns on front and rear porches should have square/rectangular bottoms, not flared.
6. Porch column bottoms should be brick and sit on grade.
7. The foundation should be raised with a crawl space (minimum height 18 inches) or a pier and beam.

Memorandum

CITY OF DALLAS

DATE March 30, 2026

TO Landmark Commissioners

SUBJECT **City of Dallas Local Landmark Cases in Progress**

The following is a list of the properties on which the Landmark Commission or the property owner has initiated the historic designation procedure, but which have not yet been made historic districts (recent initiations/updates are shown in red ink) [Yellow highlight indicates properties that may require (re)initiation within the next three months.], [Green highlight indicates properties that may require (re)initiation within the next six months.]:

Initiation Date	Property	GIS No.	CPR No.	Zoning Case No.
5/16/2019	Belmont Hotel, 901 Fort Worth Avenue (BLK B/4017, LOT 1A) Clear boundaries with applicant. **Re-Initiated by CPC 8/8/2024.** **Expires: 8/8/2026.**	GIS212322		Z212-257
10/7/2019	Mountain Creek Interurban Bridge, 4577 West Jefferson Boulevard **Approved by Landmark Commission on 2/3/2025.** **Scheduled for 4/23/26 CPC.**	GIS189413		Z189-284
6/6/2022	El Ranchito Restaurant, 610 W Jefferson Boulevard (Includes: 602 W Jefferson Boulevard and 605 W Jefferson Boulevard)[BLK 144/3203, LOTS 11, 12, & 13] **Approved by Landmark Commission on 2/5/2024.** **Scheduled for 4/22/26 CC.**	GIS234195	CPR-26-000062	Z234-175 Z-26-000031
4/3/2023	Raworth Williams House/Junius Heights District Expansion, 700 Paulus Avenue Check with CAO on property description for ordinance. **Re-Initiated by LMC 3/3/2025.** **Expires: 3/3/2027.**	GIS234315		
4/3/2023	Eagle Ford Bridge #5, 3023 Claibourne Boulevard **Need metes and bounds prior**	GIS234316		

	to CC. **Re-Initiated by LMC 3/3/2025.** **Expires: 3/3/2027.**			
10/2/2023	Old City Park, 1515 S Harwood Street **Approved by Landmark Commission on 7/7/2025.** **Need metes and bounds prior to CC.**	GIS234014		Z234-176
4/1/2024	The Shack, 1518 Abrams Road (Part of Lot 4, Blk 15/1655) **Need metes and bounds prior to CC.** **Re-Initiated by LMC 3/2/2026** **Expires: 3/2/2028**	GIS234317		
6/3/2024	Queen City Neighborhood, Bounded by S.M. Wright Freeway, Warren Avenue, S. Malcolm X Boulevard, and Eugene Street Check with CAO on property description for ordinance. **Expires: 6/3/2026**	GIS234318		
8/5/2024	Reverchon Park, 3505 Maple Avenue (Multi-BLK/Lots) **Need metes and bounds prior to CC.** **Expires: 8/5/2026**			
3/3/2025	Dallas City Hall, 1500 Marilla Street **Need metes and bounds prior to CC.** **Expires: 3/3/2027**			
4/7/2025	The Colonial Theater, 1702 Martin Luther King Junior Boulevard (BLK 8/1150, LOT 1) **Expires: 4/7/2027**			
4/7/2025	Mount Pisgah Missionary Baptist Church, 14000 Preston Road (BLK 8175) Need official site survey. **Expires: 4/7/2027**			
7/7/2025	The Federal Building Annex, 207 S. Houston Street (BLK 8/0013)			

	Expires: 7/7/2027			
8/4/2025	The Wesley Inn, 1159 N. Madison Avenue (BLK M/3363, LOT A) **Approved by Landmark Commission on 1/5/2026.** **Scheduled for 4/9/2026 CPC.**		CPR-26-000040	Z-26-000030
11/3/2025	The Pink Wall, 6317 West Northwest Highway (From Baltimore Drive to alley before Preston Road – median where wall located, only) Check with CAO on property description for ordinance. **Expires: 11/3/2027**			
03/02/2026	The Lustron House, 5006 West Amherst Avenue (BLK A/5006, LOT 2) **Expires: 03/02/2028**			

Dallas Development Code §51A-4.501(c)(4) provides that upon initiation of the historic designation procedure, a predesignation moratorium is imposed, and the building official shall not accept any application for a permit to alter, demolish, or remove the structure or site unless a predesignation certificate of appropriateness or a certificate for demolition or removal has been issued. Dallas Development Code §51A-4.501(c)(6)(F) provides that the predesignation moratorium will expire two years after the date the historic designation procedure was initiated (or reinitiated). Therefore, please contact Dr. Rhonda Dunn via telephone at (214) 671-5173, or e-mail at rhonda.dunn@dallas.gov before accepting any applications for permits on these properties.

Note: For landscaping requests, the predesignation moratorium applies to site and site element alterations; specifically, mature trees are protected and require Historic Preservation Office approval for removal.

Service First, Now!

Rhonda Dunn, Ph.D.

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

c: The Honorable Evelyn Montgomery, Ph.D., Chair, Landmark Commission
Daron Tapscott, Chair, Designation Committee
Casey Burgess, Assistant City Attorney
Daniel Moore, Assistant City Attorney
Matthew Sapp, Assistant City Attorney
Emily Liu, Director, Planning and Development
Andreea Udrea, Ph.D., Deputy Director, Planning and Development
Arturo Del Castillo, Assistant Director, Planning and Development
Trevor Brown, Manager, Planning and Development
Willie G. Franklin, Assistant Director, Planning and Development
Loree Lewis, Senior Project Coordinator, Planning and Development
Ana Ipina, Project Coordinator, Planning and Development
Ronda Carr-Kemp, GIS Analyst III, Planning and Development
Jeffery Danielson, GIS Analyst III, Planning and Development
Anna Brickey, GIS Analyst III, Planning and Development
Tanner Taegel, Senior GIS Support Technician, Planning and Development
Kevin Rua, Senior GIS Analyst, Planning and Development
Teaseia Blue, Senior Project Coordinator, Planning and Development
Sheila Alcantara Segovia, Planner II, Planning and Development
Tasfia Zahin, Planner II, Planning and Development
Raeesa Parvez Patel, Planner I, Planning and Development
Elaine Hill, Landmark Commission Board Coordinator

File #: 26-1531A **Item #:** D5.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D13
HISTORIC DISTRICT:	Individual/CBD (Central Business District)
DEPARTMENT:	Department of Planning and Development

SUBJECT

10260 STRAIT LANE

Council District 13
Jackson Residence Historic District
COA-26-000138
Rhonda Dunn

Request

A Certificate of Appropriateness to replace the existing fence (having random ashlar-cut limestone wing walls and posts) along the front property line with a new metal fence; new height eight feet, six inches.

Applicant Sardar, Sharif

Application Filed 4/14/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to replace the existing fence (having random ashlar-cut limestone wing walls and posts) along the front property line with a new metal fence, new height eight feet, six inches be **approved with conditions** in accordance with drawings and specifications submitted April 14, 2026 with the following conditions: that the new limestone wing walls and posts must match the existing ashlar-cut limestone in color, texture, pattern, bond, and module size; that replacement metal fencing match the existing in openness percentage - a minimum of 80 percent; that fence posts be topped with cast stone caps matching the existing in color, texture, profile, and dimensions; that maximum height of all fence components be less than (or equal to) eight feet six inches; and that statuary (dog finials) at the main gate be retained/restored. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.6(a) under Fences; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to replace the existing fence (having random ashlar-cut limestone wing walls and posts) along the front property line with a new metal fence, new height eight feet, six inches be **denied without prejudice**. Design does not comply with the ordinance or match the existing fence.

CITY OF DALLAS

LANDMARK COMMISSION **MAY 4, 2026**

FILE NUMBER: COA-26-000138
LOCATION**:** 10260 Strait Ln.
STRUCTURE: Contributing
COUNCIL DISTRICT: 13
ZONING: R-1ac(A)

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: April 14, 2026
DISTRICT: Jackson Residence H.D.
MAPSCO: 24-M
CENSUS TRACT: 0076.01

APPLICANT: Sardar, Sharif

REPRESENTATIVE: N/A

OWNER: SHARIF SARDAR HAIDER

REQUEST(S)

A Certificate of Appropriateness to replace the existing fence (having random ashlar cut limestone wing walls and posts) along the front property line with a new metal fence; new height eight feet, six inches.

STAFF RECOMMENDATION(S)

That the request for a Certificate of Appropriateness to replace the existing fence (having random ashlar cut limestone wing walls and posts) along the front property line with a new metal fence, new height eight feet, six inches be approved with conditions in accordance with drawings and specifications submitted April 14, 2026 with the following conditions: that the new limestone wing walls and posts must match the existing ashlar cut limestone in color, texture, pattern, bond, and module size; that replacement metal fencing match the existing in openness percentage – a minimum of 80 percent; that fence posts be topped with cast stone caps matching the existing in color, texture, profile, and dimensions; that maximum height of all fence components be less than (or equal to) eight feet six inches; and that statuary (dog finials) at the main gate be retained/restored. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.6 pertaining to fences; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION(S)

That the request for a Certificate of Appropriateness to replace the existing fence (having random ashlar cut limestone wing walls and posts) along the front property line with a new metal fence, new height eight feet, six inches be denied without prejudice. Design does not comply with the ordinance or match the existing fence.

BACKGROUND / HISTORY:

The subject property at 10260 Strait Lane is the Jackson Residence Historic District (H-154) and contains a contributing single-family residence set on a large estate parcel. The defining historic features along the front property line include a stone fence assembly consisting of random ashlar cut limestone wing walls and posts, accompanied by metal picket fencing and decorative gate elements.

The existing fence has been a consistent visual component of the estate's frontage and is protected under the district's preservation criteria, which stipulate that no new fences are permitted in the no-build zone except to match existing, and that fence repair constitutes routine maintenance. The applicant previously sought approval for replacement of the front fence and gates under COA-25-000407, which was later denied without prejudice on February 17, 2026, due to noncompliance with ordinance requirements. That prior application also involved cast iron fencing and squared limestone posts but did not fully match existing design characteristics.

On April 8, 2026, the task force reviewed the current submittal and recommended denial without prejudice, finding the design did not match the existing historic fence configuration. Since that review, the applicant has made revisions to more closely duplicate historic fence components, including adjustments to the stone posts, cap profiles, metal picket detailing, and overall dimensions.

Previous applications for Certificates of Appropriateness (or Demolition) filed for this property that are pertinent to this CA include:

Case Number	Review Type	Date	Owner	Decision
COA-25-000407	Routine	11/5/2025	SHARIF SARDAR HAIDER	
Replace the front fence including two fence gates. The materials will be cast iron, with limestone squared posts with a height of 7 feet. . Conditions: that material and color of the replaced front fence and fence gate match with the existing and that it is consistent with standards in City Code Section 51A- 4. 501(g) (5) (B) (xiv) and Exhibit B- 3. 6 a of Ordinance 32350. This Certificate of Appropriateness solely applies to front				Approved with conditions

fence and fence gates. *Note: Application was later denied without prejudice on February 17, 2026, due to noncompliance with ordinance*.	

RELEVANT PRESERVATION CRITERIA:

Jackson Residence Historic District (H-154), Ordinance No.: 32350

SEC. 3.6 Fences

a. No new fences are permitted in the no-build zone, except to match existing. Fence repair is considered routine maintenance..

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS/GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES:

Guidelines for Setting (District / Neighborhood)

• Recommended: Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.

• Not Recommended: Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).

RELEVANT 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.

PROJECT DESCRIPTION & ANALYSIS:

The applicant proposes to replace the existing limestone-and-metal front fence with a new fence designed to closely replicate the existing historic configuration, while increasing the overall height to a maximum of eight feet, six inches, primarily for enhanced safety and security. The new fence system incorporates limestone wing walls and posts matching the existing in color, texture, pattern, bond, and module size, and a metal picket fence designed to match the openness and visual rhythm of the existing assembly.

Description of Proposed Work
Revised drawings dated April 14, 2026, show:

- New posts and stonework that match the existing limestone in pattern and module, including the reuse of stone caps where feasible.
- Picket profiles and cap details matching the existing fleur-de-lis motif, preserving the district's decorative character.
- A horizontal bar dividing the metal fence into proportional sections consistent with the existing design.
- Revised heights demonstrating conformance with a maximum height of 8'-6", with fence and gate elevations showing measured relationships to existing conditions.
- Retention and restoration of the statuary (dog finials) at the primary entry gate as required in the staff recommendation. (*Currently called out but not shown in drawings. Staff recommends showing finials in drawings*.)

These modifications align the proposed fence more closely with the historic materials and proportions of the existing fence previously deemed noncompliant.

Analysis
The Jackson Residence Historic District's preservation criteria strictly limit new fences within the no-build zone, permitting them only when they match existing historic fencing.

The applicant's revised submittal demonstrates substantial efforts to replicate the historic fence, including the limestone's ashlar pattern, capstone detailing, and the openness and profile of the metal pickets. The revised design satisfies the requirement that replacement fencing maintains at least 80 percent openness, preventing the creation of a visually solid barrier along the historic frontage.

Although the task force recommended denial prior to revisions, the updated drawings now more closely meet ordinance requirements and improve compatibility with the district's established character. The increased height—up to 8'-6"—is considered acceptable under staff-recommended conditions because the fence retains the historic materiality, openness, and decorative elements. This ensures that the increased height does not result in an incompatible visual mass.

Furthermore, the proposed work is consistent with:

- Preservation Criterion Section 3.6 regarding fences, which requires matching existing materials and design;
- City Code Section 51A-4.501(g)(6)(C)(i), which states that work on contributing structures must not adversely affect architectural features or the district; and
- Secretary of the Interior's Guidelines for Setting, which emphasize retaining defining features and avoiding visually incompatible new elements.

Conclusion

The revised fence design represents a meaningful improvement over both the original submittal and the previously denied CA. With conditions ensuring strict adherence to matching limestone, openness percentage, cap profiles, and maximum height, the proposed fence is compatible with the contributing estate property and the Jackson Residence Historic District. Staff therefore supports approval with conditions.

Overall, the proposed project will not have an adverse effect on: the architectural features of the structure; the historic overlay district; and/or the future preservation, maintenance and use of the structure or the historic overlay district.

SITE MAP
10260 Strait Ln.



The yellow rectangle highlights 10260 Strait Ln. ***Basemap Source: Google Earth***

CURRENT PHOTO(S)
10260 Strait Ln.



Subject property. Front: west elevation – shows existing fencing. ***Source: Google Maps – Street View***



Subject property. Front: west elevation – shows fencing and second gate for same property (formerly 10240 Strait Ln – former owner purchased both properties and combined the two). ***Source: Google Maps – Street View.***



Property across the street (west) of subject property. ***Source: Google Maps – Street View.***

ATTACHMENTS:

- **Task Force Recommendation Form**
- **Certificate of Appropriateness Application**

TASK FORCE COURTESY REVIEW REPORT
CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL SITES

DATE: 04/08/2026
TIME: 3:00 pm
MEETING PLACE: Virtual Meeting / 2922 Swiss Avenue, "Wilson House"

Applicant Name: Sardar Sharif
Address: 10260 Strait Lane
Date of CR/CA/CD Request: 03/23/2026

RECOMMENDATION:

_____ Approve _____ Approve w/ conditions _____ Deny __X__ Deny w/o prejudice

Recommendation / comments/ basis:

Deny W/O Prejudice – Design does not comply with ordinance or match existing fence.

Task force members present

__X__ Gary C. Coffman (Chair) __X__ Justin Curtsinger (Vice Chair) __X__ Jay Firsching
__X__ Morgan Harrison ____ James Adams ____ John Johnson
__X__ Carolina Pace

Ex Officio staff members Present __X__ Rhonda Dunn, Ph.D.

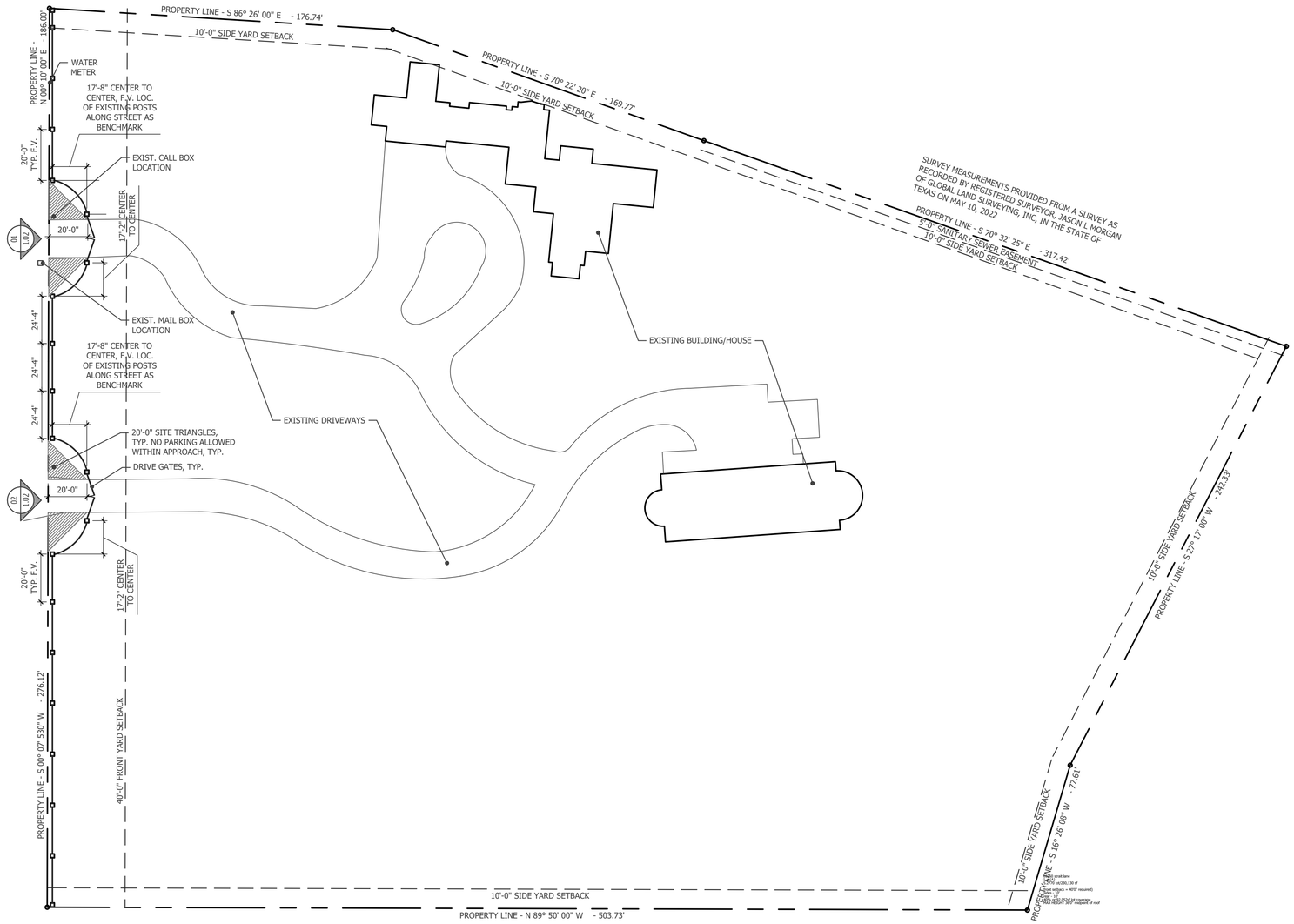
Simply Majority Quorum: __X__ yes ___ no (four makes a quorum)

Maker: Jay Firsching
2nd: Morgan Harrison
Task Force members in favor: **5**
Task Force members opposed: **0**
Basis for opposition:

CHAIR, Task Force: _ Gary C. Coffman Date: 04/08/2026

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 6ES, starting at 9:30 with a staff briefing.

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



01 SITE PLAN

SCALE: 1/32" = 1'-0"

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A NEW SINGLE FAMILY RESIDENCE AT

10260 STRAIT LANE

IN THE CITY OF DALLAS, TEXAS

FOR SHS GROUP

SHEET TITLE

SITE PLAN
GEN. NOTES

SHEET #	ISSUE DATE
A1.01	20 OCT 2025 - CITY ISSUE
	6 JAN 2026 - SITE TRIANGLES
	14 MAR 2026 - CITY COM
	12 APR 2026 - PRESERV
PROJECT # 25-41	

PLAT TRACKING #	C.O.D. PERMIT #
P.O. TRACKING #	WWW. TRACKING #

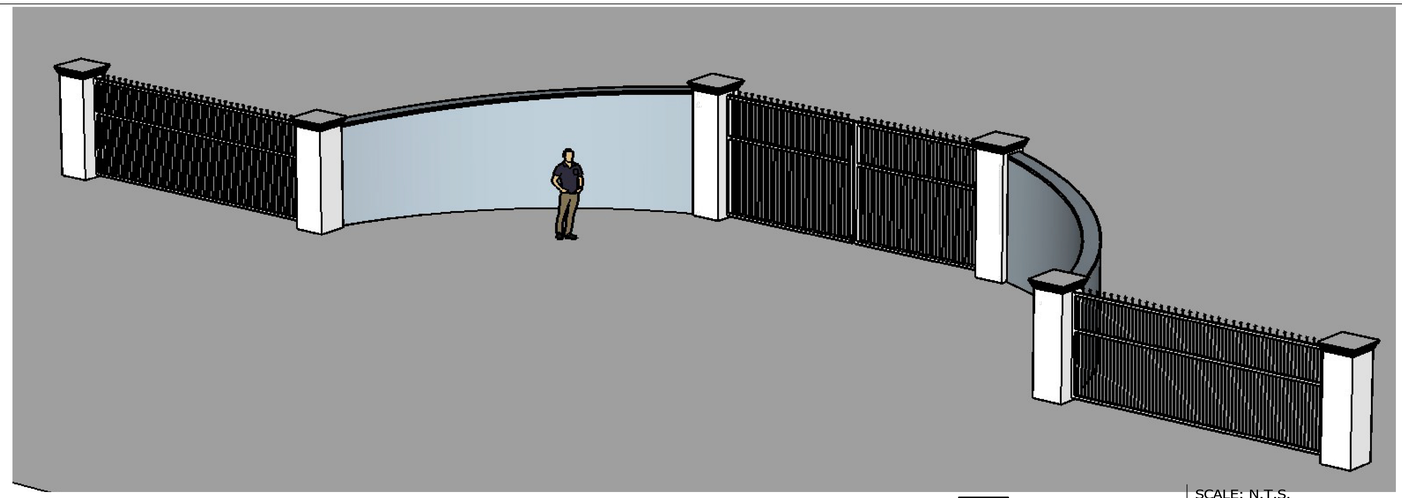
SHS GROUP

10260 STRAIT LANE

DALLAS WATER UTILITIES OR SUSTAINABLE DEVELOPMENT + CONSTRUCTION

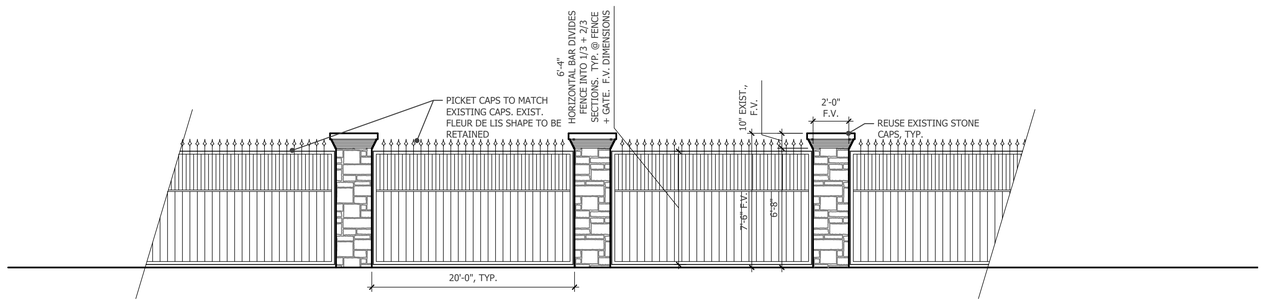
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEWED BY	DATE	FILE #	CITY SHEET



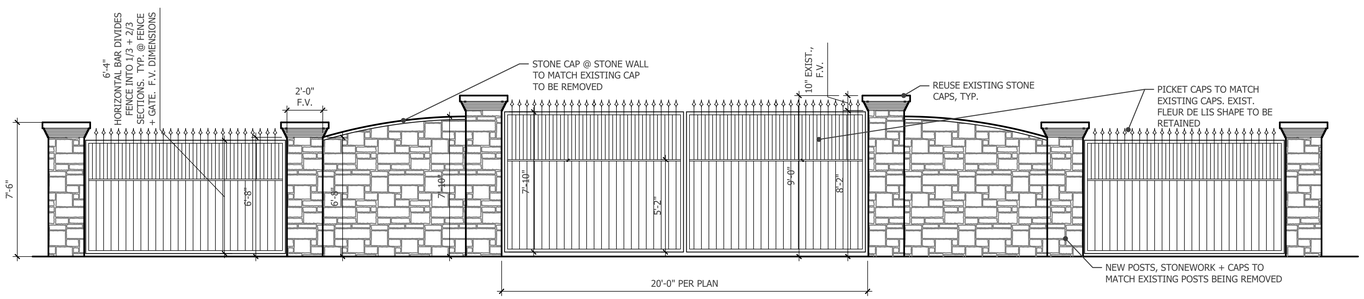
SCALE: N.T.S.

04 3D-VIEW-3



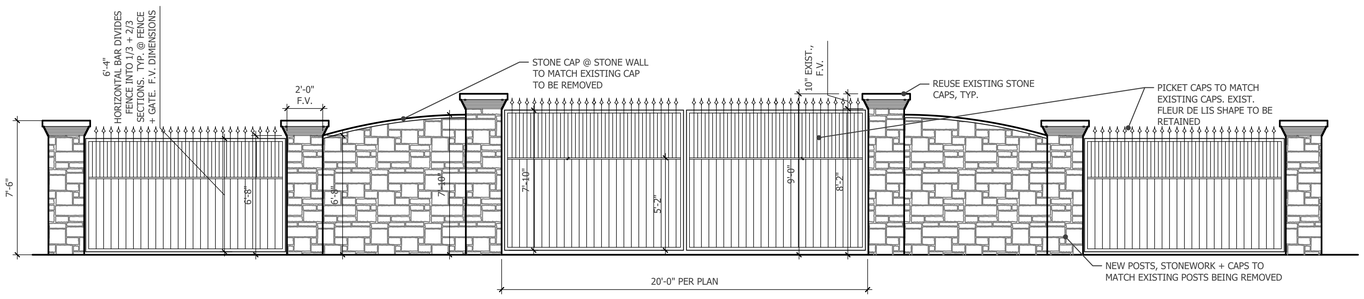
03 PARTIAL POST TO POST FENCE SECTION

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



02 PARTIAL FENCE / GATE ENTRY ELEV.

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



01 PARTIAL FENCE / GATE ENTRY ELEV.

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

issued for CITY PERMIT

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A NEW SINGLE FAMILY RESIDENCE AT

10260 STRAIT LANE

IN THE CITY OF DALLAS, TEXAS

FOR SHS GROUP

SHEET TITLE

GATE ELEVATIONS

SHEET # A1.02

PROJECT # 25-41

ISSUE DATE

20 OCT 2025 - CITY ISSUE

6 JAN 2026 - SITE TRIANGLES

14 MAR 2026 - CITY COM

12 APR 2026 - PRESERV

PLAT TRACKING #	C.O.D. PERMIT #
P.O. TRACKING #	WWW. TRACKING #

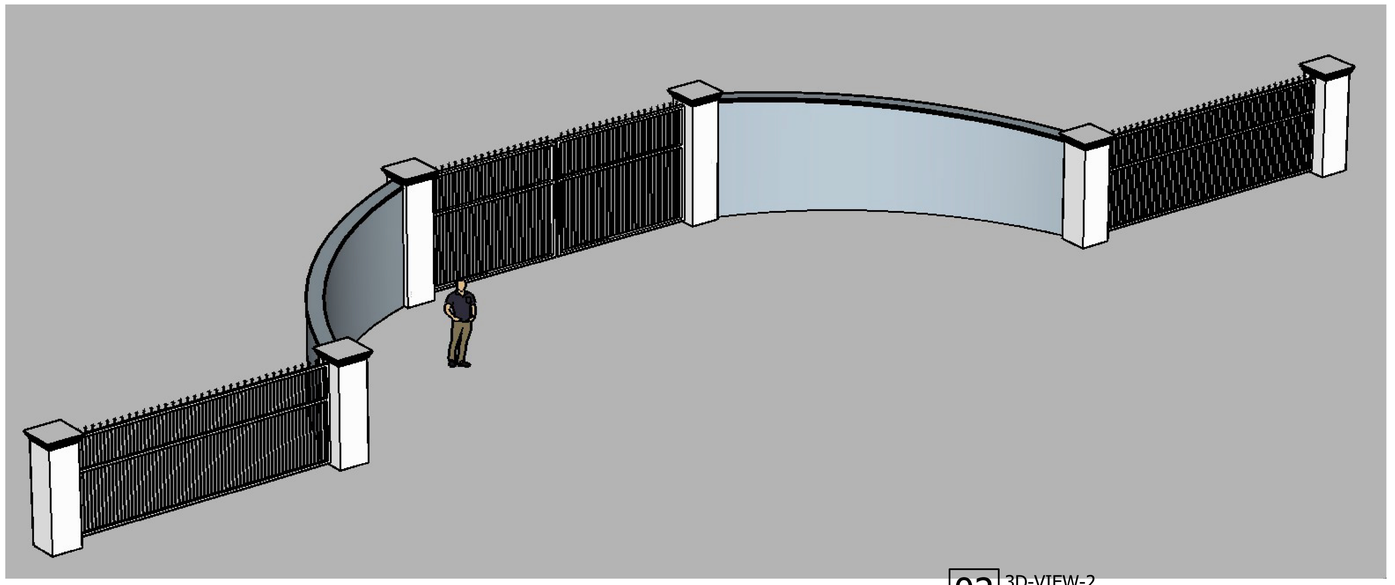
SHS GROUP

10260 STRAIT LANE

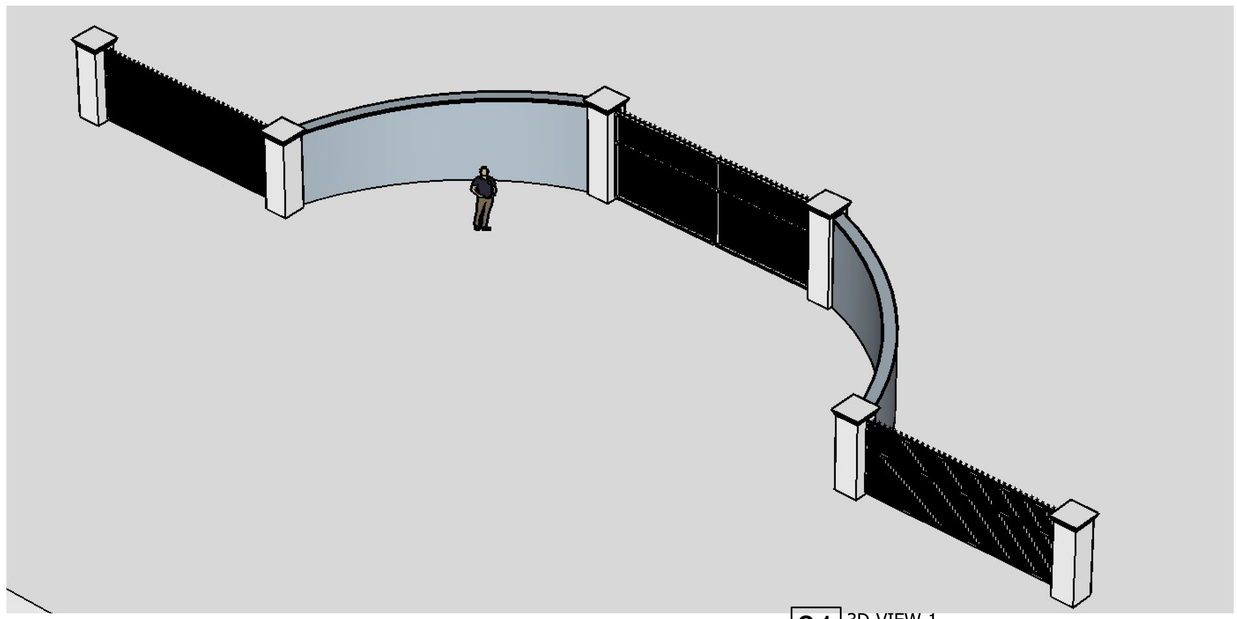
DALLAS WATER UTILITIES OR SUSTAINABLE DEVELOPMENT + CONSTRUCTION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEWED BY	DATE	FILE #	CITY SHEET



02 3D-VIEW-2
SCALE: N.T.S.



01 3D-VIEW-1
SCALE: N.T.S.

issued for CITY PERMIT

BLUE C DESIGNS
PLAN IT DESIGN IT LIVE IT
WWW.BLUE-C-DESIGNS.COM . CURTIS BURLBAW . 214 . 906 . 4883

A NEW SINGLE FAMILY RESIDENCE AT
10260 STRAIT LANE
IN THE CITY OF DALLAS, TEXAS
FOR SHS GROUP

SHEET TITLE
GATE
3D VIEWS

SHEET #	ISSUE DATE
A1.03	20 OCT 2025 - CITY ISSUE
	6 JAN 2026 - SITE TRIANGLES
PROJECT #	14 MAR 2026 - CITY COM
25-41	12 APR 2026 - PRESERV

PLAT TRACKING #	C.O.D. PERMIT #
P.O. TRACKING #	WWW. TRACKING #
SHS GROUP	
10260 STRAIT LANE	
DALLAS WATER UTILITIES OR SUSTAINABLE DEVELOPMENT + CONSTRUCTION	
CITY OF DALLAS, DALLAS COUNTY, TEXAS	

REVIEWED BY	DATE	FILE #	CITY SHEET



























City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-1504A **Item #:** D6.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D14
HISTORIC DISTRICT:	West End (H/2)
DEPARTMENT:	Department of Planning and Development

SUBJECT

702 ROSS AVENUE

Council District 14
West End Historic District
COA-26-000136
Rhonda Dunn

Request

A Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building.

Applicant Ruvalcaba, Rene

Application Filed 4/15/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building be **approved with conditions** in accordance with drawings and specifications submitted April 15, 2026 with the following conditions: that all attachments for lighting fixtures, conduit, wiring, or mounting hardware be made only through mortar joints and not into historic brick; that programmable string lights be installed below the parapet and any ornamental brick detailing at the top of the main building; and that color temperature and brightness shall be kept low-intensity -- using a neutral, low-intensity white light is preferred. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 5.7 pertaining to façade appearance; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building be **denied without prejudice**. The applicant has not provided enough information.

powered by Legistar™

CITY OF DALLAS

LANDMARK COMMISSION **MAY 4, 2026**

FILE NUMBER: COA-26-000136
LOCATION**:** 702 Ross Ave.
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: April 15, 2026
DISTRICT: West End Historic District
MAPSCO: 45-K
CENSUS TRACT: 0021.00

APPLICANT: Ruvalcaba, Rene

REPRESENTATIVE: N/A

OWNER: YO RANCH RESTAURANT NO 1 LTD

REQUEST(S)

A Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building.

STAFF RECOMMENDATION(S)

That the request for a Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building be approved with conditions in accordance with drawings and specifications submitted April 15, 2026 with the following conditions: that all attachments for lighting fixtures, conduit, wiring, or mounting hardware be made only through mortar joints and not into historic brick; that programmable string lights be installed below the parapet and any ornamental brick detailing at the top of the main building; and that color temperature and brightness shall be kept low intensity -- using a neutral, low intensity white light is preferred. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 5.7 pertaining to façade appearance; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION(S)

That the request for a Certificate of Appropriateness to install outdoor lighting (programmable string lights) around the top perimeter of the main building be denied without prejudice. The applicant has not provided enough information.

BACKGROUND / HISTORY:

The subject property at 702 Ross Avenue is a contributing one-story masonry commercial building located within the West End Historic District. Historically, the building has served various commercial and institutional uses consistent with the district's early-20th-century warehouse and rail-oriented development character. The existing structure retains its brick façade, parapet, and storefront configuration, which contributes to the architectural cohesion defined in Section 5 of the West End Preservation Criteria.

The current request does not involve additions or major alterations to the building. Rather, the applicant proposes the installation of Trimlight permanent, programmable exterior lighting along the upper perimeter of the building. According to the manufacturer's documentation, Trimlight is a low-profile LED lighting system designed to blend with existing architectural features in daylight conditions while providing programmable illumination after dark. The product is commercially marketed for use on historic, commercial, and civic buildings due to its discreet mounting channels, small LED size, and adaptability to architectural lines.

There are no previous applications for Certificates of Appropriateness (or Demolition) filed for this property that are pertinent to this CA.

RELEVANT PRESERVATION CRITERIA:

West End Historic District (H/2), Ordinance No.: 22158

SECTION 5: CONSTRUCTION AND RENOVATION CRITERIA.
5.7 Facade appearance. No solid brick facade may face a public right-of-way. The design of a facade must convey the district's cohesiveness. The design, materials, and color must be indicative of warehouse or railroad buildings at the beginning of the twentieth century.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS/GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Guidelines for Setting (District / Neighborhood)

- ***Recommended**: Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and*

yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.

- ***Not Recommended**: Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).*

RELEVANT 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.

PROJECT DESCRIPTION & ANALYSIS

The applicant requests approval to install Trimlight permanent outdoor lighting along the top perimeter/parapet line of the building at 702 Ross Avenue. Trimlight systems consist of small, energy-efficient RGB LED bulbs housed in an aluminum mounting channel designed to follow existing architectural edges. The system includes fully programmable lighting patterns, colors, and calendar-based scheduling controlled via the cloud-based Trimlight Edge app.

Description of Lighting System
According to the manufacturer's technical specifications, the proposed lighting uses commercial-grade LEDs with the following traits:

- 3 RGB LEDs per bulb, spaced 12″ on center (commercial system)
- 50,000+ hour lifespan
- Low-profile aluminum channel designed to be visually unobtrusive during daytime
- IP68 waterproof rating
- 12V system, 1W per bulb, with optional higher-visibility commercial bulb variants
- Cloud-based control, remote access, programmable schedules, and voice-assistant compatibility

The system is marketed for architectural enhancement, branding, seasonal lighting, and increased nighttime visibility, all while minimizing permanent visual impact due to its concealed daytime appearance.

Compatibility with the West End Historic District

The West End Preservation Criteria emphasize façade appearance (Section 5.7), requiring design features to reinforce the district's early 20th-century warehouse character. Trimlight's low-profile installation method is designed to avoid altering façade geometry or obscuring architectural details; when not illuminated, the system is intended to remain minimally visible.

Because Trimlight channels are mounted flush to existing eaves or parapets, the installation—if limited to mortar joints, as recommended in staff conditions—does not visually disrupt the masonry or create conjectural historic elements. Furthermore, the ability to restrict lighting to low-intensity neutral whites allows the system to align with preservation criteria emphasizing subtlety and architectural reinforcement.

Impact Assessment (Following Staff Conditions)

- Architectural Features: The system attaches through mortar joints (per staff conditions) and uses concealed channels, minimizing visual impact on contributing brick masonry.
- District Character: When toned to low-intensity white or simple static coloration, the lighting supports nighttime visibility without detracting from historic district cohesion.
- Reversibility: Trimlight's channel-based attachment allows future removal with minimal repair, consistent with Secretary of the Interior standards emphasizing reversibility.
- Functionality & Safety: Commercial LED lighting enhances evening visibility and pedestrian safety, aligning with Trimlight documentation stating improved ambiance and customer experience.

Conclusion

The proposed Trimlight installation constitutes a reversible, low-impact lighting enhancement intended to emphasize building edges without obscuring or altering historic material. When installed below parapet ornamentation, attached through mortar joints, and operated with low-intensity lighting, the project is consistent with:

- West End Preservation Criteria Section 5.7 (Façade Appearance)
- City Code Section 51A-4.501(g)(6)(C) for contributing structures
- Secretary of the Interior's Guidelines for Setting, emphasizing compatibility and non-intrusive improvements

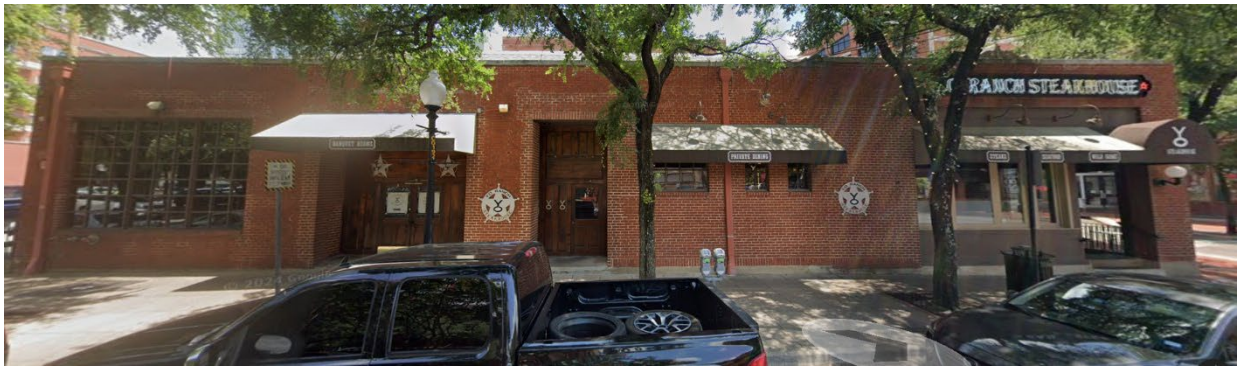
Overall, the proposed work will **not** have an adverse effect on the architectural features of the structure; the historic overlay district; and the future preservation, maintenance and use of the structure or the historic overlay district.

SITE MAP
702 Ross Ave.



The yellow rectangle highlights 702 Ross Ave. The green shading depicts West End Historic District coverage. *Basemap Source: Google Earth*

CURRENT PHOTOS
<u>702 Ross Ave.</u>



Subject property. North (front) elevation, Ross Avenue frontage (depicts storefront(s) and awnings). *Source: Google Maps -- Street View (Feb. 2025)*.



Subject property. East (left) elevation depicts a former shared/party wall. *Source: Google Maps -- Street View (Feb. 2025)*.



Subject property. West (right) elevation illustrates former loading area to the rear. *Source: Google Maps -- Street View (Feb. 2025)*.



Subject property. At the intersection of Ross Ave. and Market St. *Source: Google Maps -- Street View (Feb. 2025)*.

ATTACHMENTS:

- **Task Force Recommendation Form**
- **Certificate of Appropriateness Application**

TASK FORCE COURTESY REVIEW REPORT
CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL SITES

DATE: 04/08/2026
TIME: 3:00 pm
MEETING PLACE: Virtual Meeting / 2922 Swiss Avenue, "Wilson House"

Applicant Name: Rene Ruvalcaba
Address: 702 Ross Ave – West End Historic District
Date of CR/CA/CD Request: 03/23/2026

RECOMMENDATION:

_____ Approve _____ Approve w/ conditions _____ Deny ___**X**_ Deny w/o prejudice

Recommendation / comments/ basis:

Deny without Prejudice due to lack of information

Task force members present

__**X**__ Gary C. Coffman (Chair) __**X**__ Justin Curtsinger (Vice Chair) __**X**__ Jay Firsching
__**X**__ Morgan Harrison ____ James Adams ____ John Johnson
__**X**__ Carolina Pace

Ex Officio staff members Present __**X**_ Rhonda Dunn, Ph.D.

Simply Majority Quorum: __**X**___ yes ___ no (four makes a quorum)

Maker: Justin Curtsinger
2nd: Morgan Harrison
Task Force members in favor: **5**
Task Force members opposed: **0**
Basis for opposition:

CHAIR, Task Force: __Gary C. Coffman_____ Date: 04/08/2026

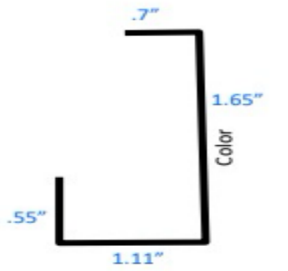
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 6ES, starting at 9:30 with a staff briefing.

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

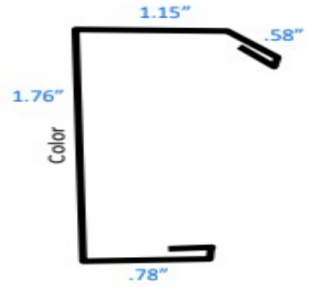

Y.O. RANCH STEAKHOUSE

TRIMLIGHT METROPLEX

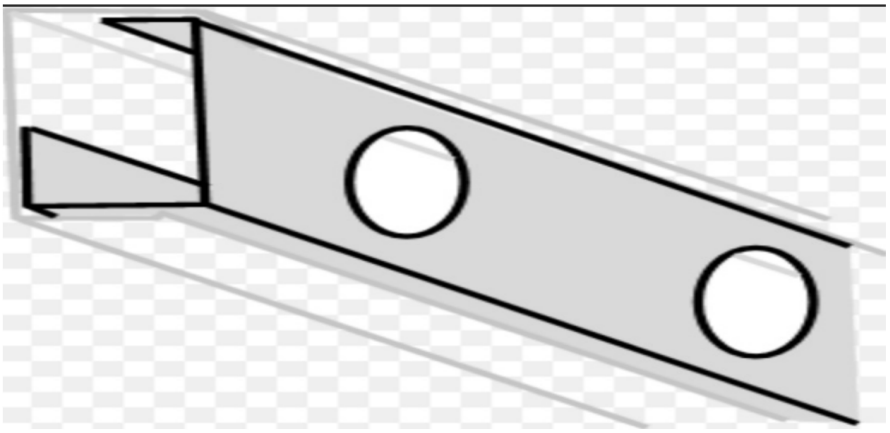
Project: YO Ranch Restaurant
Address: 702 Ross Ave, Dallas, TX
Sheet: A5.1 – Trimlight Installation Detail

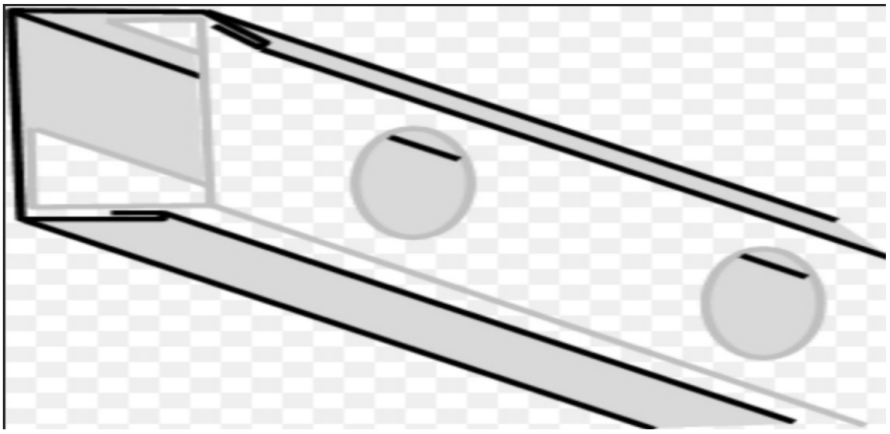


Snap in Channel



Snap in Base





CATEGORY	SPECIFICATION
Snap-In Base Height	1.76 inches
Snap-In Channel Height	1.65 inches (LED face)
Base Mounting Leg	0.78 inches (field-drill zone)
Overall Projection	1-7/8 inches from face of brick
Section Length	89 inches typical
LED Spacing	12 inches OC
Weight	2.5 lbs per section (≈0.34 lbs/ft)
Fasteners	#10 x 1-1/2" Stainless Steel Screws
Anchors	3/16" Plastic Concrete Anchors
Fastener Spacing	16" OC (min. 3 fasteners per section)

INSTALLATION – BRICK MORTAR MOUNT

• Mount snap-in base directly to mortar joint (brick behind base).

• Field-drill base along 0.78" lower leg using 3/16" masonry bit.

• Install 3/16" plastic anchors flush with mortar.

• Fasten using #10 x 1-1/2" stainless screws @ 16" OC.

• Minimum (3) fasteners per 89" section.

• Install wiring prior to snapping channel.

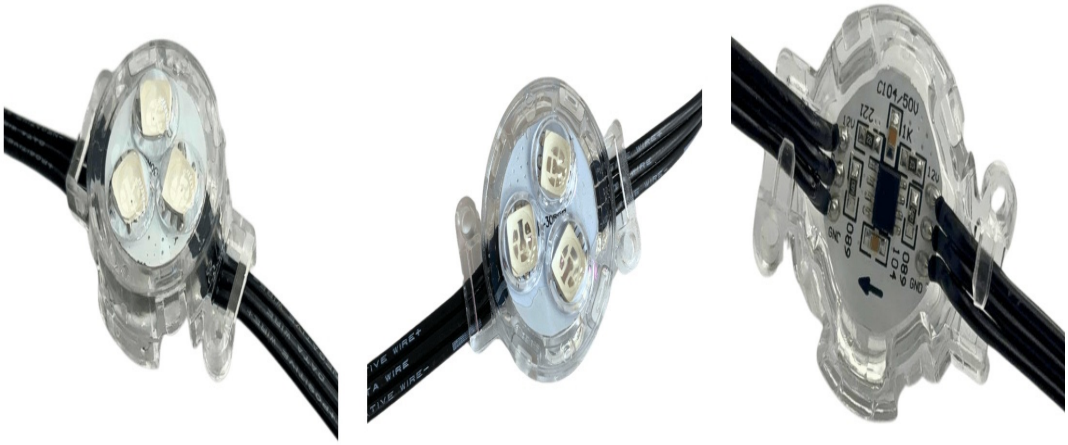
• Snap channel onto base after alignment.

• LED mounted on 1.65" face, spacing 12" OC, light projects horizontally outward.

POWER CONNECTION – INTERIOR OUTLET FEED

- Trimlight power supply/controller to be plugged into interior 120V receptacle.
- Route low-voltage wiring to exterior start of channel run.
- Penetrate wall at mortar joint; install grommet and seal with exterior silicone.
- Provide drip loop at exterior.
- Interior receptacle to be GFCI protected if required.

TRIMLIGHT COMMERCIAL BULB



- LEDs: 3 per bulb
- Lifespan: 50,000+ hours
- Spacing: 12" OC
- Colors: RGB
- Control Method: Edge App, Voice Control
- Voice Control: Google Home, Alexa
- Waterproof: IP68
- Voltage: 12V
- Wattage: 1W per bulb


STEAKHOUSE
STOP
SEAFOOD
BUFFALO


STEAKHOUSE
STOP
SEAFOOD
BUFFALO


STEAKHOUSE
STOP
SEAFOOD
BUFFALO


Y.O. RANCH STEAKHOUSE
STEAKHOUSE
STEAKS
SEAFOOD
WILD GAME


Russet Red

BUSINESS LIGHTING

Our commercial lighting bulb is highly favored by businesses and trusted by renowned brands with numerous installations. Crafted for commercial settings, it offers unmatched brightness and energy efficiency, ideal for drawing more customers to your establishment.

Utilizing cutting-edge LED technology, our bulbs reduce electricity costs while providing brilliant illumination. Perfect for retail stores, offices, and outdoor signs, Trimlight's Commercial Bulb ensures reliable, high-quality light to enhance visibility and attract customers.







HIGH-PERFORMANCE LED COMMERCIAL BULBS.

*FOR A COMPLETE LIST OF SPECS, GO TO OUR SPEC SHEET ON PAGE 20.



MATCH YOUR BRAND



ACCENT / SECURITY LIGHTING



ATTRACT CUSTOMERS

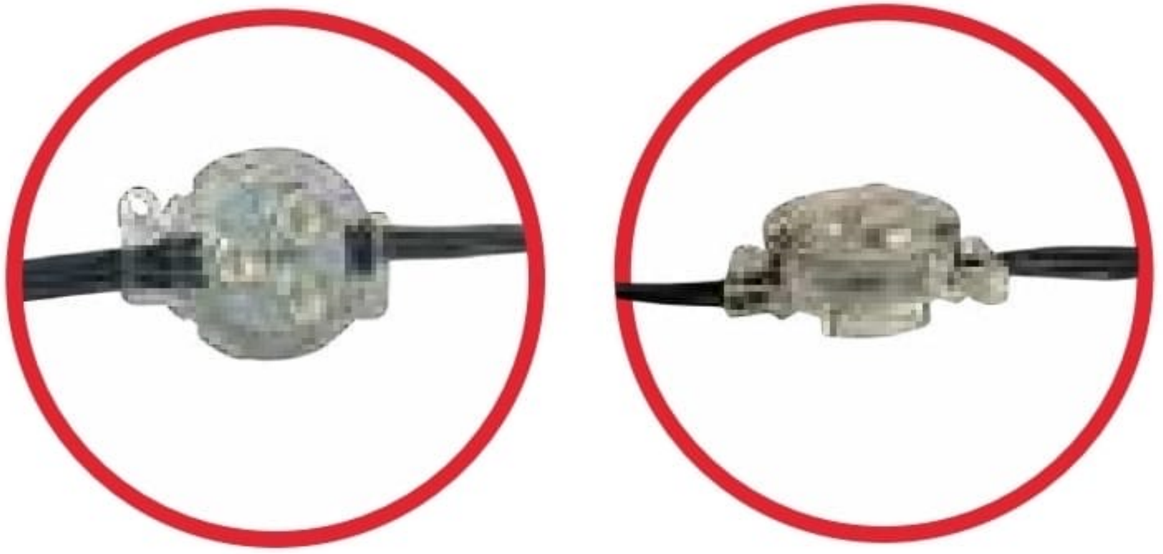


GROUPING CONTROL



ACCESS FROM ANYWHERE

TRIMLIGHT COMMERCIAL



- LEDs: 3
- Lifespan of Bulb: 50,000+ hours
- Spacing: 12"
- Colors: RGB
- Control Method: Edge APP, Voice Control
- Voice Control: Google Home, Alexa
- Waterproof: IP68
- Voltage: 12V
- Wattage: 1W per bulb
- Lumens: 30-60 (depends on method of measurement)
- Dances to Music: Auxiliary port to speaker
- Customization: Customizable color patterns and low profile channel to match your brand
- Grouping: Can control multiple business locations from one central location and from anywhere in the world

TRIMLIGHT

TRIMLIGHT

PERMANENT, PROGRAMMABLE LIGHTING FOR YOUR BUSINESS



REQUEST ESTIMATE

BBB ACCREDITED BUSINESS

TRIMLIGHT HAS A LIFETIME PRODUCT WARRANTY!

COA-26-000136

Made For Life's Moments

WHY TRIMLIGHT IS THE BEST CHOICE FOR YOUR BUSINESS

With Trimlight's innovative and reliable permanent outdoor lighting solutions, business owners can effortlessly bring in more customers year-round. Our state-of-the-art technology and customizable options make it simple to create the perfect color matching for your business.

You can enjoy stunning outdoor lighting that not only adds curb appeal to your business, but also provides a sense of warmth and security. Allow the experts in outdoor permanent lighting to handle your project with our comprehensive start-to-finish process, complete with an unbeatable lifetime product warranty. Sit back, relax, and enjoy as your business shines as a beacon of light in your neighborhood.





CONTENTS

3. Installation Experts
4. The Trimlight Difference
5. Hidden In The Day
6. Choosing Trimlight Is Easy
7. Cutting-Edge App
8. Benefits
10. Commercial Bulb
12. Globe Lights
14. Trimlight 3L For Businesses
16. Municipal Lights
18. Brands
19. FAQ
20 Colors To Match

3 Easy Steps To Get Trimlight

Get Started

Scan the QR Code above to **request a free no-obligation estimate.**

Professionally Installed

A Trimlight installer will **professionally install** your lights on your business.

Enjoy Your System

Enjoy the amazing benefits of your new Trimlight system with our industry leading app.





INSTALLATION EXPERTS,
TRAINING, DEALER NETWORK

INSTALLED & SERVICED BY FACTORY-TRAINED TECHNICIANS

Trimlight installers blend creativity with technical expertise to craft unique lighting designs for every business. They know that lighting is more than just visibility—it's about setting the perfect atmosphere to attract more customers. From accentuating architectural features to creating inviting outdoor spaces, they skillfully combine innovation and artistry to bring your vision to life.

As artisans of light, Trimlight installers don't just install—they design captivating experiences. Their passion for detail and commitment to excellence transform outdoor environments into welcoming, dynamic spaces that enhance both safety and style.











Trimlight is proud to have hundreds of dealerships across North America. A local, authorized, and factory-trained technician will guide you seamlessly through the Trimlight estimate and install process to deliver an amazing permanent lighting system.

THE TRIMLIGHT DIFFERENCE

Trimlight is **THE ORIGINAL** pioneer of permanent holiday lighting. Trimlight offers the widest range of year-round lighting solutions in the industry: **COMMERCIAL LIGHTING, DOWNLIGHTS, GLOBE LIGHTS, RESIDENTIAL LIGHTING,** and more innovations to come!

SCHEDULED ILLUMINATION

With Trimlight's innovative technology, programming your lighting system to **accommodate your business hours**, **seasonal changes**, or **daylight savings adjustments** becomes manageable. The **scheduling** feature ensures that your establishment is illuminated precisely when needed.

CELEBRATE THE HOLIDAYS

During holidays, Trimlight systems enable you to **celebrate with appropriate festive colors** and animations, adding to the communal spirit. This capability ensures your business **remains relevant and visually appealing throughout the year**, fostering a sense of anticipation among your customers.

ACCESS FROM ANYWHERE IN THE WORLD

With Trimlight's advanced technology, you can **control your business lighting from anywhere in the world.** Whether you're on-site, traveling, or managing multiple locations, the Trimlight app lets you adjust schedules, colors, and patterns with ease for multiple business locations.

ATTRACT MORE CUSTOMERS

Installing Trimlight's permanent outdoor LED lights can be a **game-changer for businesses**. With the ability to customize colors and patterns, you can create a unique and eye-catching display that showcases your brand in a powerful way. This is especially important in today's competitive market, where businesses are constantly vying for attention.





HIDDEN IN THE DAY



BEAUTIFUL AT NIGHT

CUSTOMER SERVICE

5-STAR TRIM LIGHTING EXPERTS!

Trusted Nationwide: Thousands of glowing reviews for our dealers!

PROFESSIONAL INSTALLATION



Our **professional estimators** and **expert installers** are with you every step of the way!

NATION'S BEST WARRANTY



We offer the **best warranty** in the business, by offering a lifetime warranty on all parts.

CHOOSING TRIMLIGHT IS EASY

PEACE OF MIND COMES STANDARD

At Trimlight, our foundation is built on a commitment to excellence and a dedication to providing top-quality products that stand the test of time. While some may claim longevity, we go above and beyond by offering a lifetime product warranty to guarantee the durability and reliability of our lights. From the initial sales process to installation and ongoing service, our dealers take full ownership of every step to ensure a seamless and 5-star experience for our customers. With Trimlight, you can trust in our unwavering accountability and commitment to delivering exceptional lighting solutions that exceed expectations.

Experience firsthand the impact of our high standards for quality and service on your permanent outdoor lighting. Transforming your business has never been simpler with Trimlight by your side.

START-TO-FINISH PROCESS
+
EXPERIENCE
+
PROFESSIONAL INSTALLATION
+
PATENTED CHANNEL
+
LIFETIME PRODUCT WARRANTY
=
COMPLETE CUSTOMER SATISFACTION

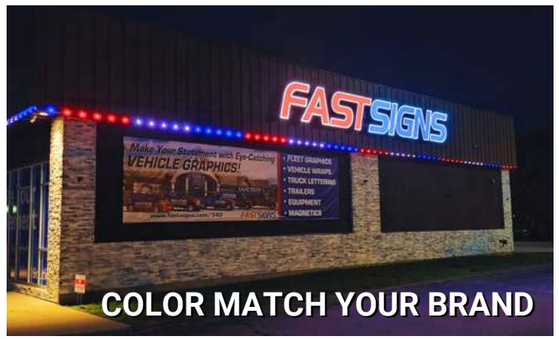


ATTRACT MORE CUSTOMERS

CUTTING-EDGE APP

TRIMLIGHT EDGE

With the **Trimlight Edge app**, users can **unlock the full potential** of your outdoor lighting system, transforming your spaces into dynamic, vibrant environments that captivate and inspire. With **millions of colors and thousands of patterns**, the Trimlight Edge app puts the power of lighting control in the palm of your hand, enhancing every moment with unparalleled ease and convenience.



COLOR MATCH YOUR BRAND



BENEFITS

- Ability to **customize millions of colors**
- **180 preset** color movement patterns
- **20 motions** that can be added to any pattern
- Set it and forget it with **easy timer** and calendar programming
- Program your lighting system from **anywhere in the world**
- **Group multiple business locations** so they're all on brand
- Special effects such as **lightning** and **snowflake**



BENEFITS OF COMMERCIAL LIGHTING

AS A BUSINESS OWNER, YOU'RE ALWAYS LOOKING FOR WAYS TO IMPROVE YOUR BUSINESSES IMAGE AND BRANDING.

Explore four reasons *why permanent commercial lighting might be the* ***perfect solution for you.***

ENHANCED VISIBILITY

According to Exploding Topics, **55%** of a brand's first impressions are visible.

With our customizable permanent outdoor LED lights, you can enhance your building's visibility and ensure it **stands out from the competition.** Our bright and vibrant lighting solutions extend your brand presence into the night, ensuring your premises are always visible.

Whether you're aiming to attract more foot traffic or simply want to make a memorable impact, our lighting solutions are designed to **highlight your business's unique identity**. By choosing colors and patterns that align with your brand, you can create a cohesive look that resonates with your audience and leaves a lasting impression.

BRAND CONSISTENCY

71% of consumers say they're more likely to buy a product or service from a brand they recognized, which can help save money, build your brand, and increase trust.

Achieve seamless branding across all your business locations with our LED permanent lights. Trimlight's programmable lighting patterns make it effortless to create a consistent look and feel, while allowing you to easily tune into your unique brand colors at every site.

This consistency not only **reinforces your brand** identity but also creates a **unified experience** for customers, no matter where they encounter your business.



ENGAGEMENT FROM CUSTOMERS

A study by Salesforce found **80%** of customers believe experiences provided by a company are as meaningful as their products and services

Our lighting displays go beyond basic illumination, **engaging your customers with dynamic, changeable patterns that reflect seasons, holidays, or special events related to your business.** This interactive engagement fosters a stronger connection with your customers.

By using our **customizable lighting solutions**, you can create memorable experiences that resonate with your audience, turning casual visitors into loyal customers.

NON-VERBAL COMMUNICATION

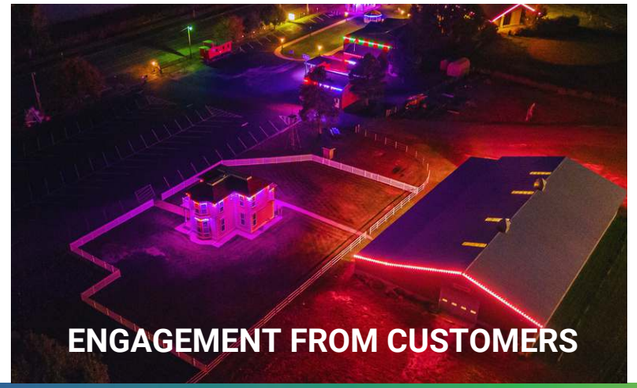
In a world where **words are not always spoken**, we often rely on what we see to understand a message. Trimlight's lighting systems **speak for your business without using a single word.** Through colors and patterns, these lights tell a story about who you are and what you represent.

The power of non-verbal communication through lighting can be a game-changer for your brand. By strategically choosing color schemes and patterns, you can **subtly convey your brand's values and personality to passersby.**

For example, a brightly lit building with bold colors may signify a lively and energetic business, while softer tones convey elegance.









TRIMLIGHT COMMERCIAL BULB

Our commercial lighting bulb is highly favored by businesses and trusted by renowned brands with thousands of installations. Crafted for commercial settings, it offers unmatched brightness and energy efficiency, ideal for drawing more customers to your establishment.

Utilizing cutting-edge LED technology, our bulbs reduce electricity costs while providing brilliant illumination. Perfect for retail stores, offices, and outdoor signs, Trimlight's Commercial Bulb ensures reliable, high-quality light to enhance visibility.







HIGH-PERFORMANCE LED COMMERCIAL BULBS.



MATCH YOUR BRAND



ACCENT / SECURITY LIGHTING



ATTRACT CUSTOMERS



GROUPING CONTROL



ACCESS FROM ANYWHERE

GLOBE LIGHTS FOR YOUR BUSINESS

Trimlight Globe Lights are the ideal solution for businesses looking to enhance their outdoor spaces with stylish, functional lighting. Perfect for illuminating patios, pool sides, courtyards, and event areas. Our globe lights create a welcoming atmosphere that draws customers in and elevates their experience.

Trimlight Globe Lights offer a sophisticated aesthetic that enhances any gathering, making a memorable impression on guests. The durable, weather-resistant design is built to last, providing businesses with reliable, year-round lighting that requires minimal maintenance. With customizable color and brightness options, businesses can easily adjust the lighting to suit any occasion or branding theme, adding ambiance that aligns with their unique style and setting. By investing in Trimlight Globe Lights, companies can create a stunning, professional look that stands out and keeps patrons coming back for the ambiance they love.



GREAT ADDITION TO WEDDINGS, BARS, RESTAURANTS, POOLS, AWNINGS, AND MORE!



PERFECT FOR EVENTS



DURABLE



WEATHER-RESISTANT



VIBRANT

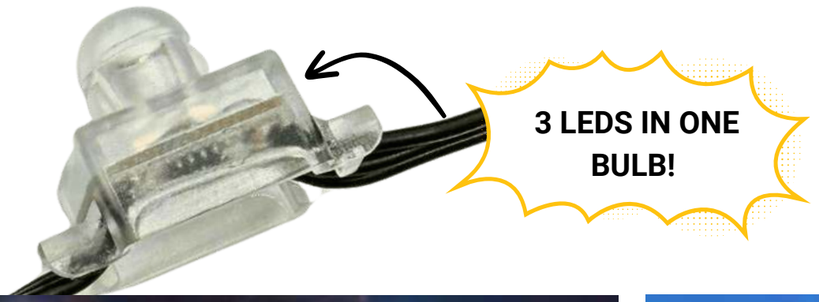


50,000+ HOUR LIFESPAN

TRIMLIGHT 3L FOR YOUR BUSINESS

Experience the ultimate in outdoor all-occasion lighting with Trimlight 3L, our latest innovation that will illuminate your business like never before. With **three powerful LEDs**, this permanent lighting system delivers **unparalleled brightness at night.** Not only does Trimlight 3L retain the features our customers adore, but it also boasts a timeless holiday lighting aesthetic that enhances visibility of your business from more angles after dark.















MUNICIPAL LIGHTS

Municipalities can utilize Trimlight to highlight architectural features, celebrate various holidays, support community events, or enhance civic pride through captivating color displays. The system's versatility means that cities can easily switch between themes and color schemes to match seasonal celebrations or special occasions, fostering a sense of community and engagement among residents. This is made possible through a **smart, user-friendly system** that eliminates the need for seasonal installations or cumbersome upkeep, allowing local governments to focus their resources on other important initiatives.

Moreover, the long-lasting and energy-efficient design of Trimlight significantly reduces operating costs and maintenance time. This not only makes it a cost-effective solution, but also means that the system can pay for itself over just a few years. By minimizing energy consumption while maximizing visual impact, Trimlight aligns with sustainable practices that many municipalities are striving to achieve.

For cities and government facilities looking to create an inviting, well-lit environment that resonates with community spirit, Trimlight offers a professional, visually striking, and highly functional commercial lighting bulb design. This installation benefits not only the facilities themselves, but also the public, as it **enhances safety, beautifies the surroundings, and encourages community gatherings.** With Trimlight, municipalities can invest in a lighting solution that truly reflects their values and aspirations, creating a lasting positive impact on the community.













SOME BRANDS THAT ADORN TRIMLIGHT

- 360 Expresso
- AlphaGraphics
- America's Country Store
- Beans and Brew
- Buck GMC
- Camping World
- Chevrolet
- Chick-fil-A
- City of Taylorsville Building
- Cluster Truck
- Club Apple
- Colonial Flag
- Draper Self Storage
- Fast Signs
- Ford
- Freedom House
- Hudson Town Hall
- J&J Nursery
- Jeep
- Jimmy Hula's Food Nirvana
- La Quinta
- Laconia Harley-Davidson
- Malmrose Bridal
- Mazda Bountiful
- McDonald's
- Mike and Sterling's
- Modern Home
- Mythos Games
- North Star AG
- Northern Lights Health Care
- Oak Grove Estates
- Office Depot
- Palava Hut
- Pie Box
- Sayka
- Styla
- The County Line
- The Rush Funplex
- Think Storage
- Timberline Steaks-Seafood
- Victoria Royals WHL Hockey Team
- West Bay Casino

Visit our commercial page for more information.

TRIMLIGHT FAQ

HOW LONG DOES TRIMLIGHT LAST?

On average, Trimlight will last between 20-30 years (assuming it is only used during nighttime hours).

WHAT HAPPENS IF A BULB GOES OUT?

Should a bulb stop working, please reach out to the dealer that provided you your installation for a hassle-free replacement. Rest assured, your bulb is safeguarded by a product warranty on up 50,000 hours of light use. Note: A labor charge may be incurred.

CAN I ACCESS MY LIGHTS ACROSS MULTIPLE LOCATIONS OF MY BUSINESS?

Yes, with Trimlight's innovative app, you can easily control lights across multiple business locations from a single device. The system allows you to manage schedules, colors, and patterns for each location individually or all at once, giving you complete flexibility and control no matter where you are.

CAN I MATCH IT TO MY BUSINESS HOURS?

Absolutely! Trimlight's scheduling feature allows you to match your lighting to your business hours effortlessly.

HOW LONG HAS TRIMLIGHT BEEN IN BUSINESS?

Trimlight is the original inventor of permanent, programmable, color-changing holiday and all-occasion lighting, starting our journey in the LED lighting industry in 2010.

DO I NEED TO PROVIDE MAINTENANCE ON TRIMLIGHT OR IS IT CAREFREE?

When you choose Trimlight, a maintenance-free, worry-free experience is waiting for you. Should you need a bulb replaced, a new controller, or you require any product warranty work, simply contact the dealer who completed your installation.

HOW IS TRIMLIGHT INSTALLED ON MY BUSINESS?

Trimlight is professionally installed by trained technicians who ensure the system blends seamlessly with your building's architecture. The low-profile, aluminum channel is custom-fit to your structure, housing the lights securely and discreetly. This allows the system to remain virtually invisible during the day while providing vibrant, customizable lighting at night.

HOW MUCH WILL I SAVE?

Once Trimlight is installed, you'll eliminate the cost of seasonal installation and takedown of temporary lighting. Plus, switching from incandescent lights will save you hundreds, or even thousands, on your utility bills.

HOW LONG IS INSTALLATION?

Typically, the installation process is completed within a single day. However, for large commercial spaces, the setup may span over multiple days.

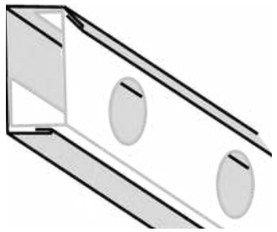
IS THE TRIMLIGHT APP CLOUD-BASED?

Certainly! The Trimlight app is a cloud-based platform that allows you to control your lighting system from anywhere in the world.

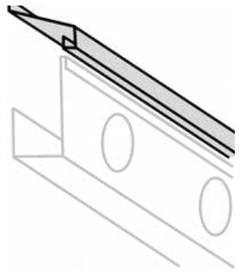
COLORS TO MATCH

Choose from a variety of profiles, each designed to cater to distinct aesthetic preferences and architectural styles. Whether you prefer a sleek and modern look or a classic, timeless appeal, our Trimlight channel offers the perfect blend of form and function to your business. Trimlight offers over 50 aluminum color options (not all shown below) and we can provide other colors if you don't see one that matches your case.

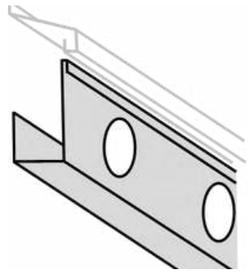




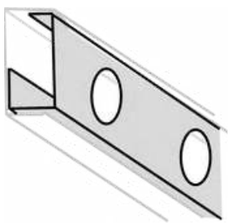
SNAP IN BASE



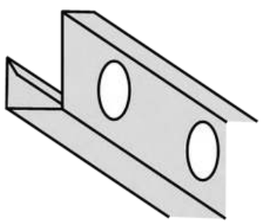
DRIP COMMERCIAL COVER



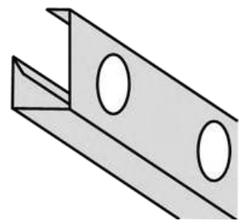
DRIP COMMERCIAL CHANNEL



SNAP IN CHANNEL



COMMERCIAL FRONT FACING STANDARD

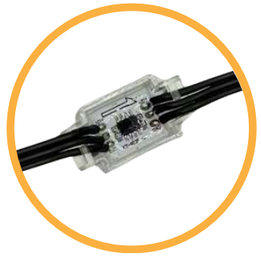


COMMERCIAL FRONT FACING DECK

BULB SPECS

TRIMLIGHT 3L





- LEDs: 3
- Lifespan of Bulb: 50,000+ hours
- Colors: RGB
- Spacing: 6", 9", 12"
- Control Method: Edge APP, Voice Control
- Voice Control: Google Home, Alexa
- Waterproof: IP68
- Voltage: 12V
- Wattage: .9W per bulb
- Lumens: 30-60 (depends on method of measurement)
- App Connectivity: 2.4GHz band, Wi-Fi
- Dances to Music: Auxiliary port to speaker

TRIMLIGHT COMMERCIAL





- LEDs: 3
- Lifespan of Bulb: 50,000+ hours
- Spacing: 12"
- Colors: RGB
- Control Method: Edge APP, Voice Control
- Voice Control: Google Home, Alexa
- Waterproof: IP68
- Voltage: 12V
- Wattage: 1W per bulb
- Lumens: 30-60 (depends on method of measurement)
- Dances to Music: Auxiliary port to speaker
- Customization: Customizable color patterns and low profile channel to match your brand
- Grouping: Can control multiple business locations from one central location and from anywhere in the world

GLOBE LIGHTS





- LEDs: 6
- Professionally installed with 18" spacing between 2" diameter light spheres
- Gives a 360 degree light array with 1.2 watts per bulb
- High-grade commercial quality bulbs that run on only 24 volts
- Individual connectors on each light and a removable outside lens for easy maintenance
- Self supporting up to 10' in distance. Longer runs can be supported by cables or other supports

Trusted Nationwide:
Thousands of 5-star reviews!



Lifetime Product Warranty

Trimlight sets itself apart with superior quality and an unmatched lifetime product warranty, reflecting our unwavering confidence in our products. Since inventing and patenting permanent trim lighting in 2010, our guarantee has stemmed from rigorous testing, continuous innovation, and a steadfast commitment to excellence, ensuring your investment in Trimlight lasts for decades.

While a few companies claim their bulbs last 50,000+ hours, they hesitate to offer a lifetime product warranty, revealing a lack of confidence in their products' longevity. Trimlight is different. We back our reliability claims with a lifetime product warranty, proving our dedication to quality and client satisfaction.

By choosing Trimlight, you're partnering with a company that guarantees not just a product, but a commitment to excellence and peace of mind. Our lifetime product warranty stands as a testament to our products' durability and your satisfaction, making Trimlight the best choice for permanent outdoor lighting for your business.

REQUEST ESTIMATE

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-1496A **Item #:** D7.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D1
HISTORIC DISTRICT:	Winnetka Heights (H/15)
DEPARTMENT:	Department of Planning and Development

SUBJECT

1310 W. DAVIS STREET

Council District 1
Winnetka Heights Historic District
COA-26-000092
Christina Paress

Request

A Certificate of Appropriateness to paint a mural on the West side of the brick structure.

Applicant Yorleny Valderrama

Application Filed 3/20/2026

Staff Recommendation

That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice**, with the finding of fact that the mural does not fit within the neighborhood, and the design and colors are not appropriate to the district and would have an adverse effect on the district. The proposed work is, therefore, inconsistent with preservation criteria Sec. 51P-87-117.3(b)(1)(H); City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

Task Force Recommendation

That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice** per ordinance. However, the task force notes that murals are culturally appropriate in Oak Cliff, that a smaller portion of the brick has already been painted, and that the mural is on the alley side of the building.

CITY OF DALLAS

LANDMARK COMMISSION **April 6, 2026**

FILE NUMBER: COA-26-000092
LOCATION**:** 1310 W Davis St
STRUCTURE: Contributing

PLANNER: Christina Paress
DATE FILED: March 1, 2026
DISTRICT: Winnetka Heights (H-15)
ZONING: PD-87

APPLICANT: Yorleny Valderrama

REPRESENTATIVE: N/A

OWNER: John Riley

REQUEST(S):

A Certificate of Appropriateness to paint a mural on the West side of the brick structure.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice** with the finding of fact that the mural does not fit within the neighborhood and the design and colors are not appropriate to the district and would have an adverse effect on the district. The proposed work is, therefore, inconsistent with preservation criteria Sec.51P-87-117.3(b)(1)(H); City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice** per ordinance. However, task force notes that murals are culturally appropriate in Oak Cliff, that a smaller portion of the brick was already painted, and that the mural location is on the alley side of the building.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

1. Winnetka Heights Historic District (H-15); Ordinance No. 87

2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
   - ***Recommended****: Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as*

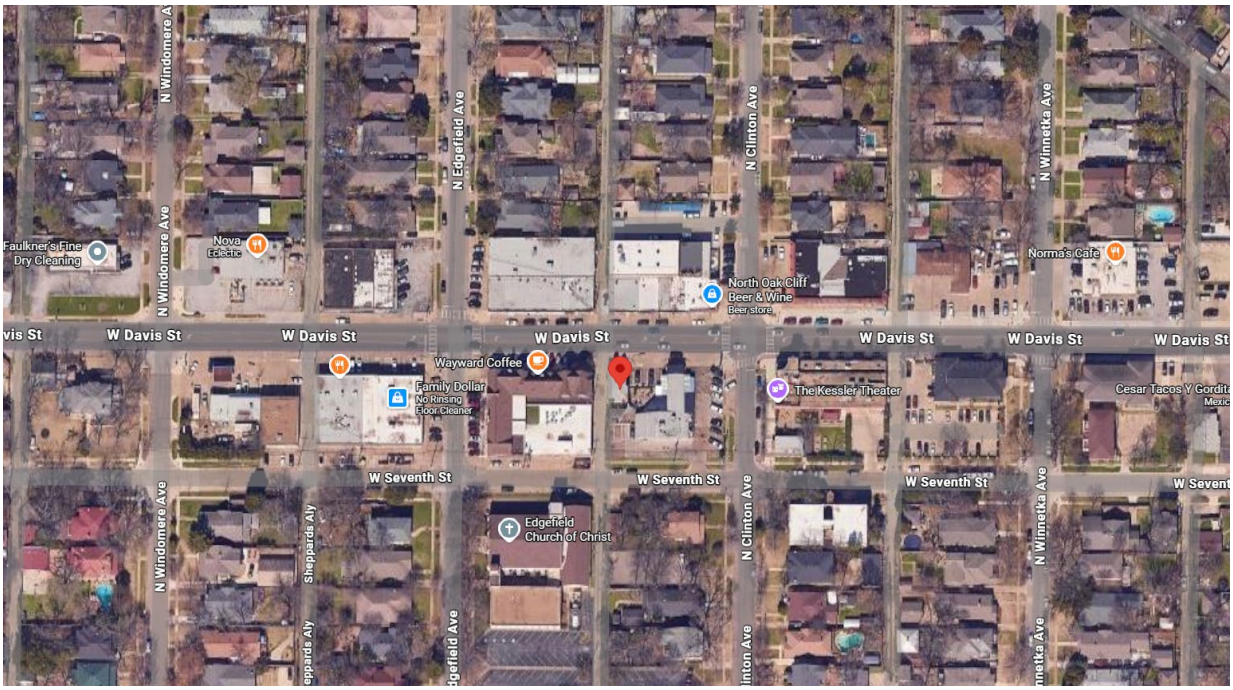
fields, parks, commons, or woodlands; and important views or visual relationships.

- ***Not Recommended**: Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.*
- ***Not Recommended**: Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).*
- ***Not Recommended**: Removing a character-defining feature of the building or landscape from the setting that is unrepairable and not replacing it or replacing it with a new feature the does not match.*

3. City Code Section 51A-4.501(g)(6)(C)(i):

> *The landmark commission must grant the application if it determines that: (i) for contributing structures, the proposed work is compatible with the historic overlay district.*

LOCATION MAPS
1310 W Davis St
Source: Google Map



CURRENT PHOTOS
1310 W Davis St





CONTEXT PHOTOS
1310 W Davis St



ATTACHMENTS:

- **Task Force Recommendation Form**
- **Current Drawings**

TASK FORCE RECOMMENDATION(S)

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights and Lake Cliff Historic Districts

DATE: 3/12/2026
TIME: 4:00 p.m.
LOCATION: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Yorleny Valderrama
Address: 1310 W Davis St
Request Type: CA

Request: Mural

Recommendation:

☐Approve ☐Approve with conditions ☑Deny w/o prejudice ☐Deny

Comments:

- Murals are culturally appropriate in Oak Cliff
- Brick was already painted - smaller portion
- Mural is on alley side of building

Task force members present:

☑ Christine Escobedo
☐ Mia Ovcina
☐ Caitlin Parish
☑ Alfred Pena (Vice-chair)
☐ Troy Sims
☑ Michelle Walker (Chair)

Ex Officio staff members present: ☑Christina Paress

Quorum: ☑Yes ☐No (four makes a quorum)

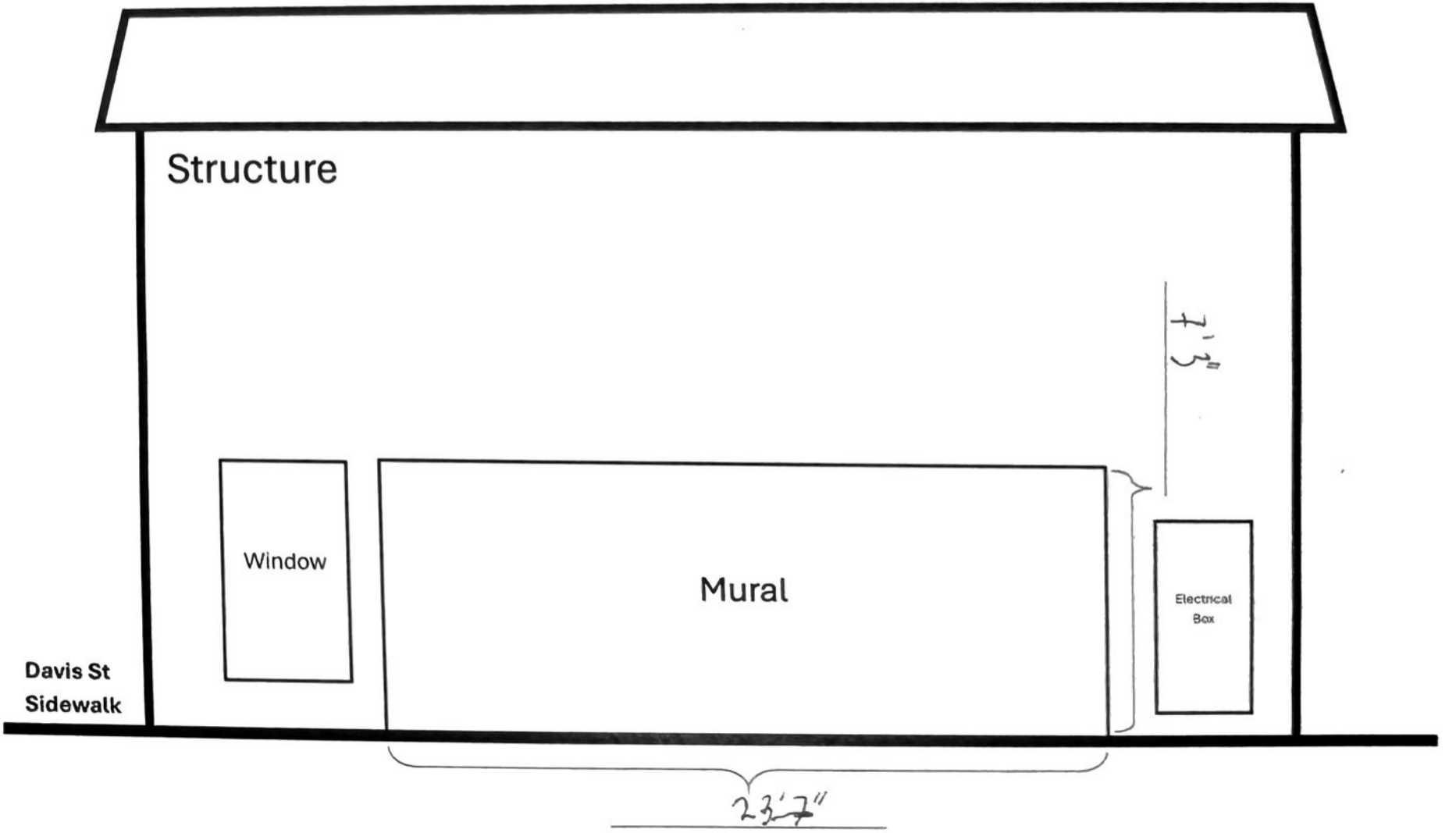
Maker: Fred 2nd: Michelle

FOR: all AGAINST: —

Basis for opposition:

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Façade Elevation and Mural Dimensions of 1310 W Davis St, Dallas, TX 75208



Statement of Justification

This statement is submitted in support of the existing mural installation at **1310 W Davis St, Dallas, TX 75208** and in request of a Certificate of Appropriateness.

The mural is located on a secondary side wall of a commercial structure along the West Davis corridor. The installation does not cover windows, trim, cornice detailing, or any character-defining architectural features of the building. No structural modifications were made to the building, and no historic materials were removed or altered as part of the installation.

The mural was applied using standard exterior-grade paint directly to existing masonry without sandblasting, sealing agents, or invasive preparation methods. The installation is fully reversible and may be painted over in the future without removal of brick or damage to the building's structural integrity.

The intent of the mural is to activate an otherwise blank masonry plane and contribute positively to the pedestrian character of the West Davis commercial corridor. The artwork contains no advertising, commercial messaging, or business branding. Its purpose is artistic and community-oriented rather than promotional.

The mural was created in connection with a personal milestone between long-time Dallas residents and reflects a genuine community-rooted story. As installed, it enhances visual interest while maintaining the historic structure's overall form, scale, and architectural integrity.

The applicant respectfully requests approval of the Certificate of Appropriateness and is willing to comply with any reasonable conditions that balance preservation objectives with neighborhood vitality.

Respectfully submitted,

Yorleny Valderrama

Signature

2/24/2026

Date

Letter of Authorization by Property Owner

I, JOHN H. RILEY, am the lawful owner of the property located at **1310 W Davis St, Dallas, TX 75208.** I hereby authorize the mural on the western exterior wall of the property to remain and support the submission for a **Certification of Appropriateness**.

JOHN H. RILEY

Full Name

Signature

2-24-26

Date

214-287-6889

Phone Number

johnriley@putersitter.com

Email



Where You Are

ME?

LENNY ALONDRA 4EVER

File #: 26-1497A **Item #:** D8.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D7
HISTORIC DISTRICT:	Queen City
DEPARTMENT:	Department of Planning and Development

SUBJECT

3500 LATIMER STREET

Council District 7
Queen City [Predesignation Moratorium]
COA-26-000162
Rhonda Dunn

Request

A Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot) with an accessory structure - a detached two-car garage.

Applicant Smith, Rick

Application Filed 4/15/2026

Staff Recommendation

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot) with an accessory structure - a detached two-car garage be **approved** in accordance with drawings and specifications dated 4/15/2026 with the following conditions: (1) that the exterior cladding be brick veneer (unpainted); (2) that an exterior (masonry) chimney be added to the front or cornerside elevation; (3) that roof pitch be steeper - minimum 12:12; (4) that windows be all aluminum (no cladding) with lite configuration of one-over-one; (5) that front door be arched or rectangular with heavy timber styling and decorative strap hinges; and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for **noncontributing** structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Task Force Recommendation

No quorum - Comments only. Non-Supportive, with the following comment(s): the design shown is not what the Landmark Commission recommended. It lacks important architectural features characteristic of the Tudor Revival style.

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CITY OF DALLAS

LANDMARK COMMISSION **MAY 4, 2026**

FILE NUMBER: COA-26-000162
LOCATION**:** 3500 Latimer St.
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 7
ZONING: PD-595

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: April 15, 2026
DISTRICT: Predesignation Moratoriums
MAPSCO: 46-X
CENSUS TRACT: 0037.00

APPLICANT: Smith, Rick

REPRESENTATIVE: N/A

OWNER: NINE FOUR ELEVEN LLC

REQUEST(S)

To construct a new main residential building (on a vacant corner lot) with an accessory structure -- a rear detached two-car garage.

STAFF RECOMMENDATION(S)

That the request for a Predesignation Certificate of Appropriateness to construct a new main residential building (on a vacant corner lot) with an accessory structure – a detached two-car garage be approved in accordance with drawings and specifications dated 4/15/2026 with the following conditions: (1) that the exterior cladding be brick veneer (unpainted); (2) that an exterior (masonry) chimney be added to the front or cornerside elevation; (3) that roof pitch be steeper – minimum 12:12; (4) that windows be all aluminum (no cladding) with lite configuration of one-over-one; (5) that front door be arched or rectangular with heavy timber styling and decorative strap hinges; and (6) that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(d)(5)(B) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION(S)

No quorum – Comments only. Non-Supportive, with the following comment(s): the design shown is not what the Landmark Commission recommended. It lacks important architectural features characteristic of the Tudor Revival style.

BACKGROUND / HISTORY:

Presently, 3500 Latimer Street is a vacant corner lot; hence, the planned main building will be identified as non-contributing to the proposed Queen City Historic District.

There are no previous applications for Certificates of Appropriateness (or Demolition) filed for this property that are pertinent to this CA. However, a Demolition Permit for this address was issued on June 11, 1996. Moreover, a Courtesy Review was conducted by the Landmark Commission for this project on Monday, March 2nd, 2026. (*Note: Of the two designs presented by the applicant, the commission preferred the Tudor Revival*.)

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS/GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES:

Guidelines for Setting (District / Neighborhood)

- ***Recommended****: Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.*
- ***Not Recommended****: Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).*

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

(d) Predesignation certificate of appropriateness.

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

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

PROJECT DESCRIPTION & ANALYSIS

The subject property is a vacant corner lot at 3500 the intersection of Latimer Street and Lenway Street proposed for construction of a two-story single-family residence with a detached rear garage. The submitted architectural set dated April 13, 2026, provides complete plans, elevations, sections, and schedules for review.

The proposed structure is a two-story massing under a pitched roof with a ridge height of approximately 21 feet. The architectural style is Tudor Revival inspired. The planned house contains approximately 2,343 square feet of conditioned floor area, including 1,366 square feet on the first floor and 977 square feet on the second floor. The design features an open living, kitchen, and dining space, bedrooms, bathrooms, an office, laundry/mudroom, and storage areas.

The site plan confirms a 50 by 100-foot lot with front, rear, and side setbacks of 25 feet, 5 feet, and 5 feet respectively, and a street-side setback of 12 feet 5 inches. A brush-finished concrete driveway leads to the detached garage located at the rear of the property.

The proposed design is compatible with surrounding development patterns along Latimer Street. The massing, form, exterior materials, roof configuration, and window types align with existing residential character and newer infill development in the area.

Exterior Details & Materials

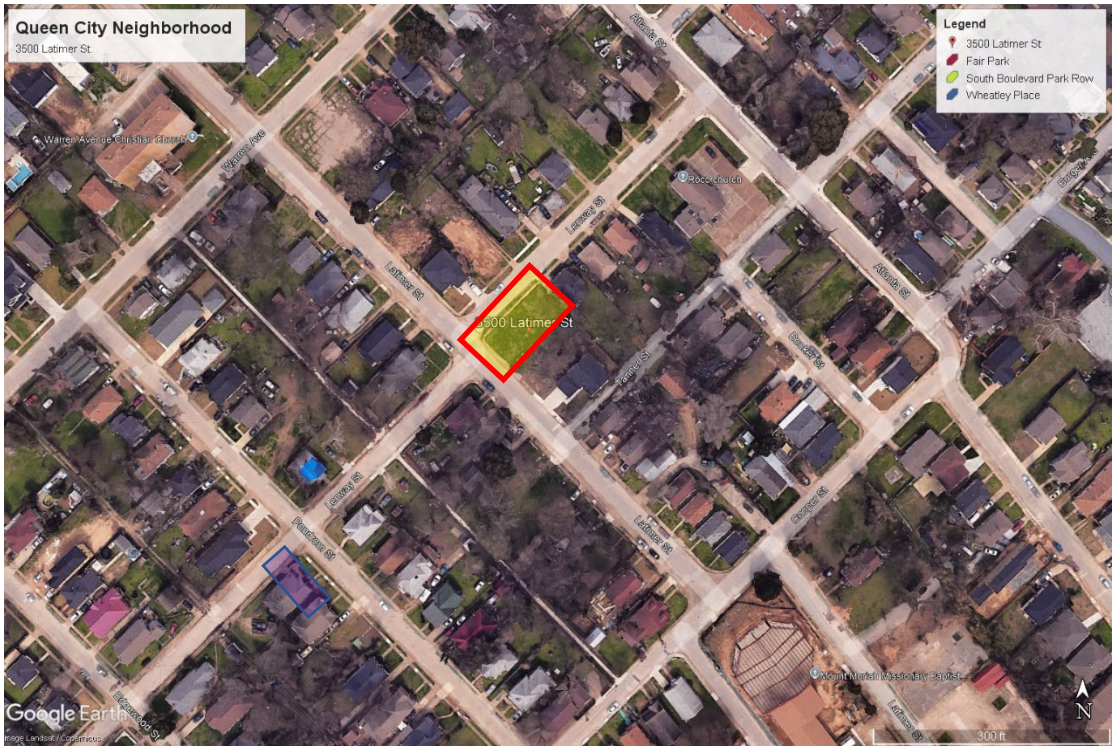
- Primary Cladding: Brick veneer (Acme Brick Red Mountain Flash – Modular – Heritage), establishing a durable, context-appropriate street presence.
- Roofing: Timberline HDZ “Shakewood” asphalt shingles, with detailed drip edge/roof flashing notes indicated in roof details.
- Windows: Single-hung aluminum frame units (multiple sizes), consistent across elevations for uniformity.
- Trim/Accents: Sherwin-Williams “Roycroft Vellum” (SW-2833) for fascia/frieze and trim; elevations call out frieze/fascia boards at roof eaves and gables.
- Lighting: Signature Hardware Edgehill 2-light (16″ tall) outdoor wall fixtures at key entries.

Accessory Structure (Detached Garage)

A single-story detached two-car garage of ~446 sq. ft. (nominal plan 18′ × 22′-6″) sits at the rear, accessed via the concrete driveway; elevations detail pitched roof, frieze/fascia, and garage door (a roll-up, sectional door) components coordinated with the main house materials.

Overall, the proposed work is compatible with the surrounding historic district and is in keeping with the Secretary of the Interior’s guidelines generally, regarding compatibility with setting, within the context of a neighborhood or district.

LOCATION MAP
3500 Latimer St.

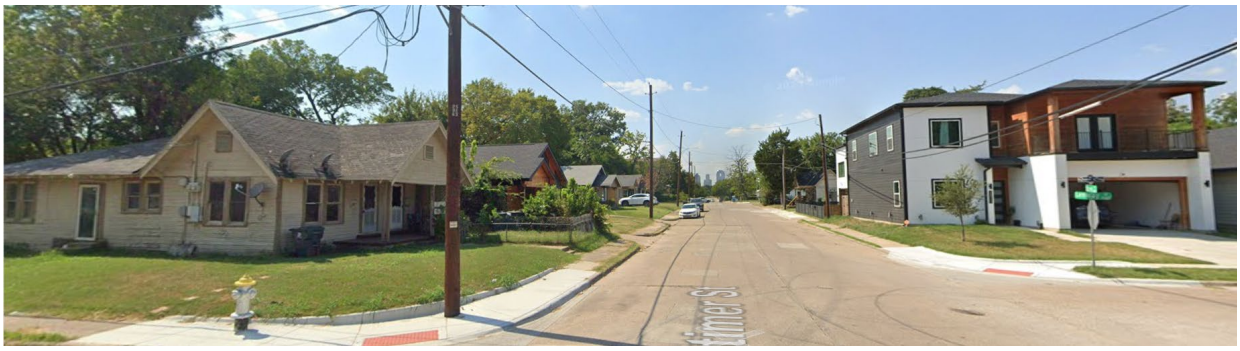


The yellow rectangle highlights 3500 Latimer St. ***Basemap Source: Google Earth***

CURRENT/CONTEXT PHOTO(S)
3500 Latimer St.



Subject property: Front elevation, lot faces southwest. ***Source: Google Maps – Street View.***



Across the street (north west) from subject property. ***Source: Google Maps – Street View.***



Across the street (south east) from subject property. ***Source: Google Maps – Street View.***

ATTACHMENTS:

- **Courtesy Review Recommendation Form**
- **Task Force Recommendation Form**
- **Certificate of Appropriateness Application**

COURTESY REVIEW RECOMMENDATION FORM

ONLY FOR RECOMMENDATIONS PUBLICALLY SPOKEN AT THE HEARING

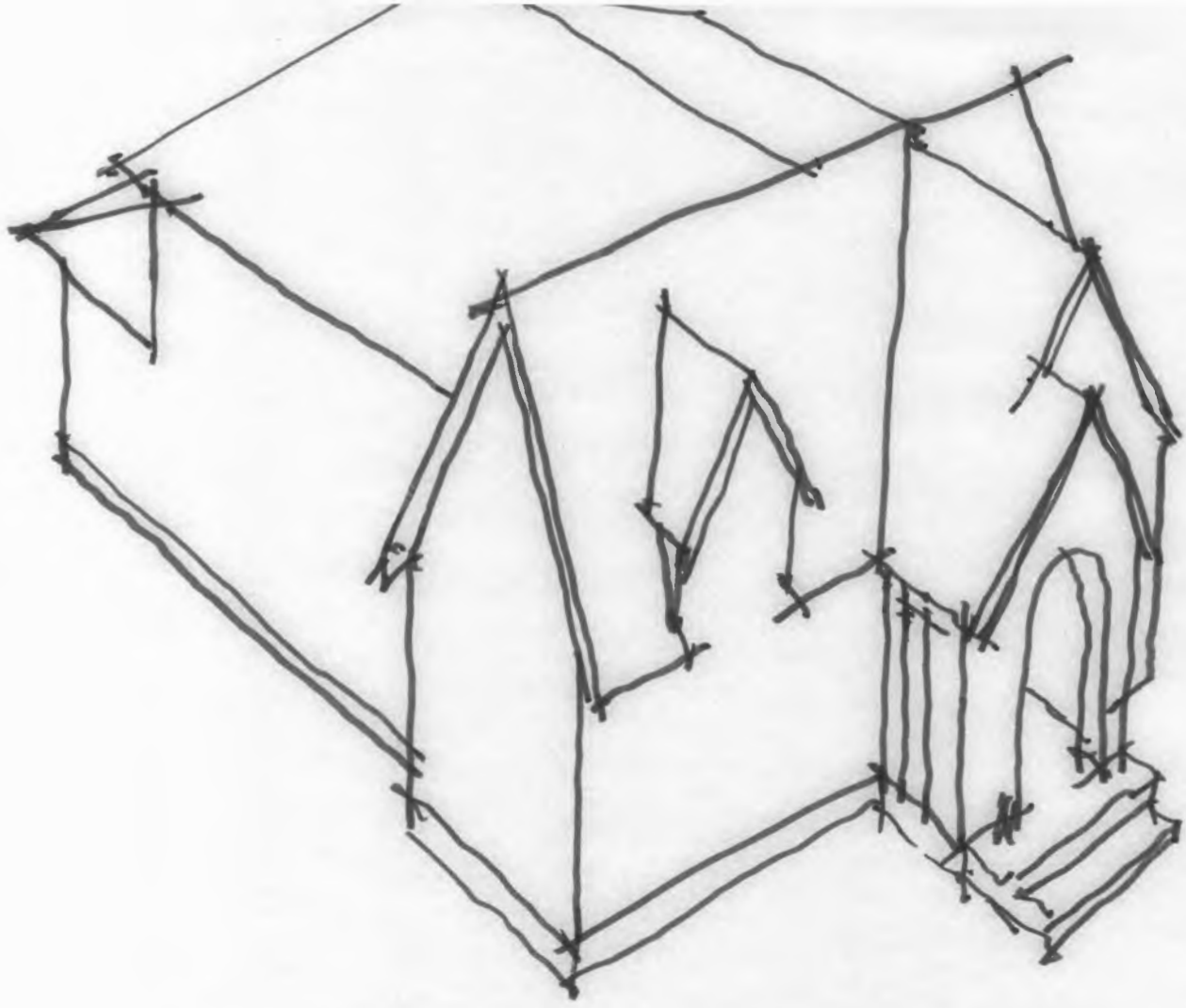
Case # COA-26-38 Date: 3.2.26 Page 1 of 2

Commissioner: RENAUD

Address: 3500 LATIMER ST

Courtesy Review Recommendations:

1. REFER SKETCH ATTACHED TO REDUCE SCALE TO 1 1/2 STORIES FROM THE STREET.
2. ADD WINDOWS ON RIGHT WALL IN THE STAIRWELL
3. ALIGN WINDOWS IN LIVING & BEDROOM ON LEFT WALL.
4. LOWER THE PORCH ROOF
5. ON DORMER, MATCH THE SLOPE OF OTHER GABLE ON FRONT ELEVATION
6. COPY BRICK DETAILS OF TUDOR REVIVALS ON ROMINE AVE.





TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET / QUEEN CITY

DATE: 04/07/2026
TIME: **4:00 pm**
MEETING PLACE: **Preservation Dallas/Videoconference**

Applicant Name: Rick Smith
Address: 3500 Latimer St. (Wheatley Place/ Tenth St Neighborhood HD / Queen City)
Date of CA/CD/CR Request: 03/23/2026

RECOMMENDATION:

____ Approve ___ Approve with conditions ____Deny ___Deny without prejudice

Recommendation / comments/ basis: Supported with comments
Site plan offical site survey material schedule
Contextual plan with picture with scale

Task force members present

✓ Barbara Wheeler (Chair)	✓ Alonzo Harris	✓ Benje Feehan
____ Larry Johnson (Vice Chair)	✓ Shaní Dixon	✓ Jarod Fancher
____ VACANT	____ VACANT	

Ex Officio staff members Present: ✓ Dr. Rhonda Dunn

Simple Majority Quorum: ___ yes ___ no

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

CHAIR, Task Force: Barbara Wheeler DATE: 04/7/2026

The task force recommendation will be reviewed by the landmark commission in Briefing Room 6ES, starting with a Staff briefing. The Landmark Commission public hearing begins at 1:00 pm in Room 6ES, which allows the applicant and citizens the opportunity to provide public comment(s).

GENERAL NOTES

ZONING

BUILDING

TRADES

SHEET LIST			
SHEET NO.	SHEET BAME	SHEET ISSUE DATE	CURRENT RIVISION
A.00	COVER PAGE	04/13/26	
A.01	GENERAL NOTES	04/13/26	
A.02	CONTEXTUAL SITE PLAN & STREET ELEVATION	04/13/26	
A.03	SITE PLAN	04/13/26	
A.04	FIRST FLOOR PLAN	04/13/26	
A.05	SECOND FLOOR PLAN	04/13/26	
A.06	ELEVATIONS	04/13/26	
A.07	ELEVATIONS	04/13/26	
A.08	GARAGE PLAN, ELEVATIONS & SECTION	04/13/26	
A.09	SECTIONS	04/13/26	
A.10	DOOR WINDOW SCHEDULE & ROOF DETAILS	04/13/26	
A.11	MATERIAL SCHEDULE	04/13/26	

BUILDING INFORMATION

ZONING

PROPOSED

EXISTING UNDEVELOPED LOT. NEW 2 STORY
SINGLE-FAMILY HOME WITH DETACHED GARAGE

AREA CALCULATION

FIRST FLOOR - 1366.00 SQ.FT

SECOND FLOOR - 977.00 SQ.FT

TOTAL - 2343 SQ.FT

DETACHED GARAGE - 446.00 SQ.FT

GENERAL NOTES

FOLLOW LATEST BUILDING CODE: IRC 2021
DESIGN LOADS (MIN)

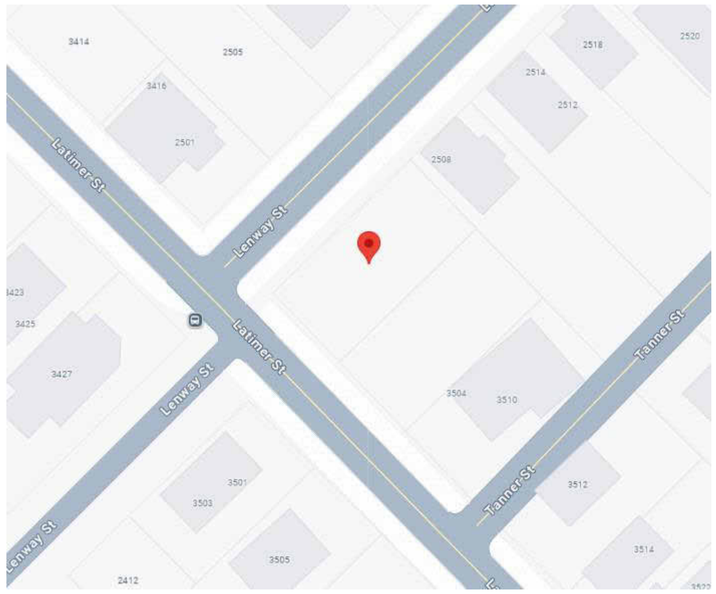
FLOOR: 40 PSF LIVE LOAD CEILING: 20 PSF LIVE LOAD
10 PSF DEAD LOAD 10 PSF DEAD LOAD
ROOF: 20 PSF LIVE LOAD ROOF DESIGN WIND SPEED: 90MPH
10 PSF DEAD LOAD (TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)
SLEEPING AREAS: 30 PSF LIVE LOAD
SOIL BEARING ASSUMED CAPACITY: ASSUMED 2000 PSF

LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:
UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE SYP #2 OR BETTER. CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING ANDSTRUCTURAL MEMBERS.
ALL EXTERIOR WALLS ANDCEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER. TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM) OR FIBER MESH.
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. POLYETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE. VERIFY DEPTH OF FOOTING TO MAKE SURE IT IS BELOW FROST LINE.

VICINITY MAP



3500 LATIMER STREET, DALLAS, TX 75215

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET, DALLAS, TX 75215

SHEET NAME :

COVER PAGE

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

13TH APRIL 2026

A.00

GENERAL NOTES

I. GENERAL REQUIREMENTS

A. Project location

A.1.Legal description:_____.
A.2.General location:_____.

B. Codes
B.1.Before Final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Architect shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.
B.2.Upon written receipt of approval from the governing official, approved Final Drawings and Specifications shall be submitted to the Builder by the Architect.
B.3. IF code discrepancies are discovered during the construction process, Architect shall be notified and allowed ample time to remedy said discrepancies.
B.4.All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction.
B.5.Following is a partial list of applicable codes.
a) City of Dallas Building Codes, with Dallas Amendments
b) Building Code: ICC International Residential Code, 2021 (IRC)
c) Building Code: ICC International Building Code, 2021 (IBC)
d) Energy Code: ICC International Energy Conservation Code, 2021.(IEC)
e) Fire Code: ICC international Fire Code, 2021 (IFC)
f) Mechanical Code: ICC International Mechanical Code, 2021 (IMC)
g) Plumbing Code: ICC International Plumbing Code, 2021 (IPC)
h) Electric Code: NFPA National Electric Code, 2020 (NEC).
B.6.All contractors, subcontractors, suppliers, and fabricators shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.
C. All manufactured articles, materials and equipment shall be applied, installed,erected, used, cleaned and conditioned in strict accordance with manufacturer's recommendations.
D. All alternates are at the option of the Builder and shall be at the Builder's request, constructed in addition to or in lieu of the typical construction, as indicated on Drawings.
E. Design Criteria: See structural drawings (by others) for design loads.

II. SITEWORK
A. Builder shall be responsible for grading of site and lots.
B. Provide site preparation as specified by soils engineer.
C. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings.
D. Provide soil poisoning to control termites as required by governing codes.

III. CONCRETE
A. See structural drawings by others.

IV. MASONRY
A. See structural drawings by others for load bearing masonry.
B. Brick and Stone Veneer
B.1.Provide modular size brick veneer units complying with ASTM C67 and ASTM C216, Grade SIN. Brick type shall be specified by Builder.
B.2.Provide stone veneer units as specified by Builder.
B.3.Provide mortar type "N" in accordance with ASTM C270.
B.4.Provide anchorage to supporting wall studs with corrosion-resistant metal veneer ties as follows and as required by governing codes.
B.4.1. Nominal |" air space:
Not less than No. 22 U.S. gage x 1/8" corrugated ties, space |6" oc. vertical and |6" o.c. horizontal.
B.4.2. Greater than nominal |" yp to 44" inch air space:
Not less than No. 4 U.S. gage wire ties with hook embedded in mortar joint, space 16" 0.c. vertical and 16" o.c. horizontal.
C. Adhered Masonry Veneer (Stone and Brick)
C.1.Provide units as specified by Builder.
C.2.Adhered recon Veneer shall, in addition to complying with governing codes, comply with the standards and recommendations for the following applicable references:
C.2.1. Manufacturer's specifications and instructions.
C.2.2. National Concrete Masonry Association (NCMA)
C.2.3. American Concrete Institute (ACI)
C.2.4. Masonry Standards Joint Committee (MSJC)
C.2.5. Masonry Veneer Manufacturer's Association (MVMA) Installation Guide For Adhered Concrete Masonry Veneer
C.3. Provide minimum clearances as follows:
C.3.1. Four inches (4") above earth.
C.3.2. Two inches (2") above paved surfaces.
C.3.3. One-half inch (1/2") above exterior paved surfaces which are supported by the same foundation that supports the exterior wall.
C.3.4. Two inches (2") above rooting surfaces.
C.4.Install water resistive barriers, flashing and weep screeds in accordance with manufacturer's instructions and specifications, and in accordance with governing codes.
D. Reinforcement shall comply with the Following as minimum standards:
D.1.Bars: ASTM A6l5, grade 40, deformed bars. Overlap bars 24" minimum.
D.2.Wire joint reinforcement: ASTM A82, galvanized.

V. METALS
A. See structural drawings by others for structural steel.
B. All metals including metal connectors, fasteners, anchors, hardware,flashing, etc. shall be non-corrosive and compatible with any and all materials which the metal comes in contact with Including dissimilar metals, wood (natural,stained and painted), preservative treated wood, fire-retardant treatedwood and concrete.

VI. WOOD AND PLASTICS
A. See structural drawings by others for structural wood.
B. Stair construction shall consist of 3-2xl2 stringers, 5/4" or 2x thick tread and 3/4" thick risers or shall be fabricated by component manufacturer.
C. All wood plates bearing on concrete or masonry shall be pressure treated and installed over approved sill sealer.
D. All exterior framing and decking shall be constructed of decay-resistant lumber.
E. Interior trim shall be selected by Builder.
VII. THERMAL AND MOISTURE PROTECTION
A. Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the Following minimum requirements:
A.1.Slab on grade: minimum __" extruded polystyrene, minimum R-0
A.2.Foundation walls:
Below grade foundation wall: ___" extruded polystyrene, R-

THERMAL AND MOISTURE PROTECTION CONTINUED
Basement foundation wall: glass fiber, vinyl faced, R-__
Crawl space foundation wall: glass fiber, unfaced, R-__
A.3.Exterior frame wall:
2x4: glass fiber, batts, R-19
2x6: glass fiber, batts, R-19
A.4.Roof/Ceiling: [Select one of the following. Do not include both
A.4.1.Vented attic and ratter areas
Attic areas: glass fiber, blown, R-30 minimum
Vaulted rafter areas: glass fiber, batts, R-30 minimum
A.4.2.Unvented conditioned attic assemblies (non-ventilated):
Air-impermeable insulation, R- [Refer to IRC-2021 R806.5 and review with client thoroughly]
a) Install approved air-impermeable insulation (applied in direct contact to the underside/interior of the structural roof deck) in attic areas and vaulted rafter areas according to manufacturer's recommendations and applicable code requirements.
b) Note: interior moisture vapor retarders shall not be installed on the ceiling side (attic Floor) of the unvented attic assembly.
A.1.Framed floor over unheated areas: gloss fiber batts, R-__.
A.2. Install batts in continuous blankets without holes for electrical boxes,light Fixtures or heating ductwork.
B. Moisture vapor retarder: [Confirm vapor barrier requirements with insulation systems being used. Refer to IRC-2021 R102.1 ¢ R806]
B.1.Exterior wall: Install code approved moisture vapor retarder (as specified by Builder) beneath gypsum panels on warm side of all exterior walls at conditioned spaces and as shown on Drawing
C. Water-resistive barrier: install code approved water-resistive barrier(as specified by Builder) over exterior wall sheathing of all exterior walls and as shown on Drawings. [refer to IRC-2021 R103.2]
D. Roofing shall be specified by Builder and as shown on Drawings.
E. Exterior wall covering:
E.1.Siding shall be specified by Builder and as shown on Drawings.
E.2.See Section IV. MASONRY for brick and stone veneer and manufactured stone and thin brick.
E.3.Stucco shall be approved 3-coat Portland cement exterior plaster applied over metal lath. Materials and installation shall be in compliance with ASTM C 926, ASTM C 1063 and meet all code requirements. Stucco shall be installed with proper weep screeds, water-resistive vapor-permeable barrier and all appropriate flashing materials.
F. Flashing:
F.1.Provide and install appropriate sheet metal and membrane flashing at all locations as required to prevent penetration of water through the exterior shell of the building. Provide and install appropriate flashing as shown on the drawings and at the following specific locations.
F.1.1.Drip edge at all eave and rake edges.
F.1.2.Roof/wall intersections.
F.1.3.Roof penetrations such as skylights, roof vents, Flues, etc.
F.1.4.Roof crickets and saddles.
F.1.5.Door and window head trim.
F.1.6.Horizontal band boards.
F.1.7.Deck to house connections.
F.1.8.Masonry sills and caps.
F.1.9.Provide through-wall flashing and weeps at the base of masonry veneer and above masonry lintels.
F.2.Materials and installations shall comply with governing codes and with pertinent recommendations contained in the current edition of the 'Architectural Sheet Metal Manual' published by SMACNA. All metal flashing shall be hot-dip galvanized iron complying with ASTM A653/A653M or other approved corrosion-resistant metal.
G. Provide gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor (and approved by Builder) so as to provide positive roof and site drainage.
H. Provide attic and roof ventilation as required by governing codes and as shown on Drawings. Provide appropriate soffit and roof vents as specified/approved by Builder.
I. Foundation water/moisture control:
I.1.Provide foundation drainage as specified by soils engineer, as shown on Drawings and as specified by Builder.
I.1.1. Place perforated drainage pipe in washed gravel or crushed stone and cover with same material; and cover with approved filter membrane material. Slope perforated drainage pipe to sump pit and discharge into an approved drainage system.
I.2.Waterproof foundation walls at excavated basement areas (from footing to Finish grade) with waterproofing compound as specified by Builder. Waterproofing shall be in compliance with code requirements.
J. Skylights shall be specified by Builder. Install skylights of the size.

VIII. DOORS AND WINDOWS
X. SPECIALTIES
A. Fireplaces shall be as follows:
A.1.Pre-manufactured _____units with __" firebox opening.
A.2.Manufacturer and model shall be specified by Builder.
A.3.Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by
manufacturer and as required by governing codes.
B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder.
C. Handrails and guards [based on IRC-2021 R3il.1.8, R3l2.1 and IBC-2021 16018)
C.1.Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. The triangular opens Formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 4 inches cannot pass through.
C.2.Handrail assemblies and guards shall be able to resist the following loads:
a) 50 pounds per linear foot applied in ar direction at the top and to transfer this load through the supports to the structure.
b) A single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting
structure to transfer this loading to appropriate structural elements of
the building.
c) Intermediate rails (all those except the handrail), balusters and pane!
fillers shall be designed to withstand a horizontally applied normal load
of 50 pounds on an area not to exceed | square Toot including openings
and space between rails.
A. Doors:
A.1. Provide doors as follows and as specified by Builder:
A.1.1.Entry doors and sidelights: as specified by Builder.
A.1.2.House/Garage door: Solid wood door not less than 138" thick; solid or honeycomb core steel door not less than 138" thick; or 20-minute fire-rated door. Door shall be self-closing.
A.1.3.Overhead Garage doors: as specified by Builder.
A.1.4.Patio doors (hinged): full glass as specified by Builder.
A.1.5.Sliding glass doors: as specified by Builder.
A.1.6.Interior doors: as specified by Builder.
A.2. Glazing in doors and sidelights shall be double-pane insulating glass.
A.3. Glazing in doors and sidelights shall be tempered glass as required by governing codes.
B. Windows:
B.1. Provide windows as specified by Builder:
B.1.1.Provide units of the size, style and quantity shown on Drawings.
B.1.2.Glazing shall be double-pane insulating glass.
B.1.3.Provide tempered glass in all windows meeting the requirements of governing codes.
B.1.4.Provide and install all windows meeting the requirements of governing codes for "Window Fall Protection."
B.1.5.Provide and install emergency escape and rescue windows meeting the requirements of governing codes.
B.1.5.1 Basements: Where required, provide and install window wells meeting the requirements of governing codes for emergency escape and rescue.
C. Finish hardware shall be specified by Builder. Install all hardware required by governing codes.
IX. FINISHES
A. Gypsum Panels:Provide doors as follows and as specified by Builder:
A.1.Gypsum panels, unless otherwise noted shall be provided as follows:
A.1.1.Exterior walls: (1) layer 1/2" regular panels to interior face.
A.1.2.Interior partitions: (1) layer 1/2" require panels each side.
A.1.3.Ceiling:
a) Supporting members greater than 16" 0.C.: (1) layer 5/8" regular panels or (1) layer 1/2" "sag resistant" panels.
b) Supporting members 16" oc. or less: (1) layer 1/2" regular panels.
A.0.1.Garage (verify with Builder):
a)Where habitable rooms are not located above garage:
Provide (1) layer 1/2" regular panels to garage face of walls adjoining house. Continue panels up wall to under side of garage roof sheathing or provide (1) layer 1/2" regular panels to entire garage ceiling.
b)Where habitable rooms are located above garage:
Provide (1) layer 5/8" type "X" panels to entire garage ceiling and provide (1) layer 1/2" regular panels to garage face of all walls
FINISHES CONTINUED
A.0.1.Baths: When gypsum board is used as a base for tile in non-wet areas or wall panels behind prefabricated tub and shower surrounds, water-resistant gypsum panels shall be used as a base as required by governing codes. See tile backer board below for tile in wet areas.
A.0.2.Common wall and common Floor/ceiling between units:
See Drawings for construction of assemblies.
A.1.Provide and install metal corner bead and trim as recommended by gypsum wallboard manufacturer.
A.2.Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required obtaining a uniformly smooth surface.
B. Tile backer board: cement board or other approved tile backing material as specified by Builder shall be used as a base for tile in wet areas at tubs and showers.
C. Finishes shown on Drawings shall be specified by Builder.
X. SPECIALTIES
A. Fireplaces shall be as follows:
A.1.Pre-manufactured _____units with __" firebox opening.
A.2.Manufacturer and model shall be specified by Builder.
A.3.Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by
manufacturer and as required by governing codes.
B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder.
C. Handrails and guards [based on IRC-2021 R3il.1.8, R3I2.1 and IBC-2021 16018)
C.1.Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. The triangular opens Formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 4 inches cannot pass through.
C.2.Handrail assemblies and guards shall be able to resist the following loads:
a) 50 pounds per linear foot applied in ar direction at the top and to transfer this load through the supports to the structure.
b) A single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting
structure to transfer this loading to appropriate structural elements of
the building.
c) Intermediate rails (all those except the handrail), balusters and pane!
fillers shall be designed to withstand a horizontally applied normal load
of 50 pounds on an area not to exceed | square Toot including openings
and space between rails.
XI. EQUIPMENT
A. None in this contract.
XII. FURNISHINGS
A. None in this contract.
XII. SPECIAL CONSTRUCTION
A.Fire Suppression:
A.1.Provide automatic sprinkler austen meeting the requirements of applicable codes: NFPA |3 / NFPA I3R / NFPA I3D.
A.2.Choice fire alarm system meeting the requirements of applicable codes.
A.3.Note: fire suppression systems are by others and are not part of these Drawings.
XIV. CONVEYING SYSTEMS
A. None in this contract.
XV. MECHANICAL
A.General:
A.1. Information and layouts shown on Drawings are only schematic in only and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
A.2.Equipment and fixtures shall be specified by Builder.
A.3.Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
B. Plumbing:
B.1.Water heater: __ gallon electric / __ gallon natural gas fired / tankless gas fired / tankless electric.
B.1.1.Water heaters installed in garages: Water heaters having an ignition source shall be elevated such that the ignition source is not less than |8 inches above the garage floor.
B.2.Provide appropriate supply water and sanitary lines to fixtures shown on Drawings (including clothes washer) and as specified by Builder.
B.3.Provide gas lines and valves to heating system and water heater as appropriate and to dryer, range and fireplace as specified by Builder.
C.Heating, Ventilating and Air Conditioning:
C.1.Heating system: natural gas-fired, forced air as specified by Builder.
C.2.Air conditioning system: as specified by Builder.
C.3.All HVAC equipment shall be individually switched.
C.4.Exhaust ventilation
C.4.1.Dryer vent shall exhaust to exterior.
C.4.2.Range exhaust fan shall exhaust to exterior.
C.4.3.Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.
D.Radon Mitigation: Install radon mitigation systems as required by applicable codes meeting the requirements of ASTM E1465 and E2l2l
XVI. ELECTRICAL
A.General:
A.1.Information and layouts shown on Drawings are only schematic in only and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
A.2.Equipment and fixtures shall be specified by Builder.
A.3.Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
B. Service panel shall be minimum ___ amp, __ circuit (Verify with Builder).
C.Ground-fault and arc-Fault circuit-interruption protection.
C.1.Provide and install ground-fault circuit-interrupters (GFI/GFC|) devices meeting the requirements of all governing codes. Provide ground-fault circuit-interrupters as shown on the Drawings and at all receptacles installed at the following locations: outdoors, kitchen, bath, ponder room, laundry, garage, unfinished basement.
C.2.Provide and install arc-fault circuit-interrupter devices meeting the requirements of all governing codes.
D.Smoke detectors and carbon monoxide detectors.
D.1.Provide and install certified smoke detectors, carbon monoxide detectors and combination smoke / carbon monoxide detectors meeting the requirements of all governing codes.
D.2.All detectors shall be interconnected, 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas.
D.3.Smoke detectors shall be installed on each floor level; in each bedroom; in the immediate vicinity outside of the bedrooms; and as shown on the Drawings.
D.4.Carbon monoxide detectors shall be installed in the immediate vicinity outside of the bedrooms and as shown on the Drawings.
D.5.Combination smoke / carbon monoxide detectors may be installed in lieu of separate detectors.
E.Recessed incandescent light fixtures located in insulated areas shall be approved for zero-clearance insulation cover (IC).
PROJECT NUMBER - DATE
[Include project number and date. The date should be the date the General Notes are first issued or last revised but not necessarily the date the sheet is last revised]

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET, DALLAS, TX 75215

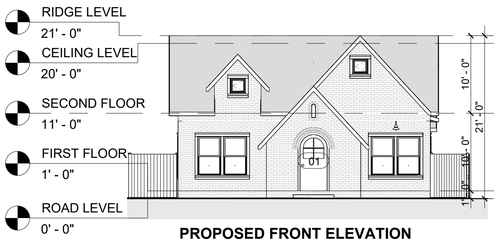
SHEET NAME :

GENERAL NOTES

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

13TH APRIL 2026

A.01



PROPOSED FRONT ELEVATION
3500 LATIMER STREET



2510



2512



2518



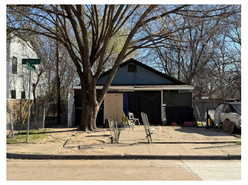
2520



2530



3510



3512



3516



3522



3524



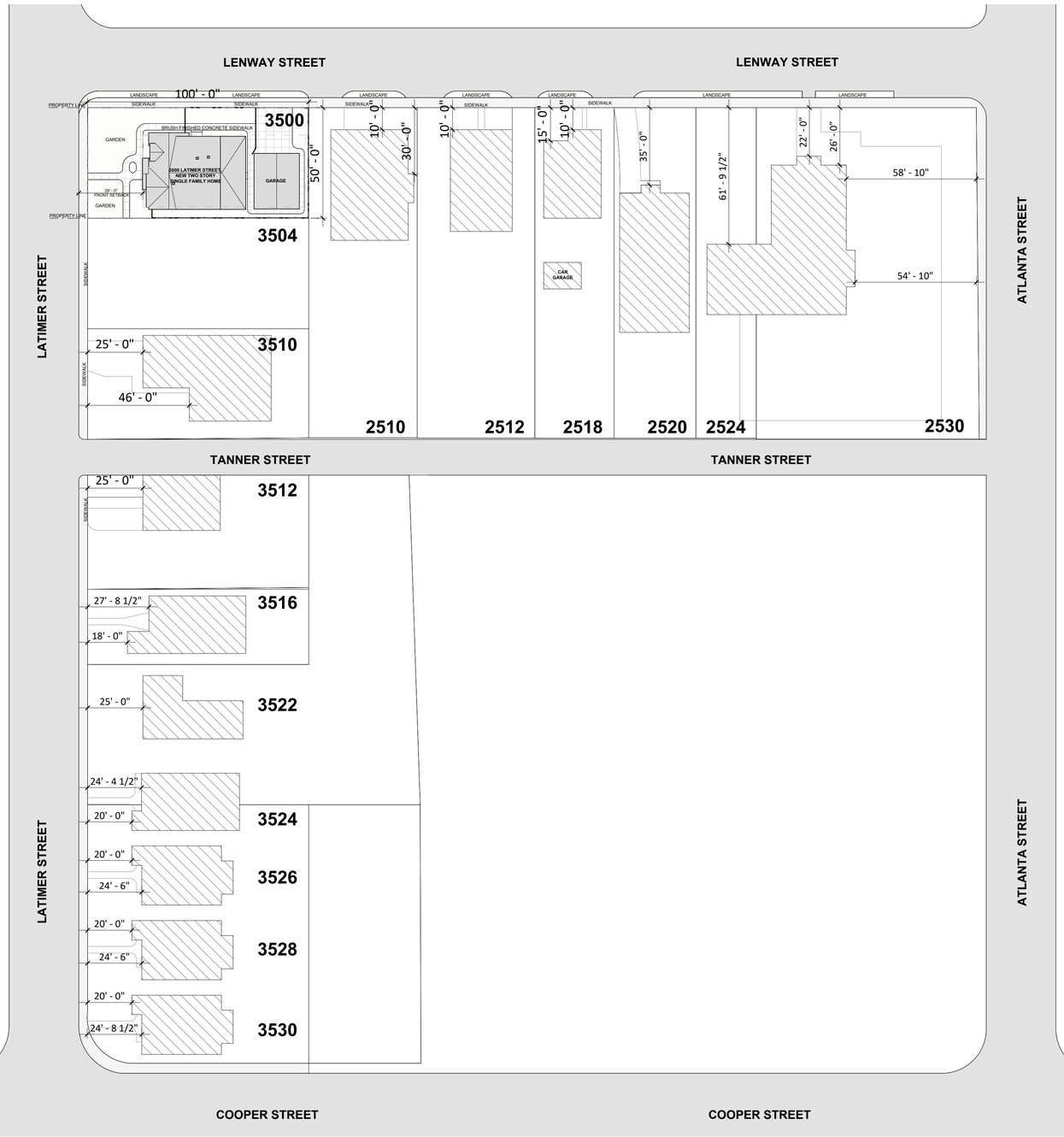
3526



3528



3530



1 CONTEXTUAL SITE PLAN
1" = 30'-0"

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET,
DALLAS, TX 75215

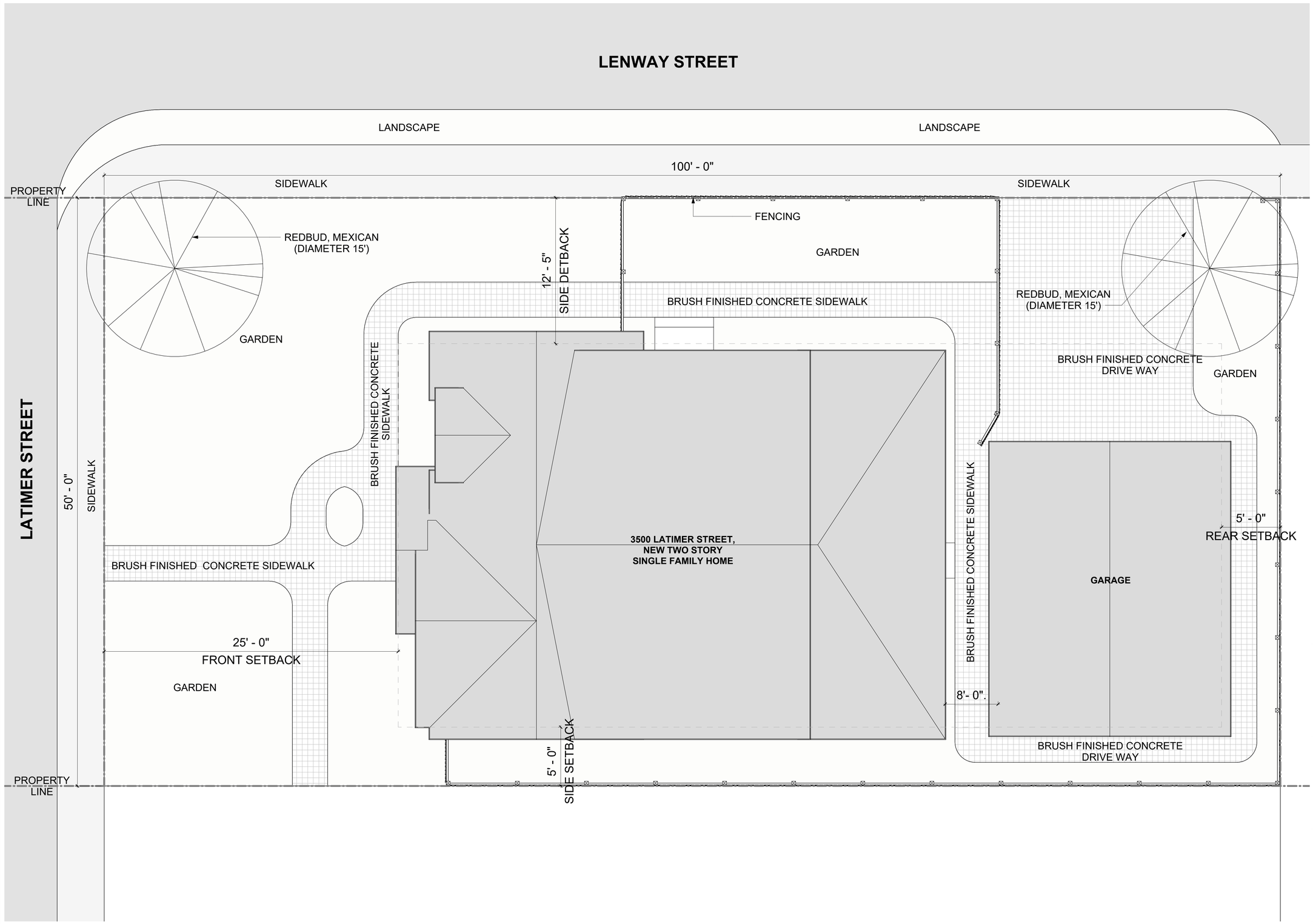
SHEET NAME :

CONTEXTUAL SITE PLAN
&
STREET ELEVATION

SCALE : As indicated

13TH APRIL 2026

A.02



1 **SITE PLAN**
1/4" = 1'-0"

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET,
DALLAS, TX 75215

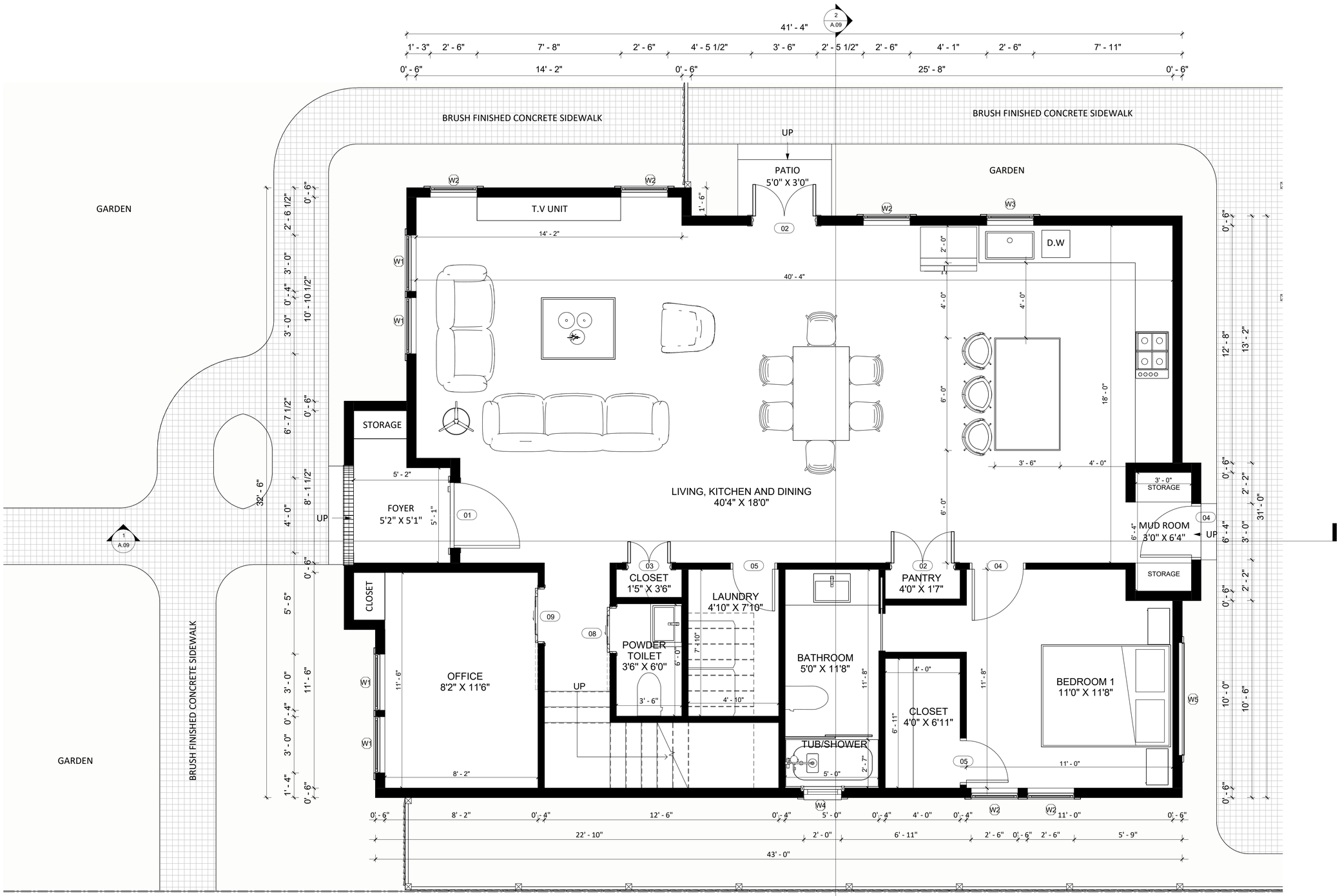
SHEET NAME :

SITE PLAN

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

13TH APRIL 2026

A.03



1 FIRST FLOOR PLAN

3/8" = 1'-0"

AREA CALCULATION	
AIR CONDITIONED AREA FIRST FLOOR	1366.00 SQ.FT
GARAGE AREA	446.00 SQ.FT
SITE AREA	5000 SQ.FT

PROJECT CONSULTANT :

PROJECT DETAIL :

**3500 LATIMER STREET,
DALLAS, TX 75215**

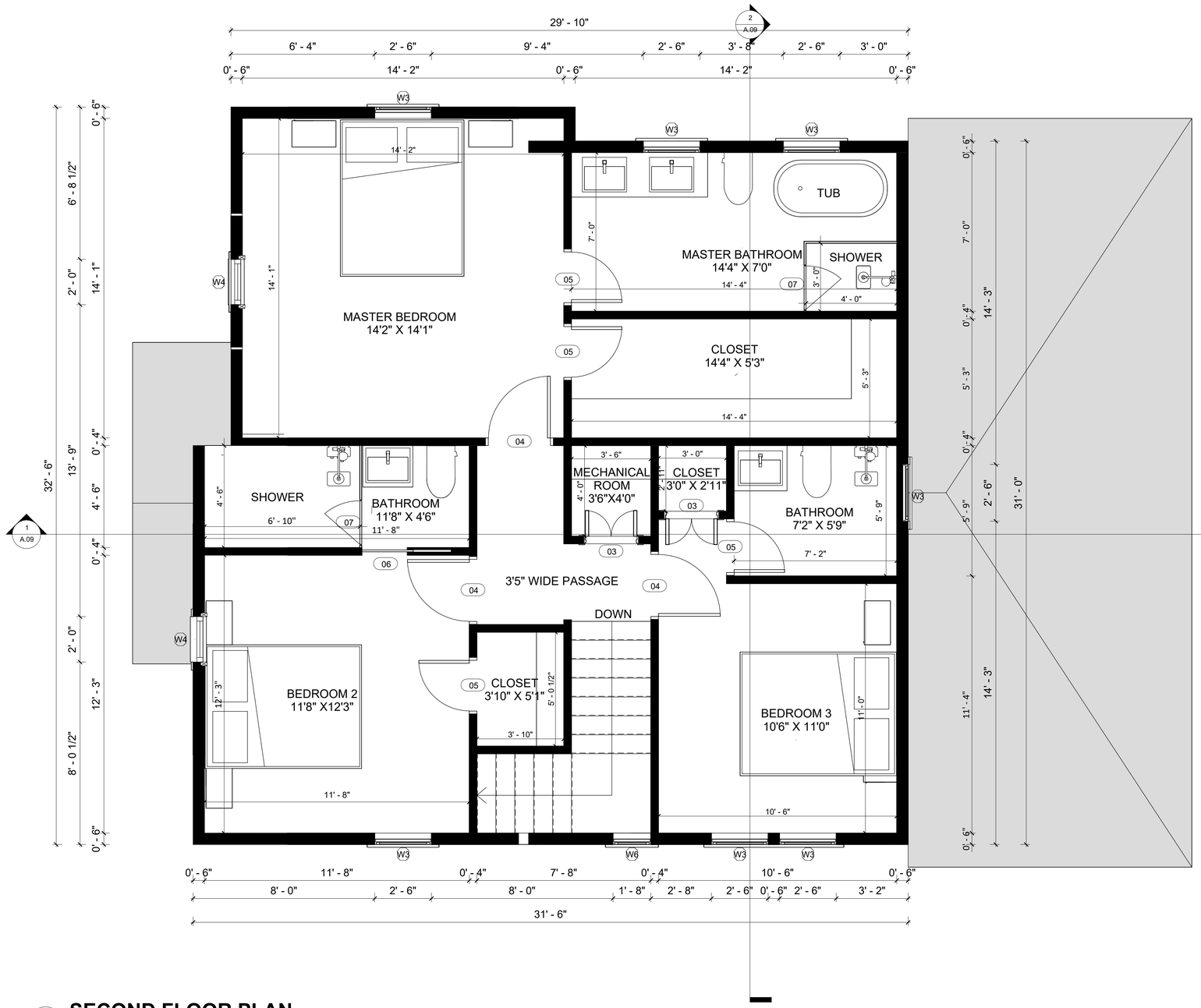
SHEET NAME :

FIRST FLOOR PLAN

SCALE : 3/8" = 1'-0"

13TH APRIL 2026

A.04



1 SECOND FLOOR PLAN

3/8" = 1'-0"

AREA CALCULATION	
AIR CONDITIONED AREA SECOND FLOOR	977.00 SQ.FT

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET,
DALLAS, TX 75215

SHEET NAME :

SECOND FLOOR PLAN

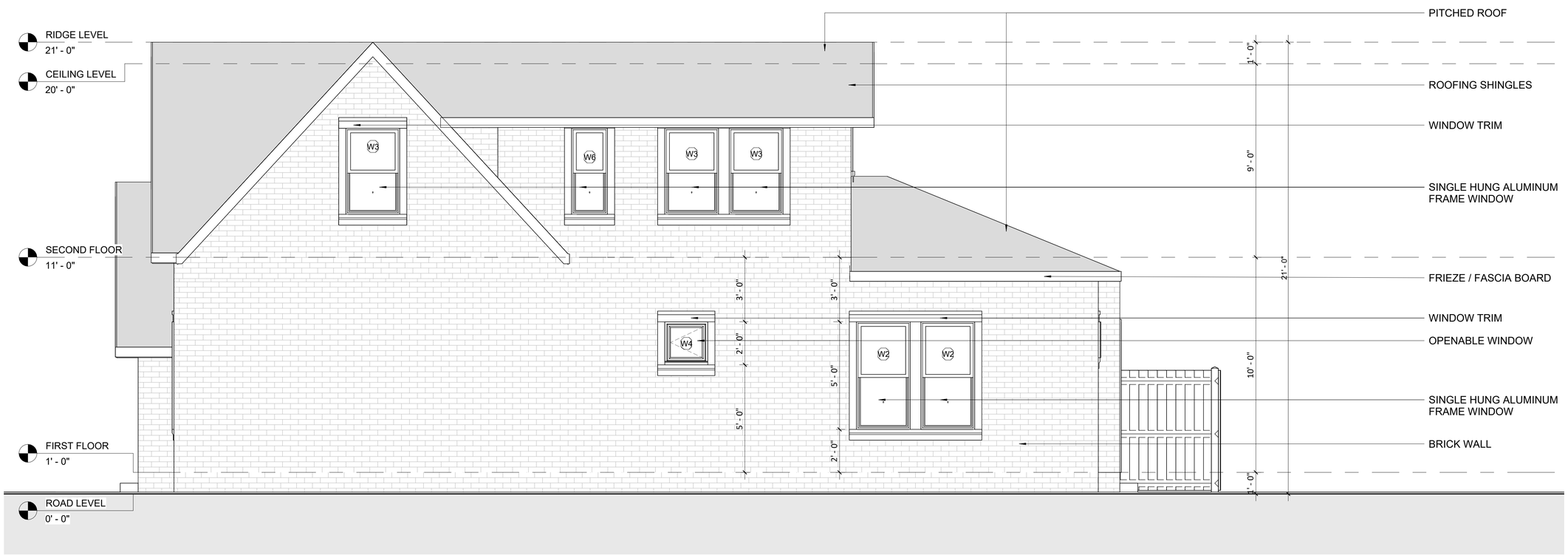
SCALE : 3/8" = 1'-0"

13TH APRIL 2026

A.05



1 NORTH ELEVATION
3/8" = 1'-0"



2 SOUTH ELEVATION
3/8" = 1'-0"

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET, DALLAS, TX 75215

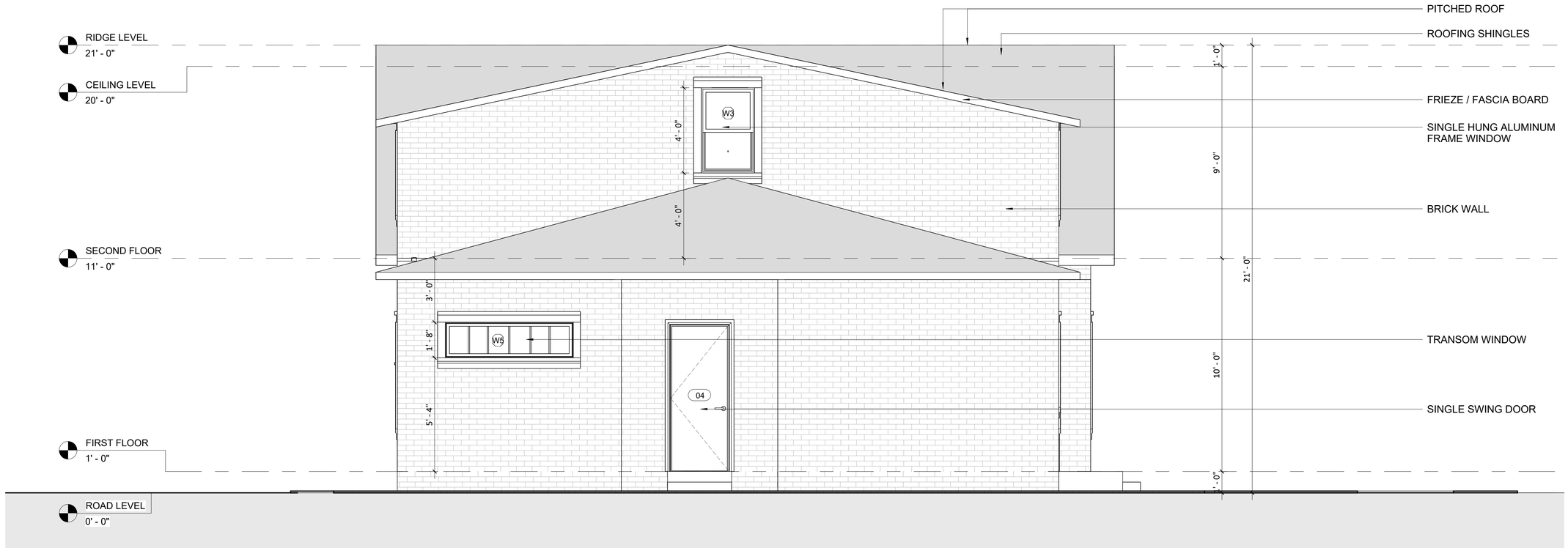
SHEET NAME :

ELEVATIONS

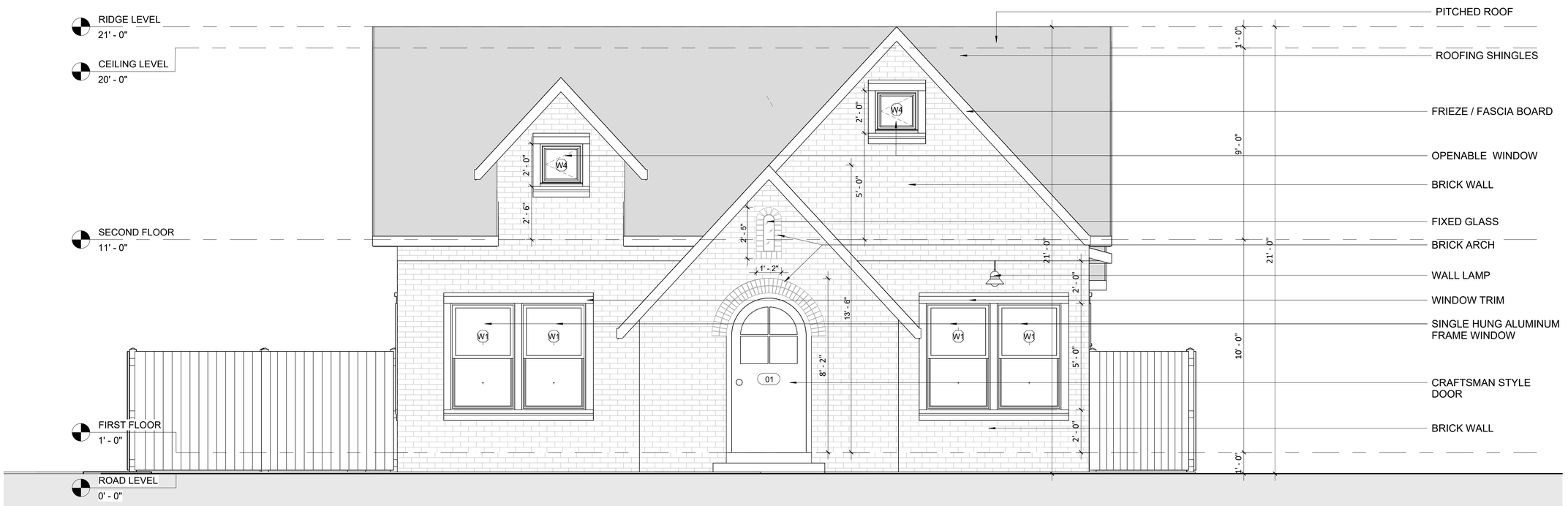
SCALE : 3/8" = 1'-0"

13TH APRIL 2026

A.06



1 EAST ELEVATION
3/8" = 1'-0"



2 WEST ELEVATION - (FRONT)
3/8" = 1'-0"

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET,
DALLAS, TX 75215

SHEET NAME :

ELEVATIONS

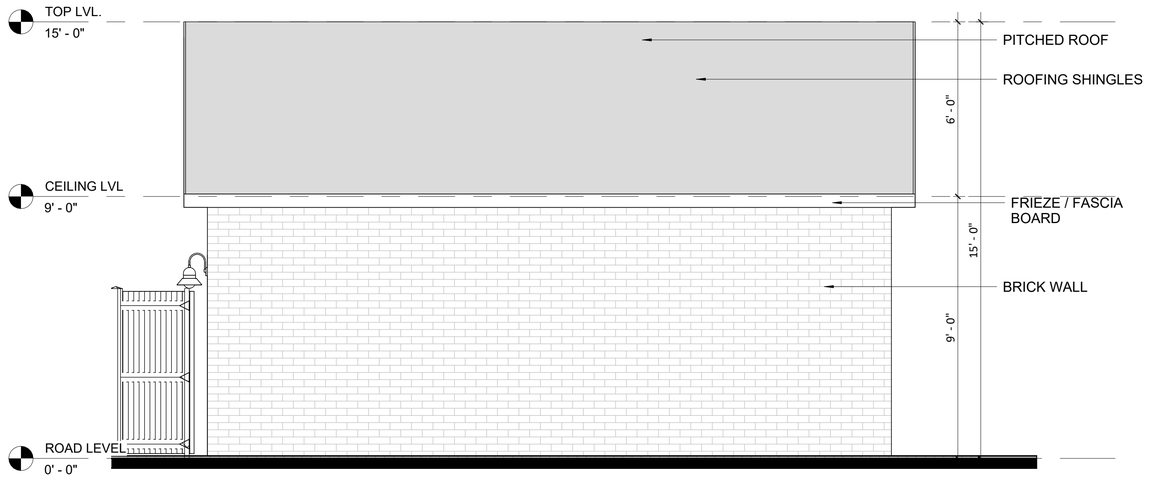
SCALE : 3/8" = 1'-0"

13TH APRIL 2026

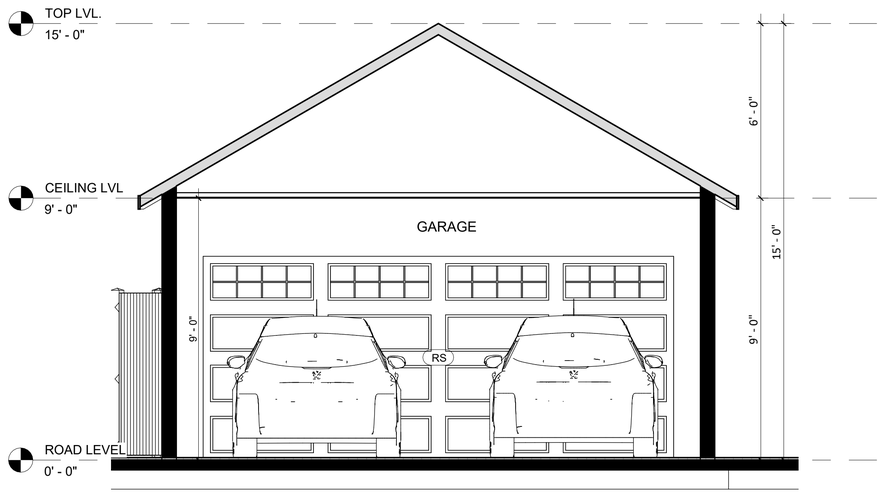
A.07



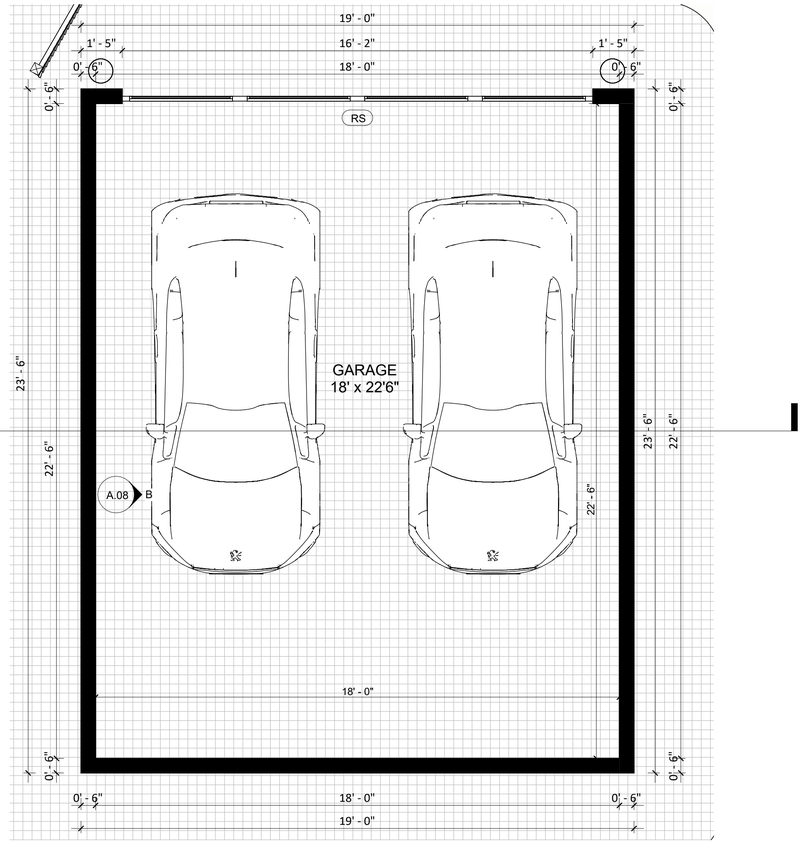
A ELEVATION - A
3/8" = 1'-0"



B ELEVATION - B
3/8" = 1'-0"



3 SECTION - 3
3/8" = 1'-0"



4 PLAN - GARAGE
3/8" = 1'-0"

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET,
DALLAS, TX 75215

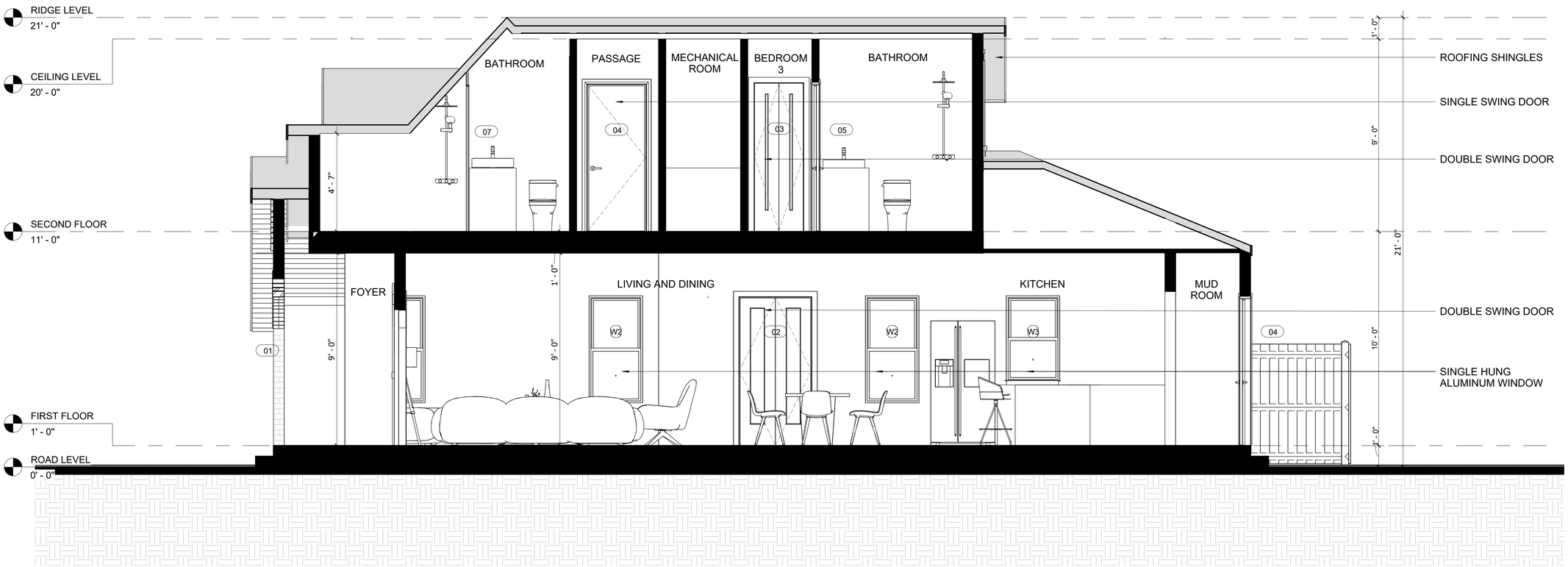
SHEET NAME :

GARAGE PLAN, ELEVATIONS
&
SECTION

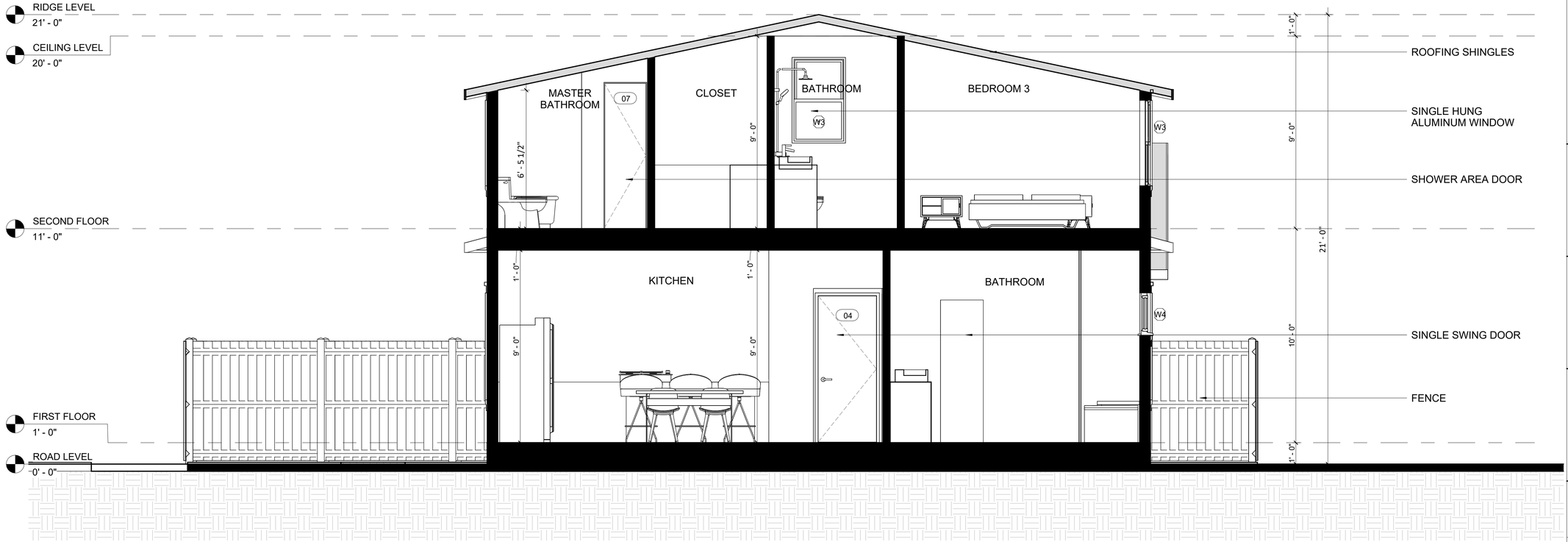
SCALE : 3/8" = 1'-0"

13TH APRIL 2026

A.08



1 SECTION 1
3/8" = 1'-0"



2 SECTION 2
3/8" = 1'-0"

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET, DALLAS, TX 75215

SHEET NAME :

SECTIONS

SCALE : 3/8" = 1'-0"

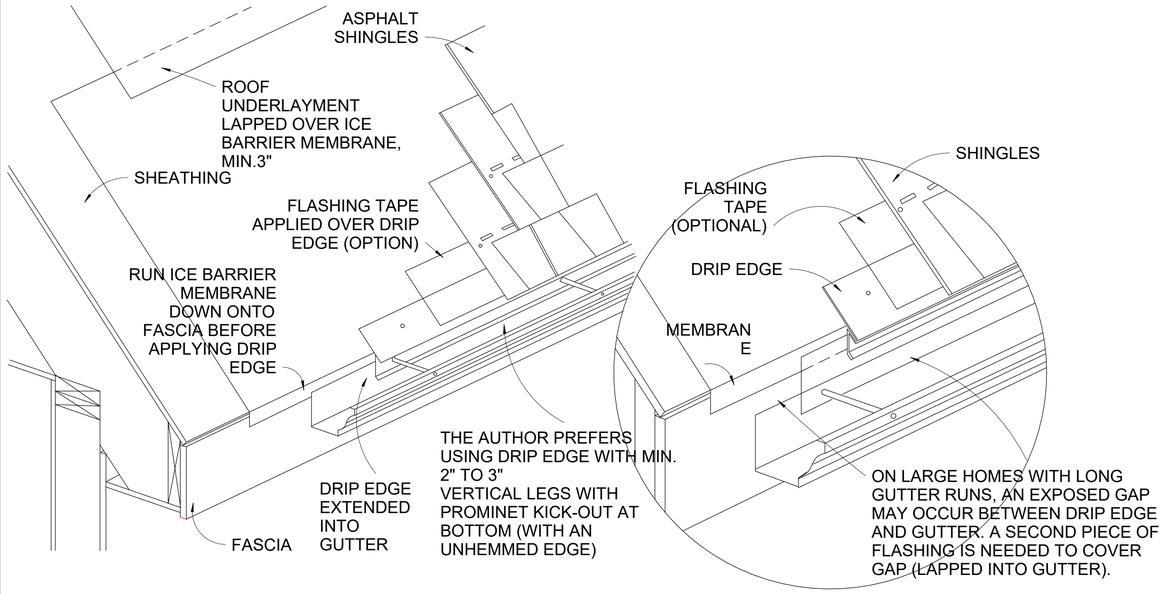
13TH APRIL 2026

A.09

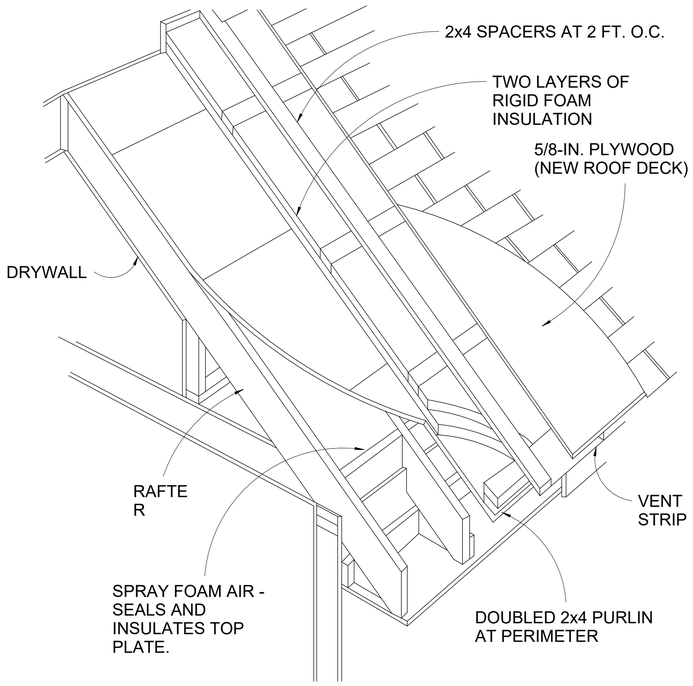
DOOR + WINDOW SCHEDULE

DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
01	3' - 6"	7' - 0"		
02	3' - 6"	7' - 0"	Exterior Double Swing door	
03	2' - 5"	7' - 0"	Exterior Double Swing door	
04	3' - 0"	7' - 0"	Interior Double Swing door	
05	2' - 6"	7' - 0"	Single Swing Closet Door	
06	2' - 0"	6' - 8"	Interior Pocket Door	
07	2' - 0"	6' - 10"	Interior Single Panel Glass Door	
08	2' - 6"	7' - 0"	Sliding Door	
09	3' - 0"	7' - 0"	Sliding Door	
10	2' - 0"	6' - 8"	Interior Pocket Door	
RS	16' - 2"	7' - 0"	Garage Door	

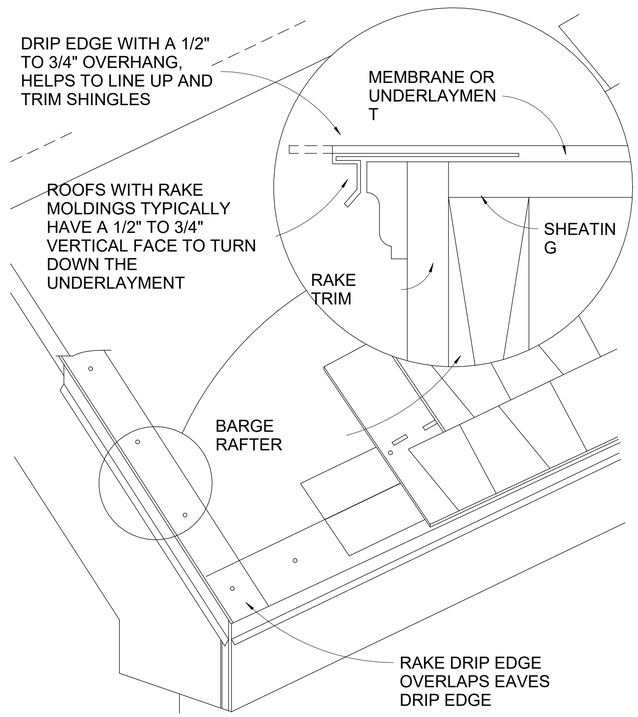
WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
W1	3' - 0"	5' - 0"	Single Hung Window	
W2	2' - 6"	5' - 0"	Single Hung Window	
W3	2' - 6"	4' - 0"	Single Hung Window	
W4	2' - 0"	2' - 0"	Openable window	
W5	6' - 0"	1' - 8"	Transom Window	
W6	1' - 8"	4' - 0"	Single Hung Window	
W7	1' - 0"	1' - 8"	Single Hung Window	



4 ROOF DETAIL 3
1/4" = 1'-0"



2 ROOF DETAIL 1
1/4" = 1'-0"



3 ROOF DETAIL 2
1/4" = 1'-0"

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET, DALLAS, TX 75215

SHEET NAME :

DOOR WINDOW SCHEDULE
&
ROOF DETAILS

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

13TH APRIL 2026

A.10

MATERIAL SCHEDULE

MATERIAL OR PRODUCT LOCATION	DESCRIPTION	PICTURE REFERENCE
ROOF COATING	TIMBERLINE HDZ SHAKEWOOD ALGAE RESISTANT LAMINATED HIGH " DEFINITION SHINGLES	
ACCESS DOOR	CHIRON ROUND TOP DOORS	
WINDOW	SINGLE HUNG ALUMINUM FRAME WINDOW	
EXTERIOR WALL	RED MOUNTAIN FLASH – MODULAR – HERITAGE ACME BRICK	
TRIM AND ACCENT	SHERWIN WILLIAMS ROYCROFT VELLUM SW-2833	
EXTERIOR LIGHTING	SIGNATURE HARDWARE EDGEHILL 2 LIGHT 16"TALL OUTDOOR WALL	

PROJECT CONSULTANT :

PROJECT DETAIL :

3500 LATIMER STREET, DALLAS, TX 75215

SHEET NAME :

MATERIAL SCHEDULE

SCALE : 1 1/2" = 1'-0"

13TH APRIL 2026

A.11

Agenda Information Sheet

File #: 26-1498A **Item #:** D9.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D14
HISTORIC DISTRICT:	State Thomas (H/25)
DEPARTMENT:	Department of Planning and Development

SUBJECT

2601 STATE STREET

Council District 14
State-Thomas Historic District
COA-26-000156
Marcus Watson

Request

A Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot.

Applicant Hiromoto, Jennifer

Application Filed 3/26/2026

Staff Recommendation

That the Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot be **approved** in accordance with plans and specifications submitted April 17, 2026. The proposed work is consistent with designation criteria in City Code 51P-225.109 (a)(3), (a)(5), (a)(6), (a)(7)(A)(i), (a)(9), (a)(10), (a)(11), (a)(12), (a)(14), (a)(16), and (b)(8); meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing** properties; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

Task Force Recommendation

That the Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot be **approved**.

CITY OF DALLAS

LANDMARK COMMISSION **MAY 4, 2026**

FILE NUMBER: COA-26-000156
LOCATION**:** 2601 State St.
STRUCTURE: Noncontributing
COUNCIL DISTRICT: 14
ZONING: PD-225

PLANNER: Marcus Watson
DATE FILED: April 17, 2026
DISTRICT: State-Thomas (H-25)
MAPSCO: 45-F
CENSUS TRACT: 0017.04

APPLICANT: Hiromoto, Jennifer (Buzz Urban Planning LLC)

REPRESENTATIVE: N/A

OWNER: Allora, LLC

REQUEST(S):

A Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot.

STAFF RECOMMENDATION:

That the Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot be approved in accordance with plans and specifications submitted April 17, 2026. The proposed work is consistent with designation criteria in City Code 51P-225.109(a)(3), (a)(5), (a)(6), (a)(7)(A)(i), (a)(9), (a)(10), (a)(11), (a)(12), (a)(14), (a)(16), and (b)(8); meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing properties; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

TASK FORCE RECOMMENDATION:

That the Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot be approved.

BACKGROUND / HISTORY:

2601 State St. will be a vacant lot once the existing one-story 1950s duplex identified as noncontributing to the State-Thomas historic overlay district is demolished as previously approved on January 5, 2026. The applicant is proposing to construct a new 2.5-story multi-family main structure. This is a final submittal after two previous Courtesy Reviews.

Previous applications for Certificates of Appropriateness (or Demolition) filed for this property that are pertinent to this CA include:

CASE NUMBER	TYPE	DATE	OWNER	DECISION
COA-25-000601	CR	12/1/25 and 3/2/26	Allora	Comments Only

Courtesy Review - no action required. That a request to construct a new 2.5-story multi-family residential main structure be conceptually approved with the understanding that a Certificate of Demolition must be approved and obtained for the existing structure and that the final design, as well as associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

COA-25-000478	CD	1/5/26	Allora	Approved

Demolition of existing noncontributing structure.

Previous LMC Comments (3/2/26)

- Vast improvement!
- Front façade should be all brick, not siding between front bays
- Doors must be wood with glass appropriate to Victoria style
- Lintels above windows should be cast stone
- Consider shed dormers
- Work on side entries, consider gables
- Increase porch depth to make it usable (either reduce bay extension and/or push porch boundary
- On ground level, reconsider window placement in center bathrooms for scale and symmetry
- Reduce the roof extension at the gables to 3 feet or less

Previous LMC Comments (based on Drawing Set #1 dated 12/1/25):

- Porches required over at least 50% of the front façade; recommended that porches also be used on the Routh St. side
- Details like doors should match the intended architectural style
- The mansard roof is not typical of the district; it occurs on only 1 other smaller building
- Metal roof not typical or appropriate for this large of a building
- Units should be more defined as separate units with doors (more porches may help)
- Needs to be more symmetrical, not asymmetrical
- Should feel more like row houses with defined entries
- Needs better use of character-defining features of the neighborhood
- The roof is not in scale and there are too many different rooflines
- There are conflicting styles, and the building should adhere to one
- There should be an 18" foundation
- The central drive (carriageway) should be narrower or eliminated all together with entry from the back or side
- Try different symmetry and massing for the individual "parts" of the building

RELEVANT PRESERVATION CRITERIA:

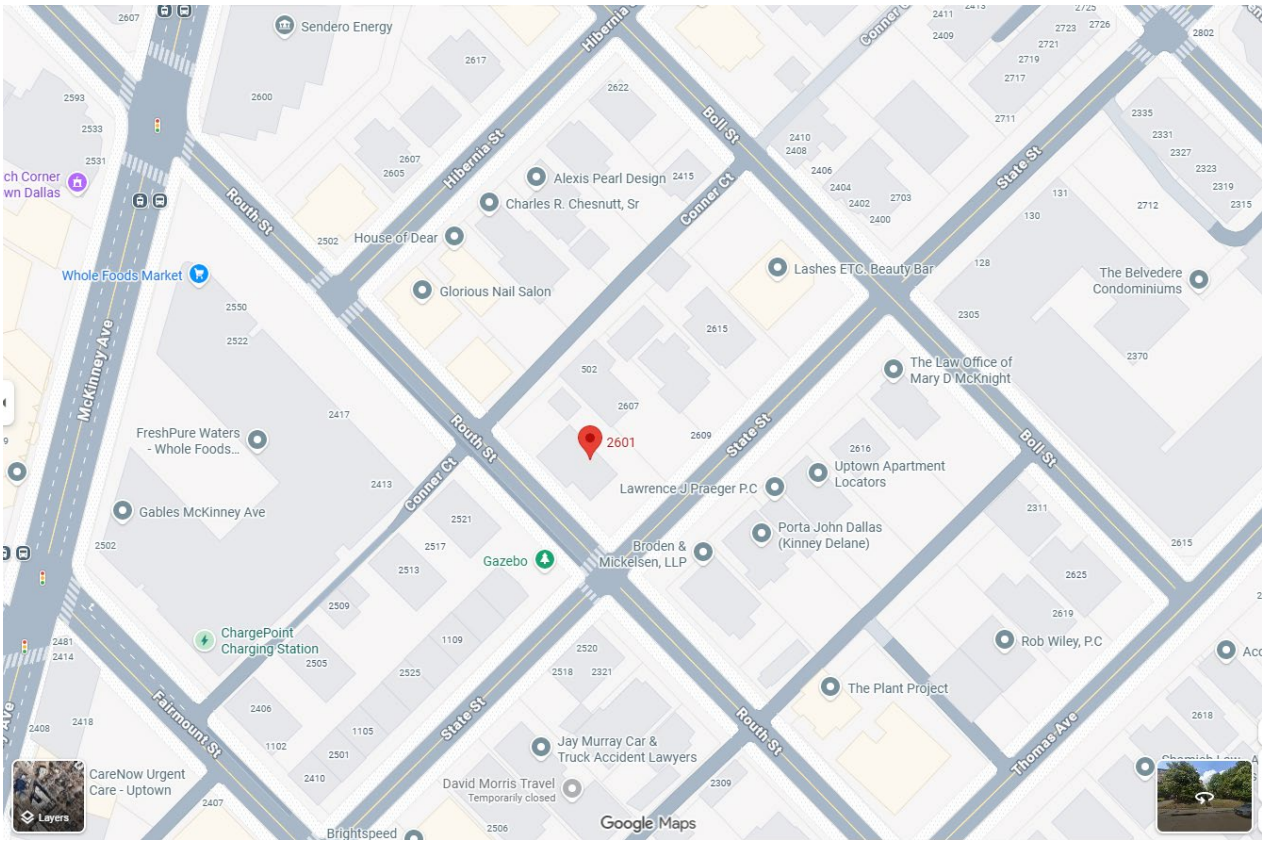
1. State-Thomas Historic District (H-72); Ordinance Nos. 10962, 10984, 19382, 20429, 21018, and 25711

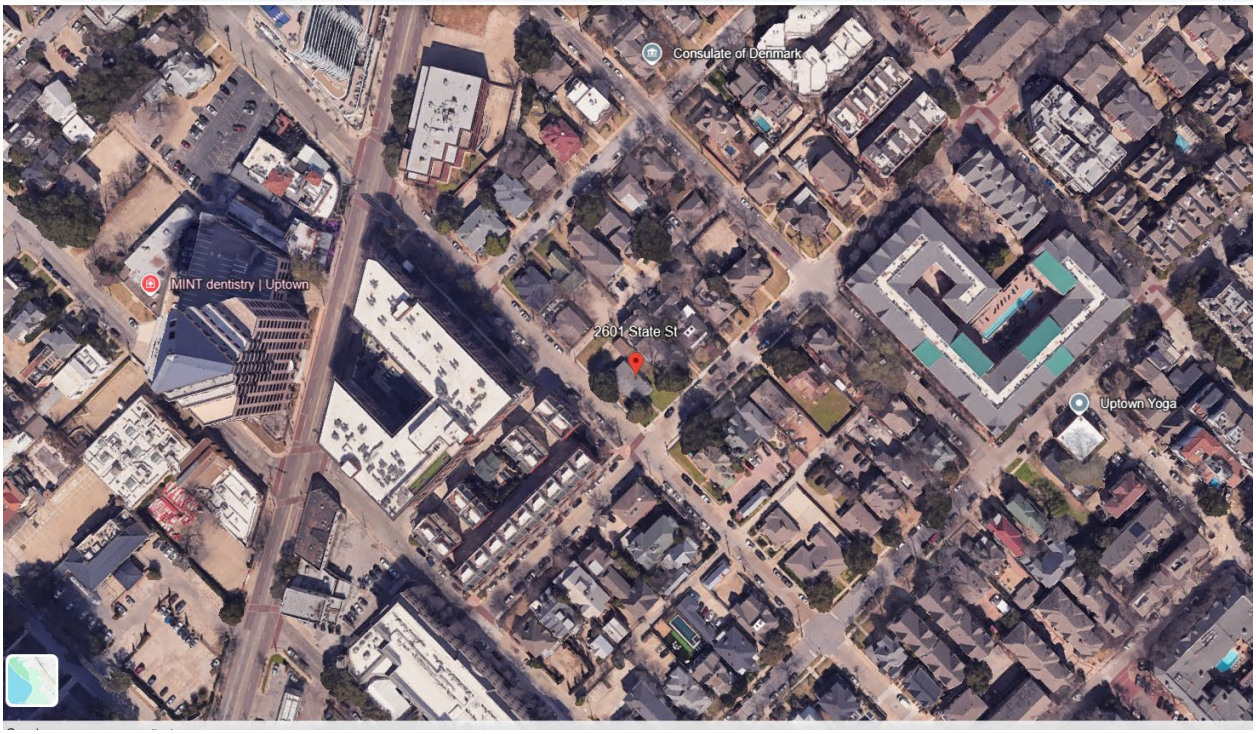
2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
   - ***Recommended****: Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.*
   - ***Not Recommended****: Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.*
   - ***Not Recommended****: Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).*
   - ***Not Recommended****: Removing a character-defining feature of the building or landscape from the setting that is unrepairable and not replacing it or replacing it with a new feature the does not match.*

   3. City Code Section 51A-4.501(g)(6)(C)(ii*):*

   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.

LOCATION MAPS
2601 State St.
Source: Google Earth



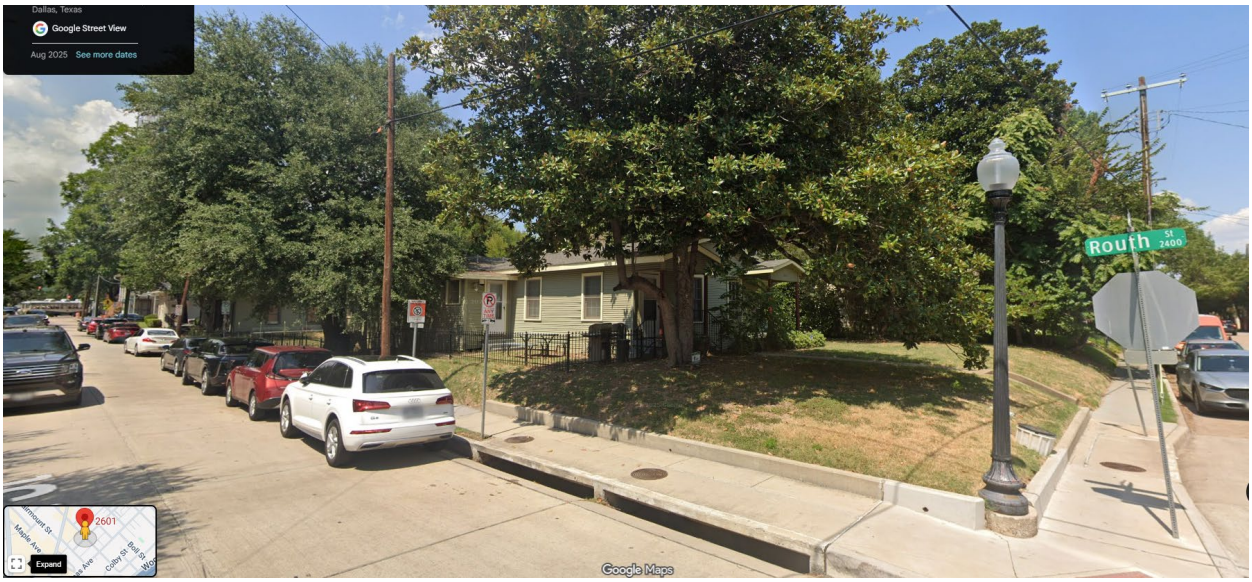



2601 State St
2615
2616
2521
2513
Gazebo
2509
1109
2505
1105
2501
2410
2317
2309

CURRENT PHOTOS
2601 State St.






Dallas, Texas
Google Street View
Aug 2025 See more dates
Routh St
2400
2601
Expand
Google Maps

CONTEXT PHOTOS
2601 State St.






Dallas, Texas
Google Street View
Aug 2025 See more dates
State St
2601
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2399 Routh St
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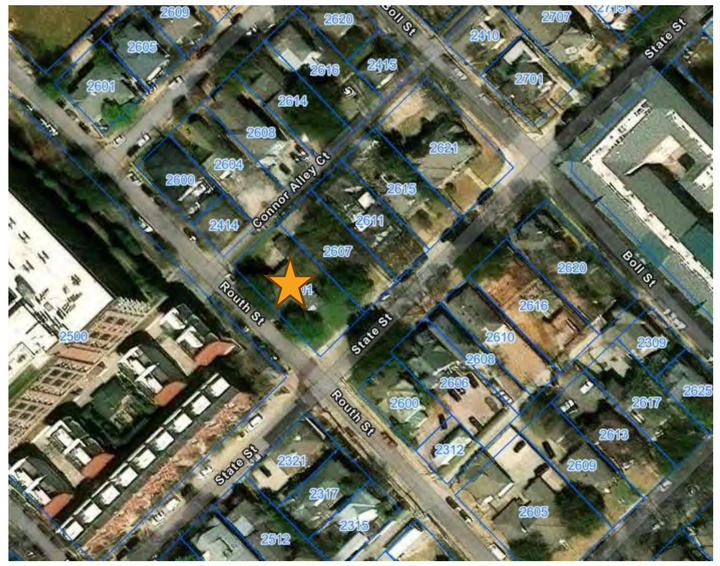
ATTACHMENTS:

- **Certificate of Appropriateness Materials – Current**
- **Previous Drawings (dated 3/2/26)**

CURRENT DRAWINGS
(5/4/26)

STATE STREET TOWNHOMES

2601 STATE STREET





MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES

2601 State Street
Dallas, TX 75204



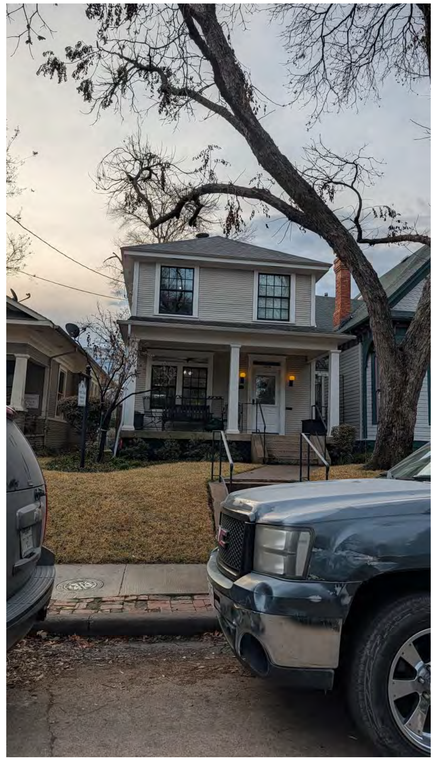
1 2624 Thomas Ave.



2 2610 State St.



3 2621 State St.



4 2608 State St.



4 2604 Thomas Ave.



4 2619 Hibernia St.



5 2706 Hibernia St.

SURROUNDING CONTEXT

FRONT PORCH/BALCONY

WOOD SHINGLE SIDING
AT UPPER LEVEL GABLE

PROJECTED BAY BRICK/SIDING

PROJECTED OVERHANG AT
GABLE

MAGEE STUDIO

TKTR architects, PLLC

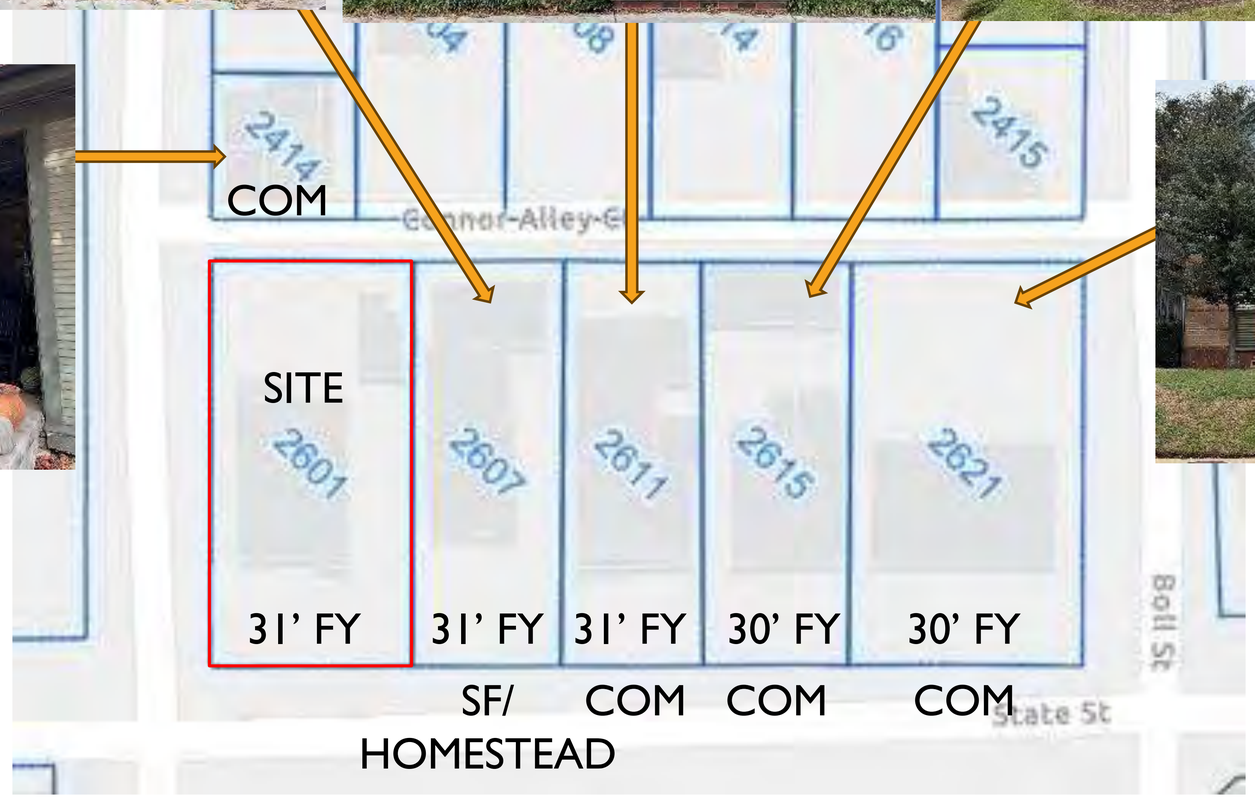
STATE STREET TOWNHOMES
2601 State Street
Dallas, TX 75204













MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES

2601 State Street
Dallas, TX 75204

MAGEE STUDIO

LOT COVERAGE

LOT	9,800 sqft.
BUILDING	4,328 sqft.
BUILDING COVERAGE	44%



SITE PLAN

SCALE 3/16" = 1'-0"

TKTR architects, PLLC

STATE STREET TOWNHOMES

2601 State Street
Dallas, TX 75204

A100



SECOND FLOOR - OVERALL

SCALE 1/4" = 1'-0"

:

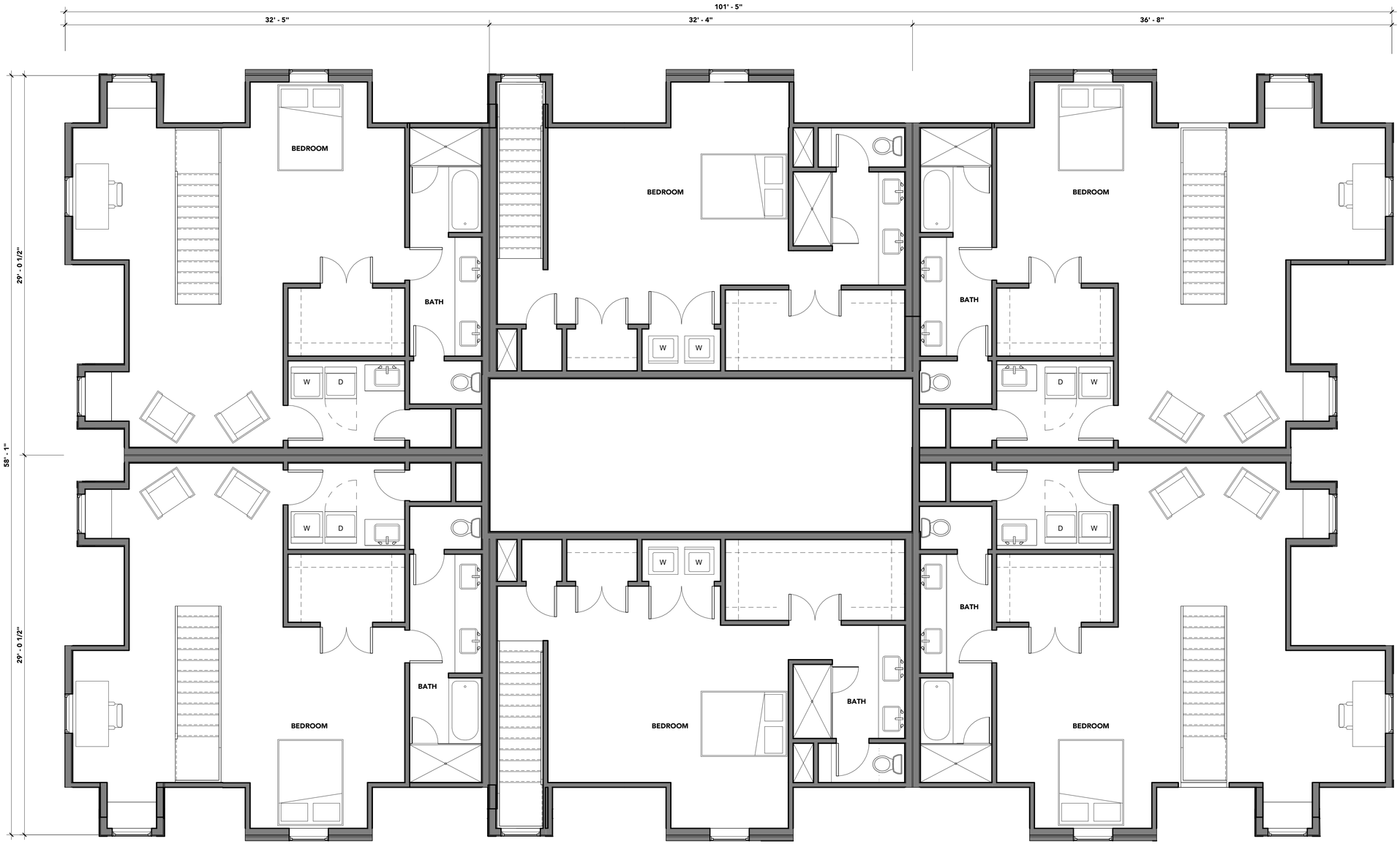
MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES

2601 State Street
Dallas, TX 75204

A101



1/2 STORY LEVEL - OVERALL

SCALE 1/4" = 1'-0"

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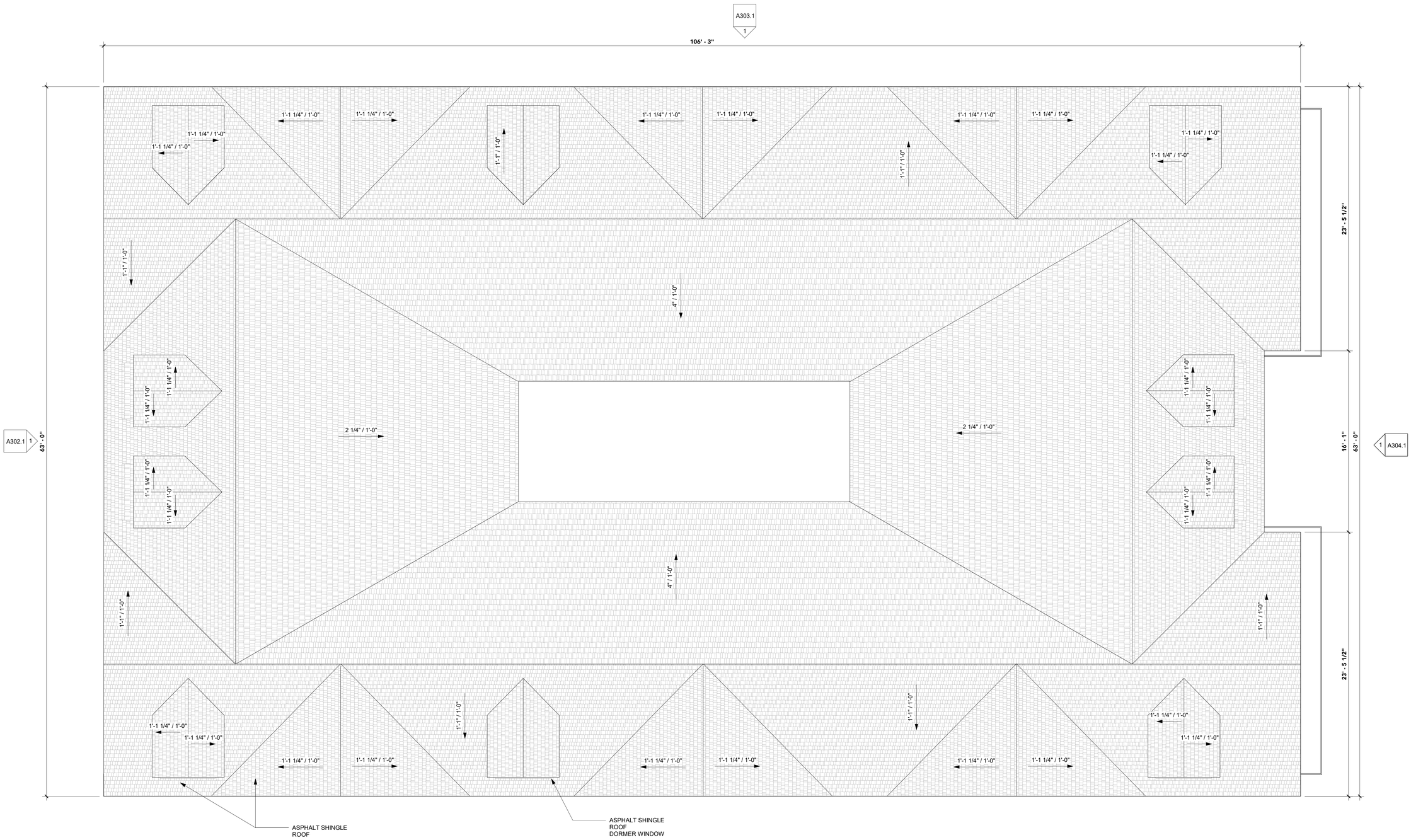
MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES

2601 State Street
Dallas, TX 75204

A102



ROOF PLAN

SCALE 1/4" = 1'-0"

:

MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES

2601 State Street
Dallas, TX 75204

A103

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STUDIO

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SOUTH ELEVATION RENDERED
SCALE 1/4" = 1'-0"
:

STATE STREET TOWNHOMES
2601 State Street
Dallas, TX 75204

A300.1

MATERIAL NOTES

1. EXTERIOR BRICK: MODULAR BRICK, RUNNING BOND, COLOR TBD.
2. EXTERIOR SIDING: PAINTED 6” CEMENTITIOUS LAP SIDING, SMOOTH TEXTURE.
3. EXTERIOR TRIM: PAINTED CEMENTITIOUS TRIM, SMOOTH TEXTURE.
4. ROOF: ASPHALT SHINGLE ROOF, NEUTRAL GRAY.
5. WOOD SHINGLE SIDING.
6. PRECAST HEADER/SILL.
7. PAINTED WOOD PORCH AND BALCONY.
8. WOOD COLUMN.
9. BRICK ACCENT PATTERN.

A. WINDOWS: SINGLE ALUMINUM CLAD WOOD, COLOR TBD.
B. EXTERIOR DOOR: MDF, SIMULATED DIVIDED LIGHT, COLOR TBD.
C. EXTERIOR DOOR: MDF, TWO PANEL, COLOR TBD.



SOUTH ELEVATION
SCALE 1/4" = 1'-0"
:

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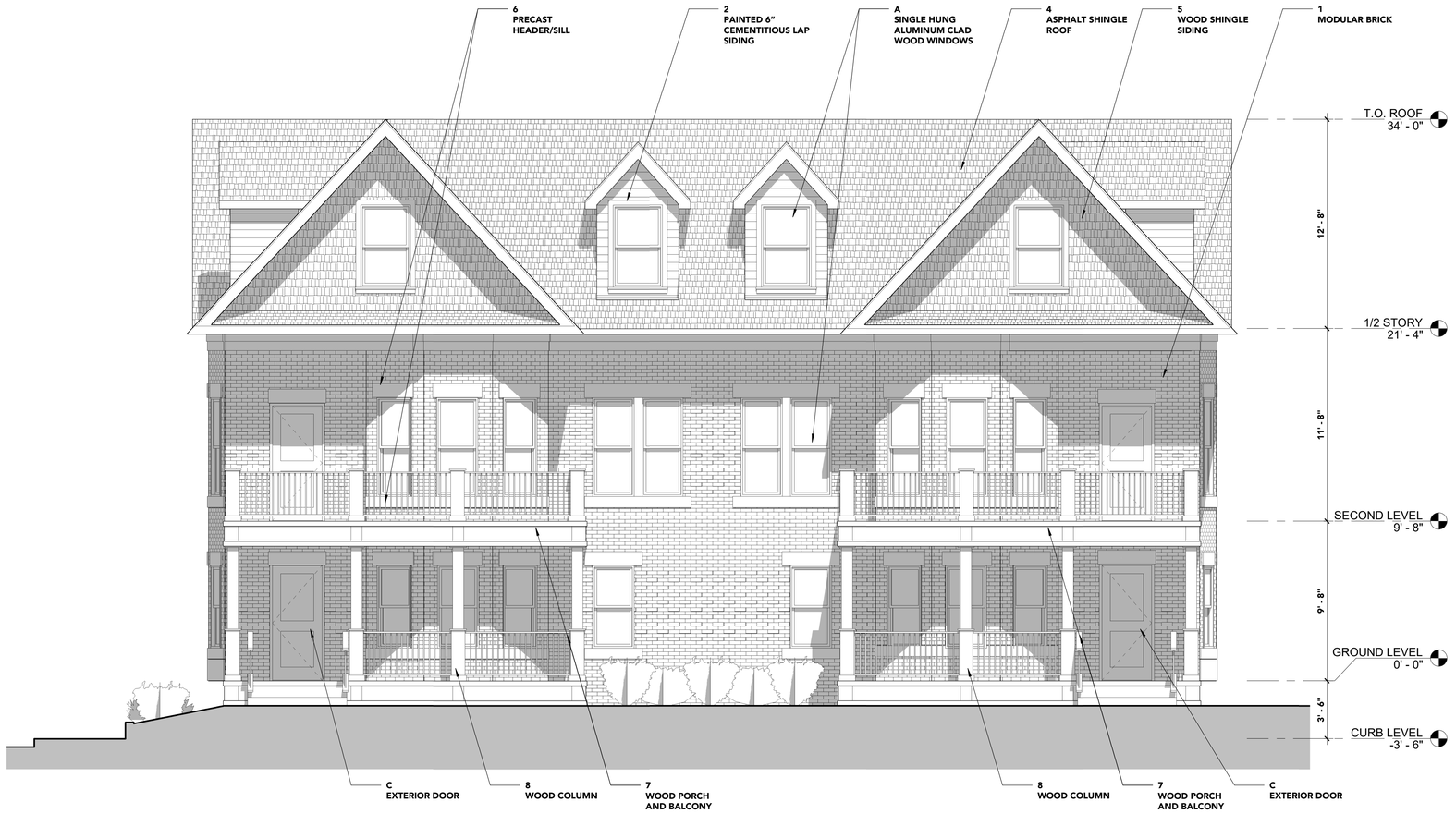
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2601 State Street
Dallas, TX 75204

A300

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SOUTH ELEVATION RENDERED

SCALE 1/4" = 1'-0"

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EAST ELEVATION

SCALE 1/4" = 1'-0"

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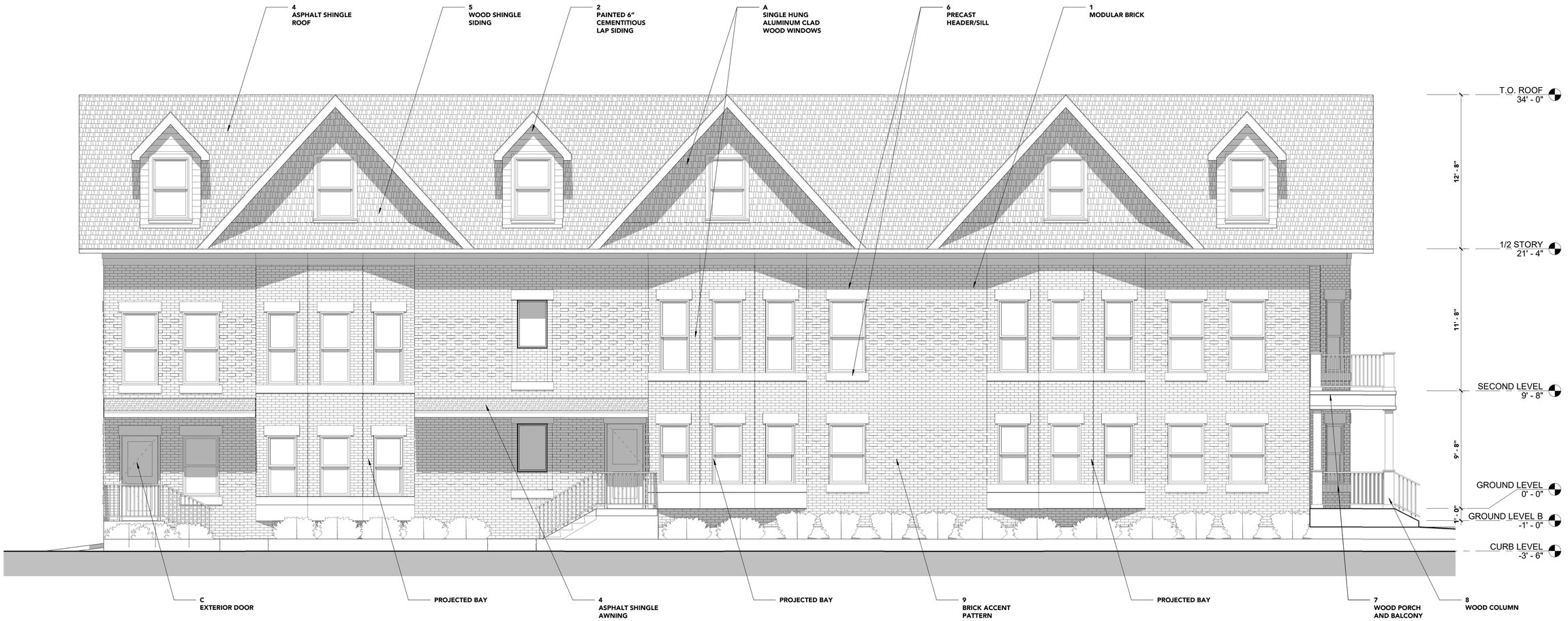
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EAST ELEVATION

SCALE 1/4" = 1'-0"

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STATE STREET TOWNHOMES

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NORTH ELEVATION
SCALE 1/4" = 1'-0"

STATE STREET TOWNHOMES
2601 State Street
Dallas, TX 75204

A302

MATERIAL NOTES

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NORTH ELEVATION

SCALE 1/4" = 1'-0"

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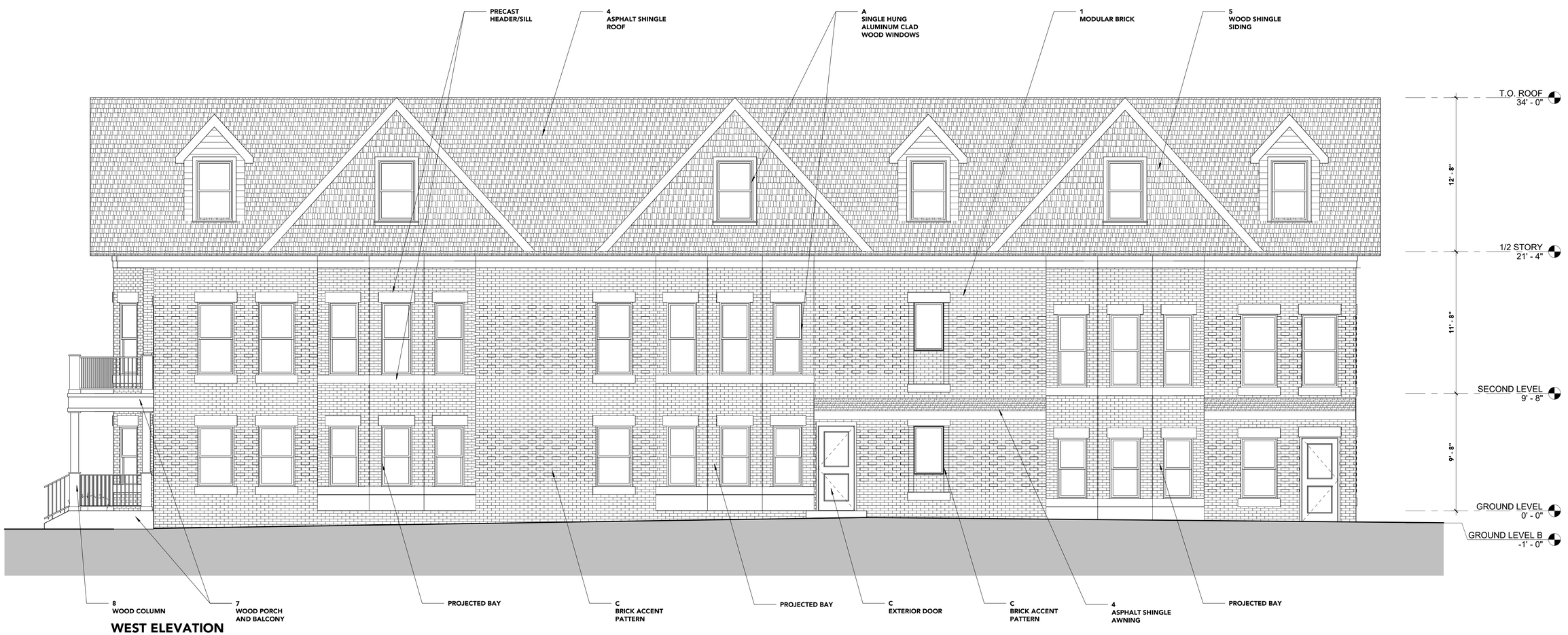
A302.1

MAGEE
STUDIO

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WEST ELEVATION

SCALE 1/4" = 1'-0"

STATE STREET TOWNHOMES
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Dallas, TX 75204

A303

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WEST ELEVATION

SCALE 1/4" = 1'-0"

STATE STREET TOWNHOMES

2601 State Street
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SOUTH ELEVATION - ENLARGED RENDER

SCALE 1/2" = 1'-0"

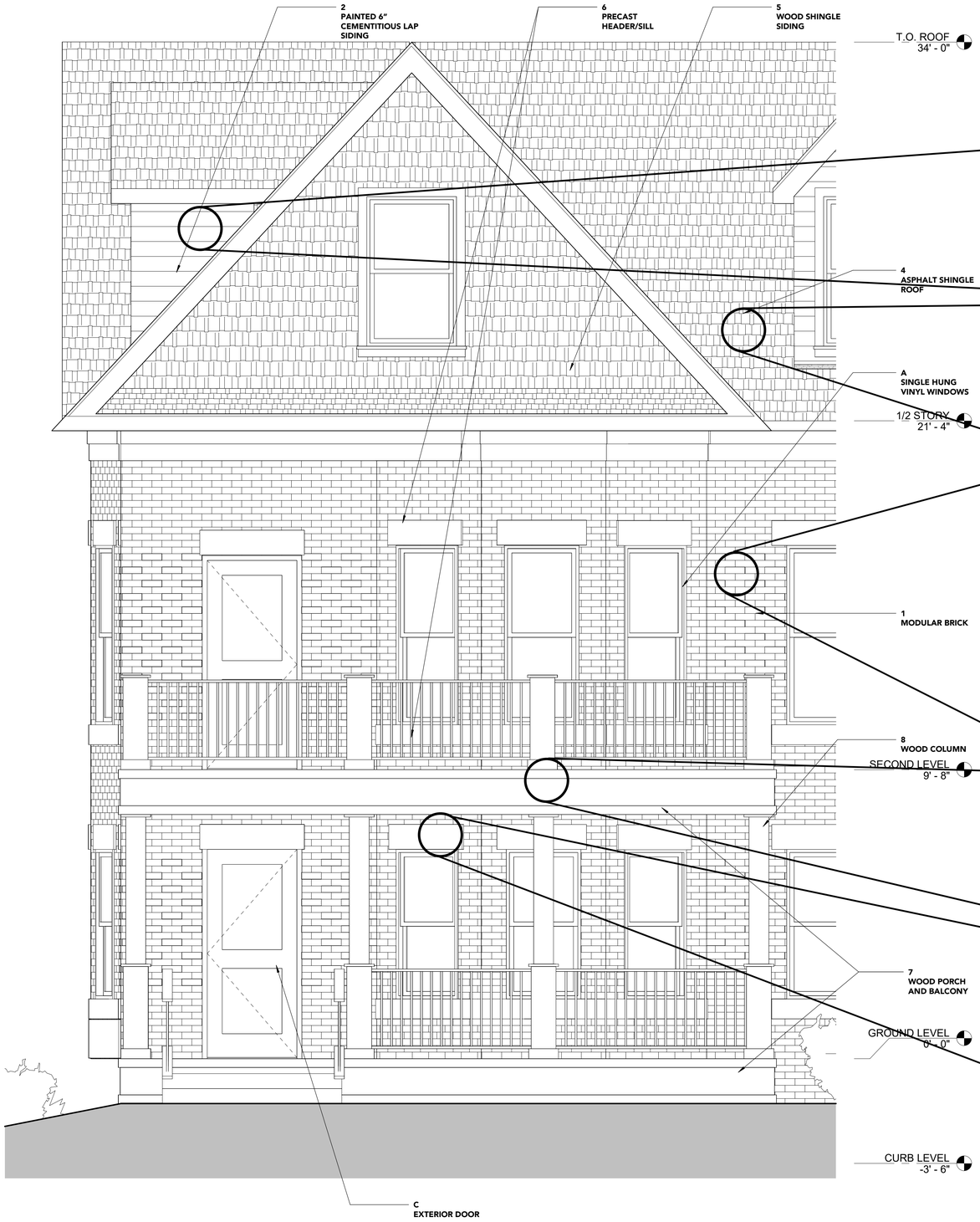
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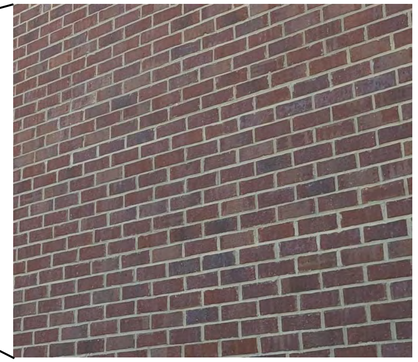
2601 State Street
Dallas, TX 75204

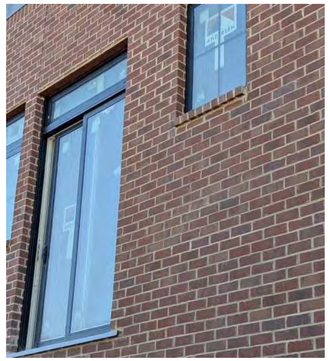
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LAP SIDING
DOORS

SHINGLE ROOF
SHINGLE SIDING





PORCH
BALCONY
TRIM

PRECAST HEAD/SILL

SOUTH ELEVATION - ENLARGED

SCALE 1/2" = 1'-0"

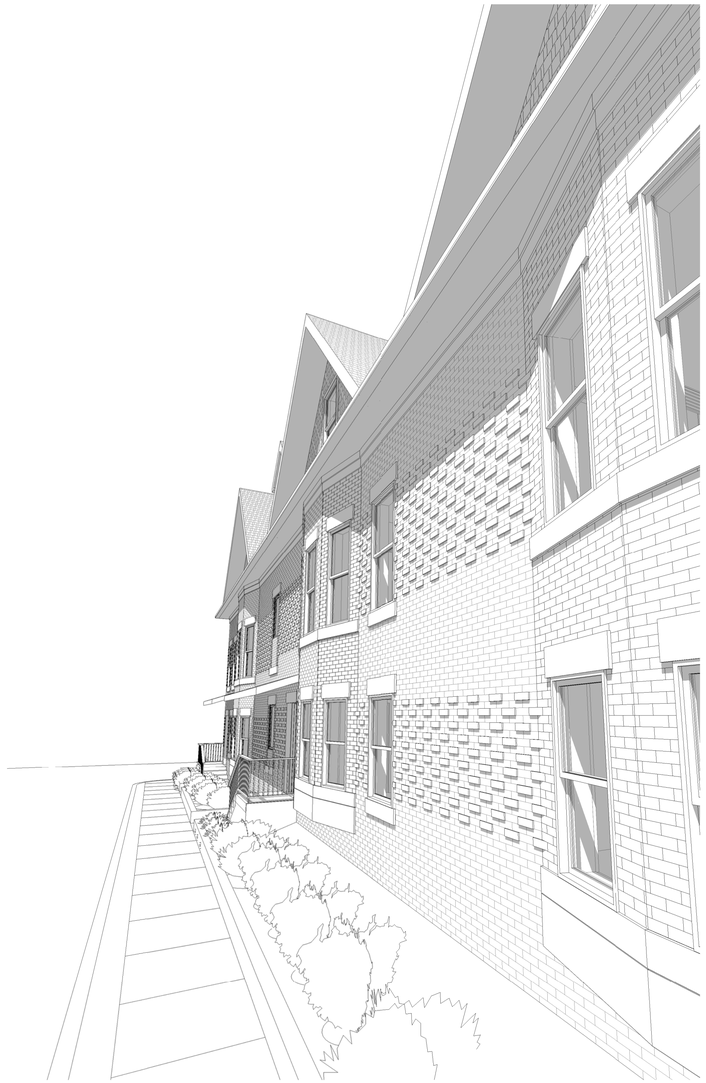
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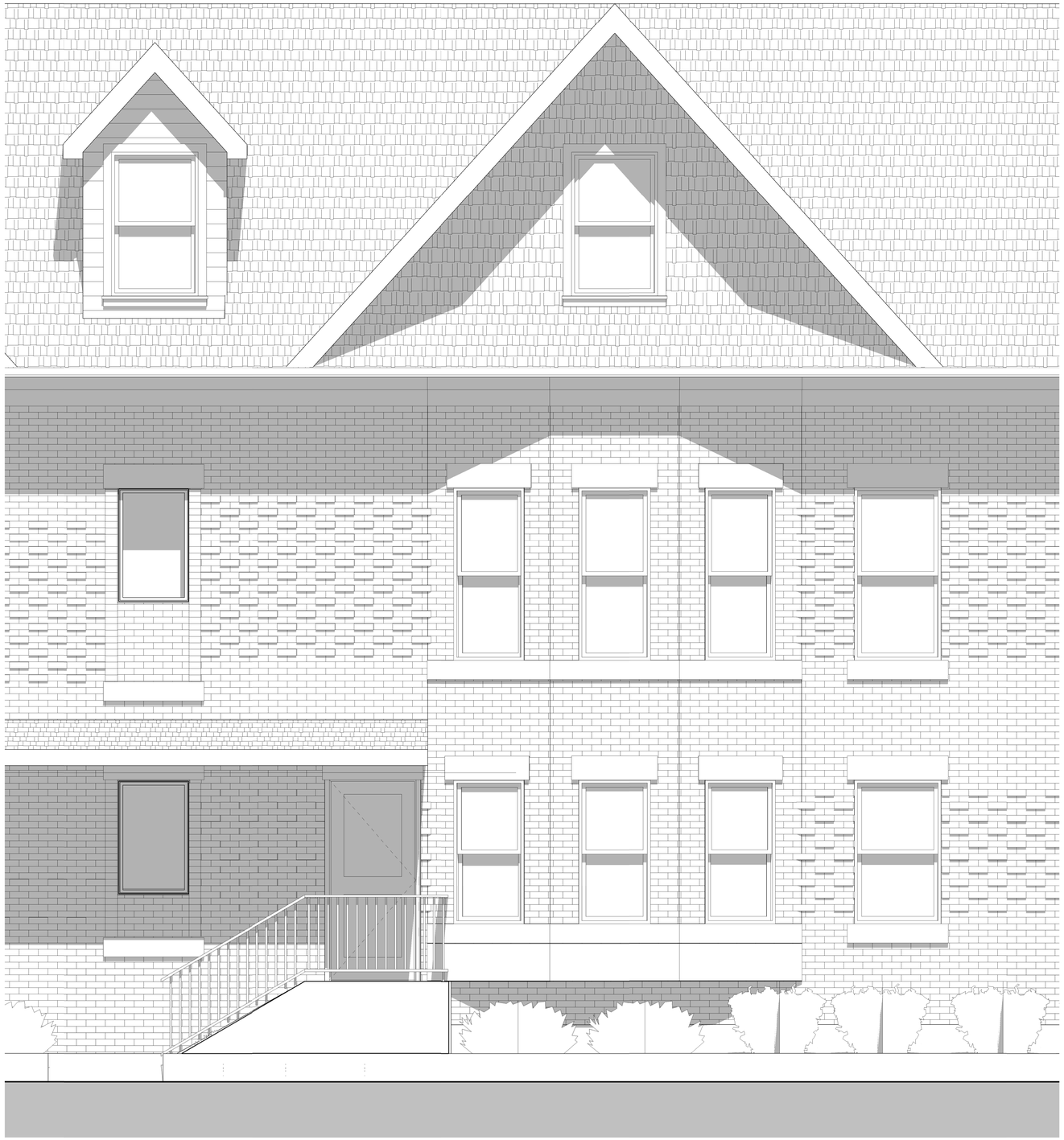
STATE STREET TOWNHOMES

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A304



ROUTH ST VIEW
SCALE



1 **EAST BAY ELEVATION**
SCALE 1/2" = 1'-0"

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SOUTHWEST VIEW
SCALE

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A311

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SOUTHWEST VIEW
SCALE

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THE MARVIN PORTFOLIO

Five Collections. One Legacy of Innovation.

Realize your unique vision, down to the last detail, with Marvin.

Born out of a legacy of innovation, the Marvin portfolio sets the highest standards in quality you can see and feel. Each premium collection blends inspired design and materials that perform.

Through expertly crafted architectural detailing, industry-leading engineering, and true partnership, Marvin helps open up a world of possibilities.

MARVIN ULTIMATE™ COLLECTION



Endless Possibilities

Realize unique visions with endless design possibilities, each meticulously crafted.

INTERIORS

Wood
Six species options + custom, two painted or primed options, six stains + Clear Coat

EXTERIORS

Extruded Aluminum
19 colors + custom

Wood
Three species + custom

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

COASTAL + WATERFRONT

Hurricane Impact Zones 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN MODERN™ COLLECTION



Authentically Modern

Achieve authentic modern architecture with expansive views and strong thermal performance.

INTERIORS

Extruded Aluminum
Five color options

EXTERIORS

High-Density Fiberglass
Five color options

SIZING

Custom sizing for remodeling or new construction

HARDWARE

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN VIVID™ COLLECTION



Boldly Innovative

Complement transitional to contemporary architecture with dramatic sizes, durability, and energy efficiency.

INTERIORS

Fiberglass Reinforced Composite
Windows: Two color options

Ultrex Fiberglass
Doors: Two color options

EXTERIORS

Ultrex Fiberglass
Four color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in four finish options with two door handle styles

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN ELEVATE® COLLECTION



Beauty Meets Durability

Find the most in-demand traditional window and door types with natural wood interiors and Ultrex® fiberglass exteriors.

INTERIORS

Wood
Bare Pine, painted Designer Black, painted White, or Clear Coat

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with two door handle styles

COASTAL + WATERFRONT

Hurricane Impact Zone 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN ESSENTIAL® COLLECTION



Streamlined Design

Choose from a streamlined selection featuring proprietary Ultrex fiberglass interiors and exteriors.

INTERIORS

Ultrex Fiberglass
Four color options

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with one door handle style

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

ULTIMATE

Single Hung G2

The Marvin Ultimate™ Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. The Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and a unique Wash Mode for easy cleaning. Customize your design with round-top styles or optional Lift Lock, the exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.

fig. 1 SINGLE HUNG G2 WINDOW
Painted White

fig. 2 INTERIOR VIEW
Pine

fig. 3 EXTERIOR VIEW
Gunmetal

fig. 4 SINGLE HUNG G2 WINDOWS
Stone White



fig. 1



fig. 2



fig. 3

WINDOWS

fig. 4

FEATURES

Narrow checkrail maximizes views while maintaining historical accuracy

Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors

Choose Lift-Lock, an exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas

Expansive sizes to fit openings up to 5'6" wide and 10'6" high

Choose traditional Ogee profiles or square profiles for a more contemporary look

TRŪSTILE® A MARVIN BRAND

DESIGN THAT MOVES YOU™



TruStile (TS) Series

TS3130

Sticking:	Bevel (BV)
Panel:	Raised (A)
Panel Replacement:	Replace Panels in Top Row with Glass
Glass:	Clear
Material:	MDF
Finish:	Light Gray
Displayed Size:	32" x 84" x 1¾"

Your design code is:
z8BHY_uPyG
(Click to see your design in the Door Visualizer)

Need assistance?
Contact us and reference your design code:
(877) 283-4511
visualizer@trustile.com www.trustile.com

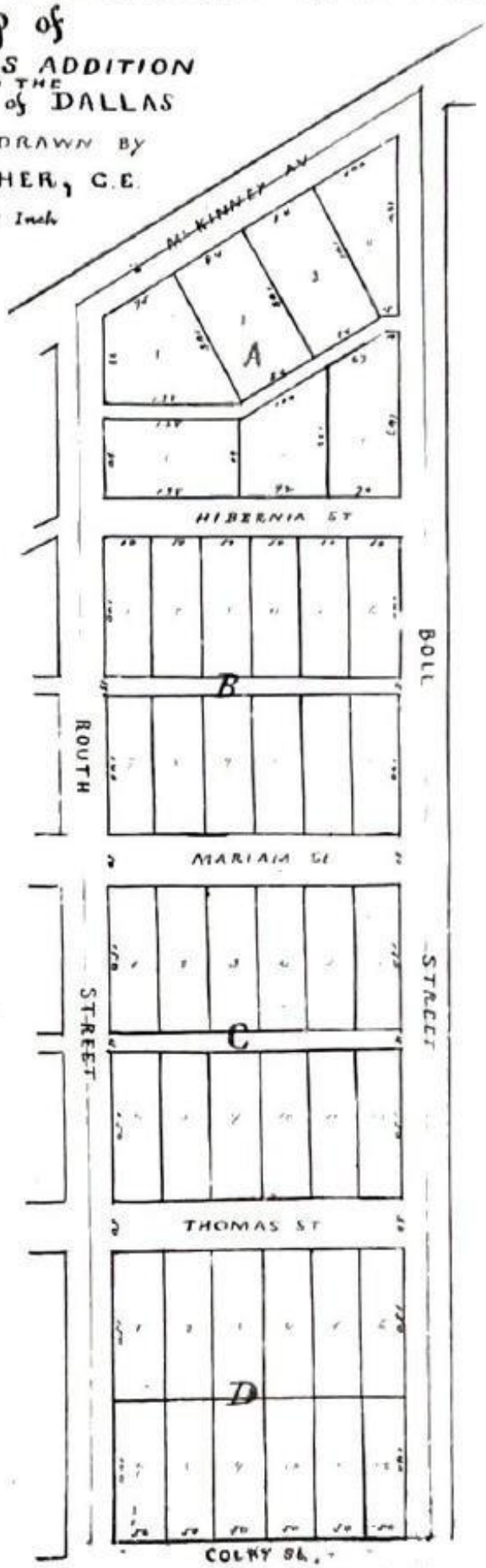
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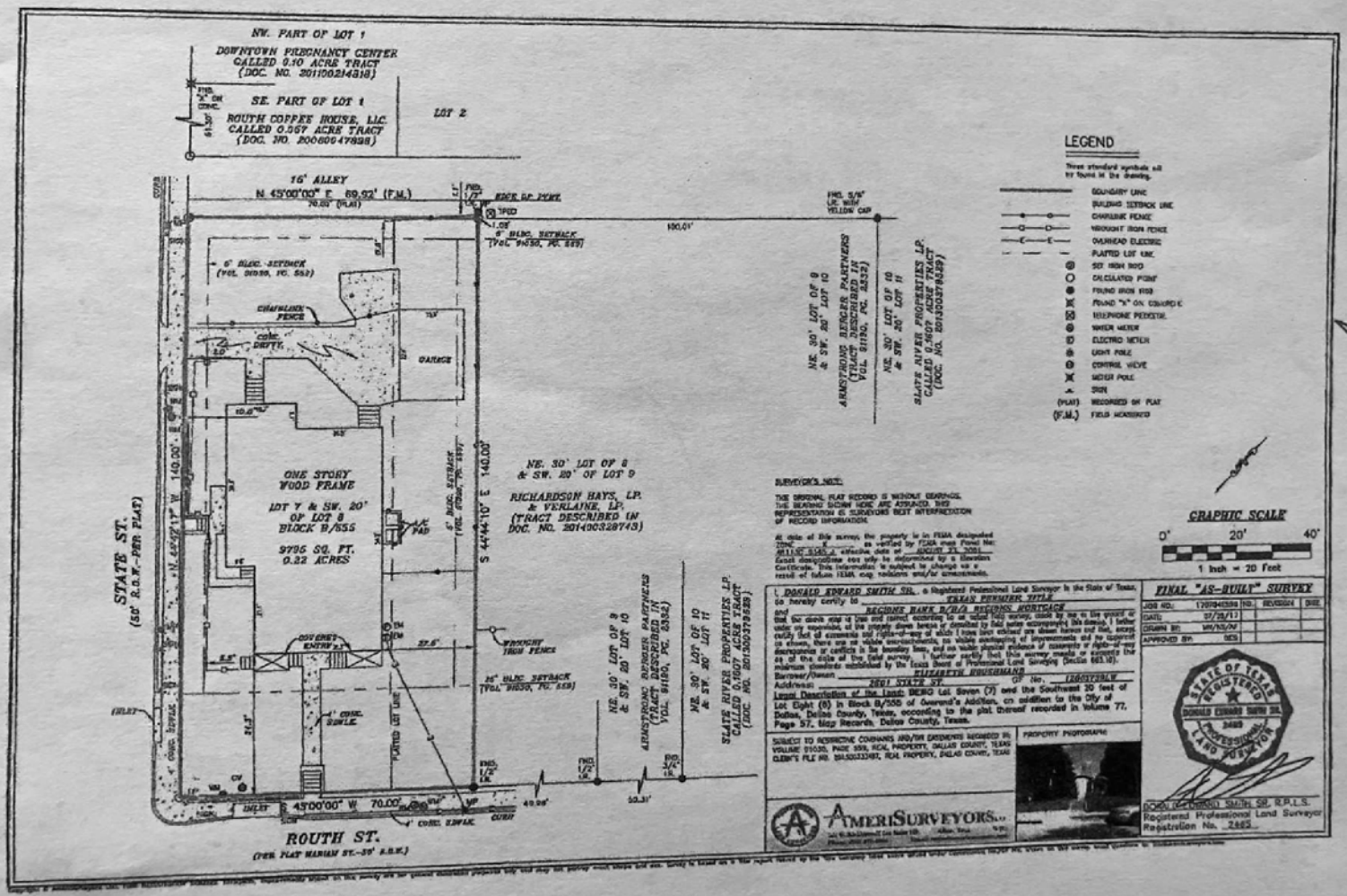
STATE STREET TOWNHOMES
2601 State Street
Dallas, TX 75204

Map of
OVERAND'S ADDITION
TO THE
CITY of DALLAS

SURVEYED & DRAWN BY
J.S. THATCHER, C.E.
1916
Scale, 100 Ft to 1 Inch



COUNTY COURT OF DALLAS COUNTY, TEXAS


NW. PART OF LOT 1
DOWNTOWN PREGNANCY CENTER
CALLED 0.10 ACRE TRACT
(DOC. NO. 201100234318)
SE. PART OF LOT 1
ROUTH COFFEE HOUSE, LLC
CALLED 0.267 ACRE TRACT
(DOC. NO. 200600478928)
LOT 2
16' ALLEY
N 45°00'00" E 69.92' (F.M.)
70.00' (PLAT)
FND. 1/2" IR
BEAR S/E 2.42'W.
FND. 5/8" I.R. WITH YELLOW CAP
100.01'
6' BLDG. SETBACK
(Vol. 94150, Pg. 859)
6' BLDG. SETBACK
(Vol. 91030, Pg. 552)
CHAINLINK FENCE
CONC. DRIVE
GARAGE
ONE STORY
WOOD FRAME
LOT Y & SW. 20'
OF LOT 8
BLOCK B/555
9795 SQ. FT.
0.22 ACRES
A/C PAD
6' BLDG. SETBACK
(Vol. 91030, Pg. 552)
NE. 30' LOT OF 8
& SW. 20' OF LOT 9
RICHARDSON HAYS, LP.
& VERLAINE, LP.
(TRACT DESCRIBED IN
DOC. NO. 201400328743)
S 44°44'10" E 140.00'
N 44°42'11" W 140.00'
STATE ST.
(50' R.O.W.-PER PLAT)
CONC. ENTRY
WROUGHT IRON FENCE
24' BLDG. SETBACK
(Vol. 91030, Pg. 552)
1' CONC. SWALE
PLATTED LOT LINE
CONC. DRIVE
ENTRY
CONC. SWALE
CURB
S 45°00'00" W 70.00'
49.98'
50.31'
ROUTH ST.
(PER PLAT MARION ST.-50' R.O.W.)
NE. 30' LOT OF 9
& SW. 20' LOT 10
ARMSTRONG BERGER PARTNERS
(TRACT DESCRIBED IN
VOL. 94150, PG. 4332)
NE. 30' LOT OF 10
& SW. 20' LOT 11
SLATE RIVER PROPERTIES LP.
CALLED 0.1607 ACRE TRACT
(DOC. NO. 201300378589)
LEGEND
BOUNDARY LINE
BUILDING SETBACK LINE
CHAINLINK FENCE
WROUGHT IRON FENCE
OVERHEAD ELECTRIC
PLATTED LOT LINE
SET IRON ROD
CALCULATED POINT
FOUND IRON ROD
FOUND "X" ON CONCRETE
TELEPHONE PEDESTAL
WATER METER
ELECTRIC METER
LIGHT POLE
CONTROL VALVE
METER POLE
SIGN
(PLAT) RECORDED ON PLAT
(F.M.) FIELD MEASURED
SURVEYOR'S NOTE:
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS.
THE BEARING SHOWN HERE ARE ASSUMED THEY
REPRESENTATION IS SURVEYORS BEST INTERPRETATION
OF RECORD INFORMATION.
GRAPHIC SCALE
0' 20' 40'
1 Inch = 20 Feet
I, DONALD EDWARD SMITH SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAN PREMIERE TITLE
and REGIONS BANK D/B/A REGIONS MORTGAGE
that the above plat of true and correct according to an actual field survey, made by me or like person or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.10).
Borrower/Owner ELIZABETH KUKENMAIER
Address: 2601 STATE ST. GF No. (2001)TBLW
Legal Description of the Land: BEING Lot Seven (7) and the Southwest 20 feet of Lot Eight (8) in Block B/555 of Overand's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 77, Page 57, Map Records, Dallas County, Texas.
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 91030, PAGE 559, REAL PROPERTY, DALLAS COUNTY, TEXAS
CLIENT'S FILE NO. SM.S2023987, REAL PROPERTY, DALLAS COUNTY, TEXAS
PROPERTY PHOTOGRAPH
AMERISURVEYORS...
FINAL "AS-BUILT" SURVEY
JOB NO: 170934556 REVISION
DATE: 07/25/17
DRAWN BY: MM/SS/AV
APPROVED BY: DES
STATE OF TEXAS REGISTERED DONALD EDWARD SMITH SR. 2885 PROFESSIONAL LAND SURVEYOR
DONALD EDWARD SMITH SR. R.P.L.S.
Registered Professional Land Surveyor
Registration No. 2885

NEW CONSTRUCTION FORM – TO BE FILLED OUT BY APPLICANT

This form must be completed by the applicant and submitted with any Certificate of Appropriateness application for new construction. Incomplete applications will not be docketed for consideration by the Landmark Commission. Please refer to the preservation criteria in the historic district ordinance or contact a City Preservation Planner for further information.

(Y)/N Will the proposed new construction require demolition of any structure(s) on the site?
If yes, you must submit a Certificate of Demolition form with your application.

Y /(N) Have you completed a preliminary review of the drawings with Building Inspection?
NOTE: This step is required for construction of a main structure and strongly recommended for accessory structures. Preliminary review does not guarantee final approval of a permit.

Preliminary review: DATE____/____/____ NAME OF PLANS EXAMINER: _____

LOT COVERAGE

Existing lot coverage _1,788 sf_____% (lot coverage includes all structures with a permanent roof, including porches and patios)

Proposed lot coverage _3,822 sf_____%

SETBACKS AND BUILDING HEIGHT

Proposed main structure (skip if no new main structure is proposed):

Front yard setback 36 ft

Average front yard setback on blockface 36.7ft

Side yard setbacks LEFT SIDE _6____ft RIGHT SIDE 5_ft

Rear yard setback 5 ft OR distance to accessory structure _____ft

Roof height 35_ft Average roof height on blockface _____ft

Proposed accessory structure (skip if no new accessory structure is proposed):

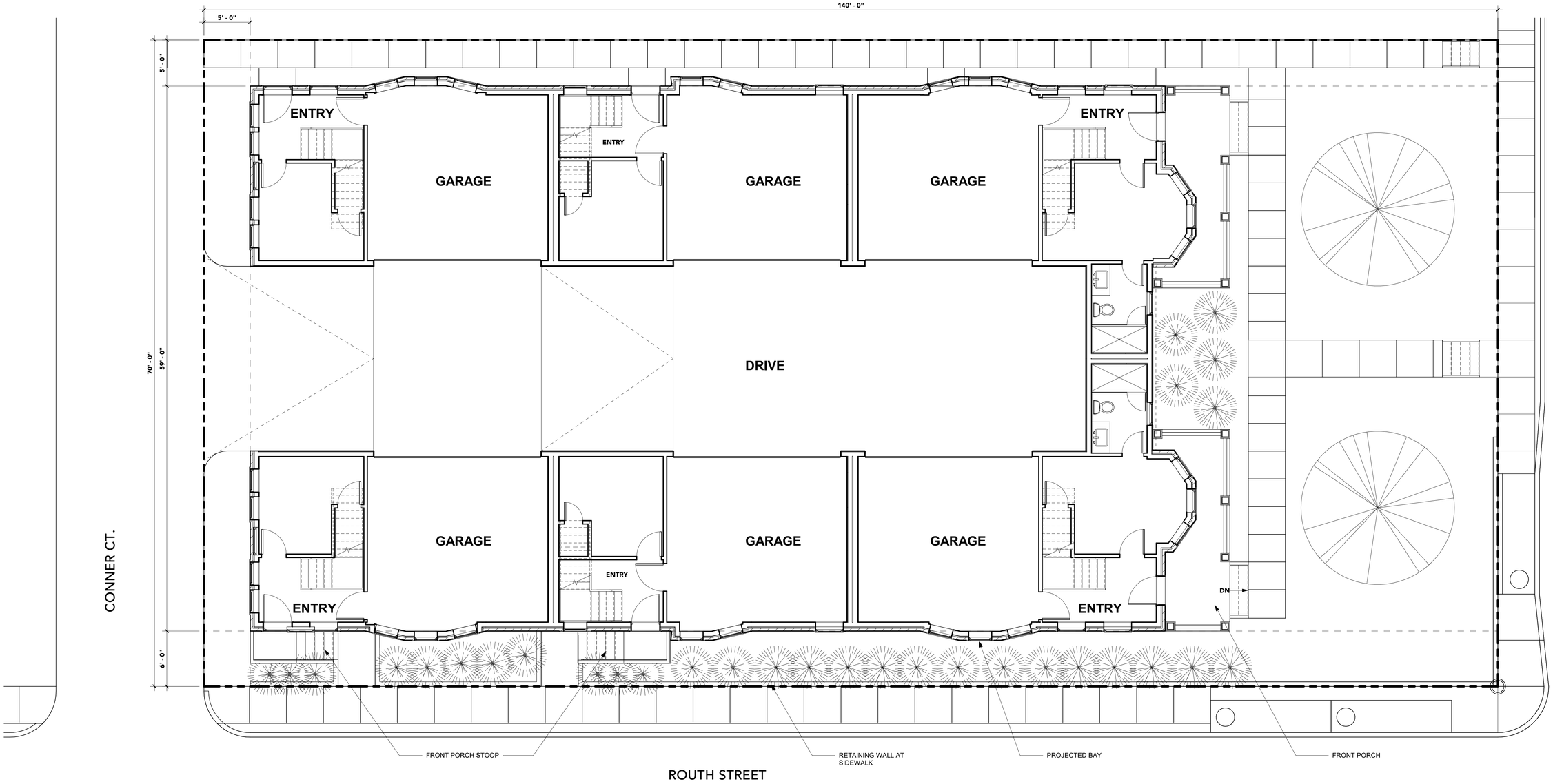
Distance from main structure _____ft

Side yard setbacks LEFT SIDE _____ft RIGHT SIDE _____ft

Rear yard setback _____ft

Roof height of proposed accessory _____ft Main structure roof height _____ft

PREVIOUS DRAWINGS
(3/2/26)



SITE PLAN

SCALE 3/16" = 1'-0"

MAGEE STUDIO

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STATE STREET TOWNHOMES

2601 State Street
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A100

SECOND FLOOR - OVERALL

SCALE 3/16" = 1'-0"



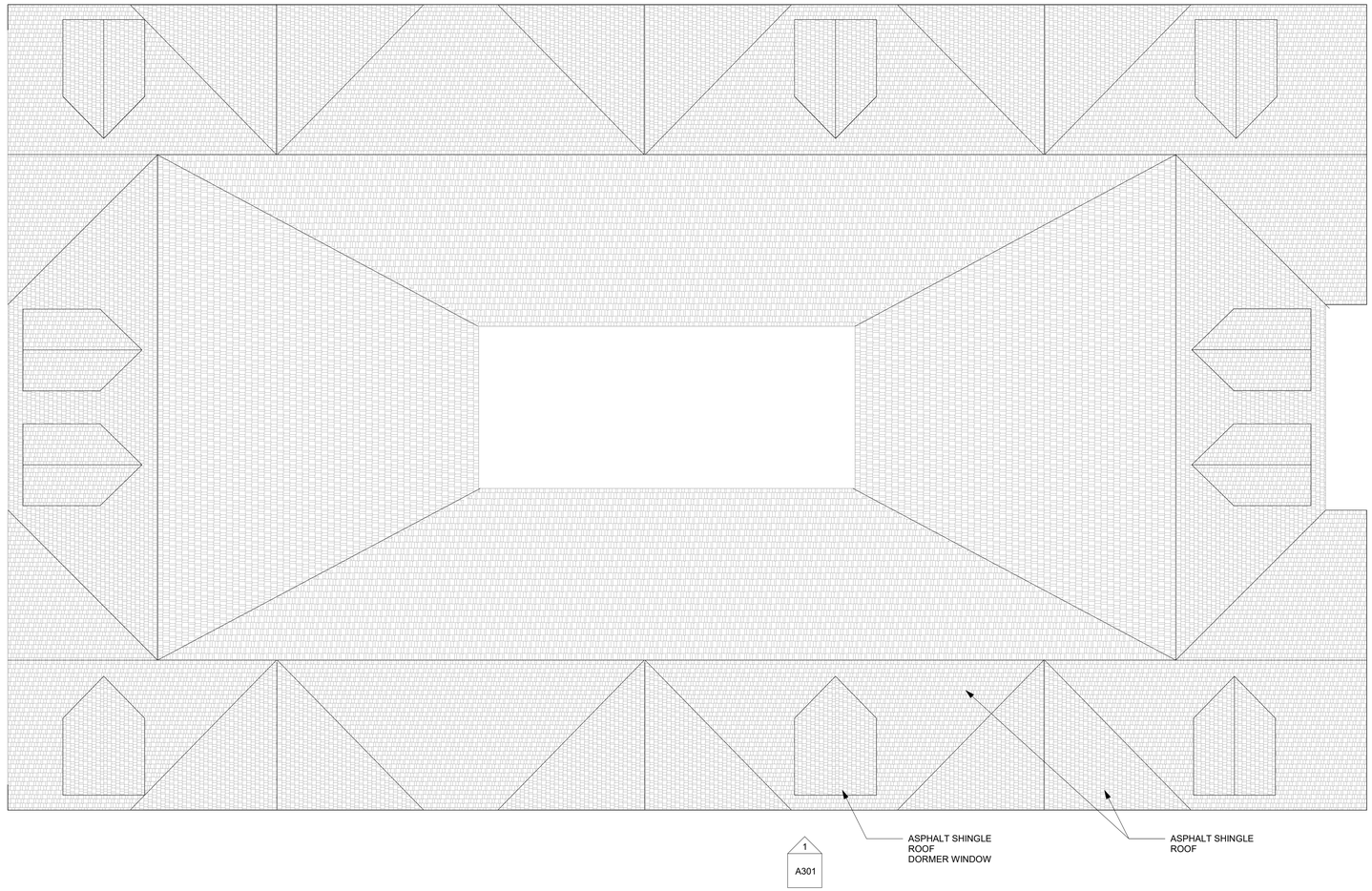
A101

STATE STREET TOWNHOMES

2601 State Street
Dallas, TX 75204

TKTR architects, PLLC

MAGEE STUDIO



1 A300

ROOF PLAN

SCALE 3/16" = 1'-0"

:

MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES

2601 State Street
Dallas, TX 75204

A103

MATERIAL NOTES

1. EXTERIOR BRICK: MODULAR BRICK, RUNNING BOND, COLOR TBD.
2. EXTERIOR SIDING: PAINTED 6” CEMENTITIOUS LAP SIDING, SMOOTH TEXTURE.
3. EXTERIOR TRIM: PAINTED CEMENTITIOUS TRIM, SMOOTH TEXTURE.
4. ROOF: ASPHALT SHINGLE ROOF, NEUTRAL GRAY.
5. WOOD SHINGLE SIDING.
6. PRECAST HEADER/SILL.
7. PAINTED WOOD PORCH AND BALCONY.
8. WOOD COLUMN.
9. BRICK ACCENT PATTERN.

A. WINDOWS: SINGLE HUNG VINYL WINDOWS, COLOR TBD.
B. EXTERIOR DOOR: VINYL, SIMULATED DIVIDED LIGHT, COLOR TBD.
C. EXTERIOR DOOR: VINYL, TWO PANEL, COLOR TBD.



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

:

MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES

2601 State Street
Dallas, TX 75204

A300

MATERIAL NOTES

1. EXTERIOR BRICK: MODULAR BRICK, RUNNING BOND, COLOR TBD.
2. EXTERIOR SIDING: PAINTED 6" CEMENTITIOUS LAP SIDING, SMOOTH TEXTURE.
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5. WOOD SHINGLE SIDING.
6. PRECAST HEADER/SILL.
7. PAINTED WOOD PORCH AND BALCONY.
8. WOOD COLUMN.
9. BRICK ACCENT PATTERN.

A. WINDOWS: SINGLE HUNG VINYL WINDOWS, COLOR TBD.
B. EXTERIOR DOOR: VINYL, SIMULATED DIVIDED LIGHT, COLOR TBD.
C. EXTERIOR DOOR: VINYL, TWO PANEL, COLOR TBD.



EAST ELEVATION

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

MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES
2601 State Street
Dallas, TX 75204

A301



SOUTHWEST VIEW
SCALE
:

MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES
2601 State Street
Dallas, TX 75204

A310



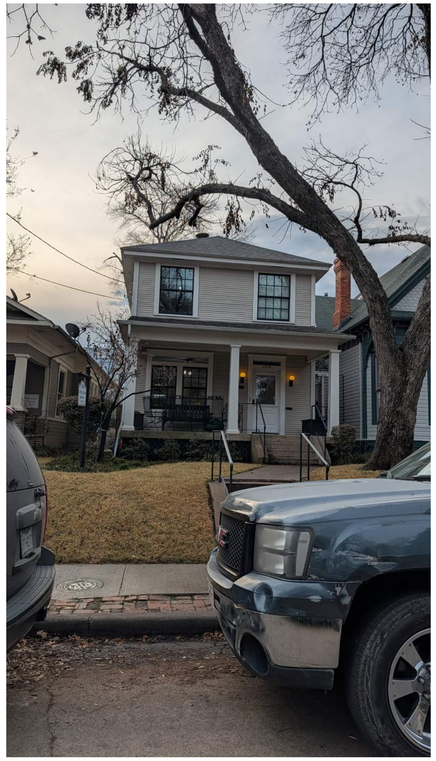
1 2624 Thomas Ave.



2 2610 State St.



3 2621 State St.



4 2608 State St.



4 2604 Thomas Ave.



4 2619 Hibernia St.



5 2706 Hibernia St.

SURROUNDING CONTEXT

FRONT PORCH/BALCONY

WOOD SHINGLE SIDING
AT UPPER LEVEL GABLE

PROJECTED BAY BRICK/SIDING

PROJECTED OVERHANG AT
GABLE

MAGEE STUDIO

TKTR architects, PLLC

STATE STREET TOWNHOMES
2601 State Street
Dallas, TX 75204

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-1499A **Item #:** D10.

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D7
HISTORIC DISTRICT:	Queen City
DEPARTMENT:	Department of Planning and Development

SUBJECT

QUEEN CITY NEIGHBORHOOD

Council District 7
Queen City [Predesignation Moratorium]
Rhonda Dunn

Request

A Landmark Commission authorized hearing to consider [re]initiating the historic designation procedure to establish a historic overlay district, on property constituting a subdistrict within Planned Development District No. 595, an area known as the Queen City Neighborhood, generally bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street.

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Memorandum

CITY OF DALLAS

DATE April 23, 2026

TO City of Dallas Landmark Commissioners

FROM Historic Preservation Office

SUBJECT **Landmark Commission Authorized Hearing**

District 7 Landmark Commissioner, Scottie Smith, has requested that the Landmark Commission authorize a public hearing to consider recommending approval of [re]initiating the historic designation procedure for the Queen City Neighborhood, generally bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street. Attached is the statement of intent for your review.

This is a hearing to consider recommending approval of [re]initiating the historic designation procedure and not the designation of 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

March 24, 2026

Dr. Rhonda Dunn
Senior Project Coordinator
Historic Preservation Office, Planning & Development
City of Dallas
1500 Marilla Street
Dallas, Texas 75201

Dear Dr. Dunn:

We, the undersigned Landmark Commissioners, respectfully submit this **Statement of Intent for Historic Designation** to request placement of the **Queen City Neighborhood** on the Landmark Commission agenda for consideration of initiating the historic designation procedure, as provided under Section 51A-4.501(c)(2)(A) of the Dallas Development Code. This letter is submitted in accordance with ordinance requirements for the **first Statement of Intent**, which must outline the historical significance, purpose of the proposed designation, and the preservation characteristics supporting initiation.

I. Description of the Area and Historical Context

The Queen City Neighborhood is located approximately two miles southeast of downtown Dallas, generally bounded by **State Highway 310 (S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street**.

Historically established between **circa 1905 and 1945**, Queen City emerged as a significant African American residential neighborhood situated just south of the pre-World War II "color line." Its development reflects the growth of African American homeownership, community formation, and neighborhood identity in South Dallas during the early 20th century.

Within the larger Queen City Neighborhood are **two separate National Register districts**, each distinct but contributing to the area's historical significance:

1. Queen City Heights National Register District

This National Register district contains **92 buildings**, including **46 contributing structures**, and represents one of the historically documented cores of African American settlement in South Dallas. It occupies only a **portion of the broader Queen City Neighborhood** and reflects early phases of residential development and architectural patterns. [1]

2. Romine Avenue National Register District

Located within the **2300–2400 blocks of Romine Avenue**, this district is recognized for its concentration of **Tudor Revival-style homes** and contributes an additional layer of architectural and cultural distinction within the Queen City Neighborhood. Its character reflects a different period of growth and architectural expression within the community.

Relationship to the Proposed Local District

Both Queen City Heights and Romine Avenue National Register districts lie **within the boundaries** of the larger Queen City area now proposed for local historic designation. However:

- They represent **only small areas** inside the much larger neighborhood.
- Their National Register status does **not** provide local protection under Dallas development codes.
- The **proposed Queen City local district** would encompass **more than 1,000 parcels**, far exceeding the footprints of the existing NR districts.
- Preliminary field review indicates **over 60% of the properties** within the larger Queen City Neighborhood retain enough historic fabric to be considered **potentially contributing** to a local or future national historic district.

Together, these factors demonstrate that Queen City's historic and architectural significance extends well beyond the boundaries of the individual NR districts already listed.

Queen City's broader architectural character—including vernacular dwellings, Craftsman-influenced residences, and early 20th-century working-class housing—remains visible and intact across much of the neighborhood. Its narrow streets, dense block pattern, modest setbacks, and cohesive vernacular landscape contribute to its enduring sense of place. [1]

II. Preservation Characteristics Supporting Initiation

In accordance with Section 51A-4.501(b), the Queen City Neighborhood meets **seven (7)** of the characteristics required for designation:

1. **History, heritage, and culture** – Represents the development and cultural identity of early African American Dallas.
2. **Historic context** – Demonstrates relationships with other historically significant South Dallas African American neighborhoods.

3. **National and state recognition** – Contains **two National Register districts** (Queen City Heights and Romine Avenue), with **over 60% contributing potential** across the larger neighborhood.
4. **Historic education** – Reflects architectural, social, and economic history from the early 20th century.
5. **Architecture** – Contains vernacular, Craftsman, and Tudor Revival dwellings reflecting diverse periods of historic development.
6. **Unique visual feature** – Maintains a distinctive physical layout, including narrow streets, historic parcel patterns, and consistent setbacks.
7. **Significant persons** – Includes properties associated with individuals who contributed to the cultural and civic history of South Dallas.

These characteristics demonstrate that Queen City possesses architectural merit, cultural meaning, and historic integrity appropriate for formal consideration.

III. Purpose of the Proposed Designation

The purpose of initiating the historic designation procedure is to:

• Evaluate Queen City's historical, cultural, and architectural significance in greater depth;
• Establish preservation criteria for appropriate stewardship;
• Support community stabilization and reinvestment;
• Prevent demolition or inappropriate alteration during evaluation; and
• Facilitate a structured public process to discuss preservation incentives, goals, and neighborhood priorities.

These objectives align with longstanding community interest and the neighborhood's recognized historical value.

IV. Request for Placement on Landmark Commission Agenda

We respectfully request that this Statement of Intent be placed on the agenda for the next available **Landmark Commission Public Hearing** for consideration of whether sufficient information exists to proceed with a community meeting and subsequent evaluation steps described in Section 51A-4.501(c)(2)(A). [1]

We appreciate your assistance and stand ready to provide any additional materials needed in support of this request.

Sincerely,

Landmark Commissioner (District 1)

Landmark Commissioner (District 2)

Landmark Commissioner (District 4)

cc: Landmark Commission Chair
Planning & Development Department Staff

EXECUTIVE SUMMARY — Queen City Historic Resources Survey

The **Queen City Historic Resources Survey (2025–2026)** represents the first comprehensive, THC-standard, parcel-level historic resources survey ever completed for the Queen City neighborhood in South Dallas. Conducted by the **City of Dallas Historic Preservation Office**, with support from the **Dallas Landmark Commission – Designation Committee** and local cultural historians, the survey documents **1,076 resources**, evaluates architectural integrity, and establishes the neighborhood's basis for local historic district designation and future individual landmark nominations.

Key Findings

- **Period of Significance:** 1872–1976

  Includes the founding of Romine Avenue Christian Church and Salem Institutional Baptist, the 1905 platting of Queen City, the rise of Black professional-class homeownership, development of the S. Malcolm X commercial corridor, and the Civil Rights era.

- **Contributing Resources:**

  706 contributing structures (65.6%), an exceptionally high ratio demonstrating architectural integrity, generational continuity, and consistent streetscape character.

- **District Boundaries:**

  Warren Ave (north), S.M. Wright Freeway (west), S. Malcolm X Blvd (east), Eugene St (south). Boundaries follow historic plat records and align with PD-595 and PD-806.

- **Architectural Landscape:**

  Significant concentrations of:

  - Craftsman/Bungalow (56.9%)
  - Pyramidal/Hipped-roof vernacular
  - Minimal Traditional
  - Tudor Revival
  - Folk Victorian

  The district shows strong architectural cohesion and clear development patterns.

- **Commercial & Institutional Anchors:**

  The S. Malcolm X corridor's **masonry storefronts**, distinctive **wood-frame live-work units**, and key landmarks like **Hayden Grocery Store** reinforce the district's historic commercial identity.

  Seven historic churches and the YMCA complex define institutional continuity.

- **Significant Persons & Cultural Legacy:**

  The neighborhood is associated with state and nationally recognized residents including **Pearl C. Anderson**, **Louis Bedford Jr.**, **Dr. Edgar Ward**, **Juanita Craft**, and **Ray Charles**. These individuals reinforce the district's exceptional eligibility under National Register Criteria A and B.

Key Accomplishments to Date

- Completion of the **first full reconnaissance-level survey** covering 1,076 parcels.
- Creation of **complete contributing/non-contributing determinations** required for local designation and tax-exemption administration.
- Development of the **digital master dataset**, maps, and photographic record that will serve as the official baseline for the designation report.
- Establishment of clear boundary justification and historic context (1872–1976).
- Identification of **priority candidates for individual landmark designation**, including the Pearl C. Anderson House, Ray Charles Residence, Louis Bedford Jr. House, and others.

This body of work positions Queen City as a strong candidate for **local Historic Overlay District designation** and supports long-term preservation planning.

References

[1] Queen City Historic Resources Survey – Working Draft, File: QC HRS Working Draft_Rev-031826.pdf

Queen City Designation Process – Timeline

Synopsis

This document provides an updated timeline for the Queen City Local Historic District designation process, reflecting the community's goal of achieving City Council adoption by February 24, 2027. Neighborhood Subcommittee review of the Preservation Criteria (Design Guidelines) will proceed concurrently with the preparation of the Nomination Form. Because the Historic Resources Survey already provides full contextual and architectural background, design guideline development may begin immediately.

Tentative Timeline Table

Timeframe	Milestone / Action	Responsibility
March–June 2026	Finalize Historic Resources Survey (HRS)	Staff
June–September 2026	Draft Nomination Form (begins June 1)	Staff/Designation Committee
June–October 2026	Draft Preservation Criteria (Design Guidelines)	Staff/Designation Committee
July–October 2026	HP Subcommittee review and edits to Guidelines	Neighborhood HP Subcommittee
October 2026	Staff incorporates subcommittee revisions	Staff
November 2026	Designation Report Review #1	Designation Committee
December 2026 – January 2027	Designation Report Review #2 & Recommendation	Designation Committee
January 2027	Landmark Commission Hearing	Landmark Commission
Late January – Early February 2027	City Plan Commission (CPC) Review	CPC
February 24, 2027	City Council Adoption	City Council

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-1500A
D11.

Item #:

AGENDA DATE: May 4, 2026

COUNCIL DISTRICT: D13

DEPARTMENT: Department of Planning and Development

SUBJECT

MCSHANN ESTATES

Council District 13
Rhonda Dunn

Request

A Landmark Commission authorized hearing to consider initiating the historic designation procedure to establish a historic overlay district for the area known as McShann Estates, located along McShann Road (north and south lines) from Montfort Drive to Preston Road.

powered by Legistar™

Memorandum

CITY OF DALLAS

DATE April 23, 2026

TO City of Dallas Landmark Commissioners

FROM Historic Preservation Office

SUBJECT **Landmark Commission Authorized Hearing**

District 13 Landmark Commissioner, David Preziosi, FAICP, has requested that the Landmark Commission authorize a public hearing to consider recommending approval of initiating the historic designation procedure for the McShann Road Neighborhood (also known as the *McShann Estates*), located along McShann Road (north and south lines) from Montfort Drive to Preston Road. Attached is the statement of intent for your review.

This is a hearing to consider recommending approval of initiating the historic designation procedure and not the designation of 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

March 9, 2026

Dr. Rhonda Dunn
Office of Historic Preservation
City of Dallas
1500 Marilla
Dallas, TX 75201

RE: Request to initiate the Landmark Designation process for the McShann Road Historic District

Dear Dr. Dunn,

We would like to request that the McShann Road neighborhood be placed on the next available Landmark Commission meeting agenda to discuss initiating the Landmark Designation process to create a historic district for the neighborhood based on the map provided.

The neighborhood has prepared a history and justification for the neighborhood to be considered for landmark designation as follows.

The significance of McShann Road must be understood within the post-Civil War era, when newly emancipated African Americans pursued landownership despite legal restrictions, racial hostility, and systemic exclusion. Beginning in the late nineteenth century, the McShann family acquired farmland in North Dallas, establishing a rare and enduring pattern of multigenerational property ownership.

In the mid-1950s, Dr. Mansell McShann and his family intentionally developed a portion of this inherited land into a residential enclave for African American professionals at a time when segregation and racially restrictive housing practices limited where Black families could live. By the 1960s, McShann Road had become a stable and prominent middle-class African American community.

Residents of McShann Road faced discriminatory housing and lending practices, including redlining, racially biased underwriting, and limited access to conventional mortgages. Many families were required to purchase land first and self-finance construction, often required to provide downpayments of 50% or more. In addition, residents were subject to poll taxes that restricted voting rights, exclusion from nearby public accommodations, and segregated public education. Despite these barriers, families established professional practices, built substantial homes, and intentionally transferred property across generations.

The history of McShann Road reflects broader national patterns in which African American communities were displaced or erased through redevelopment and public policy. There are examples throughout the US, most notably including Seneca Village in New York and Black

Bottom in Detroit, both of which were destroyed through urban renewal initiatives. Today, McShann Road faces similar pressures from overdevelopment and land use changes that threaten to erode its historic integrity and cultural identity.

Historic landmark designation for McShann Road would formally recognize and protect one of the city's earliest affluent African American residential streets in North Dallas. Landmark designation will preserve the area's historic character, architectural integrity, and multigenerational legacy while safeguarding it from increasing pressures associated with rezoning, overdevelopment, and gentrification.

McShann Road embodies a continuous narrative of African American history, spanning post-Civil War emancipation, Reconstruction era landownership, mid twentieth century suburban development, and modern community preservation. The continuity of land stewardship from emancipation through the present establishes a direct and tangible link to significant historical themes in local and national history.

Several homes along McShann Road were designed by the renowned Dallas architectural firm Pratt, Box & Henderson, enhancing the architectural significance of the street. The residences reflect mid twentieth century suburban design associated with stable upper-middle-class development. The integrity of materials, scale, and layout contributes to its eligibility.

McShann Road is directly associated with patterns of African American advancement in Dallas, including professional achievement, civic engagement, and community formation during segregation. Its development represents a rare example of intentional suburban planning by and for African American professionals in North Dallas.

Hidden under the veil of systemic racism, McShann Road cultivated a metaphorical modern-day maroon society, where residents built homes, nurtured families, and created a thriving, self-sustaining community. Residents transformed the area into a vibrant neighborhood, constructing their own homes and establishing a center of African American life rooted in resilience, pride, and collective purpose. By the mid-20th century, the street was home to doctors, educators, corporate professionals, attorneys, clergy, and entrepreneurs, whose presence fostered networks of mentorship, social cohesion, and professional achievement. McShann Road stands as a testament to the strength, vision, and unity of the generations who shaped it and continue to inspire its historical imprint.

Because of the uniqueness and significance of the McShann Road neighborhood, it potentially meets nine of the City's Landmark Designation Criteria for Eligibility, including: history, heritage and culture; historic event; architecture; architect or master builder, historic context, unique visual features, national and state recognition, and historic education.

McShann Road offers a tangible connection to the shadows of the past, preserving layers of African American history that are often overlooked in mainstream accounts. The neighborhood spans multiple eras, connecting the emancipation of enslaved people, the

efforts of Reconstruction, the limitations imposed by Jim Crow laws, the progress of the Voting Rights movement, and the rise of African American professional leadership into the mid-twentieth century. This continuity allows McShann Road to tell a powerful story of perseverance, achievement, and community across generations.

From its origins in post-Civil War land acquisition to its emergence as a distinguished African American professional enclave, McShann Road represents resilience, foresight, and multigenerational stewardship. Its historical depth, architectural integrity, cultural continuity, and documented significance under multiple designation criteria warrant formal landmark designation. Recognition will ensure that McShann Road's contributions to the history and heritage of Dallas are protected and preserved for future generations.

Based on the above documentation and significance of the McShann neighborhood, it is worth consideration for landmarking and for the Landmark Commission to discuss initiating the designation process for the neighborhood at the next available Landmark Commission meeting.

Sincerely,

David Preziosi, FAICP
District 13 Landmark Commissioner

Evelyn Montgomery, PhD
District 2 Landmark Commissioner

Scottie Smith
District 7 Landmark Commissioner

DESIGNATION COMMITTEE RECOMMENDATION REPORT

DATE: 03/18/2026
TIME: 5:45 pm
MEETING PLACE: Virtual or 2922 Swiss Ave (Wilson House)

APPLICANT NAME: LMC DESIGNATION COMMITTEE
Address: McShann Road Neighborhood
Date of **Designation** Request: 03/09/2026

RECOMMENDATION:

✓ Approve Approve with conditions ___ Deny Deny without prejudice

Recommendation / comments/ basis: (Include/list designation criteria met.)

Move to recommend initiation of McShann Rd Neighborhood as an Historic District. It appears to meet the following criteria: 1) History Heritage; 2) Significant Persons; 3) Architecture. 4) Architects 5) Historic Context 6) Nat'l. & State Recognition; 7) Education.

Designation Committee members' vote(s): (Y [Aye]/N [Nay])

Y Daron Tapscott	Y Shelley Hartsfield	___ Andreea Hamilton
Y Evelyn Montgomery	Y Sheniqua Cummings	
Y Marcel Quimby	Y David Preziosi	___ Ricardo Munoz
~~Michelle Wurtz Penton~~	Y Shani Dixon	

Ex Officio staff members present ✓ Rhonda Dunn, Ph.D.

Simple Majority Quorum: ✓ yes ___ no

Maker: Preziosi
2nd: Quimby
Designation Committee members in favor:
Designation Committee members opposed:
Basis for opposition:

CHAIR, Designation Committee DATE: 03/18/2026

Members of the Landmark Commission may attend, and a quorum of the Landmark Commission may be present.

Fact Sheet: McShann Road

Meeting Date: March 18, 2026 | **Subject:** Initiation of Historic Designation

1. Location & Geographic Context

- **Primary Location:** Situated between **Preston Road and Montfort Drive**, two blocks south of **I-635**.
- **The "Preston Hollow" Context:** While the historic "Old Preston Hollow" was established south of this area, the broader Preston Hollow community continued its affluent development northward during the 1950s.
- **Social Significance:** McShann Road developed as a premier **affluent Black neighborhood** within the general vicinity of the historically white, affluent Preston Hollow area—a rare and significant "suburban foothold" in North Dallas.

2. Historical Significance (1870s–1960s)

- **Reconstruction Era Roots:** Continuous land ownership by the McShann family since the **1870s**; the site served as a working farm for nearly 80 years before development. This land represents a rare instance of **Black family land stewardship** in North Dallas from the 19th century to the present.
- **Visionary Development:** In the 1950s, the family transitioned a portion of the farm into an intentional residential enclave for Black professionals during the Jim Crow era.
- **Economic and Political Resilience:** Homeowners overcame redlining and systemic financial discrimination; families were often denied 5% down bank loans and forced to pay **50% of construction costs upfront** to secure builders.
- **Context of Oppression:** Before the 1960s Civil Rights and Voting Rights Acts, Black residents in Dallas faced mandated Jim Crow segregation and economic disenfranchisement. The creation of McShann Road was a direct act of resistance and self-determination against these barriers to political and economic influence.

3. Professional & Social Achievement

- **Medical Pioneers:** Home to a pioneering medical group including **Dr. Powell, Dr. Watkins, and Dr. Prince**. This group integrated Dallas healthcare, ensuring

Black women could finally have their babies delivered at higher-tier hospitals (such as **St. Paul**) for the first time in the city's history.

- **Corporate Trailblazers:** The street was home to high-level corporate executives, including a resident who served as **Vice President of Urban Affairs**—a historic first for a Black professional in a major corporate role during the 1970s.
- **Educators, Clergy, and Business Leaders:** A verified hub for the city's Black elite and civic leadership.
- **Dual-Professional Excellence:** In most instances, the wives were college-educated and excelled in their own professions—as educators, corporate managers, and civic leaders—alongside their husbands, creating a unique enclave of **multi-generational Black professional excellence**.

4. Architectural Significance & Master Builders

- **Famous Architects:** Features significant works by the renowned Dallas firm **Pratt, Box, and Henderson**, specifically the "Texas Modern" residences at **5624 and 5731 McShann Road**.
- **Design Integrity:** An intact collection of mid-century modern and ranch-style architecture, reflecting the high-end **custom planning of the 1950s and 1960s**.

5. Educational Significance

- **Living Classroom:** Documents the transition from 19th-century Reconstruction-era farming to 20th-century professional life and medical progress. It provides a tangible link to a story of resilience often missing from official city records.

6. Urgent Threats to Integrity (March 2026)

- **Density/Subdivision Threat:** Current developer attempt to tear down the original founding home at **12703 Preston Road** to replace it with **four high-density townhomes**.
- **Commercial Encroachment:** The opening of an unauthorized **24-hour social club at 5944 McShann Road**, threatening the residential peace and historic character of this enclave.

The "Ask" for the Commission

We urge the Landmark Commission to **initiate the Historic Overlay process immediately** to protect the architectural scale and the profound social legacy of McShann Road from incompatible development and commercial misuse.

REQUEST FOR HISTORIC LANDMARK DESIGNATION: EXECUTIVE SUMMARY

Presented by the McShann Road Homeowners Association
Lisa Fletcher, President
(972) 743-1955
LFletcher@midtownbuild.com

Executive Summary

I. Introduction

The significance of McShann Road must be understood within the post-Civil War era, when newly emancipated African Americans pursued landownership despite legal restrictions, racial hostility, and systemic exclusion. Beginning in the late nineteenth century, the McShann family acquired farmland in North Dallas, establishing a rare and enduring pattern of multigenerational property ownership.

In the mid-1950s, Dr. Mansell McShann and his family intentionally developed a portion of this inherited land into a residential enclave for African American professionals at a time when segregation and racially restrictive housing practices limited where Black families could live. By the 1960s, McShann Road had become a stable and prominent middle class African American community.

Residents of McShann Road faced discriminatory housing and lending practices, including redlining, racially biased underwriting, and limited access to conventional mortgages. Many families were required to purchase land first and self-finance construction, often required to provide downpayments of 50% or more.

In addition, residents were subject to poll taxes that restricted voting rights, exclusion from nearby public accommodations, and segregated public education. Despite these barriers, families established professional practices, built substantial homes, and intentionally transferred property across generations.

The history of McShann Road reflects broader national patterns in which African American communities were displaced or erased through redevelopment and public policy. There are thousands of examples throughout the US, most notably include Seneca Village in New York and Black Bottom in Detroit, both of which were destroyed through urban renewal initiatives.

Today, McShann Road faces similar pressures from overdevelopment and land use changes that threaten to erode its historic integrity and cultural identity.

II. Purpose of Request

This request seeks historic landmark designation for McShann Road in Dallas, Texas to formally recognize and protect one of the city's earliest affluent African American residential streets in North Dallas. Landmark designation will preserve the area's historic character, architectural integrity, and multigenerational legacy while safeguarding it from increasing pressures associated with rezoning, overdevelopment, and gentrification.

McShann Road embodies a continuous narrative of African American history, spanning post-Civil War emancipation, Reconstruction era landownership, mid twentieth century suburban development, and modern community preservation.

III. Justification Under Landmark Preservation Criteria

Included below are six of the ten criteria provided for consideration in the evaluation of McShann Road for landmark preservation.

a. Justification for Historical Context

McShann Road represents Reconstruction era African American landownership and the evolution of that ownership into a mid-twentieth century professional enclave. The continuity of land stewardship from emancipation through the present establishes a direct and tangible link to significant historical themes in local and national history.

b. Justification for Educational Significance

The street functions as a living educational resource. It illustrates post emancipation land acquisition, segregation era housing discrimination, redlining, poll taxes, and the creation of generational wealth within a marginalized community. The intact nature of the neighborhood allows future generations to study and interpret these themes through a preserved built environment.

c. Justification for Architectural Significance

Several homes along McShann Road were designed by the renowned Dallas architectural firm Pratt, Box & Henderson, enhancing the architectural significance of the street. The residences reflect mid twentieth century suburban design associated with stable upper middle class development. The integrity of materials, scale, and layout contributes to its eligibility.

d. Justification for Historic Context

McShann Road is directly associated with patterns of African American advancement in Dallas, including professional achievement, civic engagement, and community formation during segregation. Its development represents a rare example of intentional suburban planning by and for African American professionals in North Dallas.

McShann Road offers a tangible connection to the shadows of the past, preserving layers of African American history that are often overlooked in mainstream accounts. The site spans multiple eras, connecting the emancipation of enslaved people, the efforts of Reconstruction, the limitations imposed by Jim Crow laws, the progress of the Voting Rights movement, and the rise of African American professional leadership into the mid-twentieth century. This continuity allows McShann Road to tell a powerful story of perseverance, achievement, and community across generations.

e. Justification for History, Culture and Heritage

Hidden under the veil of systemic racism, McShann Road cultivated a metaphorical modern-day maroon society, where residents built homes, nurtured families, and created a thriving, self-sustaining community. Established on land purchased in 1870, residents transformed the

area into a vibrant neighborhood, constructing their own homes and establishing a center of African-American life rooted in resilience, pride, and collective purpose. By the mid-20th century, the street was home to doctors, educators, corporate professionals, attorneys, clergy, and entrepreneurs, whose presence fostered networks of mentorship, social cohesion, and professional achievement. The heritage, history and cultural relevance of McShann Road stand as a testament to the strength and vision, and unity of the generations who shaped it and continue to inspire its historical imprint.

f. Justification for Historic Event

McShann Road is closely associated with pivotal moments in the history of African-American community-building and social advancement in Dallas. Established on land purchased by emancipated African Americans in 1870, the street evolved into a thriving residential enclave where homes became communal spaces for organizing, mentorship, and civic engagement.

The creation of McShann Road in the mid-1950s as an intentional African American professional enclave constitutes a significant historic event in Dallas history.

IV. Conclusion

From its origins in post-Civil War land acquisition to its emergence as a distinguished African American professional enclave, McShann Road represents resilience, foresight, and multigenerational stewardship.

Its historical depth, architectural integrity, cultural continuity, and documented significance under multiple preservation criteria warrant formal landmark designation. Recognition will ensure that McShann Road's contributions to the history and heritage of Dallas are protected and preserved for future generations.

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 26-1501A
M12.

Item #:

AGENDA DATE:	May 4, 2026
COUNCIL DISTRICT:	D6
HISTORIC DISTRICT:	Individual/CBD (Central Business District)
DEPARTMENT:	Department of Planning and Development

SUBJECT

8777 N. STEMMONS FREEWAY

Mary Kay Cosmetics
Council District 6
Rhonda Dunn and Raeesa Parvez Patel

Request

Review National Register Nomination form for 8777 N. Stemmons Freeway (Mary Kay Cosmetics), at the behest of the Texas Historical Commission (THC).

Owner

8787 RICCHI LLC

powered by Legistar™

NPS Form 10-900 OMB No. 1024-0018

SBR Draft

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Mary Kay Cosmetics
Other name/site number: 8787 N. Stemmons Freeway; Mary Kay Headquarters
Name of related multiple property listing: NA

2. Location

Street & number: 8777 N. Stemmons Freeway
City or town: Dallas State: Texas County: Dallas
Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (☑ nomination ☐ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (☑ meets ☐ does not meet) the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
☐ national ☐ statewide ☐ local

Applicable National Register Criteria: ☐ A ☐ B ☐ C ☐ D

State Historic Preservation Officer
Signature of certifying official / Title **Date**

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting or other official **Date**

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register.
___ removed from the National Register
___ other, explain: _____

Signature of the Keeper **Date of Action**

SBR Draft

5. Classification

Ownership of Property

X	Private
	Public – Local
	Public – State
	Public - Federal

Category of Property

X	building(s)
	District
	Site
	Structure
	Object

Number of Resources within Property

Contributing	Noncontributing	
2	0	buildings
0	0	sites
5	0	structures
0	0	objects
7	0	total

Number of contributing resources previously listed in the National Register: NA

6. Function or Use

Historic Functions: COMMERCE/TRADE: Business; Office Building; TRANSPORTATION: Road-Related (Vehicular)

Current Functions: COMMERCE/TRADE: Business; Office Building; TRANSPORTATION: Road-Related (Vehicular)

7. Description

Architectural Classification: Late Modern: Slick Skin/Corporate Modern

Principal Exterior Materials: Glass, Concrete

Narrative Description (see continuation sheet xx)

SBR Draft

8. Statement of Significance

Applicable National Register Criteria: A

Criteria Considerations: G (Properties Less Than 50 Years Old)

Areas of Significance: Commerce (*local level*)

Period of Significance: 1976-1995

Significant Dates: 1976, 1985, 1995

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: Foster and Meier Architects, Inc. (Tower 1); Frank L. Meier Architects Inc. (Tower 2 and garage)

Narrative Statement of Significance (see continuation sheet xx)

9. Major Bibliographic References

Bibliography (see continuation sheet xx-xx)

Previous documentation on file (NPS):
- X_ preliminary determination of individual listing (36 CFR 67) has been requested. Part 1 approved December 26, 2023, Project #47187
- ___ previously listed in the National Register
- ___ previously determined eligible by the National Register
- ___ designated a National Historic Landmark
- ___ recorded by Historic American Buildings Survey #
- ___ recorded by Historic American Engineering Record #

Primary location of additional data:
- x_ State historic preservation office (*Texas Historical Commission*, Austin)
- ___ Other state agency
- ___ Federal agency
- ___ Local government
- ___ University
- ___ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

SBR Draft

10. Geographical Data

Acreage of Property: Approximately 6.73 acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 32.834189°N Longitude: -96.876036°W

Verbal Boundary Description: KINGS ROW IND DIST 2ND ISNT REP, BLK 4/7941 LT 2A (Commercial Account #: 007941000402A0000), Dallas, Dallas County, Texas as recorded in the Dallas Central Appraisal District. Data accessed September 18, 2025 (Map 1).

Boundary Justification: The nominated boundary follows the legal parcel and includes all property historically associated with the Mary Kay Cosmetics headquarters.

11. Form Prepared By

Name/title: Erin Gendt, Architect
Organization: Merriman Anderson Architects, Inc.
Street & number: 300 N. Field Street
City or Town: Dallas State: TX Zip Code: 75202
Email: ering@merriman-maa.com
Telephone: (214) 987-1299
Date: October 30, 2025

Additional Documentation

Maps (see continuation sheets xx-xx)

Additional items (see continuation sheets xx-xx)

Photographs (see continuation sheets xx-xx)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

SBR Draft

Photograph Log

Name of Property: Mary Kay Cosmetics
City, County, State: Dallas, Dallas County, Texas
Photographer: Hayley Field Machalek
Date Photographed: May 25 and August 10, 2023; July 22, 2024

All photographs accurately depict property conditions. No changes nor significant deterioration has occurred.

Photo 1:
North elevation – Tower 1
Camera facing south.

Photo 2:
Northeast oblique – Tower 1
Camera facing southwest.

Photo 3:
East elevation - Tower 1
Camera facing west.

Photo 4:
Northeast oblique - Tower 2
Camera facing southwest.

Photo 5:
East elevation - Tower 1
Camera facing northwest.

Photo 6:
East elevations - Tower 1 & Tower 2
Camera facing west.

Photo 7:
East elevation - Tower 2
Camera facing west.

Photo 8:
South elevation - Tower 2
Camera facing northwest.

Photo 9:
South entrance - Tower 2
Camera facing north.

Photo 10:
Southwest oblique - Tower 2
Camera facing northeast.

Photo 11:
West elevations - Towers 1 & 2
Camera facing east.

Photo 12:
West elevation - Tower 2
Camera facing east.

Photo 13:
West elevation - Tower 2 & Garage
Camera facing east.

Photo 14:
North elevation - Garage
Camera facing south.

Photo 15:
West elevation - Towers 1 & 2
Camera facing east.

Photo 16:
West courtyard – Tower 1
Camera facing east.

Photo 17:
West elevation of connecting breezeway
Camera facing east.

Photo 18:
South entrance – Tower 1
Camera facing north.

Photo 19:
East elevation of breezeway between Tower 1 & 2
Camera facing west.

Photo 20:
East entrance interior – Tower 1
Camera facing northeast.

Photo 21:
West entrance – Tower 1
Camera facing east.

Photo 22:
East lobby – Tower 1
Camera facing south.

Photo 23:
West lobby – Tower 1
Camera facing east.

Photo 24:
West lobby circulation – Tower 1
Camera facing south.

Photo 25:
East lobby – Tower 1
Camera facing north.

Photo 26:
Training room – Tower 1
Camera facing northwest.

Photo 27:
West lobby – Tower 1
Camera facing north.

Photo 28:
2nd floor elevator lobby – Tower 1
Camera facing north.

Photo 29:
2nd floor elevator lobby – Tower 1
Camera facing east.

Photo 30:
3rd floor elevator lobby – Tower 1
Camera facing north.

Photo 31:
4th floor, north side – Tower 1
Camera facing north.

Photo 32:
5th floor, north side – Tower 1
Camera facing north.

Photo 33:
7th floor elevator lobby – Tower 1
Camera facing south.

Photo 34:
7th floor, north side – Tower 1
Camera facing southwest.

Photo 35:
7th floor atrium – Tower 1
Camera facing south.

Photo 36:
7th and 8th floor atrium skylight – Tower 1
Camera facing up.

Photo 37:
8th floor northeast corner office – Tower 1
Camera facing northeast.

Photo 38:
Elevator lobby – Tower 2
Camera facing north.

Photo 39:
South entrance – Tower 2
Camera facing west.

Photo 40:
Corridor and west entrance – Tower 2
Camera facing west.

Photo 41:
Covered walkway to garage – Tower 2
Camera facing west.

Photo 42:
5th floor – Tower 2
Camera facing west.

Photo 43:
5th floor southeast corner office – Tower 2
Camera facing southeast.

Photo 44:
5th floor hallway – Tower 2
Camera facing west.

Photo 45:
Breezeway at north entrance – Tower 2
Camera facing southeast.

Narrative Description

Mary Kay Cosmetics located at 8777 N. Stemmons Freeway, in Dallas, Texas was constructed as a functionally related complex to serve as the corporate headquarters for Mary Kay Cosmetics, Inc.[1] Designed by architect Frank L. Meier of the prominent Dallas firm Foster + Meier Architects, later known as Frank L. Meier Architects, the office park is located 5 miles northwest of Downtown Dallas, 2 miles west of Dallas Love Field, and 10 miles southeast of Dallas-Fort Worth International airport.[2] Typical of many 1970s and 1980s office parks, the property was designed in a suburban location with ample space for parking and the construction of additional buildings. It is comprised of two contributing buildings and five contributing structures. Tower 1, an 8-story office building, was completed in 1976-77, followed by Tower 2, a 5-story office building, and the 4 ½-story parking garage in 1985-86. The towers are wrapped in gold mirror glass indicative of Corporate Modern architecture of the 1970s and 1980s. Tower 1 has a tower-on-podium configuration with an irregular footprint and Tower 2 has a rectangular footprint. While each is distinct, the towers share many exterior design features including insulated gold reflective glazed curtain walls, dark bronze aluminum frames, ribbed precast concrete panels, and rounded corners. The towers are connected by narrow breezeways also added in 1985-86 for covered circulation. The precast concrete garage is a rectangular structure. Towers 1 and 2 both retain historic lobby and corridor configurations, elevator cores, and stairwells. The parking lots retain integrity to the period of significance and are treated as contributing. Despite minor changes over time, the property retains a high level of historic integrity. Mary Kay Cosmetics vacated the property in 1995.

Setting and Location (Maps 1-6; Figures 1-3)

The Mary Kay Towers is located at 8777 N. Stemmons Freeway. The office complex occupies an irregular shaped parcel and is bounded by Regal Row to the northwest, North Stemmons Freeway to the east, and commercial development to the south and west. Tower 1 (Resource 1) is the northernmost building on the site facing the intersection of N. Stemmons and Regal Row. Tower 2 (Resource 2) is located centrally on the parcel and is connected to Tower 1 via a narrow covered breezeway. A central courtyard is positioned between Tower 1 and 2 added after 1985. The parking garage (Resource 3) sits at the southwest corner of the site. Trees on site conceal the east elevation of the parking garage concealing it from view on the highway. A second covered breezeway connects Tower 2's west elevation to the east elevation of the parking garage. A black fence runs the length of the northwest and western edges of the property. The rest of site is occupied by sparce vegetation, concrete retaining walls and planters, and contributing parking lots present at the time of original construction. Prior to Mary Kay Cosmetic's purchase of the site, the property was undeveloped.

Tower 1 (Resource 1) (Figures 17-18, 22-23, 39, 44-47, Photo 1-3, 5-6, 11, 15, 21)

Exterior

Built in 1976-77, Tower 1 is an 8-story office tower with a tower on podium configuration and an irregular plan. Due to the site's gentle slope from north (high point) to south (low point) and the building was constructed above grade. The one story podium is clad in dark brown ribbed precast concrete panels and has a horizontal orientation. Entrances are located on the east and west elevations of the podium providing access to two lobbies. Large sloped skylights

[1] 8787 N. Stemmons Freeway was the historic address for Tower 1, but the current legal address for the entire property is 8777 N. Stemmons Freeway as recorded in the Dallas Central Appraisal District, accessed October 14, 2025, Commercial Account Details.
[2] Frank Meier designed both towers, but in 1976-77 the firm was known by the name Foster + Meier Architects, Inc. When the second tower was constructed, Meier had renamed the firm Frank L. Meier Architects, Inc. Note that the name of the firm that preceded Foster + Meier appears on some of the architectural drawings but that is presumably due to the firm name in transition during design and construction of tower 1.

positioned above the entrances on these elevations allow natural light into the lobbies (Photo 21). The seven story tower features an insulated gold reflective glazed curtain wall system and dark bronze aluminum frame wrapping around the curved corners. The central portions the east and west elevations each have curved insets clad in the same ribbed concrete panels found on the podium. The central, concrete-wrapped elevator and stair cores rise one level above the gold curtain wall to create the mechanical penthouse and stair roof access points. The roof is flat, comprised of a white roofing membrane. A final ridged skylight is located in the middle of the roof and allows light into a double height space found within levels 7 and 8.

The **east elevation** faces N. Stemmons Freeway (Photos 2-3, 5). The podium features regularly spaced windows that were added in 2013. The main entrance is located within the curved recessed portion and protected by a steeply sloped glazed overhang that matches the gold reflective glazing wrapping the rest of the building. Immediately north (right) of the entrance is a ribbed concrete stair shaft that extends to the top of the tower. Stairs lead up to the entrance, along with a concrete ADA ramp. A second concrete projection south (left) of the entrance also extends to the top of the tower and provides partial privacy to the site's central breezeway. The skylight above the main entrance is obscured by vegetation. The upper seven levels are defined by the reflective curtain wall and central ribbed concrete panel system.

The **south elevation** (Photo 11) is connected to Tower 2 by the narrow breezeway. The breezeway was constructed independently from Tower 1 and is connected to the building with a construction joint (Map 4, Photos 17-19). The loading dock on the podium is surrounded by a screened enclosure of ribbed concrete panels. This dock is accessible through a double door that exits into the courtyard. The gold reflective curtain wall system spans the upper floors. Historic signage reading "MARY KAY COSMETICS" was positioned at the top of the south elevation on the mechanical penthouse/skylight enclosure. The signage was legible from the northbound lanes on N. Stemmons Freeway and was removed when Mary Kay vacated the building in 1995 (Figure 23).

The **west elevation** is nearly identical to the east elevation (Photos 11, 15). Many mature trees and shrubs also obscure the main entrance. The first parking space in front of the stairs belonged to Mary Kay Ash and her iconic pink Cadillac when Mary Kay Cosmetics. occupied the building. The loading dock at the southern end of the elevation remains in its original location.

The **north elevation** faces Regal Row (Photo 1). The podium features regularly spaced windows that were added in 2013 along with two doors. Raised planters and a retaining wall are positioned along Regal Row. The podium has a linear skylight that runs much of the length of this façade.

Interior (Figures 40-43, Photos 20, 22-37)

The exterior ribbed concrete panels continue into the main (east) building **lobby,** with the ribbed profile extending beyond the frame of the skylight above the entrance doors. The east and west lobbies are similar with double height atriums extending from the first floor to the second floor. The east lobby finishes were renovated in 2021. In the east lobby reception area, six chrome pendant lights are suspended from the ceiling. Terrazzo flooring from a c. 1997 renovation forms a rectangular pattern across the lobby. Original floor planters in the lobbies were removed in 1997. Entry vestibules likely added in a 1985 renovation protrude into both lobbies with an awning style glazed cap on both entrances of the building. The elevators face the west entrance in a core with corridors to either side. The three original elevators remain, as do the original elevator controls. The northernmost elevator in the lobby is a freight elevator. Concrete paneled walls are found throughout the lobby, along with frosted glazing panels surrounding the current training room areas. This area once contained the building's cafeteria and open-air enclosed courtyard after construction in 1976, and then housed the original Mary Kay Museum designed by Frank L. Meier of Foster + Meier Architects, Inc. in 1993. On the north side of the west lobby, a financial institution occupies the previously open lobby space and former Mary Kay training room. Tongue and groove ceiling finishes were removed from the lobbies after

1985. An enclosed garden courtyard with a skylight off the lobby that remains intact. A wide hall from the east lobby to the south exit and breezeway also had several floor planters that were removed in the 1997 renovation. The mechanical room, electrical room, building engineer's office, and janitor spaces in the southwest corner of the building all remain untouched. The building core, along with both egress stairs, remains in the same position throughout all eight floors.

A **mechanical mezzanine** exists between the first and second floors and is exclusively accessed from the rear door of the freight elevator. A small hallway connects both a northern mechanical room and a southern mechanical room. The northern room is above the men's restroom on the ground floor. The southern room is above the pre-function space adjacent to the current training room.

The **second floor** elevator lobby overlooks the west lobby over an original wooden-capped knee wall. A northern hallway leading to tenant space overlooks the east lobby, as does a conference room on the southern side of the lobby. While the elevator core and bathrooms remain in the same place, all finishes and layouts have been changed by tenants and owners outside the period of significance.

Floors 3-6 retain the original elevator core and stairs. Levels 3 and 6 are currently occupied and their layouts and finishes were entirely replaced. Levels 4 and 5 are unoccupied and have open floor plans with no partitions. Finishes have also been replaced on these floors. The curved edges of the exterior design create curved spaces on the interior.

The **7th and 8th floors** of the building retain their original layouts. Pink carpets still exist within most spaces on the 7th and 8th floors—though they are likely not original. Notable spaces on these floors are the corner offices, large conference rooms, and central double-height atrium connecting the 7th and 8th floors. Corner offices occupy all four corners of both floors and vary in size. These offices are curved because of the rounded corners of the building, and all capture the best views of the site context. The **large south conference space** on the 8th floor has an open layout with great views facing Stemmons and Downtown Dallas. A passthrough bar window added in a later renovation connects the space to a small kitchen. Internal windows in the room allow occupants to see into the atrium space adjacent to the conference room. The **large north conference room** on the 8th floor also features a window that looks into the atrium space; however, the room is otherwise windowless. Lastly, the double height atrium has a stair that connects the 7th floor to the 8th floor and is filled with natural light.

Tower 2 (Resource 2) (Figures 51-52, Photos 1-2, 4, 6-13, 15)

Exterior
Built in 1985-86, Tower 2 is a streamlined version of Tower 1. The building is 5 stories tall, and is entirely clad in the same insulated gold reflective glazing and dark bronze aluminum frame as Tower 1. The rectangular building is immediately south of Tower 1 and features rounded corners similar to the 1976 design. While the northern entrance from the covered breezeway is at grade, the south and west building entrances are accessed via staircases. The same reveals in the concrete as the first building create a pattern resembling that of the curtain system adorning both buildings. The roof is flat, comprised of a white roofing membrane. Mechanical and elevator penthouses are centrally located on the roof.

The **east elevation** faces N. Stemmons Freeway and has no openings (Photos 6-7). A concrete foundation is visible below the curtain wall system. The building is raised from grade and a planter separates it from the sidewalk.

The **south elevation** (Photos 8-10) faces the southern parking lot. The southern entrance is recessed slightly from the plane of the building. Like Tower 1, dark brown ribbed precast concrete panels surround the entrance, and a sloped

skylight creates an overhang. Contrasting Tower 1, the skylight covers an external space and operates only as an awning system for the door. The slope of the site is located below the building the entrance is accessed by a staircase.

The **west elevation** (Photos 11-12, 15) is very similar to the east elevation except for an entrance at the southwest corner. An original concrete covered breezeway connects this door to the eastern pedestrian entry of the garage (Photo 41). The gold glazing system entirely wraps this elevation, but at the door and breezeway, concrete is utilized to infill the panels and create a watertight construction. This entry is also located above grade and stairs provide access.

The **north elevation** (Photos 1-2, 4, 6) faces the covered breezeway, courtyard, and Tower 1. The north entrance provides access to the narrow breezeway (Photos 17-19, 45). The original breezeway is lined with smoked glass panels that are staggered to allow air passage across the path. During the 1997 renovation, pivot entry doors that led into the covered walkway were removed to create more of an "open air" feel. The breezeway was constructed independently from Tower 1 but is connected to Tower 2 with the same concrete infill panel technique as Tower 2's western entry. The rest of the elevation is entirely wrapped in gold reflective glazing.

Interior (Figures 49-50, Photos 38-40, 42-44)

On the interior of Tower 2, rounded corners and entrances are like those found in Tower 1. On the **first floor**, dated door hardware exists on the south exterior doors leading to the parking lot. The hallway remains in its original location and forms an irregular T-shape, providing access to the north and west corridors. Finishes in the hallway, including flooring and wall coverings/paint, have been replaced with non-historic materials. The building core is in the same location on all floors of Tower 2, including the restrooms and both egress stairs. Three original elevators—two passenger and one freight—match Tower 1's exterior elevator finishes in the first floor lobby of Tower 2. The main difference between this building and Tower 1 is that the curtain wall systems do not extend from floor to ceiling on each floor; instead, windowsills rise about three feet above the floor.

On the **second floor**, one of the tenant spaces looks into the sloped glazing on the south entry. Currently occupied by a tenants, most finishes are not original. These include updated elevator lobby finishes and new storefront system entry doors into tenant spaces. On **floors three and four**, the open floor plan remains but finishes were replaced over time. On the **fifth floor**, appears to retain its original floor plan. Green carpets and taupe wall bases are found throughout the space and appear to date to the 1980s. Additionally, corner offices like those of Tower 1 are found in every corner.

Parking Garage (Resource 3) (Figure 53, Photos 13-14)

The original 4 ½ story concrete parking garage was built in 1985-86. The rectangular garage contains 409 parking stalls. It is situated at the southwest corner of the site to the west of Tower 2. The concrete is painted the same dark brown as seen on Towers 1 and 2.

The **east elevation** of the garage is connected to Tower 2 by a covered walkway at the northeast corner of the garage. This corner contains a stair and two passenger elevators. One of the two vehicular entry points is located on this elevation and its clearance is 7 feet. The entry is protected by a motorized gate. This elevation faces N. Stemmons and is largely hidden by mature trees on site. The **south elevation** is very similar to the north elevation and faces a neighboring parcel. **The west elevation** is similar to the east elevation and faces a neighboring parcel. The **north elevation** faces Regal Row. The other two vehicle entrances are found on the northwest and northeast corners of the garage. However, it appears that the northwest vehicle entrance is inaccessible due to a chain link fence. The northeast entry has access control and a gate arm that restricts entry.

SBR Draft

Parking Lots (Resources 6 & 7)

Both parking lots appear to retain the same shape and appearance through the period of significance ending in 1995. When comparing historic aerials, it's clear that the original parking lots in place when Tower 1 was constructed were expanded in to accommodate the construction of Tower 2 and the parking garage (Maps 1, 4, Figures 1-3).

Inventory of Contributing Resources within Nominated Boundary

Resource	Type	Date	Status
1: Tower 1	Building	1976-77	Contributing
2: Tower 2	Building	1985-86	Contributing
3: Parking garage	Structure	1985-86	Contributing
4: Breezeway	Structure	1985-86	Contributing
5: Breezeway	Structure	1985-86	Contributing
6: Parking lot east	Structure	1976-77	Contributing
7: Parking lot west	Structure	1985-86	Contributing

Modifications

Site

The site has changed very little since 1976 apart from the construction of Tower 2, the parking garage, expansion of the parking lots, and addition of the breezeways. Many flowering pink plantings were removed over time and several of the organic landscape planters along the north and east perimeters were removed in 2020 renovations. The widening of Regal Row slightly reduced the size of the legal parcel at an unknown date.

Towers and Parking Garage

Tower 1 was occupied by Mary Kay from its construction in 1976-77 until the company's departure in 1995. The building is currently in use by several tenants including medical offices, church facility, banking, and other office tenants. Changes to the building's exterior have been fairly limited. According to historic photographs and Google Street View images, the concrete portions of the buildings were previously a natural concrete finish. The concrete was painted dark brown in 2020. Historic signage was removed in 1995. The interior has been renovated several times with most changes occurring in 1986 when Tower 2 and the garage were constructed, in 1997 when the building was sold by Mary Kay Cosmetics, in 2013 when the financial institution leased space on the ground floor, and in 2020 when the current ownership moved into the building. Changes during the 1986 renovation included replacing the entry doors with transparent storefront doors and the installation of entrance vestibules. During the 1997 renovation, planters and the tongue and groove ceiling finishes were removed and replacement terrazzo flooring was added to the lobbies, and pink walls painted over on most floors. In 2013, the financial institution that currently occupies the northern portion of the ground floor refinished their tenant space and added exterior windows to the podium. During the 2020 renovation, the southeast corner of the east lobby was reconfigured and lobby walls were painted dark brown. Tenants made changes to floors 1 through 6 including the removal of original finishes and the installation of new carpeting, new partition walls or storefront systems to suit their needs.

Tower 2 was occupied by Mary Kay from its construction until 1995. The building is currently in use by several tenants including a podcast studio company, University of Texas at Dallas offices, and a technology company. Exterior

changes are minor and include the painting of concrete panels dark brown in 2020. The interior has been renovated several times, with most changes occurring in 1997 when the building was sold Mary Kay, Inc., and in 2020 when the current ownership moved into the building. During the 1997 renovation, original finishes were removed and the pink lobby walls were painted over. During the 2020 renovation, tenants removed original finishes and installed new carpeting, partition walls or storefront systems on floors 1 through 4 to suit their needs. Most of these changes were limited to 2 and 3.

Other than the new paint applied to the exterior in 2020, the parking garage and breezeways have not undergone any significant changes since its construction in 1985-86.

Integrity

The Mary Kay Cosmetics property retains a high level of historic integrity. The property remains in its **location**, and the historic **setting** along the Stemmons Corridor, an office and manufacturing hub that grew during the post-war era is largely intact except for some 1980s infill. The historic site remains largely unchanged since 1995 and maintains its prominent position at the corner of Regal Row and North Stemmons Freeway. The site continues to reflect its original design as a 1970s and 1980s suburban office park with abundant parking. **Integrity of design, materials**, and **workmanship** remain visible in the intact tower-on-podium configuration with an irregular footprint (Tower 1) and rectangular footprint (Tower 2), and insulated gold reflective glazed curtain walls, dark bronze aluminum frames, ribbed precast concrete panels, rounded corners, skylights, and original narrow breezeways maintaining the overall cohesiveness of the architect's vision. The precast concrete garage retains its rectangular structure and continues to supply ample parking for the offices. Both towers retain the historic lobby and corridor configurations, elevator cores, and stairwells. The 7th and 8th floors in Tower 1 retain original floor plans including corner offices, conference rooms, and the double height atrium. The 5th floor of Tower 2 remains largely intact including corner offices and some 1980s finishes. With these aspects combined, the property retains the **feeling** of and **association** with a 1970s and 1980s suburban office complex designed for a major corporation. Few examples of the distinct gold glazing remain in Dallas-Fort Worth. While the property is no longer occupied by Mary Kay Cosmetics, it still reflects its historic function as a corporate headquarters.

Statement of Significance

Mary Kay Cosmetics is located at 8777 N. Stemmons Freeway, in Dallas, Texas. The property served as the corporate headquarters for Mary Kay Cosmetics, Inc. from 1977 to 1995. In 1963, businesswoman Mary Kay Ash started her direct-sales cosmetics company, Beauty by Mary Kay. Between 1963 and 1976, the company relocated several times to accommodate its rapid expansion. By 1974, Mary Kay Cosmetics needed a larger headquarters equipped with spacious offices and conference rooms.[3] In 1976, the same year it was listed on the New York Stock Exchange, the corporation acquired a new suburban office campus and started construction on a new office tower. The company quicky outgrew its 8-story office tower and built the second office tower, and the parking garage in 1985-86. Mary Kay headquarters played a fundamental role in the training and development of the company's salesforce.
The property is nominated to the National Register of Historic Places under Criterion A in the area of Commerce at the local level of significance for its association with Mary Kay Cosmetics, the largest beauty company in Dallas at the time. The property meets Criteria Consideration G (Properties Less Than 50 Years Old) because of its association with Mary Kay Cosmetics, an industry leader, and the corporations' exceptional contributions to the rise of the Dallas cosmetics industry within the last 50 years. The period of significance spans from 1976, when planning and construction began, and extends to 1995 when the company relocated to the current campus in Addison, Texas, which justifies extending the period of significance.

Overview of Dallas Growth, 1960s-1995

In the decades following World War II, veterans and families relocated from northern cities to the Sunbelt. Like many other southern and western cities during World War II, war mobilization and military spending led to population growth and expansion of the local economy in Dallas. The city became a strategic location for aviation manufacturing presenting new economic opportunities. Aircraft factories and defense housing were constructed in Dallas proper and the small agricultural towns (later suburbs) of Arlington, Garland, Grand Prairie, and Irving. Military service members and defense workers contributed to population increases. In reaction to these changes, Dallas leaders created a comprehensive city plan in the 1940s focused on housing, transportation, economic development, and land use all in an effort to make the metropolitan area enticing to new commercial and industrial development.[4]

In the 1950s and 1960s, aviation, finance, insurance, and oil sectors of the economy grew tremendously, allowing the city to become a financial hub. The city saw the emergence of local corporations and it also became a popular relocation spot for others, especially following the widespread use of air conditioning. Some of these corporations included Texas Instruments, Mary Kay Cosmetics, and Electronic Data Systems.[5] The population grew to 679,684 in 1960.[6]

The Texas state highway system was expanded as the population grew. The completion of Central Expressway and Stemmons Freeway in 1950s allowed for a new development trend: the suburban office park to house corporations (Figures 5-6).[7] Office parks allowed employees to "live closer to their office and decrease commute times into the

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[3] Simnacher, Joe. "Mary Kay Ash Dies." *Dallas Morning News*, 23 Nov. 2001.
[4] Carl Abbott, *The Metropolitan Frontier: Cities in the Modern American West*, (Tucson: The University of Arizona Press, 1993), 36; Paul J. P. Sandul and M. Scott Sosebee, ed, *Lone Star Suburbs: Life on the Texas Metropolitan Frontier* (Norman: University of Oklahoma Press, 2019), 49-52, 114; Robert B. Fairbanks, *For the City as a Whole: Planning, Politics, and the Public Interest in Dallas, Texas*, 1900-1965, (Columbus: Ohio State University, 1998), 126-146; For more on postwar growth in Dallas see Lila Knight and Marcel Quimby, "Dallas Downtown Historic District, Dallas, Dallas County, Texas," National Register of Historic Places Nomination, 2006, pages 52-56.
[5] David Perryman, *Big B in the Big D: A History of Business in Dallas County* (Historical Publishing Network, 2009) 69-77.
[6] Jackie McElhaney and Michael Hazel, "Dallas," *Handbook of Texas Online*, https://www.tshaonline.org/handbook/entries/dallas-tx.
[7] Slotboom, Oscar. 2014. "Interstate 35E North Stemmons Freeway." *Dallas Freeways.* Dallas: Lightning Press, August.

city."[8] Exchange Park, one of Dallas' earliest office parks, began construction in 1956 with a 13-story tower. The development had two more expansions, one rising 10 stories in height and the other rising 17, by the year 1966 (Figure 6). Cheaper land and more space for parking made outlying areas a much more attractive option for corporate campuses, and subsequently led to disinvestment in downtown Dallas. William Blakely, the man behind Exchange Park, fancied his development as a "self-contained business community—America's first completely integrated and weather-controlled commercial development".[9] This "city within a city" was strategically located on Harry Hines, equidistant to Downtown Dallas and nearby Dallas Love Field. Exchange Park was an immediate success and paved the way for more suburban office park development. Soon new office park developments began to appear along Stemmons Freeway, including Stemmons Towers (Figures 8-9), completed in two phases in 1963 and 1968, and Empire Central (Figure 7). Both developments boasted numerous buildings equipped with restaurants for employees, ample parking garages, and air-conditioning. Most importantly, these office parks had easy highway access and were closer to residential neighborhoods with minimal traffic.

The rapid physical and economic growth in the Dallas and Fort Worth areas led to the creation of the North Texas Commission in 1972. The commission spent $500,000 on a marketing campaign which circulated in numerous business, financial, and industrial publications over a ten month period to encourage large corporations to move to the area. The commission focused on eight North Texas counties including Denton, Collin, Tarrant, Dallas, Rockwall, Kaufmann, Johnson, and Ellis. The Commission copyrighted the term "Southwest Metroplex" as part of a marketing campaign. The name was defined as "a complex of metropolitan areas—united in a common purpose, to market this region to the world."[10] In 1973 the newly constructed Dallas-Fort Worth Regional Airport (later renamed Dallas-Fort Worth International Airport) was opened in the center of the metroplex. The arrival of the centrally-located airport encouraged more growth and tourism to the area. The construction of the major regional airport was cited as one of the primary reasons corporations chose to make Dallas their home, along with high quality of life, low taxes, low cost of housing.[11]

While growth continued into the 1970s especially in the form of rapid suburbanization, cracks began to show. Instability in the Middle East led to the OPEC crisis of 1973 subsequently leading to an energy crisis on the United States.[12] Texas, a major American oil producer, and Dallas as an important hub for the oil industry, was largely immune from the crisis. Increases in the price of oil and stagflation, which were detrimental to the rest of the country, supported the Texas oil economy. Expansion of the oil industry facilitated growth in the banking, insurance, real estate, and construction industries. Job creation in those industries drove migration to Texas' biggest cities increased tenfold—Dallas alone at the rate of 500 new residents per week.[13] By 1980, the city had a population of 904,078.[14]

Between the late 1970s and the early 1980s, the convergence of increased oil profits, the deregulation of banks and savings and loans institutions, and investment in speculative real estate created a unique set of conditions for robust development across Dallas.[15] "From 1974 to 1982, Dallas had an incredible run of commercial development that would see the city grow from about 1.5 million square feet of office to about 1.5 million square feet of office space to 14 million square feet. From 1983 to 1984, the city created more than 29 million square feet of office space, roughly the equivalent of all office space in Miami at the time."[16] In addition to offices, new speculative apartments, condos, and

[8] Clinger, Kevin, and Michael Westerfield. "The Suburban Office Park: From Cold and Sterile Cubicle Farms to Thriving Spaces for Work and Life." *Buildings.* July 12, 2023.
[9] Preziosi, David. 2021. "Exchange Park: Dallas' Cutting Edge Development of the 1950s." *Candy's Dirt.* December 2021.
[10] "New Ad Will Benefit Area," *Dallas Morning News*, January 27, 1972.
[11] Perryman, *Big B in the Big D: A History of Business in Dallas County*, 81-83.
[12] Atkinson, Jim. 1995. "Modern History: The Great Dallas Bust - What the Hell Happened?" *D Magazine.* December 1.
[13] Sanchez, Erika. 1979. "Relocation services help newcomers adjust to Dallas." *The Dallas Morning News.* August 12.
[14] Jackie McElhaney and Michael Hazel, "Dallas," *Handbook of Texas Online*, https://www.tshaonline.org/handbook/entries/dallas-tx.
[15] Perryman, *Big B in the Big D: A History of Business in Dallas County*, 82.
[16] Ibid, 83.

shopping centers were also constructed.[17] By 1985, Dallas was home to three out of twenty-five of the United States' largest financial institutions.[18] Additionally, Dallas became "seventh in the nation to corporate headquarters, fifth in total assets in commercial banks, fourth in airline passengers, and in several years, absolute first in commercial construction and convention business."[19]

By the mid-1980s, when the oil bubble burst, the interconnectedness of the oil, banking, and real estate industries led to a financial crisis across the country, but one that was felt acutely in Dallas.[20] By fall of 1985, U.S. oil companies faced rising competition from Saudi Arabian oil. Oil, which had been trading at $27 dollars a barrel, fell to a staggering $9.00 in a period of six months.[21] Many real estate borrowers defaulted following the period of overbuilding. By the late 1980s, the banking crisis led to the failure of nearly 170 banks. Once shining hub of the banking, real estate, and oil industries, Dallas's image was bruised and the economic damage considerable. Though other Texas oil cities like Midland and Houston also experienced the crash of the late 80s, Dallas faced a more severe impact as evidenced by several vacant office towers downtown.[22] By the early 1990s, Dallas's economy began to recover, diversified through agriculture, high tech manufacturing, health care, and the service industry which decreased heavy reliance on oil.[23] "DFW's growing high-tech and IT services industries, along with the increasing traffic at DFW International Airport and Alliance Airport, facilitated the state's integration with the global economy during the 1990s."[24] By the 1990s, Dallas became a global city with over one million residents.[25]

Rise of Direct-Selling

Beginning in the late 19th century, many companies embraced the direct-sales business model to market products to consumers. "The direct-sales business model—in which a company sells its products to representatives, who in turn sell them directly to customers through home demonstration…" was used to market a wide array of products.[26] This model was used to sell "…everything from vacuums, brushes, and Bibles to encyclopedias, vitamins, and cosmetics."[27] After World War II, the direct selling industry expanded significantly and was largely composed of female representatives. Some companies most well-known for successfully harnessing the power of this technique included Avon, Tupperware, Fuller Brush, and Mary Kay Cosmetics.[28] Avon, the oldest and largest direct-sales business still in operation, owed much of its success to the iconic "Avon Lady," which became a household term.[29] By relying on door-to-door sales and the home party system, the direct-sales model allowed cosmetics companies to compete with more traditional retailers like Elizabeth Arden and Revlon.[30]

[17] Ibid, 85.
[18] Dent, Mark. 2024. "Does Dallas's Bank Boom Portend Another Eighties-Style Crash?" *Texas Monthly.* May 21.
[19] Atkinson, Jim. 1995. "Modern History: The Great Dallas Bust - What the Hell Happened?" *D Magazine.* December 1.
[20] Perryman, *Big B in the Big D: A History of Business in Dallas County*, 85.
[21] Atkinson, Jim. 1995. "Modern History: The Great Dallas Bust - What the Hell Happened?" *D Magazine.* December 1.
[22] Atkinson, Jim. 1995. "Modern History: The Great Dallas Bust - What the Hell Happened?" *D Magazine.* December 1.
[23] Randolph Campbell, *Gone to Texas*, 448, 256-257.
[24] Perryman, *Big B in the Big D: A History of Business in Dallas County*, 88.
[25] Jackie McElhaney and Michael Hazel, "Dallas," *Handbook of Texas Online*, https://www.tshaonline.org/handbook/entries/dallas-tx.
[26] Katina Manko, *Ding Dong! Avon Calling! The Women and Men of Avon Products, Incorporated* (New York: Oxford University Press, 2021) 2.
[27] Manko, *Ding Dong! Avon Calling!*, 3.
[28] Manko, *Ding Dong! Avon Calling!*, 3, 164.
[29] Manko, *Ding Dong! Avon Calling!*, 1, 3; Geoffrey Jones, *Beauty Imagined: A History of the Global Beauty Industry* (Oxford: Oxford University Press, 2010) page 26 of 40.
[30] Manko, *Ding Dong! Avon Calling!*, 3, 6; Alison Clarke, *Tupperware: The Promise of Plastic in 1950s America* (Washington, D.C.: Smithsonian Books, 1999) 1-2.

Representative and independent contractor roles offered a flexible part-time schedule and were particularly attractive to married women, especially in suburbia and rural areas.[31] A direct sales system encouraged sales representatives to "…recruit new representatives from among the customers who attended their sales parties. They are paid commissions from their personal sales and take a slice of the sales made by representatives they recruited, as well as those representatives recruits. In the business, this is known as establishing a "downline."[32]

Local Beauty Industry, 1960s-1995

After World War II, population increases and the growth of the beauty market led to the creation of more direct-selling and traditional retail beauty and cosmetics companies. By the 1940s and 1950s the rise of consumer culture lead to more women wearing makeup driving up demand.[33] For years Avon led the way, and continued to do so in the 1950s and 1960s targeting new city markets after the war.[34] Headquartered in New York, it dominated the Dallas market and remained the oldest and largest company of its kind. By the 1970s, advertisements for Avon representative positions demonstrated the company's continued popularity in Texas. The company sold makeup, lotion, shampoo, and perfume.[35] Being an Avon representative was painted as a glamorous option for women seeking flexible working hours, sales skills, extra money, and expert knowledge in cosmetics.[36] By 1977, Avon became the third largest beauty company (retail or direct sales) in the world and by 1989, it became the largest.[37] In 1989, both Amway and Mary Kay Cosmetics each tried to acquire Avon. Avon declined the offers.[38]

By the 1960s, Avon faced increasing competition from other local direct sellers. After working for the direct-selling companies Stanley Home Products and World Gift, Dallas local Mary Kay Ash decided to become an entrepreneur. In September 1963, Ash opened her own direct selling business, Beauty by Mary Kay. Later known as Mary Kay Cosmetics, the company increased sales 20 percent to 30 percent each year, and operated in all 50 states and Australia by 1974, with most of the sales in southern states.[39] By 1975, Mary Kay Ash was noted as a top "mover and shaker" in the Dallas business community, recognized for leading her company in the local beauty industry and accumulating substantial wealth in the process.[40] Shortly after its announcement for the construction of a new headquarters (subject property) in 1976—a testament to Mary Kay's tremendous growth—the company was welcomed in the New York Stock Exchange.[41] By the late 1970s, Mary Kay thrived as a major Dallas company known for its signature pink briefcases and Cadillacs. It held multi-day regional sales conventions in five cities across the U.S., owned its manufacturing, and had a 40,000 strong beauty consultant sales force.[42] By 1984, Mary Kay had 200,000 beauty consultants and annual seminars in Dallas with up to 7,000 participants.[43] By the late 1980s, after Avon, Mary Kay was the second largest direct selling company and became a major competitor to traditional national and international beauty retail companies including like L'Oreal, Revlon, Covergirl, Estee Lauder, and Maybelline.[44]

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[31] Manko, *Ding Dong! Avon Calling!*, 7.
[32] Manko, *Ding Dong! Avon Calling!*, 7.
[33] Katina Manko, *"Ding Dong! Avon Calling! The Women and Men of Avon Products, Incorporated,"* 2021.
[34] Manko, *Ding Dong! Avon Calling!*, 5.
[35] Manko, *Ding Dong! Avon Calling!*, 1.
[36] Advertisement, *Fort Worth Star-Telegram*, January 18, 1976, page 203.
[37] Geoffrey Jones, *Beauty Imagined,* Appendix 2, tables 2.3 and 2.4.
[38] Manko, *Ding Dong! Avon Calling!*, 11.
[39] "Mary Kay: The Mixture's Odd, But it's Success Is Gratifying," *Dallas Morning News*, July 7, 1974. Ash was recognized alongside other Dallas business leaders like H. Lamar Muse of Southwest Airlines, and oilman Jack Chrichton.
[40] "Savings Hints From 'Movers & Shakers' of Dallas Business, *Dallas Morning News*, February 16, 1975.
[41] "Mary Kay to Build: New Headquarters to Open Spring of 1977," *Dallas Morning News*, January 24, 1976; "New York Stock Exchange Welcomes a Lady," *Dallas Morning News,* August 27, 1976.
[42] "They've Got that Mary Kay Enthusiasm," *Fort Worth Star-Telegram*, January 31, 1978, page 28.
[43] "Mary Kay, Behind the Image: A Closet Feminist," *Fort Worth Star-Telegram*, January 22, 1984, page 53; "Think Pink," The *Houston Post*, August 30, 1983, pages 65-66.
[44] Shad Rowe, "Business Bullish on Beauty," *D Magazine*, December 1, 1989.

The success of Mary Kay created opportunities for another local direct-selling cosmetics company, BeautiControl. Beauty industry newcomers Jinger and Dick Heath came in on the coattails of Mary Kay. In 1965, former Mary Kay directors Jackie Brown and Marjie Slaten started their own company with the help of fifteen other former Mary Kay consultants.[45] Mary Kay Ash sued BeautiControl and argued that her former employees were attempting to run Mary Kay Cosmetics out of business and steal employees. Brown countersued and a settlement was reached in 1969: Mary Kay Cosmetics was allowed to say the formulas came from a hide tanner, but only BeautiControl could use the tanner's name and likeness.[46] While BeautiControl may have won the suit, the company continued to bleed, and a New Jersey direct-sales firm called Tri-Chem soon purchased what was left of it in 1970. After several unsuccessful attempts to revive BeautiControl, the company failed. That is, until it was purchased in 1981 by Dick Heath.

Dick Heath began operations of BeautiControl in the Dallas suburb of Carrolton (2121 Midway Road; extant). Heath's vision included making his wife Jinger the young figurehead for BeautiControl. Utilizing many of the same sales techniques, BeautiControl became a competitor of Avon and Mary Kay, and by 1989 was the third largest direct sales cosmetics company in the world. In 1983, the company began offering color analysis, greatly boosting profits, which led to the company going public in 1986. As Mary Kay sales, along with the nation's turning tides of recession, dropped in 1985, BeautiControl sales soared. Through 1990, BeautiControl grew at a rate of 20 percent and topped $50 million in sales, reaching $70 million by 1994.[47] Mary Kay Cosmetics updated its brand identity around this same time, and profits at the end of 1991 topped $500 million. Mary Kay even filed a 1990 antitrust lawsuit against BeautiControl claiming it worked with Clairol, Inc to monopolize the skincare market.[48] Although Mary Kay and BeautiControl battled for several years, Mary Kay Cosmetics always remained the larger, more successful company. The Heaths left BeautiControl in the early 2000s when it was purchased by Tupperware, and the company struggled until it closed its doors in 2017.[49]

In 1982, Sally Beauty Company, an established traditional beauty retailer relocated to the Metroplex. The company had its headquarters at 3900 Morse Street in Denton (extant). Founded in 1964 in New Orleans, not long after the initial establishment of Beauty by Mary Kay, Sally Beauty grew from a small corner store to a nationally competitive beauty supply store by 1978. It marketed professional beauty supplies such as hair products and nail polish to cosmetologists and the regular customers. By the 1990s, it became the largest beauty supply company with $500,000 in sales operating in 46 states and the Puerto Rico, the United Kingdom, and Japan.[50] Unlike the direct sales companies, Sally Beauty advertised to customers through women's magazines, salon trade publications, and radio.[51] Sally Beauty was headquartered in Denton for over 40 years, until they announced their relocation to Plano, Texas in 2025.[52]

Undoutably, the success of Mary Kay paved the way for BeautiControl and Sally Beauty, but remained the "grande dame" of the Dallas beauty industry.[53] While both BeautiControl and Sally Beauty had large headquarters, neither were as large or prominent as the gold Mary Kay Cosmetics headquarters visible along Stemmons Freeway. With all

[45] Advertisement, *Fort Worth Star-Telegram*, March 12, 1967, 73.
[46] Hollandsworth, Skip. "Hostile Makeover." *Texas Monthly*, Nov. 1995, https://www.texasmonthly.com/news-politics/hostile-makeover-2/
[47] "BeautiControl, Owner Heath Make Up Story of Sweet Success," *Austin American-Statesman*, November 12, 1994, page 53, 56; Hollandsworth, Skip. "Hostile Makeover." *Texas Monthly*, Nov. 1995, https://www.texasmonthly.com/news-politics/hostile-makeover-2/; Shad Rowe, "Business Bullish on Beauty," *D Magazine*, December 1, 1989.
[48] "Mary Kay Files Antitrust Suit Against Competitor," *The Kerrville Times*, November 7, 1990, Page 11.
[49] "Tupperware to Buy Dallas Cosmetics Firm," *The Houston Chronicle,* September 14, 2000, page 56.
[50] "Sally Beauty Celebrates $500,00 Million Sales Mark," *Victoria Advocate*, September 1, 1993, page 15.
[51] "Sally Beauty Celebrates $500,00 Million Sales Mark," *Victoria Advocate*, September 1, 1993, page 15; "Sally's Keeps Customers Looking Chic," *Fort Worth Star-Telegram*, August 17, 1996, page 87.
[52] Staff Report. "Sally Beauty Relocating Headquarters from Denton to Plano to Create a 'Workplace of the Future,'" *Denton Record-Chronicle*, March 5, 2025.
[53] Holly Haber, "Inside the Dallas Beauty Business," *D Magazine*, August 20, 2015.

original buildings intact, Mary Kay remains the most well preserved late 1970s and 1980s suburban office park in Dallas related to the beauty industry. Mary Kay was also first of these companies to have an office independent of distribution and manufacturing facilities.

Mary Kay Ash

Mary Kay Ash was born Mary Kathlyn Wagner in May of 1918 in Hot Wells, Texas. After her father developed tuberculosis, the young family moved to Houston. Ash learned to fend for herself and care for her ailing father while her mother worked to support the family.[54] While it was difficult for Mary Kay Ash to learn to take care of herself as a young girl, it taught her that a woman "can do anything she sets her mind to."[55] After she graduated from high school, she married a studio musician named Ben Rogers in 1934. The Rogers had three children: Marylyn, Ben Jr., and Richard.[56] Through the 1930s, Mary Kay worked odd jobs in sales such as selling educational children's books and working as a church secretary. Ben Rogers was drafted to serve in World War II in 1944, and Ash went to work for Stanley Home Products, a direct-sales company credited for developing the party sales concept.[57] When he returned in 1945, Ben Rogers asked Mary Kay for a divorce. Ash struggled to make ends meet for a few months; however, after attending a Stanley convention in Dallas, the single mother found new inspiration and soon became the company's top producer.

After climbing the ladder to a top position at Stanley, Mary Kay Ash decided it was time for a change. In 1952, Ash left Stanley to become a director of training at another sales company called World Gift. Ash spent seven years with World Gift before moving to Dallas with her family in 1959. She continued to work with the company and saw many of the men she trained rising through the ranks. Even though she was an executive, she still heard all-too-familiar comments about her gender getting in the way of her thinking or her forward progress within the company. Ash once said, "No matter how hard I tried, no matter how well I did my job, I still found myself reaching for the golden door only to find it marked 'Men Only.'"[58] In early 1963, Mrs. Ash left her position with World Gift after the discovery that the men she had been training were making $50,000 a year, compared to her $25,000.[59]

Soon after leaving World Gift, Ash married a businessman named George Hallenbeck.[60] With 25 years of experience in direct sales, decided she was going to write a direct sales how-to guide that contained the pros and cons of selling. As she was writing, it became clear that the pages she had in front of her were a solid business plan to start a company. The only problem: what would she sell? Ash and Hallenbeck investigated many products, such as rented floral arrangements; however, they recognized that idea was not going to build a successful business. Ash knew that she wanted to design a company catered to women and that it needed to be a "superior product, one superior to that sold in stores", and that it needed to be "something so good that a woman will go to no end of trouble to get that product again."[61] Finally, the idea struck her: Ash had been using the same cosmetics since 1953. These products, which Ash had encountered at a direct-selling home party, had done wonders for her skin. The products were formulated by a hide tanner, a professional that treats animal skins and hides to produce leather.[62] The hide tanner reportedly noticed that the use of the formulas kept his skin soft and unworn. His daughter bottled the formulas and sold them to family and friends. Ash had been repurchasing these products since that home party which was a testament to how good they

[54] Simnacher, Joe. "Mary Kay Ash Dies." *The Dallas Morning News*, 23 Nov. 2001.
[55] Edgar, Carol. "The Hot Pink Empire of Mary Kay Ash." *Texas Monthly*, Apr. 1979.
[56] Simnacher, "Mary Kay Ash Dies".
[57] Edgar, "The Hot Pink Empire of Mary Kay Ash".
[58] Edgar, Carol. "The Hot Pink Empire of Mary Kay Ash." *Texas Monthly*, Apr. 1979.
[59] Simnacher, Joe. "Mary Kay Ash Dies." *Dallas Morning News*, 23 Nov. 2001.
[60] Edgar, "The Hot Pink Empire of Mary Kay Ash."
[61] Caruth, Donald L. & Ash, Mary Kay. Oral History Interviews with Mary Kay Ash, November 1974, book, November 1974; Denton, Texas.
[62] Hide Tanner (definition): Professional in treating animal skins and hides to produce leather.

worked. After the woman passed away a few years later, Ash purchased them from the woman's daughter. As she thought of her new business, Ash purchased the formulations from the daughter to begin selling under a new name: "Beauty by Mary Kay."[63] Unfortunately, as her new company was being created, Hallenbeck suffered a fatal heart attack. Ash's younger son Richard Rogers, a man only twenty years of age, stepped into his stepfather's shoes to take over the business side of the new company. Her older son Ben offered his life savings, a sum of $4,500 dollars, to help his mother realize her dream. Finally, after much loss and many setbacks, Ash started her own direct-sales company.[64]

Beauty by Mary Kay

In September 1963, Mary Kay Ash opened the doors to her business Beauty by Mary Kay. Located in a 500 square foot office space in one of the city's first office parks, Exchange Park, the small business was strategically located within the bank building (Figure 10).[65] Approximately five thousand women worked in the bank complex, and Ash knew that these women would be the perfect clientele.[66] Decorated with used furniture and homemade décor, Ash opened the doors to her small business. Her consultant team initially consisted of nine women. Ash not only aimed to sell her products to women just like her; rather, she aimed to provide them with an opportunity to grow and make careers for themselves. Armed with the four-product Mary Kay Basic Treatment Set, the small business and its growing salesforce hit the ground running. The charm and effectiveness of the Mary Kay products made them easily marketable. These products were not only different than any others on the market, but they were also packaged beautifully. Ash wanted to design a stand-out product that was pretty enough to be displayed on a woman's white countertop. Pink packaging became a trademark of Beauty by Mary Kay.[67] Ash took her designs to Mr. Elwood Goodier, a chemist and perfumer who owned Goodier Inc. This company began producing the entirety of Beauty by Mary Kay's product volume.[68] The light pink bottles in her Basic Treatment Set became the foundation of Ash's groundbreaking new business (Figure 11).

By the end of 1964, Beauty by Mary Kay product sales had risen to $198,000.[69] At this time, Ash moved her growing company to a new 6,000 square foot building at 1220 Majesty Drive (Figure 13).[70] On the one-year anniversary of the company's opening in Exchange Park, Ash celebrated the success with her employees and held her first annual Mary Kay Seminar. The warehouse on Majesty Drive was decorated with crepe paper and balloons for the event. Ash and a crowd of 200 feasted on chicken, jalapeno dressing, and Jell-O salad.[71] This event acted as an awards night for her consultants and Mary Kay Ash gave some of her first rousing speeches. This first seminar started a company tradition that continues to this day.

Just two short years after the business began, Ash amassed a workforce of nearly 850 beauty consultants.[72] The time in the Majesty Drive office, however, was short-lived. In 1967, Ash hired architecture firm Dales Y. Foster's associate architect Frank L. Meier to design the new home of the growing company (Figures 14-15). The new building, just a few blocks away from the Majesty Drive office, was located at 3900 John Carpenter Freeway. The 20,000 square foot

[63] Caruth, Donald L. & Ash, Mary Kay. Oral History Interviews with Mary Kay Ash, November 1974, book, November 1974; Denton, Texas.
[64] Edgar, "The Hot Pink Empire of Mary Kay Ash."
[65] "Mrs. Ash to Judge Miss GP." *Grand Prairie Daily News*, 21 May 1968, p. 6.
[66] Ash, Mary Kay. "Mary Kay". *Perennial Library.* 1986.
[67] Ash, Mary Kay. "Mary Kay". *Perennial Library.* 1986.
[68] Caruth, Donald L. & Rogers, Richard. Oral History Interviews with Mary Kay Ash, November 1974, book, November 1974; Denton, Texas.
[69] "Great American Business Leaders of the 20th Century: Mary Kay Ash." *Harvard Business School*, www.hbs.edu/leadership/20th-century-leaders/details?profile=mary_kay_ash. Accessed 29 Jan. 2024.
[70] McGinnis, Rosalie. "Old Man Had Youth's Skin." Dallas Morning News (Dallas, Texas), September 20, 1964: 1. NewsBank: Access World News – Historical and Current.
[71] Ash, Mary Kay. "Mary Kay". *Perennial Library.* 1986.
[72] Kruh, Nancy. 1993. "Memories in Pink: Complete with Marble, Videos, and Display Cases, the New Mary Kay Museum Pays Tribute to the 30-Year-Old Cosmetics Company," *The Dallas Morning News,* August 12.

building contained both offices and manufacturing space. By the end of the decade, the company had earned over six million dollars in sales and had a staff of over 4,000 women. As the company continued to grow, so did the number of products marketed by the consultant salesforce. In a joint agreement, Ash's son, President Richard Rogers, acquired Goodier, Inc. in December 1968. Less than a year later, Ash's company constructed a brand-new manufacturing plant at 1330 Regal Row.[73] Goodier, Inc's name was changed to Cosmetic Creations, and they operated fully underneath the Mary Kay umbrella.[74] In 1969, it became time for the company to expand, go public, and to operate under a new name: Mary Kay Cosmetics, Inc.[75] Business was booming with no end in sight.

Mary Kay Cosmetics, Inc.

By the 1970s, Mary Kay Cosmetics, Inc. sales soared and more employees were hired. In 1974 the company had 21,000 beauty consultants, annual sales of $23 million, and earnings of $3.4 million.[76] Such unprecedented growth required more space, and the company quickly began construction of its new international headquarters. The company rehired architect Frank L. Meier to design it. After designs were completed, the company began construction on their first office tower in 1976-77 (Figures 17-18, 20-23). In 1976, Mary Kay Cosmetics, Inc. was listed on the New York Stock Exchange.[77] As a result, Ash's son, 33-year-old Richard Rogers, became one of the youngest men to act as president of a New York Stock Exchange-listed company. In 1980, Mary Kay Cosmetics sales increased 83 percent to $166.9 million. Net income for the company increased 57 percent to $15.1 million, up from 1979's $9.6 million.[78] In 1982, the company was the top Texas Performer among the New York Stock Exchange and was ranked eleventh nationally.[79]

The company, while initially intending to expand the headquarters on the same site as Tower 1, began looking elsewhere. In the early 1980s, *The Dallas Morning News* reported that Mary Kay Cosmetics would build a 170-acre "campus-style office and production development" near the intersection of Stemmons Freeway and Northwest Highway.[80] The company grew at such unprecedented rates that it had to lease space out of nearby office buildings just to fit the Mary Kay corporate employees. In fact, in 1983, Mary Kay leased 75 percent of a new office building across Stemmons on Regal Row.[81] Unfortunately, by early 1984, the tide of business had turned in Dallas. In October 1984, Mary Kay reported a 36 percent drop in revenue. The company attributed the drop to a decline in the size of its salesforce.[82] Economic downturn meant Mary Kay lost its most valuable assets: its consultants. By November 1984, Mary Kay had scrapped its new campus plans entirely and sold the land to Vantage Properties and Sunbelt Savings.[83] Despite these challenges, Mary Kay Cosmetics was named among *The 100 Best Companies to Work for in America.*[84]

By 1985, Mary Kay Ash and Richard Rogers had a plan to save the company from the economic downturn: complete a leveraged buyout of Mary Kay Cosmetics and return it to private ownership. Prior to completion of this buyout, however, Ash and Rogers had to complete the sale and lease back of Tower 1. The building was sold in August of 1985 for $14 million to a Denver-based real estate firm BetaWest Properties. This firm not only leased back the office building to Mary Kay Cosmetics Inc, but also agreed to build a 100,000 square foot expansion to the headquarters

[73] "Mary Kay Buys Site," The *Dallas Morning News*, December 24, 1968.
[74] Caruth, Donald L. & Rogers, Richard. Oral History Interviews with Mary Kay Ash, November 1974, book, November 1974; Denton, Texas.
[75] "Land Bought by Mary Kay," *Dallas Morning News*, September 13, 1968, p. 3.
[76] Joe Simnacher, "Mary Kay Ash Dies," *Dallas Morning News*, November 23, 2001.
[77] "New York Stock Exchange Welcomes a Lady," *Dallas Morning News*, August 26, 1976.
[78] "Mary Kay sets new records," *Dallas Morning News*, February 12, 1981.
[79] "Mary Kay Cosmetics Texas' best on NYSE in '82, 'Money' reports," *The Dallas Morning News,* January 29, 1983.
[80] "Cosmetics firm leases new office, plans to relocate 70 employees," *Dallas Morning News*, July 1, 1983.
[81] "Mary Kay leases more space; 83,00-quare-foot office to house 150 workers," *Dallas Morning News*, February 22, 1983.
[82] "Briefing," *Dallas Morning News*, October 19, 1984.
[83] Steve Brown, ""Mary Kay scraps plans for complex," The *Dallas Morning News*, November 3, 1984.
[84] Michael Weiss, ""Crow Co., Tandy ranked in top 10 places to work," The *Dallas Morning News*, April 15, 1984.

property.[85] Just a few months later, Ash and Rogers leveraged the buyout of Mary Kay Cosmetics in December 1985 in a $389.5 million deal to re-acquire the property including the new tower and garage.[86] Work swiftly began on the second office tower and parking garage at the end of 1985 (Figures 48-52). As the company celebrated its 25th anniversary in 1988, sales increased to $400 million, up from $255 million in 1986.

In 1993, thirty years after the opening of Beauty by Mary Kay, Mary Kay Cosmetics, Inc. had $1 billion dollars in revenue. That same year, the Mary Kay Museum opened with the goal of inspiring future entrepreneurs (Figure 37).[87] Through the next decade, Mary Kay Ash established The Mary Kay Foundation to provide funding for cancer research and prevention of domestic violence. In 1995, Mary Kay Cosmetics, Inc. moved its corporate headquarters to Addison, Texas.[88] Just six months later in February 1996, Ash suffered a devastating stroke that left her unable to continue her role.[89] According to *The Dallas Morning News,* this health event "effectively ended her career."[90] Ryan Rogers, Ash's grandson and current CEO of Mary Kay Cosmetics, told reporters in 2023 that the health event rendered Ash unable to speak: "It took away her superpower of her voice. She felt frustrated and trapped in her body. She could not speak."[91] Although Ash lived in her Round House for five more years, she was never able to fully recover. On Thanksgiving Day in 2001, Mary Kay Ash passed away.[92]

Women in the Workforce

Mary Kay Ash was not only a pioneer in the makeup industry but was also a pioneer in women's professional empowerment. Ash, like many other women at the time, entered the workforce as a means of supporting her family after her husband was drafted to serve in World War II. Due to the much smaller population of working age men, women like Mary Kay Ash found both a place and a purpose in their work, but after war opportunities for women to work outside the home were harder to come by.

When Ash opened Beauty by Mary Kay, she focused on recruiting and employing women. Ash sought to build a new type of direct sales company without male bosses or any wage gaps. Under her watch, women would be successful professionally while continuing in their daily lives as wives and mothers. Mary Kay Ash started her business with the help of just nine of her friends, who became the first Mary Kay consultants.[93] The consultants made Beauty by Mary Kay different than other companies. Instead of trying to simply sell products door to door, consultants would show women how to use the products. Through live demonstrations, women could see the effectiveness of the products and learn new techniques or applications of typical makeup elements. As women saw the Beauty by Mary Kay starter kits work before their very eyes, there was little consultants had to say to make the sale. Consultants became walking billboards for the company and Beauty by Mary Kay was a true success.

By the time Beauty by Mary Kay was renamed Mary Kay Cosmetics, Inc. it had nearly 40,000 beauty consultants.[94] Sales in the first six months of 1976 exceeded sales during the entire year of 1973.[95] When Mary Kay Ash passed in

[85] "Briefing," *Dallas Morning News*, August 20, 1985.
[86] Weiss, Michael. "Mary Kay completes completion of buyout," *The Dallas Morning News,* December 5, 1985.
[87] "The Pink Patrol." *Dallas Morning News*, 14 July 1993.
[88] "Mary Kay Opens Seminar 1995," *Dallas Morning News*, August 5, 1995.
[89] Simnacher, Joe. "Mary Kay Ash Dies."
[90] Simnacher, Joe. "Mary Kay Ash Dies."
[91] Hall, Cheryl. "Mary Kay's Ryan Rogers out to prove his legendary grandmother's DNA still present," *The Dallas Morning News,* October 17, 2023.
[92] Simnacher, Joe. "Mary Kay Ash Dies."
[93] Mary Kay, Inc., *The Story of Mary Kay Inc.*, Dallas, TX, 2012, p. 5.
[94] Mary Kay Cosmetics, Inc. "Thank You! The New Mary Kay International Headquarters on Stemmons Freeway and Regal Row," *Dallas Morning News*, April 16, 1978.
[95] "New York Stock Exchange Welcomes a Lady," *Dallas Morning News*, August 26, 1976.

2001, Mary Kay Cosmetics, Inc. had a revenue of $1.3 billion and 800,000 independent beauty consultants—of which, 99% were female.[96] Upon Ash's death, Dorathea Dingler was interviewed about her 36 years working as a consultant for Mary Kay Cosmetics, Inc. About Ash, Dingler stated, "She's a person who unleashed the talents of women. When she formed her company, women couldn't even sign their name to a bank loan. She's brought us up to where women own banks."[97] When Mary Kay Cosmetics celebrated its 60th birthday on September 13, 2023, it had more than 3.5 million independent beauty consultants and more than $2.7 billion in revenue.

Company Leadership

Avon led the way for women's success in direct sales, having been the only company of its kind with exclusively female representatives from its founding in 1886.[98] In the 1930s women represented less than 15% of the national direct sales agents. By 1980 women had flipped the ratio, occupying more than 80% of direct sales agent positions nationwide.[99] While direct sales consultants were predominantly women, very few companies had female representation in executive positions. Even Mary Kay Cosmetics with Mary Kay Ash in the lead role at the company had an all-male corporate board managing company finance. Ash promoted female ability and provided advancement opportunities within the company. In the 1960s and 1970s Mary Kay sought out displaced homemakers and other women suffering from economic turmoil, offering both financial opportunity and preservation of femininity.[100]

By the late 1980s and early 1990s women gradually took on more corporate and executive roles reflecting larger workplace trends. From the beginning, Mary Kay Cosmetics was chaired by Mary Kay Ash and her son Richard Rogers. Two of Ash's other children, Ben and Marylyn, also served in executive roles. Ash assumed a forward-facing role with the sales staff and production while Rogers assembled a board of financial advisors comprising largely of men. In 1968 Rogers assumed the role of President and Chief Executive Officer with Mary Kay remaining as Chairman Emeritus. By 1987, Rogers became Chairman of the board and Mary Kay Cosmetics promoted Richard C. Bartlett to President and Chief Operating Officer. Bartlett brought women on for several executive board positions including Senior Vice President of Research and Development / Chief Science Officer (Dr. Myra Barker) and Vice President of Product Marketing (Ms. Curran Croskeys). During Ash's tenure with the company it remained female-owned and female-run even with a predominately male board of directors behind her.[101]

The Mary Kay Salesforce, Training Initiatives, and Company Traditions

As a 25-year veteran of direct sales, Ash knew exactly how to train her first nine consultants when the company opened. Ash demonstrated her techniques, spent many hours teaching them the art of sales, and then had them try what they learned on real people. The training process took about six months to become standardized practice for the company.[102] The goal was to sell products and recruit new consultants—this served as the foundational business model for the company. When one consultant recruited new consultants, they made a percentage back of their new consultants' sales. These original consultants would then grow sales "families," and were able to make "the maximum amount" through this system.[103] As the sales force grew, it became the responsibility of the first consultants to train their new recruits, and so on. Ash then was free to perform more administrative duties. When the company celebrated its first anniversary in September 1964, Ash threw the first annual seminar. While the first seminar was more of a party

[96] Simnacher, Joe. "Mary Kay Ash Dies." *Dallas Morning News*, November 23, 2001.
[97] Simnacher, Joe. "Mary Kay Ash Dies."
[98] Katina Manko, *Ding Dong! Avon Calling! The Women and Men of Avon Products, Incorporated,* 2021, 1.
[99] Katina Manko, *Ding Dong! Avon Calling! The Women and Men of Avon Products, Incorporated,* 2021, 9.
[100] Kathy Piess *Hope in a Jar: The Making of America's Beauty Culture,* 2011.
[101] Camerius, James W. *"Mary Kay Cosmetics, Inc.: Corporate Planning in and Era of Uncertainty."*
[102] Ash, Mary Kay, Mary Kay: The Success Story of America's Most Dynamic Businesswoman. *Perennial Library,* 1986.
[103] McGinnis, Rosalie. "Old Man Had Youth's Skin," *The Dallas Morning News,* September 20, 1964.

and less of a training event, seminar soon grew into a weeklong conference comprised of training sessions and ending in a night full of awards and celebrations (Figures 16, 30-32). It was at these awards ceremonies in 1968 that the first "Cinderella gifts" made their debut, including the first Mary Kay pink Cadillac. Mary Kay Ash herself, along with son and President Richard Rogers, would award top performing consultants mink coats, diamond jewelry, and golden chalices in front of the company's salesforce. By 1993, the seminar had grown to 36,000 attendees.[104] The business model, training initiatives, and personalization of Mary Kay Cosmetics are what helped the company to stand out among its competitors. While consultants acted as their own business owners with self-made schedules, the training and awards systems incentivized them.

On a much smaller scale, company training events occurred weekly at company headquarters. After its construction in 1976-77, the subject property played a fundamental role in the growth of both the company and its salesforce. Tower 1, outfitted with a large training room, welcomed hundreds of Directors in Qualification every four weeks (Figures 25-26). All twelve months of the year, consultants from all over the country would fly to Dallas for what was known as "DIQ Week."[105] After arriving, consultants would attend a five-day retreat at the headquarters. In the training room, consultants would be treated to audiences with Richard Rogers, company leadership, and Mary Kay Ash herself. Consultants would grow their Mary Kay networks and attend team-building exercises with other DIQs. Additionally, these consultants would take trips to the company's manufacturing building at 1330 Regal Row and Mary Kay Ash's "Round House" residence on Lupton Circle. At the end of these five days, the Directors in Qualification would return home, inspired by the training and lectures attended. While the headquarters did not house offices for independent consultants, it served a pivotal role in training thousands of them every year.

By the mid-1990s, technology allowed the company to adopt new sales techniques, by connecting with customers in one-on-one interactions to virtual or hybrid as online resources became available. Like many companies of this era, Mary Kay integrated e-commerce tools for its independent beauty consultants including a web presence and interactive catalogs.[106]

Criteria Consideration G (Properties Less Than 50 Years Old)

The Mary Kay Cosmetics headquarters is significant under Criterion A in the area of Commerce at the local level of significance. Recent historical scholarship contextualizes the rise of female entrepreneurship, the beauty and cosmetics industry, and the growth of direct sales companies, firmly establishing the property as having acquired significance in the last 50 years which supports National Park Service's Criteria Consideration G requirements.[107]

Recognition of Mary Kay Cosmetics as an Industry Leader

Four important scholarly works written by historians in the last 30 years acknowledge the success and significance of the Mary Kay Cosmetics company within the mid-to-late twentieth century beauty and cosmetics industry. Combined these works provide the necessary context to evaluate the significance of the nominated property and the Mary Kay Cosmetics company between 1976 and 1995.[108]

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[104] "The Pink Patrol," *Dallas Morning News*, July 14, 1993.
[105] Meyer, Peter, director. *Mary Kay - All Your Tomorrows*. Bill Stokes Associates, 1980, https://texasarchive.org/2013_00629. Accessed 18 Jan. 2024.
[106] Mary Kay Website. "Be a Beauty Consultant." Be a Beauty Consultant | Mary Kay. Accessed February 27, 2026. https://www.marykay.com/en/be-a-beauty-consultant.html.
[107] "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," U.S. Department of the Interior, National Park Service, Cultural Resources, 1995, 41-43; National Register Bulletin 22: Guidelines for Evaluating and Nomination Properties that Have Achieved Significance in the Past Fifty Years, U.S. Department of the Interior, National Park Service, Cultural Resources, 1998, 4.
[108] While Mary Kay Ash authored several books herself, looking to authors and sources with critical distance, enables a more objective evaluation.

According to historian Virginia Drachman in 2002 *Enterprising Women: 250 of American Business* explained female entrepreneurship grew substantially in the late 20th century.[109] "The last quarter of the twentieth century witnessed a sharp expansion of entrepreneurial business ventures instigated by women."[110] In 1977, women were responsible for 7 percent of American businesses, rapidly expanding to 30 percent by 1987. She argued, "Following the conformity and conservatism of the 1950s, women of the 1960s and 1970s, like their predecessors a century before, began to examine the restrictions of their conventional roles as wives and mothers and launched a modern women's movement to redefine and expand the parameters of their lives."[111] Legal and social reforms paved the way for more women in the business world, allowing them to directly impact the retail business world itself, particularly businesses that marketed to women. Mary Kay Ash, and her company, Mary Kay Cosmetics, followed in the footsteps of predecessors like Madam C. J. Walker, Matilda Harper, and Elizabeth Arden, and through the success of the direct selling model, Mary Kay Cosmetics, ballooned to a multi-million dollar company in the cosmetics industry.[112] "By 1992 her company was on *Fortune's* list of the five hundred largest corporations in the country. By the end of the century, her onetime storefront operation with nine consultants had mushroomed into a multi-billion dollar enterprise with over a half-million consultants selling Mary Kay cosmetics worldwide."[113]

According to business historian Geoffrey Jones in *Beauty Imagined: A History of the Global Beauty Industry*, direct sellers expanded their presence in the market from 15 percent in 1950 to 23 precent in 1970.[114] "In 1981 Avon's revenues of $2.6 billion delivered a return on capital of almost 25 percent, whilst Revlon's $2.4 billion revenues produced a return of less than 12 percent. Mary Kay had a smaller business of $235 million revenues, but a high return on capital at 35 percent."[115] While Mary Kay was soon regarded as a major competitor, especially for Avon, and also traditional beauty and cosmetics retailers like L'Oreal and Lancome.[116] In 1989, Avon had the highest revenue and was the largest beauty company in the world. That same year, Mary Kay Cosmetics joined the list of the top 30 largest in the world, and by 2008 Mary Kay climbed to 17th largest in the world, behind L'Oreal, Estee Lauder, Avon, and Chanel, reporting higher revenues than Revlon, and Elizabeth Arden.[117]

In her history of the cosmetics industry and beauty culture, *Hope in a Jar: The Making of America's Beauty Culture*, historian Kathy Peiss discusses relationship of business and beauty. Writing in 2011, Peiss also noted Mary Kay Cosmetics was an cosmetics industry leader and as a major competitor both direct selling companies like Avon, as well traditional beauty and cosmetics companies like Estee Lauder, Revlon, Elizabeth Arden, Cover Girl.[118]

Historian Katina Manko *Ding Dong! Avon Calling! The Women and Men of Avon Products, Incorporated* provides the richest analysis of the direct selling method forged by Avon, and the rivalry between Avon and its largest direct sales competitor, Mary Kay Cosmetics. Writing in 2021, she provides insight into both Mary Kay Cosmetics and Ash herself. According to Manko, "Avon faced its second major challenge in these decades from within the direct selling industry and the competition presented by multi-level marketing. Companies like Amway and Mary Kay Cosmetics, Avon's largest rivals, had changed the commission structure for their independent contractors, allowing for exponential growth to accrue based on their own personal sales and the sales of the person they had recruited."[119] By

[109] Virginia G. Drachman, *Enterprising Women: 250 Years of American Business*, (Chapel Hill: The University of North Carolina Press, 2002) 149-150.
[110] Virginia G. Drachman, *Enterprising Women*, 151.
[111] Virginia G. Drachman, *Enterprising Women*, 152.
[112] Virginia G. Drachman, *Enterprising Women*, 151-153.
[113] Virginia G. Drachman, *Enterprising Women*, 153.
[114] Geoffrey Jones, *Beauty Imagined: A History of the Global Beauty Industry* (Oxford: Oxford University Press, 2010) 164-165.
[115] Geoffrey Jones, *Beauty Imagined,* 165.
[116] Geoffrey Jones, *Beauty Imagined,* 165.
[117] Geoffrey Jones, *Beauty Imagined,* Appendix 2.
[118] Kathy Peiss, *Hope in a Jar: The Making of America's Beauty Culture* (Philadelphia: University of Pennsylvania Press, 2011), 262-268.
[119] Manko, *Ding Dong! Avon Calling!*, 211.

1980, Mary Kay had more women that earned $40,000 than other corporations, largely due to the success of representative sales commissions.[120]

According to the Library of Congress research guide on the "History of the Beauty Business," Mary Kay Cosmetics ranks among the ten most noteworthy beauty and cosmetics industries with a wide ranging impact. Mary Kay is featured along with Estee Lauder, Revlon, Avon, Elizabeth Arden, and other industry giants.[121]

Supplemental: Architect

Frank L. Meier

Architect Frank L. Meier was born in Dallas, Texas on June 21, 1936. Meier attended Texas A&M University in College Station, Texas and returned to Dallas after his graduation in 1960. In 1963, Meier joined the staff of Dales Young Foster, Inc., an architectural firm in Dallas.[122] Within his first few years with DYF, Meier worked on notable Dallas buildings such as Manor House Apartments (1967); LTV Tower, now 1600 Pacific (1969, NRHP 2006); and football legend Tom Landry's residence (1983). Meier worked his way up in the architecture community and went on to form a partnership with Dales Young Foster. After Foster retired in the 1970s, he sold his portion of the business to Meier. Meier changed the company name to Foster + Meier, Inc. Meier later went on to change the company name to Frank L. Meier, Inc. and worked until his death in the early 2010s.

Before Mary Kay Cosmetics became the powerhouse that it is today, it leased small office space in Exchange Park on September 13, 1963. Within a year, the growing company needed more space. From 1964 to 1967, Mary Kay leased a small warehouse just outside of the Empire Central development on Majesty Drive. This space, however, soon became too small as well. In 1967, Meier began the most important and longest-lasting partnership of his career: his decades-long work with Mary Kay Ash. That year, Meier designed the first Mary Kay headquarters located at 8900 John Carpenter Freeway.[123] This project featured curved corners, which became a signature element of future buildings commissioned by Mary Kay Ash.[124] This new headquarters was just a few blocks away from the Mary Kay Manufacturing plant at 1330 Regal Row that the company acquired in 1968. In 1969, Meier was also commissioned by Mel and Mary Kay Ash to design their historic circular residence at 7248 Lupton Circle.[125] After only 7 years in the John Carpenter office, Ash again went to Meier to design the company's largest headquarters to date: The 1976 gold mirrored Mary Kay office tower.[126] The eight-story tower was also close to the Regal Row manufacturing plant.[127] In 1985, Ash hired Meier to design the sister tower to his first Mary Kay Tower, along with the accompanied garage. Rising five stories in height, this tower complemented the original tower in both materials and design. In the early 1990s, Kay hired Meier for the last time to help design her Mary Kay Museum.[128] This museum opened in 1993 in the Mary Kay Towers and became the model for the future museum that would reside in the future Dallas North Tollway Mary Kay Headquarters for the next twenty-five years.

Tower 1 and Tower 2 were both wrapped with gold mirrored glass curtain systems—a unique design approach; few examples of 1970s gold mirror corporate architecture remain. Gold mirrored glazing was introduced in Dallas with the

[120] Manko, *Ding Dong! Avon Calling!*, 212.
[121] "Beauty of Business: A Research Guide," *Library of Congress*, https://guides.loc.gov/business-of-beauty/history, accessed February 23, 2026.
[122] "Meier, Frank Lorenz." *American Architects Directory*, American Institute of Architects, New York & London, 1970, p. 612.
[123] "Meier, Frank Lorenz."
[124] "Mary Kay to Build." *Dallas Morning News*, 24 Jan. 1976, p. 30.
[125] Barnes, Jeanne. "The Ash's Dream - A Round House - Works." *Dallas Morning News*, 28 June 1969.
[126] "Mary Kay to Build." *Dallas Morning News*, 24 Jan. 1976, p. 30.
[127] "Mary Kay to Build."
[128] "Congratulations, Mary Kay Cosmetics, Inc." *Dallas Morning News*, 17 Sept. 1993.

construction of Campbell Centre 1 in 1972 and in 1977 with Campbell Centre 2. In 1978, these two gold towers were featured in the opening sequence of the television series *Dallas,* and were later shown as the office used by the characters. Gold mirror glass, although known for its glamorous reflective aesthetic, also kept keep air conditioning costs low. The ability of the glazing to reflect ultraviolet rays made the window system particularly attractive for corporations and builders. Ash desired the eye-catching gold glazing, the curved corners that had adorned her previous corporate offices, and the heat-preventing qualities for her new corporate headquarters. Additionally, Ash referred to the buildings and her company inside as the "pot of gold at the end of the rainbow."[129] Other than the Campbell Centre Towers, few examples of gold mirror glazing in high rise construction exist in Dallas, including Bryan Tower (1972; 2001 Bryan Street; NRHP 2024). The Mary Kay towers now serve as unique intact examples of rounded corner gold mirror glazed buildings interrupted by a ribbed concrete panel core.

Supplemental: Multi-Level Marketing Controversies

Mary Kay Cosmetics' multi-level marketing business model, used for decades, has been scrutinized especially in more recent years. MLMs date back nearly 250 years. In 1886, The California Perfume Company, later renamed Avon, was founded and began as a direct sales company. The true father of the MLM, though, was Carl Rehnborg of the California Vitamin Company, established 1934.[130] Rehnborg, who rebranded the company as Nutrilite five years later, "believed the best people to market and sell the product were the people who use it."[131] A few short years later, the United States government had to intervene in order to prevent Nutrilite from making fabricated claims in the name of selling product. One such claim salespersons made to prospective buyers was that Nutrilite had the ability to cure disease. After the government's involvement, Nutrilite flew under the radar until they were acquired by Amway. In 1975, Amway faced accusations of being a pyramid scheme and was subsequently investigated by the Federal Trade Commission. Though Amway was found to be guilty of lying to recruits about potential earnings with the company, it was not found guilty of being a pyramid scheme. This became a landmark case for defining pyramid schemes and a precedent was set for companies to brand themselves as legitimate multi-level marketing corporations.

Mary Kay Cosmetics has consistently attested to the fact that none of these attributes describe the company and that no hallmarks of a pyramid scheme exist within the company structure. Although Mary Kay has never lost a court case claiming the company to be an illegal pyramid scheme, it has not stopped former independent beauty consultants from pursuing litigation. In the 2012 case *Mary Kay Inc. vs. Amy Dunlap*, the company sought to sue a former Independent Sales Director for breach of contract. According to Mary Kay, under the terms of the agreement Dunlap agreed to "use her best efforts to promote the sale of Mary Kay products, motivate, counsel, and advise the International Beauty Consultants and Independent Sales Directors in her sales group, and recruit other IBCs."[132] In a countersuit, Dunlap alleged that she was wrongfully deceived by the company and that they business "engaged in false, misleading, or deceptive acts and practices." She alleged that many of the actions and practices performed by Mary Kay should be deemed unlawful under the Texas Business & Commerce Code.[133] The case was settled out of court. Even still, there is a real history of people who met hardship and loss due to involvement with Mary Kay. Mary Kay Cosmetics was not found to be officially held liable for unlawful practices during the period of significance ending in 1995.[134]

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[129] Cook, Jennifer Bickel. 2021. *Pass It On: What I Learned from Mary Kay Ash.* Brown Books Publishing Group, 53.
[130] May, Daniel. "The Dirty, Ugly History of MLMS." *Medium*, Antidote, 20 Sept. 2019, medium.com/anti-dote/the-dirty-ugly-history-of-mlms-2930f3ab9dec.
[131] May, Daniel. "The Dirty, Ugly History of MLMS."
[132] United States District Court for the Northern District of Texas Dallas Division. *Mary Kay, Inc. v. Dunlap*. 06 June 2012. *Casetext*, https://casetext.com/case/mary-kay-inc-v-dunlap#p1
[133] United States District Court for the Northern District of Texas Dallas Division. *Mary Kay, Inc. v. Dunlap*. 20 Dec. 2012. *Casetext*, https://casetext.com/case/mary-kay-6.
[134] Testimonials found at *PinkTruth.com,* published on July 4th, 2006; the website provides past experiences and mutual support to former employees who believe they have been wronged by the company.

SBR Draft

Conclusion

The property is nominated to the National Register of Historic Places under Criterion A in the area of Commerce for its longtime association with Mary Kay Cosmetics, Inc. during the period of significance of 1976 – 1995. These buildings were the site of the company's day-to-day operations and monthly training initiatives. Prior to construction, the company had to move three different times within a period of ten years due to their rapid expansion. The construction of these towers marked the first time that Mary Kay Cosmetics occupied the same building for longer than a decade. It served as a true company headquarters for not only company executives, but for all Independent Beauty Consultants as well. The property meets Criteria Consideration G (Properties Less Than 50 Years Old). Between the 1970s and 1995, Mary Kay Cosmetics, Inc. grew from a moderately sized woman-owned company to the international symbol it is today, thanks to the dream of Mary Kay Ash.

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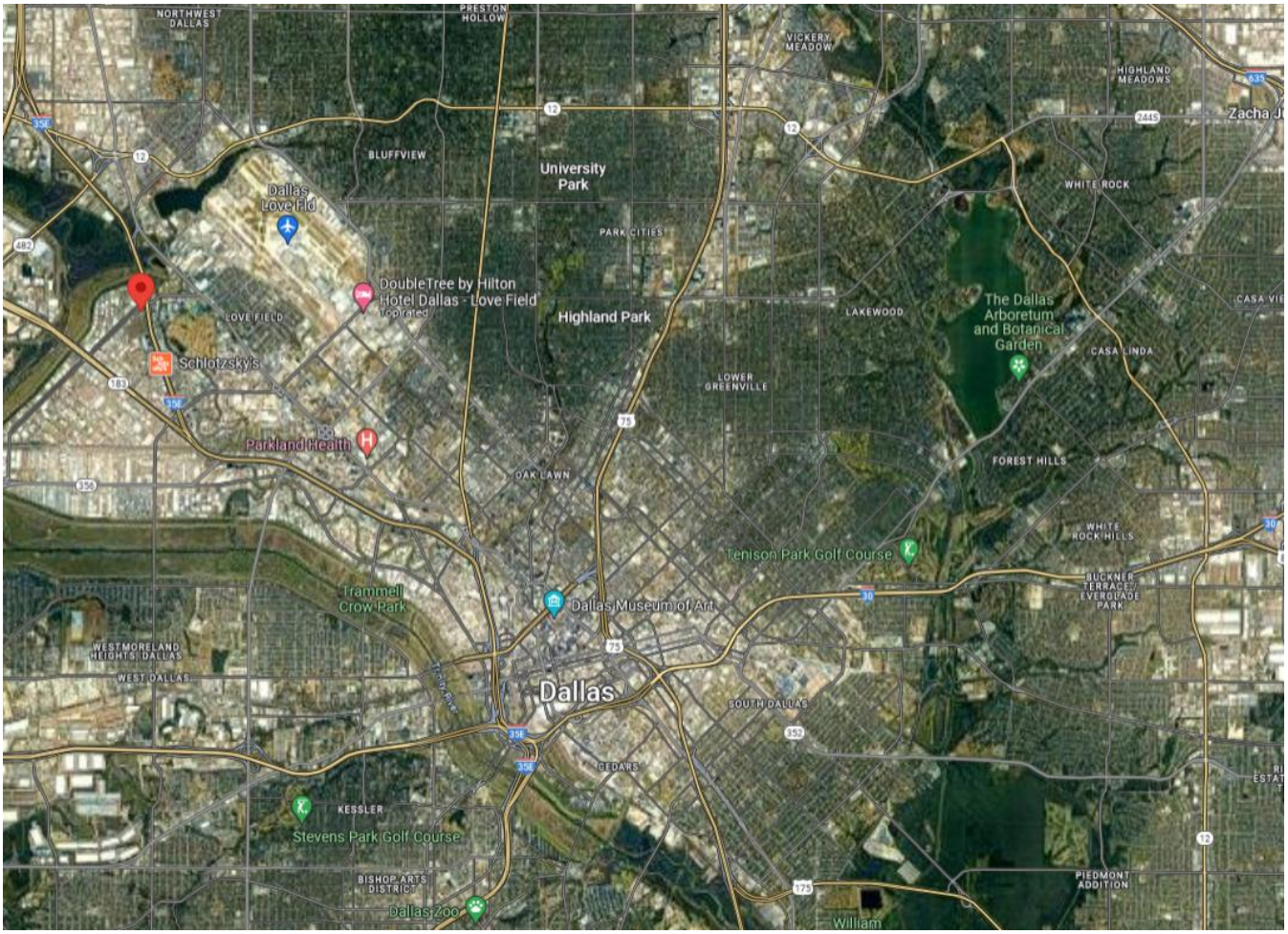
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Maps

Map 1: KINGS ROW IND DIST 2ND ISNT REP, BLK 4/7941 LT 2A (Commercial Account #: 007941000402A0000), Dallas, Dallas County, Texas as recorded in the Dallas Central Appraisal District. Data accessed September 18, 2025. The nominated boundary (shown in green) follows the legal parcel and includes all property historically associated with the Mary Kay Cosmetics headquarters.



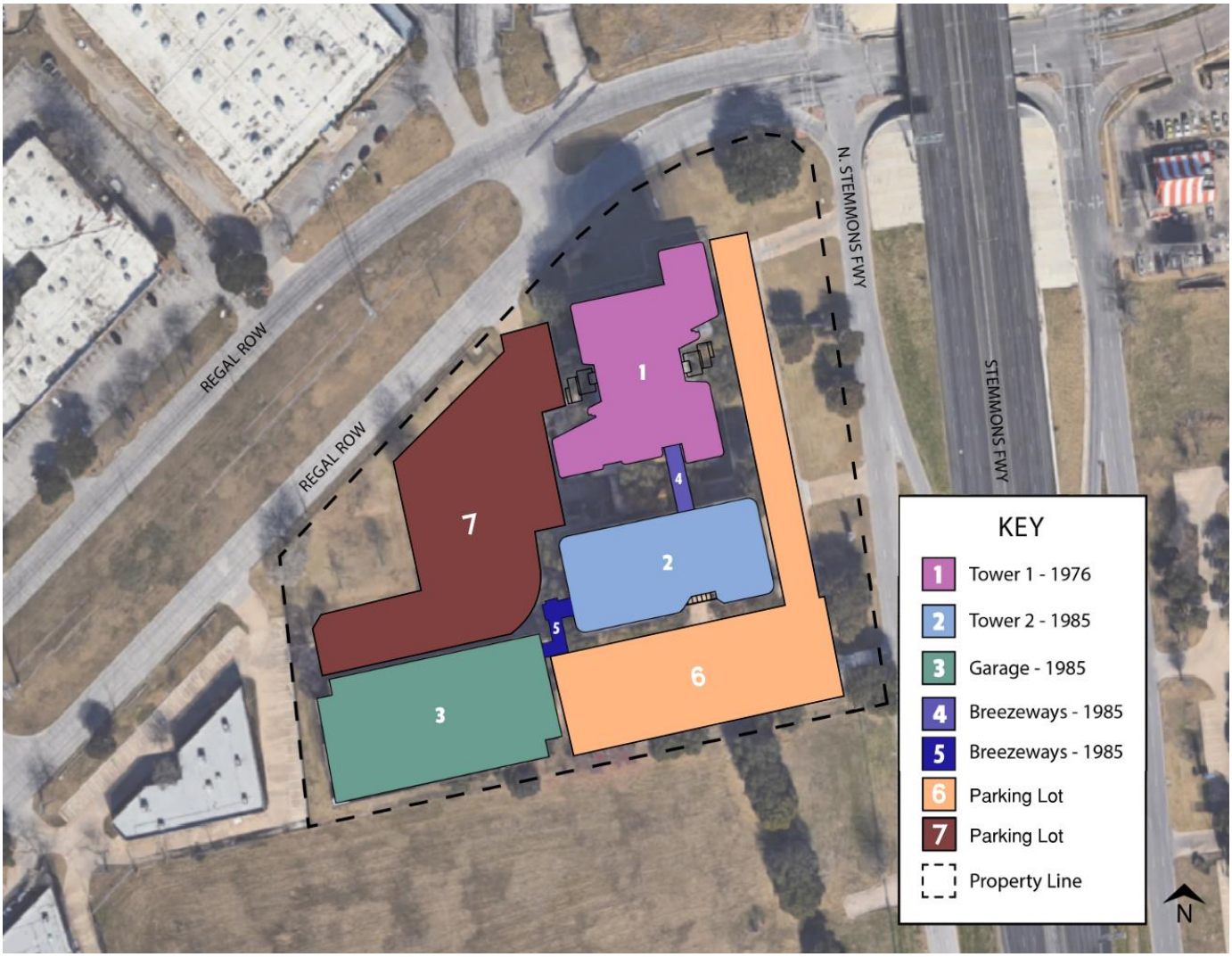
Map 2: Mary Kay Towers, Dallas, TX. Source: Google Maps.



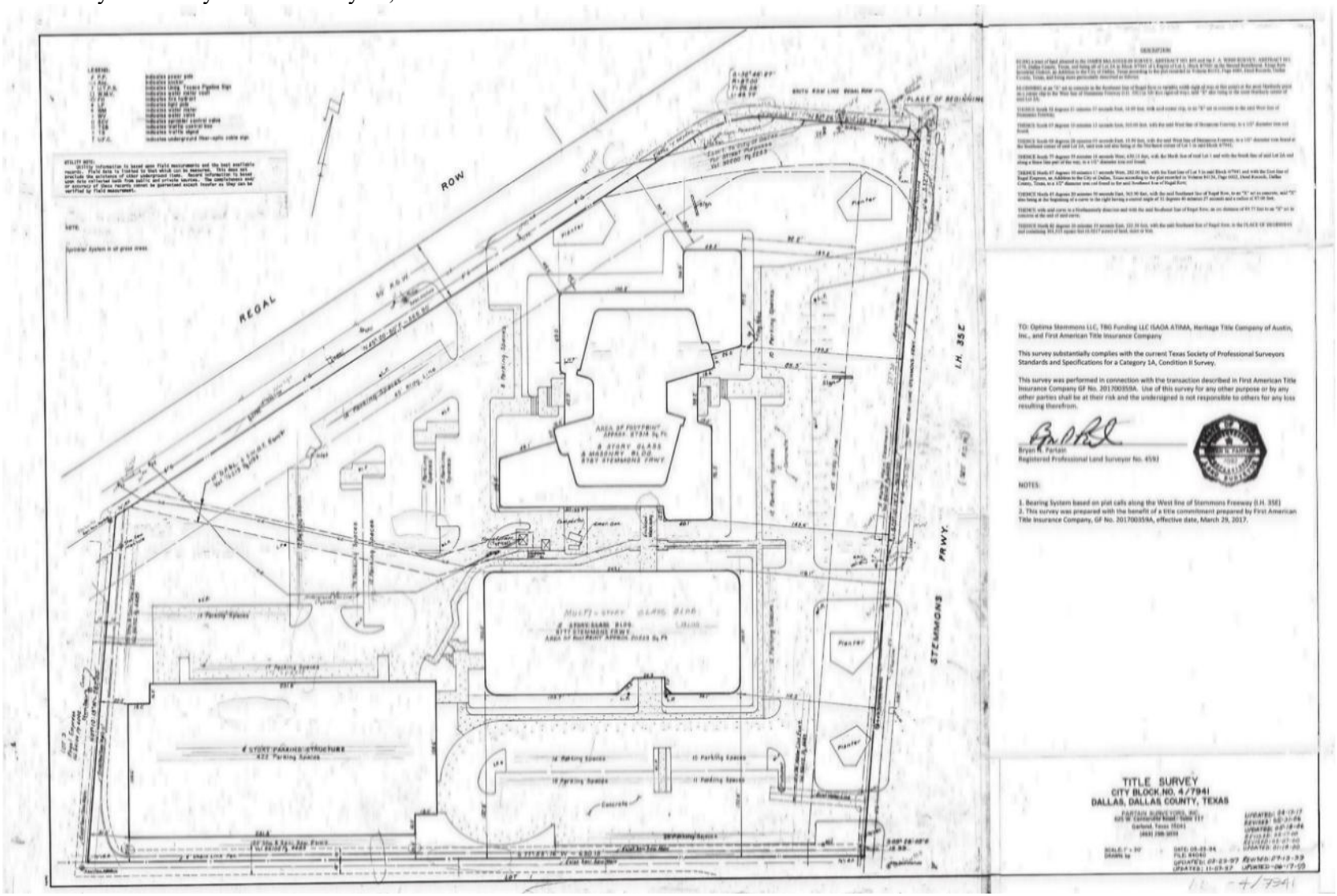
Map 3: Google Earth, Accessed March 5, 2026.



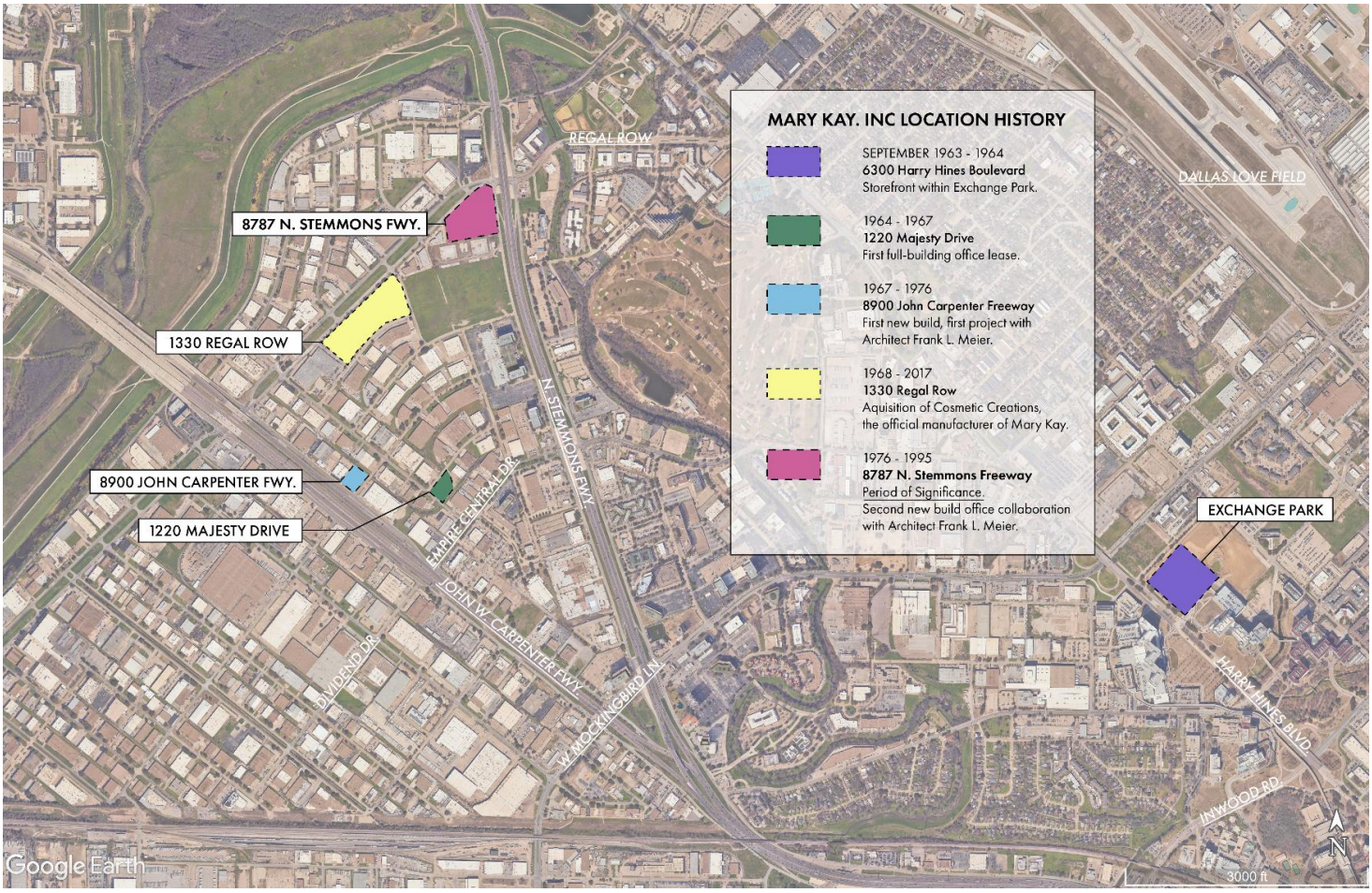
Map 4: Site map showing contributing resources. Merriman Anderson Architects. Base Source: Google Maps



Map 5: Land Survey. Drawn by Partain Surveyors, Inc. 04/17/17.



Map 6: Mary Kay locations between 1963 and 1995. Lower right, location of Exchange Park. Drawn by Hayley Field Machalek. Current Mary Kay headquarters in Addison, TX not featured. Base Source: Google Maps, Accessed 07/16/2024.

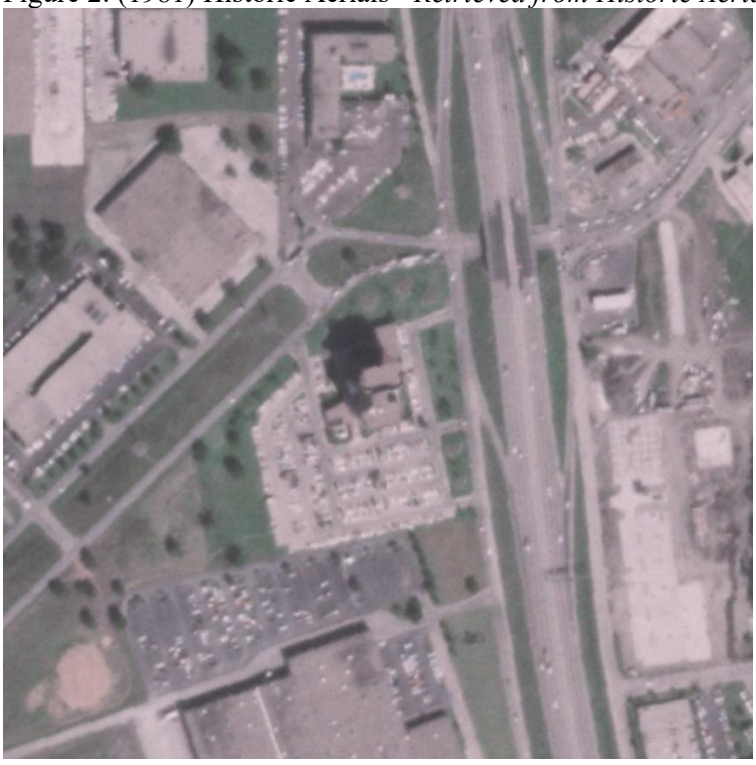


Figures

Figure 1: (1979) Mary Kay site three years post construction of Tower 1. Historic Aerials - *Retrieved from Historic Aerials by NETROnline.*



Figure 2: (1981) Historic Aerials - *Retrieved from Historic Aerials by NETROnline.*



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Figure 3: (1989) Mary Kay site 4 years post-construction of Tower 2 and garage. Historic Aerials - *Retrieved from Historic Aerials by NETROnline*



Figure 4: (01/04/1959) Aerial of the Stemmons Freeway Opening Day Parade. The intersection in the middle of the photo is Market Center Blvd, with the newly constructed Dallas Trade Mart on the right side of the photo. *Squire Haskins Photography, Inc. Collection, UTA Libraries Digital Gallery. Accessed July 15, 2024.*



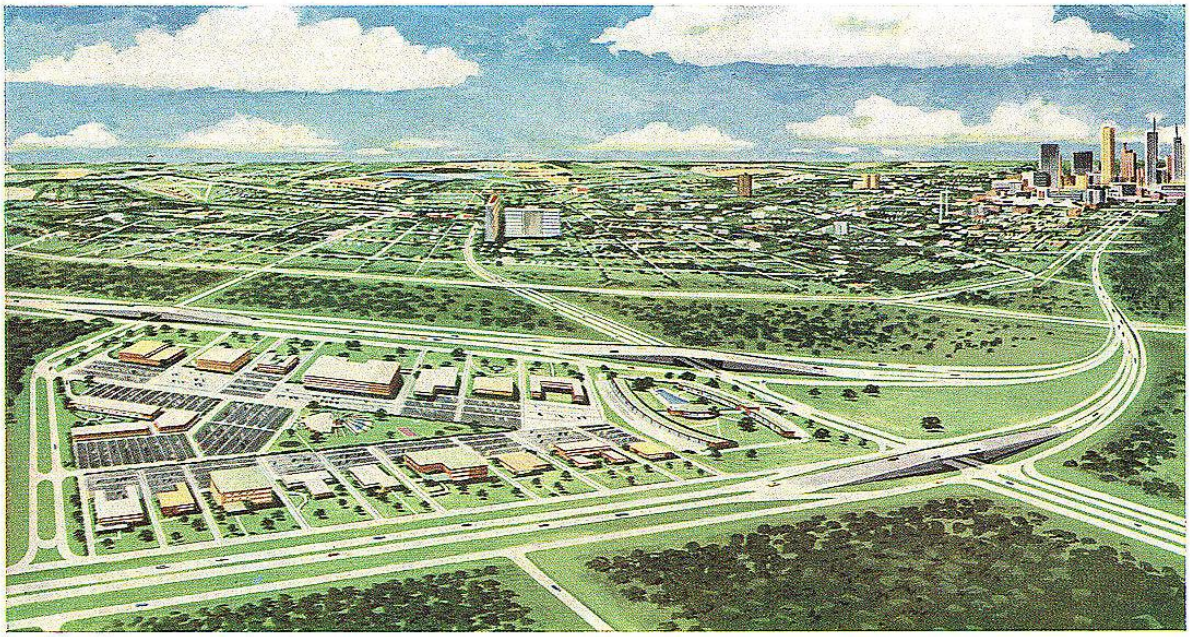
Figure 5: (10/1960) Aerial of the John Carpenter Freeway as seen above the Trinity River Elm Fork. The "triangle" of development on the left is the beginning of Empire Central.
DFW Freeways.com, Texas 183 Historical Images, http://www.dfwfreeways.com/sh183/historical



Figure 6: (1965) Postcard of the completed Exchange Park.
UNT Libraries, the Portal to Texas History, https://texashistory.unt.edu/ark:/67531/metapth121602/: accessed August 8, 2024).



Figure 7: (1958) Rendering and advertisement for Empire Central office park. Exchange Park can also be seen in the middle of the rendering. *Flashback Dallas, "Empire Central and Its Fabulous Empire Club", https://flashbackdallas.com/2016/10/18/empire-central-and-its-fabulous-empire-club/*



Empire Central, DALLAS,

marks another significant advance in the search for more efficient and attractive environment for office and commercial functions. During the first half of the twentieth century, the shopping center was a logical step in the pattern of urban growth. Now Empire Central introduces necessary solutions to today's accelerated concentrations of population and personnel turnover.

The answers to modern office requirements for efficiency and economy are found in Empire Central's unit function concept of internal shopping, service and office-supply facilities . . . A beautiful employees' club to attract and retain the most proficient personnel . . . Each building site on a major freeway access road, minutes from any portion of the metropolitan area . . . Traffic patterns to assure smooth traffic flow . . . Off-street parking . . . Front-door public transportation . . . Architectural review for positive quality control . . . An advanced concept of restrictions to protect function and enhance investment . . . Looped water and gas mains for service assurance and operational economy.

General Electric Company, Southwestern Drug Corporation and others have selected Empire Central. Additional details available on request.

Windsor Properties, inc.

211 MERCANTILE COMMERCE BUILDING • DALLAS 1, TEXAS

Consultants: Broad & Nelson; Edward L. Wilson, Jr.; Lambert Landscape Company.

Figure 8: (01/1963) Advertisement for future leasing of Stemmons Towers by Industrial Properties Corporation. Bottom image is a rendering of the completed office park.
Flashback Dallas, "Stemmons Tower, Downtown Skyline—1963", https://flashbackdallas.com/2018/07/17/stemmons-tower-downtown-skyline-1963/



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Figure 9: (approx. 1965) Postcard for the completed Stemmons Towers. Source: https://www.amazon.com/Stemmons-Towers-Original-Vintage-Postcard/dp/B00P4DQHFK

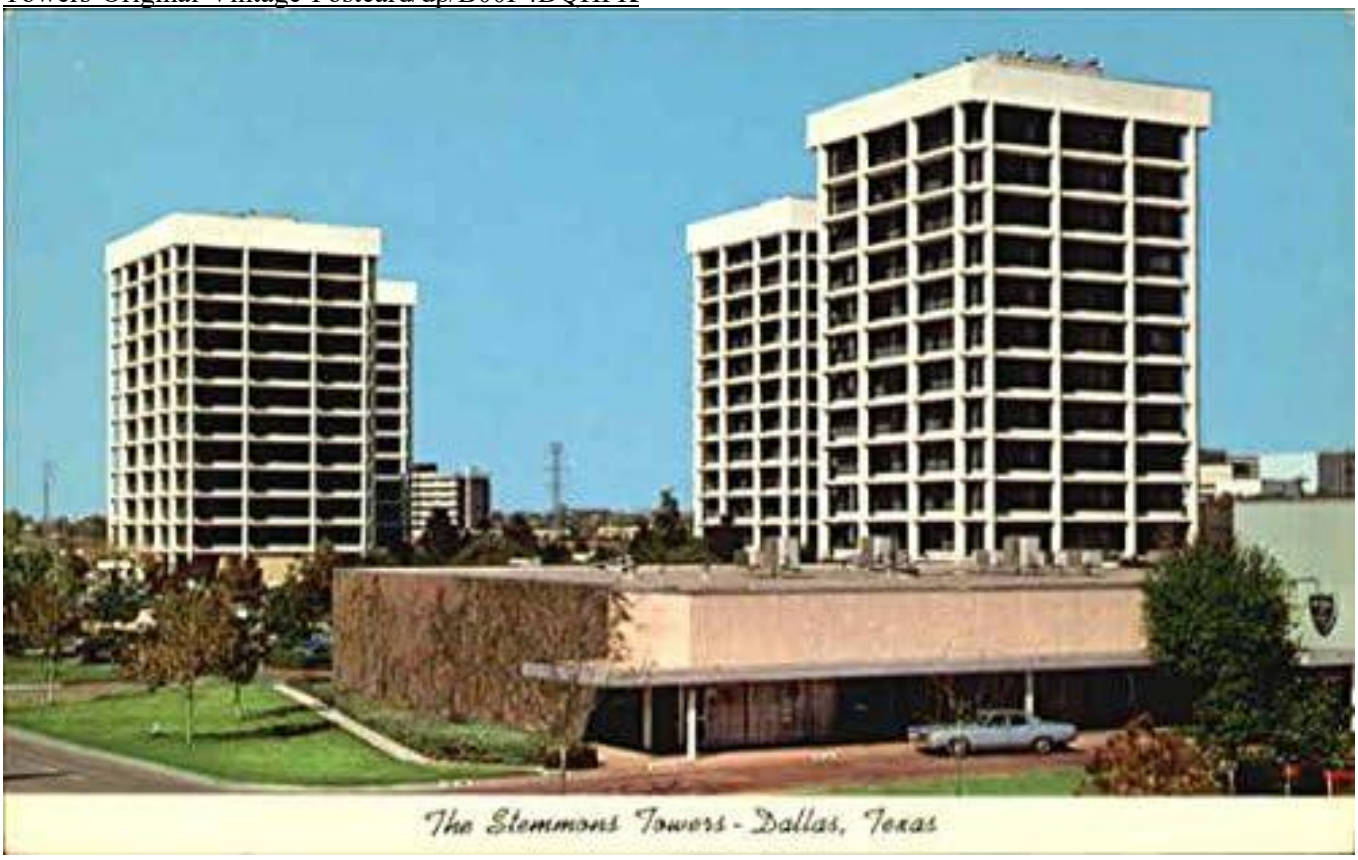


Figure 10: (1963) Photo of the original Beauty by Mary Kay storefront at Exchange Park, opened September 13, 1963.
Source Image: marykay.com



Figure 11: (1963) Photo of the original Beauty by Mary Kay product set. *Source Image: marykay.com*



Figure 12: Mary Kay and her sons Richard Rogers (left) and Ben Rogers (right). The graph pictured is the sales of Beauty by Mary Kay in their first year at Exchange Park (1963 – 1964). *The Dallas Morning News.*



Figure 13: Mary Kay employees and Mary Kay, pictured in front of the Mary Kay headquarters at 1220 Majesty Drive (1964 – 1967). c. 1980, "All Your Tomorrows", *Texas Archive of the Moving Image.* Accessed January 18, 2024. https://texasarchive.org/2013_00629



Figure 14: Rendering of the Mary Kay headquarters at 3900 John Carpenter Fwy. Housed the company from 1967 to 1976. Source: *Dallas Morning News,* August 20, 1967.



New Home of Mary Kay Cosmetics

Above is an architect's rendering of Mary Kay Cosmetics' new home now rising at Carpenter Freeway and Profit Street. It was designed by Dales Y. Foster, Architect, and Frank L. Meier, Associate Architect. Connell Construction Co. is general contractor. Exterior is a buildup of an exposed aggregate battered wall to a grey velour brick wall capped by a projected double soldier brick course band with duranodic colored fascia strip. Corners of the 20,000 sq. ft. building are softened by a curved wall laid up of row-lock brick. Real estate negotiations were handled by Campbell Company of Dallas, Realtors. It's Mary Kay Cosmetics' third expansion in four years.

Figure 15: Mary Kay employees and Mary Kay, pictured in front of the Mary Kay headquarters at 3900 John Carpenter Fwy (1967 – 1976). Source: *Facebook.com*



Figure 16: Mary Kay Ash performing on stage at Seminar. Likely post-1968, as she awarded the first pink Cadillacs in 1968. Source: *marykay.com*.



Figure 17: Rendering of the Mary Kay headquarters at 8777 N. Stemmons Freeway (1976-1995). Source: *Dallas Morning News,* January 25, 1976.



Mary Kay Cosmetics plans new headquarters.

Mary Kay to build

New headquarters to open Spring of 1977

Mary Kay Cosmetics Inc. is starting construction on an 8-story corporate headquarters building at the southwest corner of Stemmons Freeway and Regal Row.

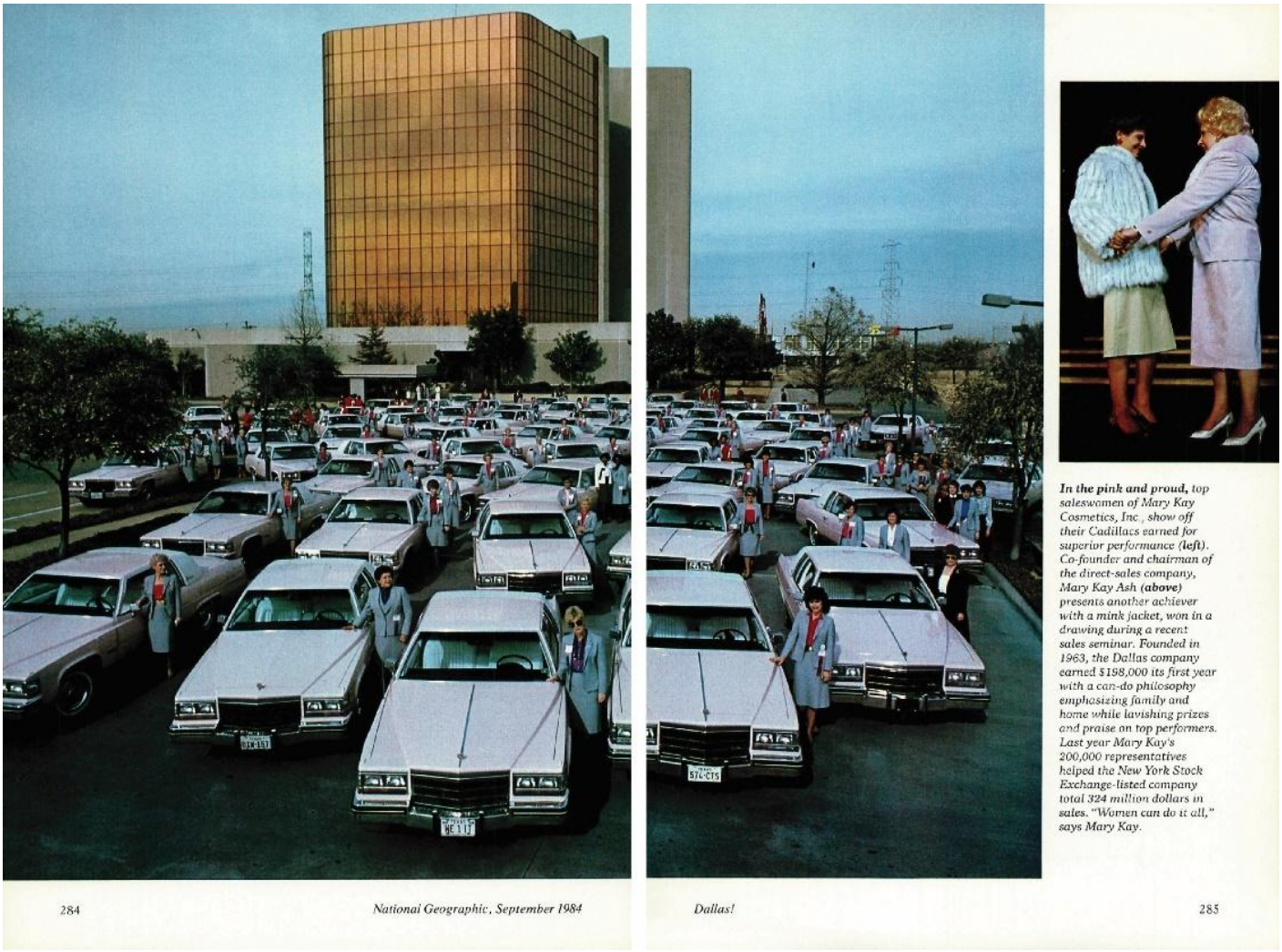
The multi-million-dollar structure, financed with internally generated funds, is scheduled for completion by the spring of 1977. It will also contain training facilities for the firm's Southwestern Division.

Designed by Dales Y. Foster Inc. with Frank L. Meier as principal architect in charge, the new building is round-cornered similar to the single-story headquarters at 8900 Carpenter Freeway. Meier designed that building as well as Mary Kay's personal home, which is perfectly round.

The new Mary Kay building will contain 109,000 square feet of space to handle projected needs two years after the company moves in, with another floor set aside to provide for growth after that.

Parking will be provided for 365 automobiles, with the site planned for a second office tower and a future parking structure. General contractor will be Connell Construction Co., with structural engineering by Ellisor and Tanner Inc., mechanical and electrical by Brady and Freeman Inc., civil engineering by Jack Cook, and accoustical consulting by Accoustic Design Associates.

Figure 18: Mary Kay Tower 1 with Independent Beauty Consultants and their Pink Cadillacs. Inset image: Mary Kay awarding a mink coat at Seminar, c. 1984. *National Geographic, September 1984 Issue* – p. 284-285.



284 *National Geographic, September 1984*

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In the pink and proud, *top saleswomen of Mary Kay Cosmetics, Inc., show off their Cadillacs earned for superior performance* ***(left).*** *Co-founder and chairman of the direct-sales company, Mary Kay Ash* ***(above)*** *presents another achiever with a mink jacket, won in a drawing during a recent sales seminar. Founded in 1963, the Dallas company earned $198,000 its first year with a can-do philosophy emphasizing family and home while lavishing prizes and praise on top performers. Last year Mary Kay's 200,000 representatives helped the New York Stock Exchange-listed company total 324 million dollars in sales. "Women can do it all," says Mary Kay.*

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Figure 19: Mary Kay Cosmetics, Inc. New International Headquarters Building Challenge Coin, c. 1976. *Mary Kay Museum.* Visited January 18, 2024.



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Figure 20: Mary Kay Cosmetics, Inc. New Headquarters Building, *Dallas Morning News,* April 16, 1978.



Figure 21: Mary Kay Ash with her Pink Cadillac parked in front of Tower 1, c. 1978. *Mary Kay Museum.* Visited January 18, 2024.



Figure 22: Completed Tower 1 c. 1980, "All Your Tomorrows", *Texas Archive of the Moving Image.* Accessed January 18, 2024. https://texasarchive.org/2013_00629



Figure 23: Video still of the signage atop the headquarters at 8777 N Stemmons. c. 1981, "Capture the Vision", *Texas Archive of the Moving Image.* Accessed July 15, 2024. https://texasarchive.org/2013_00629



Figure 24: Interior of Tower 1 showing reception, the east lobby skylight, and the large prefunction space, c. 1980, "All Your Tomorrows", *Texas Archive of the Moving Image.* Accessed January 18, 2024. https://texasarchive.org/2013_00629



Figure 25: Directors in Qualification visiting Mary Kay's Tower 1 office during DIQ Week, c. 1980, "All Your Tomorrows", *Texas Archive of the Moving Image.* Accessed January 18, 2024. https://texasarchive.org/2013_00629



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Figure 26: Directors in Qualification in Tower 1's training room during a DIQ Week, about to hear from Mary Kay Ash. Ash would speak with her visiting DIQs every Wednesday at headquarters yearround. c. 1980, "All Your Tomorrows", *Texas Archive of the Moving Image.* Accessed January 18, 2024. https://texasarchive.org/2013_00629



Figure 27: Video still of employees working in the headquarters c. 1981, "Capture the Vision", *Texas Archive of the Moving Image.* Accessed July 15, 2024. https://texasarchive.org/2013_00629



Figure 28: Video still of employees working in the headquarters c. 1981, "Capture the Vision", *Texas Archive of the Moving Image.* Accessed July 15, 2024. https://texasarchive.org/2013_00629



Figure 29: Video still of Mary Kay's son Richard Rogers and unknown employees meeting in the headquarters c. 1981, "Capture the Vision", *Texas Archive of the Moving Image.* Accessed July 15, 2024. https://texasarchive.org/2013_00629



Figure 30: Mary Kay Ash onstage at Seminar during the 1980s. Source: "Flashback: Ride the Success Express to 80's Mary Kay Semianrs," *The Dallas Morning News,* July 27, 2017.



Figure 31: Mary Kay display at seminar during the 1980s. Source: "Flashback: Ride the Success Express to 80's Mary Kay Seminars." *The Dallas Morning News,* July 27, 2017.

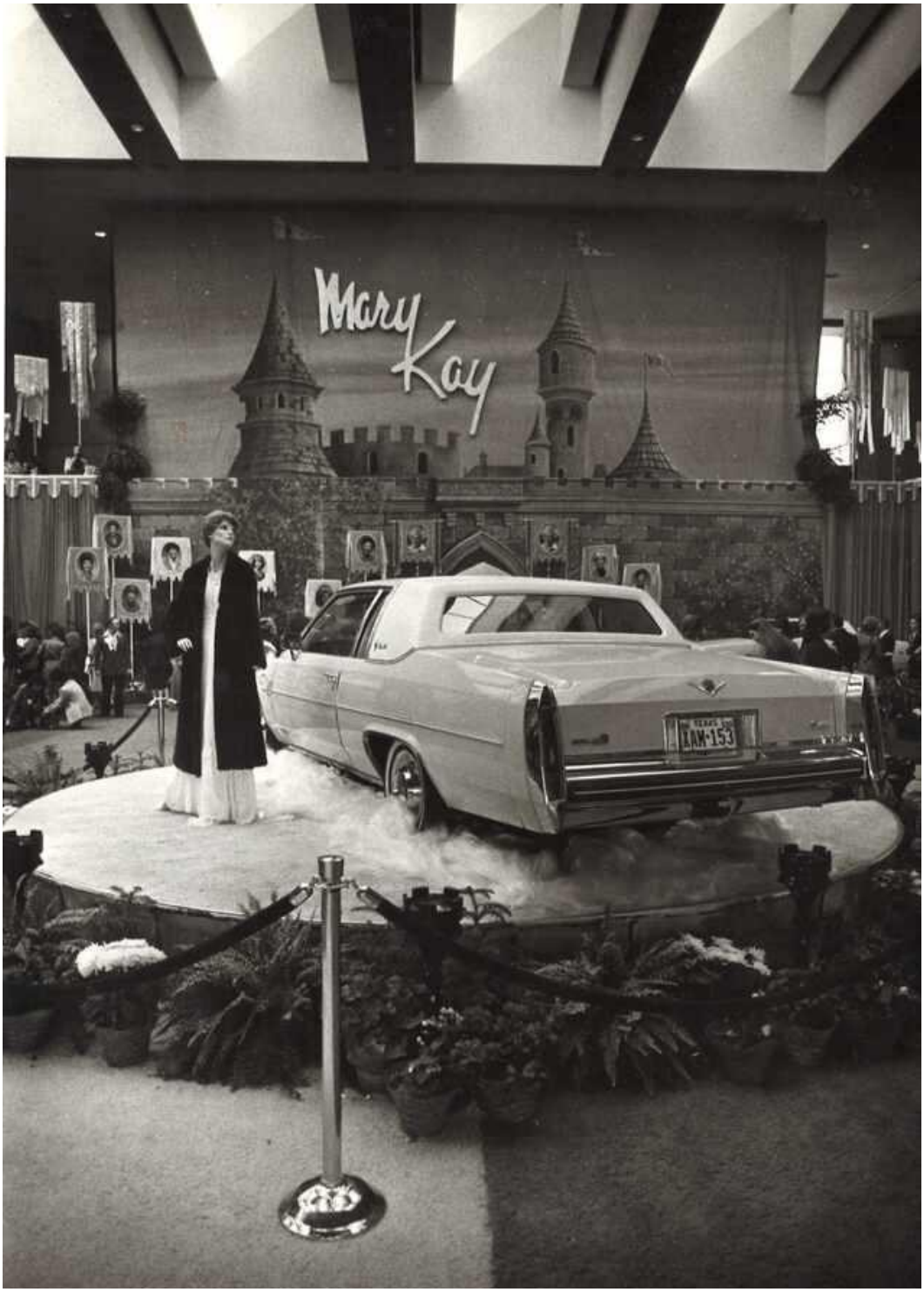


Figure 32: Mary Kay on stage at seminar during the 1980s. Source: *marykay.com*



Figure 33: Mary Kay display at Seminar lobby during the 1980s. Source: *marykay.com*



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Figure 34: Mary Kay display at Seminar lobby during the 1980s. Source: *marykay.com*



Figure 35: Mary Kay photographed in her office at corporate headquarters, January 1982.
Source: *Texas Monthly, "Happy Birthday, Mary Kay Ash."* May 10, 2014.



Figure 36: Mary Kay photographed in her office, c. 1985. Source: *Ebay* . https://www.ebay.com/itm/384780400592?mkcid=16&mkevt=1&mkrid=711-127632-2357-0&ssspo=ko9rhvk5txe&sssrc=2047675&ssuid=&widget_ver=artemis&media=COPY



Figure 37: Video still of interior of Tower 1 showing the new Mary Kay Museum. Source: c. August 20th, 1993. KXAS-NBC 5 News Collection, *Portal to Texas History*. https://texashistory.unt.edu/ark:/67531/metadc2127676/m1/?q=mary%20kay%20cosmetics



Figure 38: Mary Kay Seminar lobby, 1995. Source: Squire Haskins Photography, Inc. Collection, University of Texas at Arlington Libraries. "Mary Kay Cosmetics convention ." *UTA Libraries Digital Gallery*. 1995.



Figure 39: Tower 1 Rendering/Historic Drawing Set Cover Sheet, c. 2/13/1976. Dales Y. Foster Architects, Frank L. Meier, Architect.



Figure 40: Tower 1 1st Floor & 2nd Floor Finish Plans, c. 6/27/1977. Dales Y. Foster Architects, Frank L. Meier, Architect.

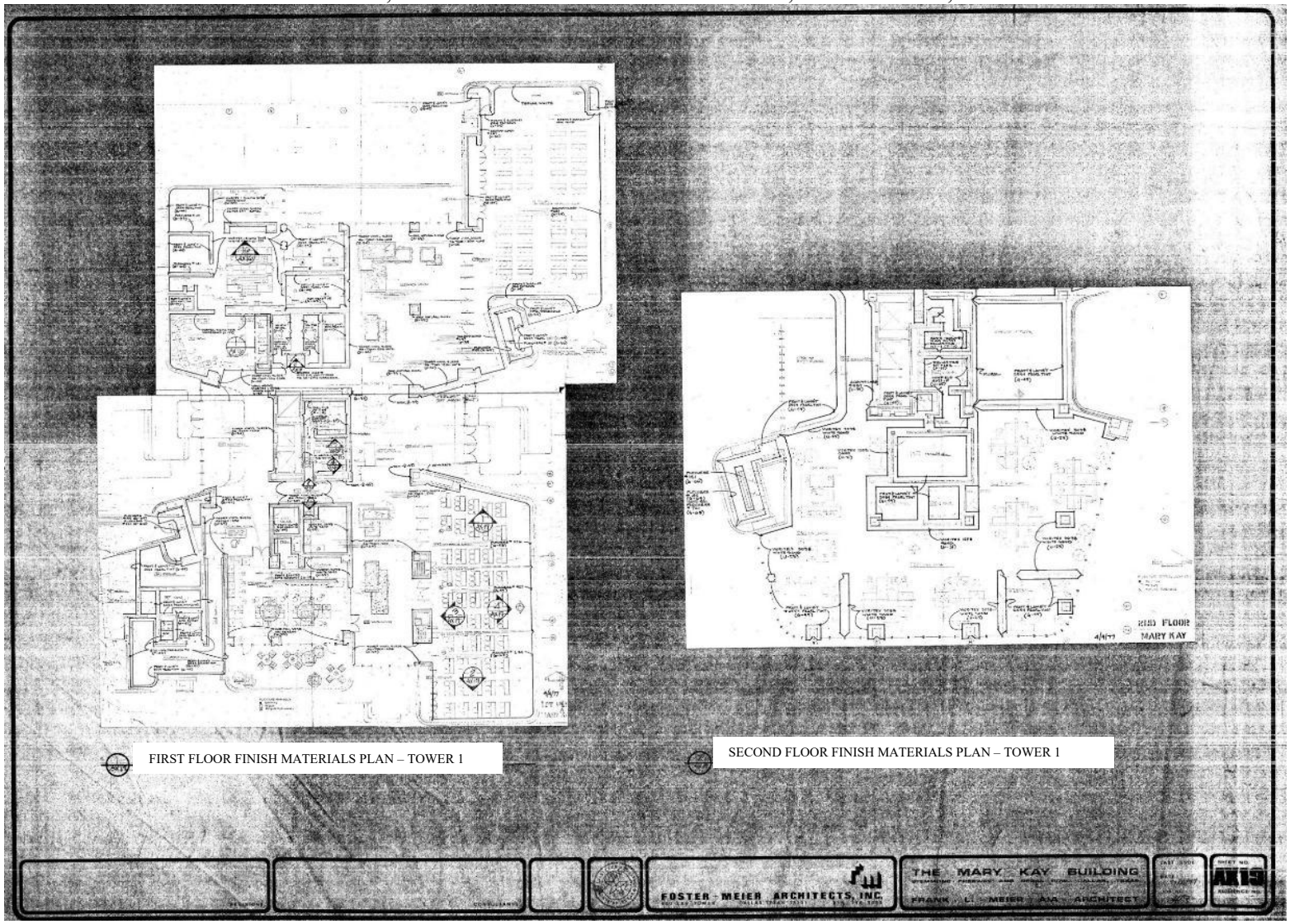


Figure 41: Tower 1 1st Floor, Mezzanine, and Penthouse Power & Light Plans, c. 6/27/1977. Brady & Freeman Consulting Engineers.

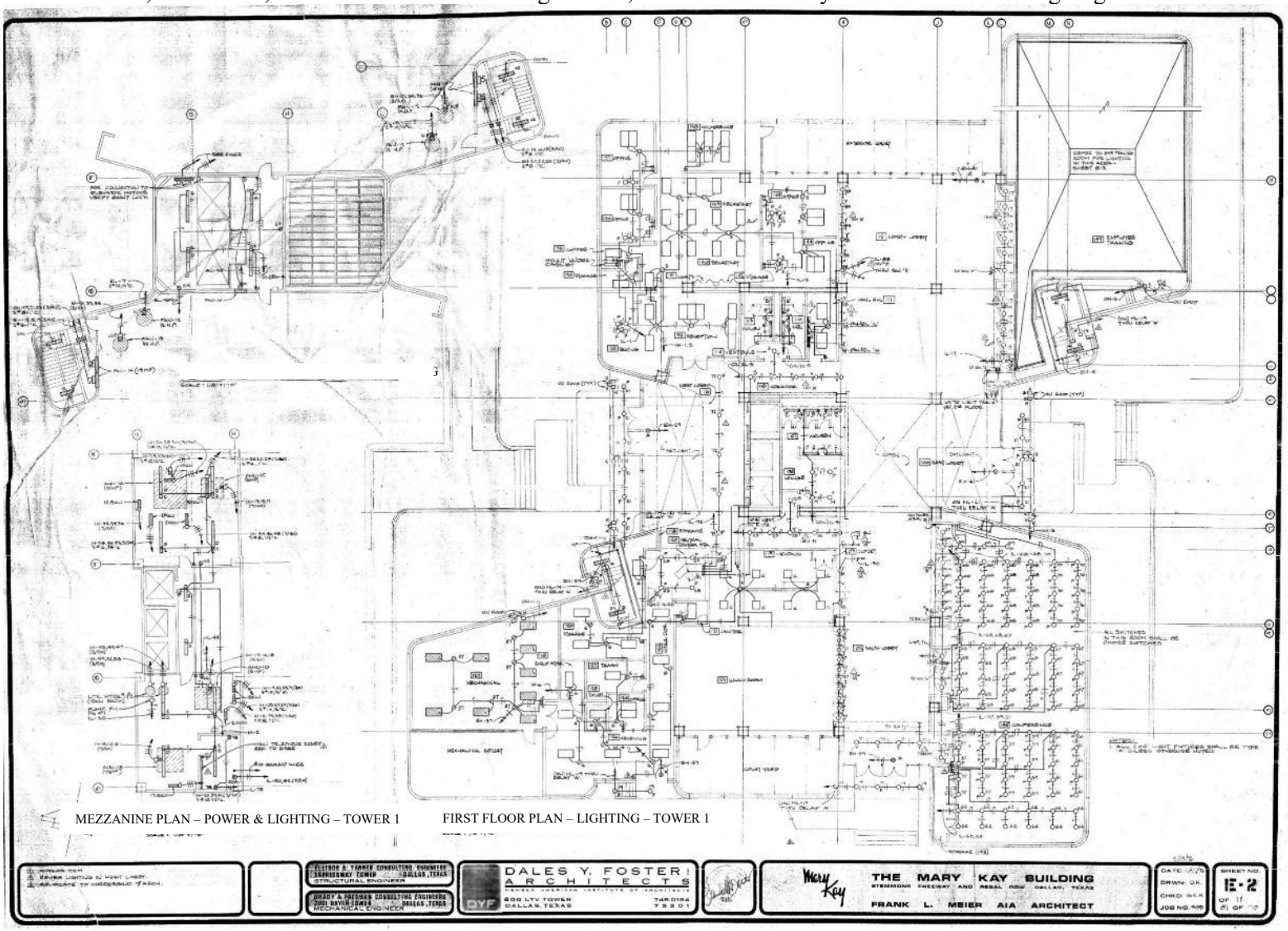


Figure 42: Tower 1 6th Floor & 7th Floor Finish Plans, c. 6/27/1977. Dales Y. Foster Architects, Frank L. Meier, Architect.

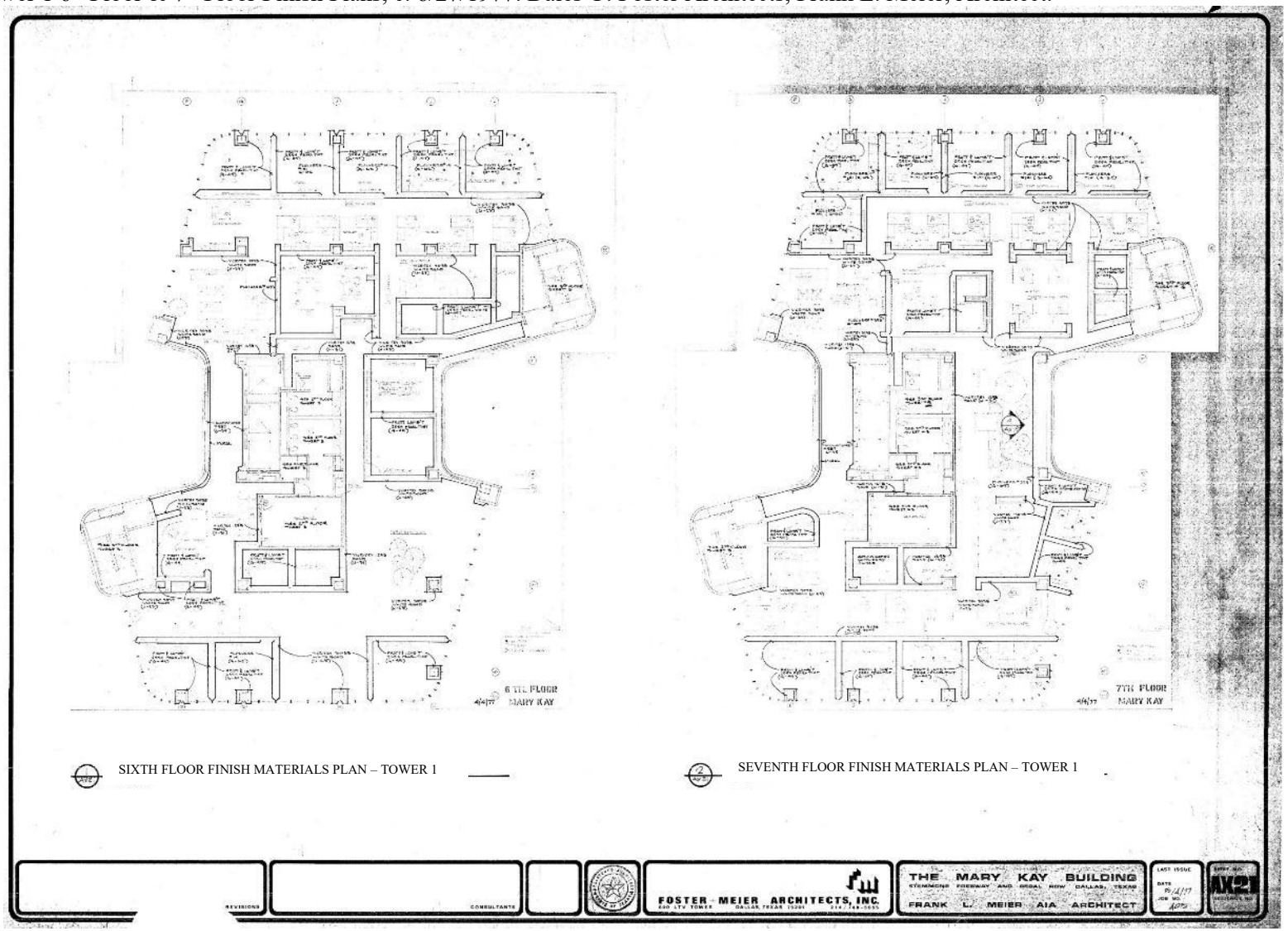


Figure 43: Tower 1 8th Floor Finish Plan, c. 6/27/1977. Dales Y. Foster Architects, Frank L. Meier, Architect.

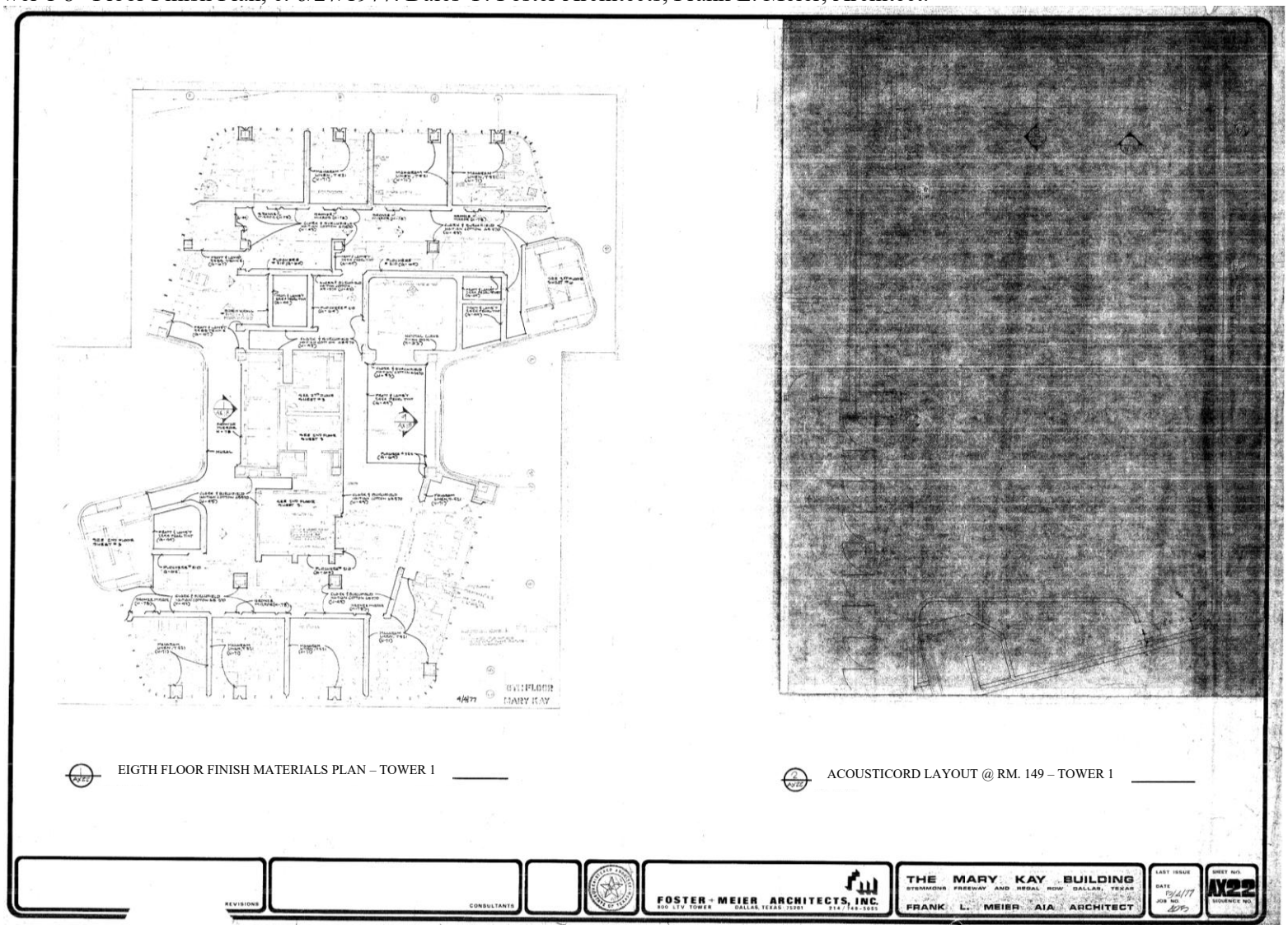


Figure 44: Tower 1 East Elevation, c. 2/13/1976. Dales Y. Foster Architects, Frank L. Meier, Architect.

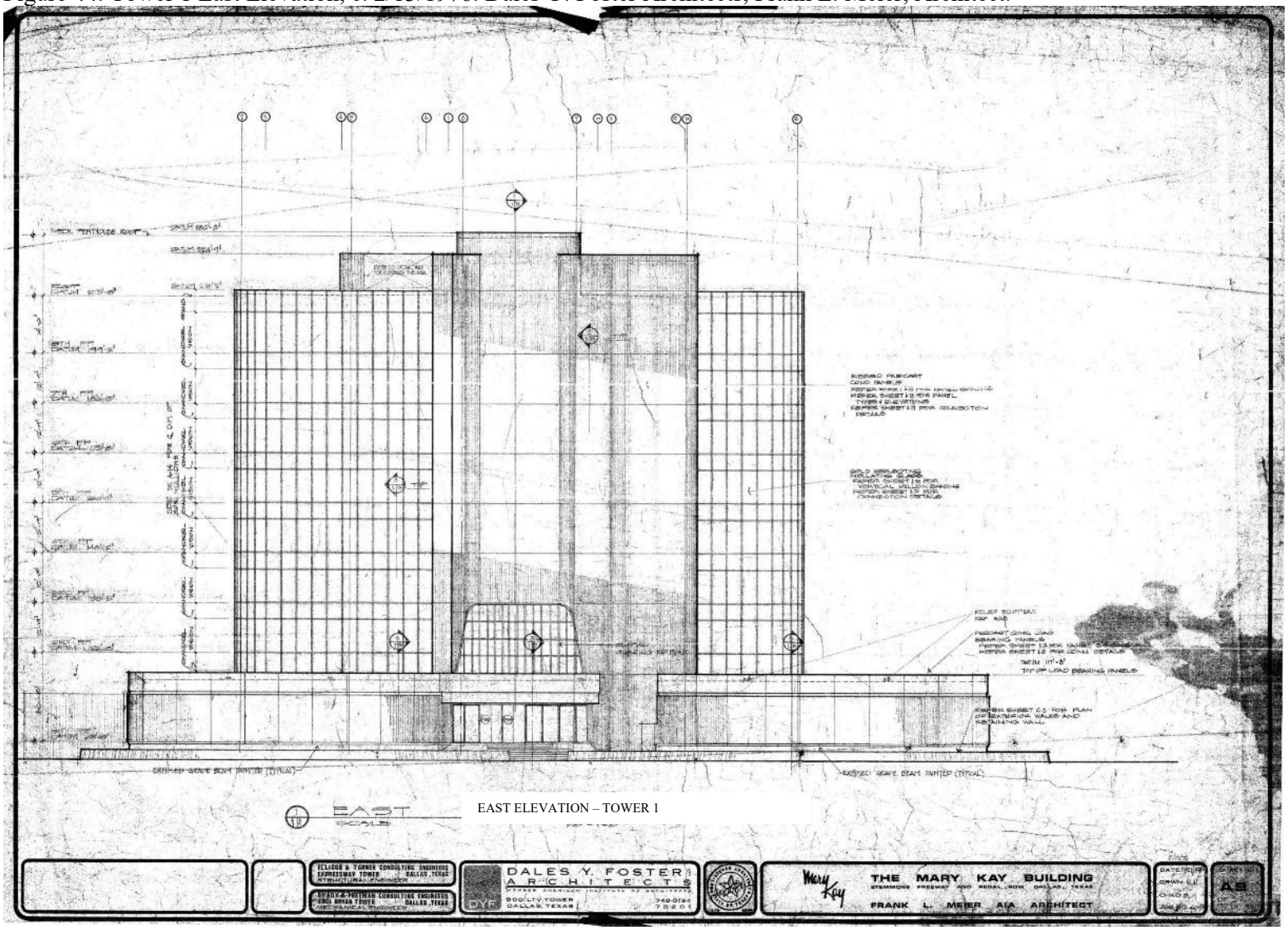


Figure 45: Tower 1 South Elevation, c. 2/13/1976. Dales Y. Foster Architects, Frank L. Meier, Architect.

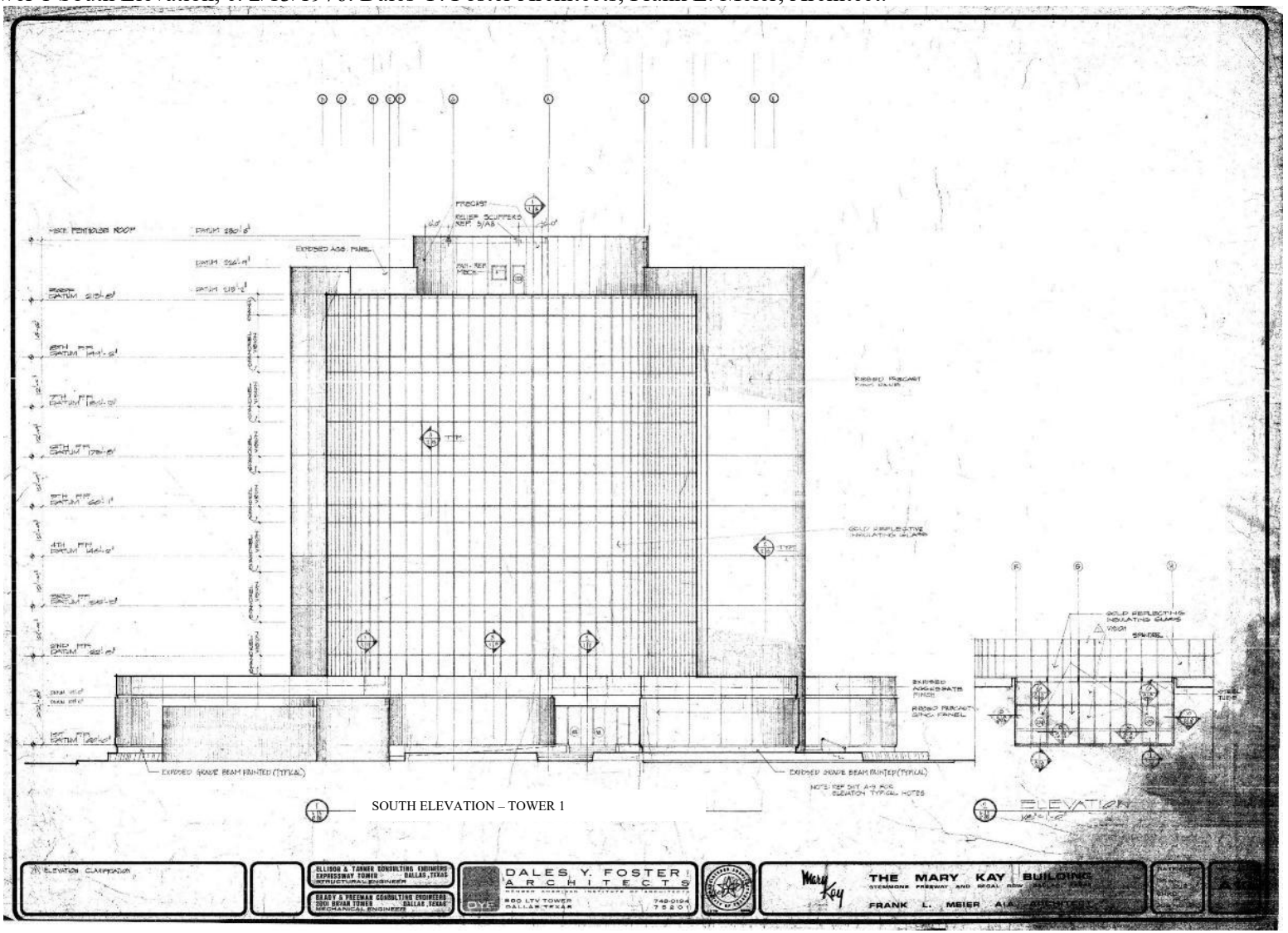


Figure 46: Tower 1 West Elevation, c. 2/13/1976. Dales Y. Foster Architects, Frank L. Meier, Architect.

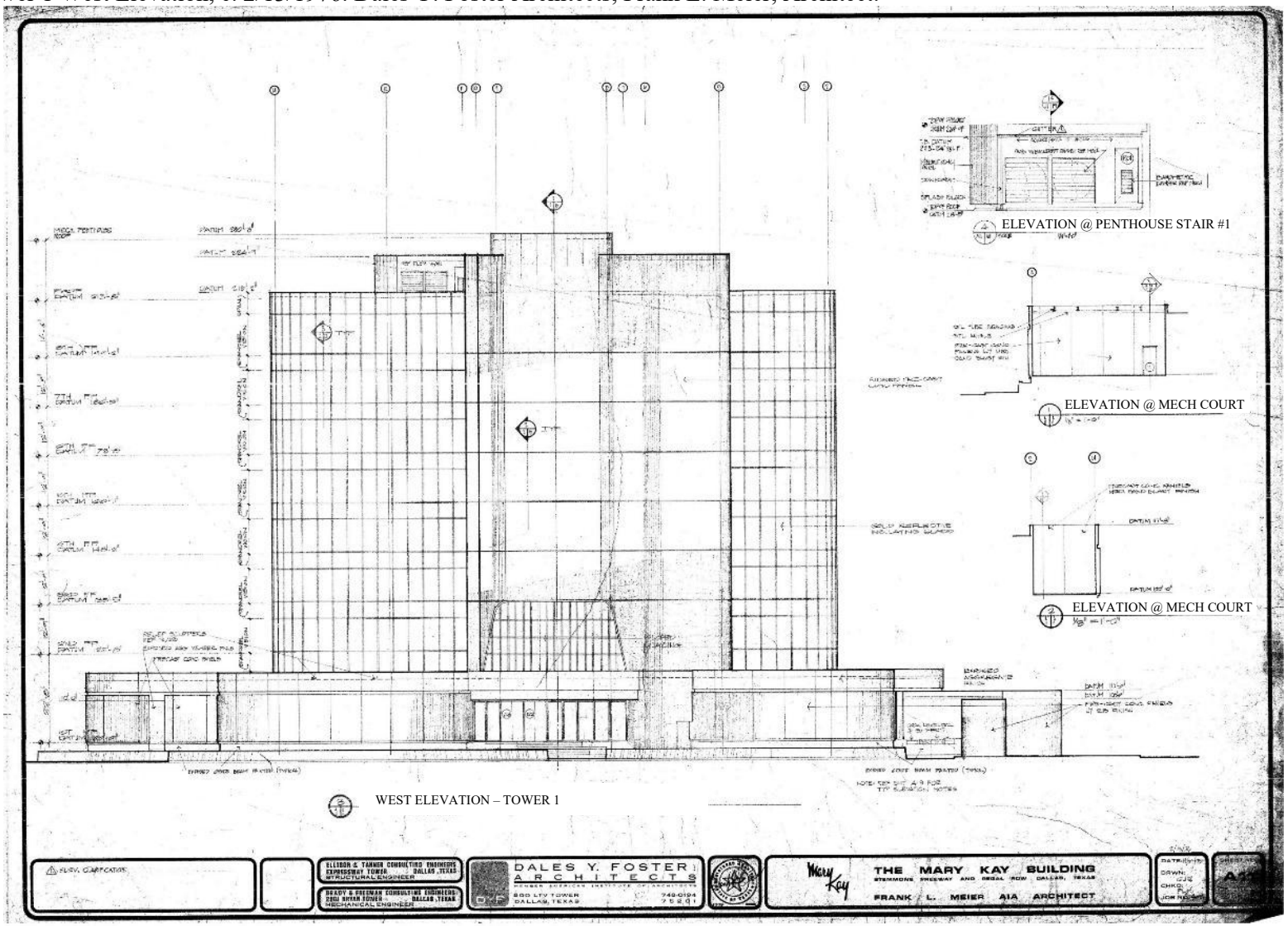


Figure 47: Tower 1 North Elevation, c. 2/13/1976. Dales Y. Foster Architects, Frank L. Meier, Architect.

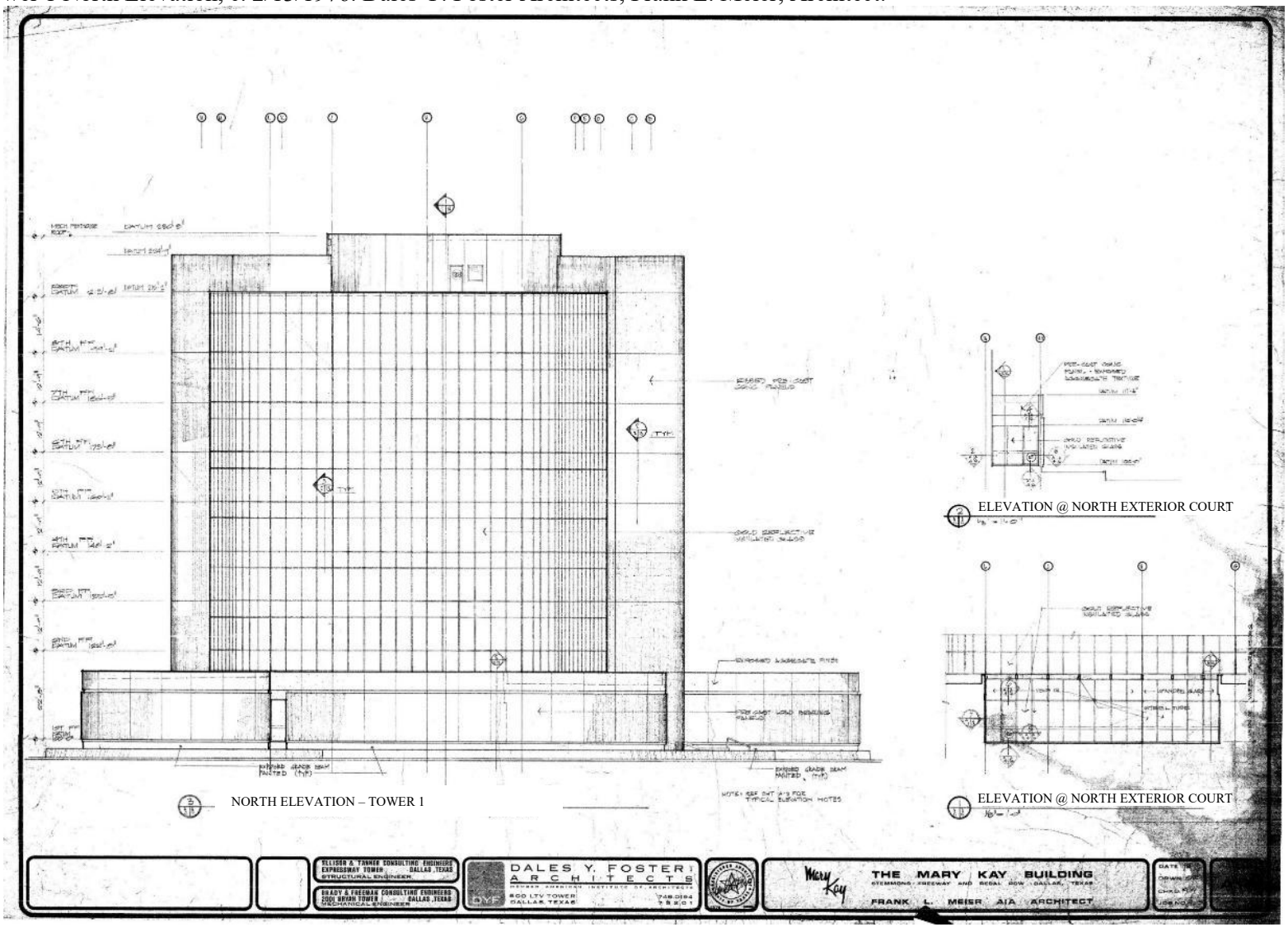


Figure 48: Tower 2 Rendering/Cover Sheet, c. 11/25/1985. Frank L. Meier Architects

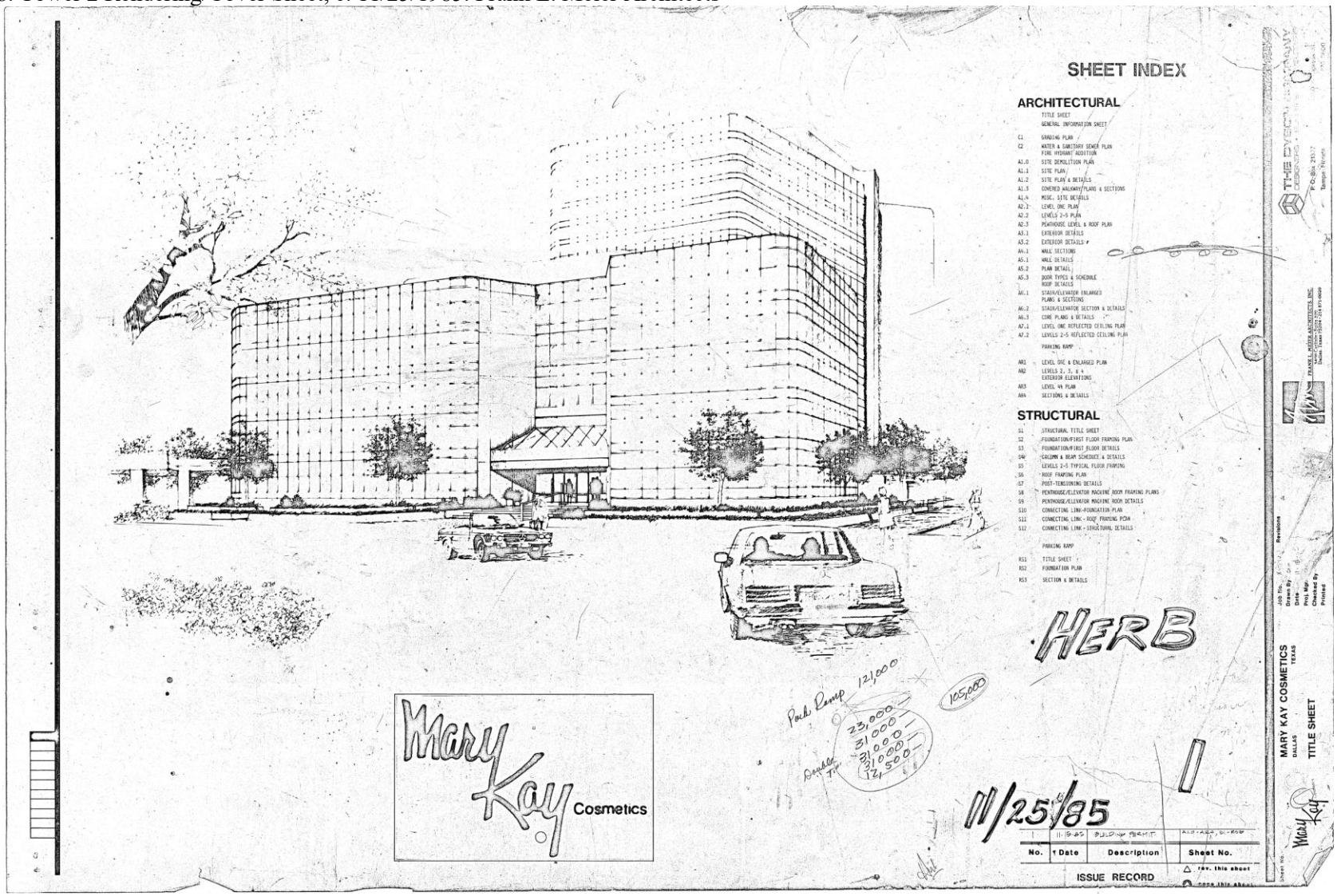


Figure 49: Tower 2 1st Floor Plan, c. 11/25/1985. Frank L. Meier Architects

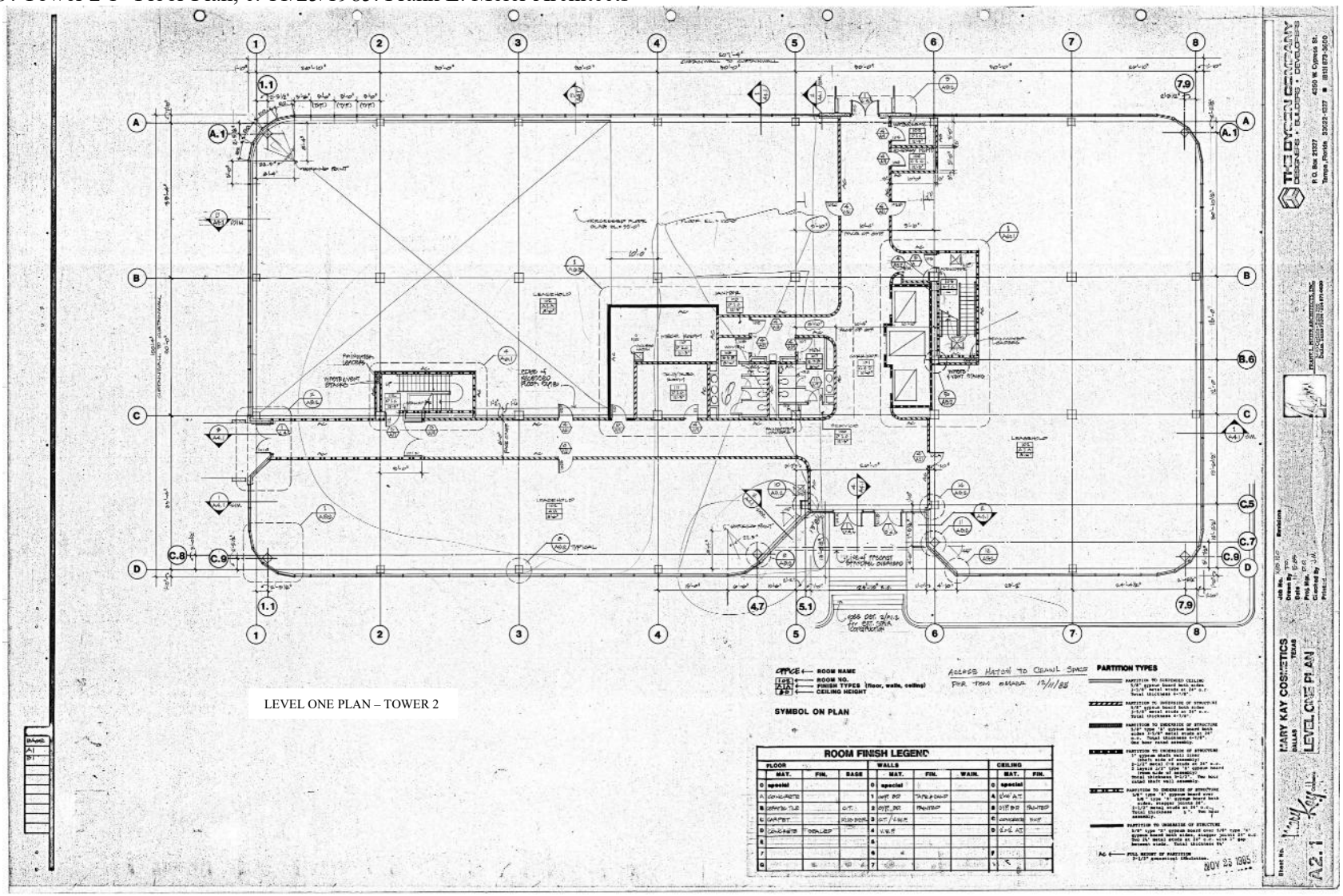


Figure 50: Tower 2 2nd-5th Floor Plans, c. 11/25/1985. Frank L. Meier Architects

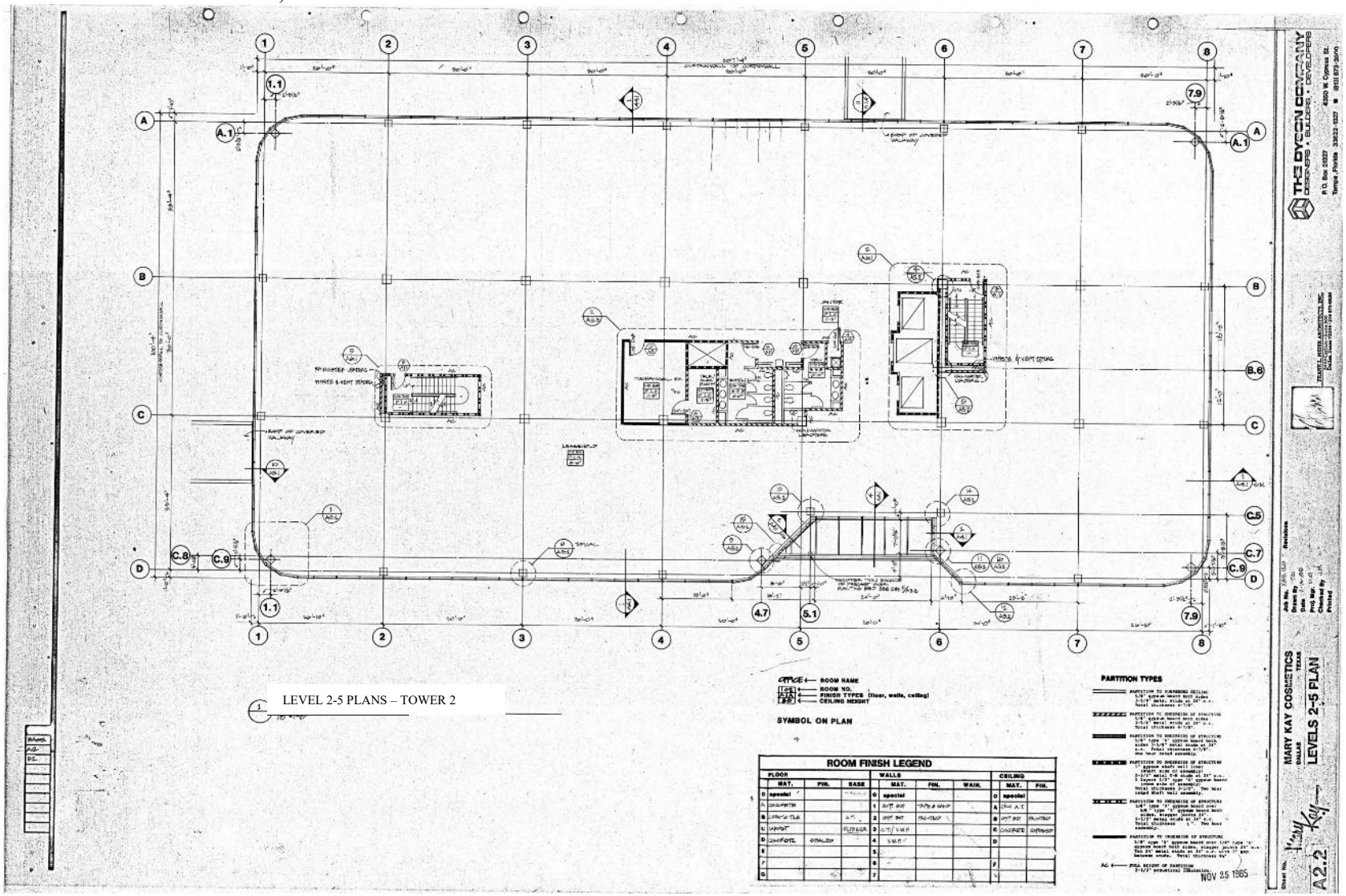


Figure 51: Tower 2 North & South Elevations, c. 11/25/1985. Frank L. Meier Architects

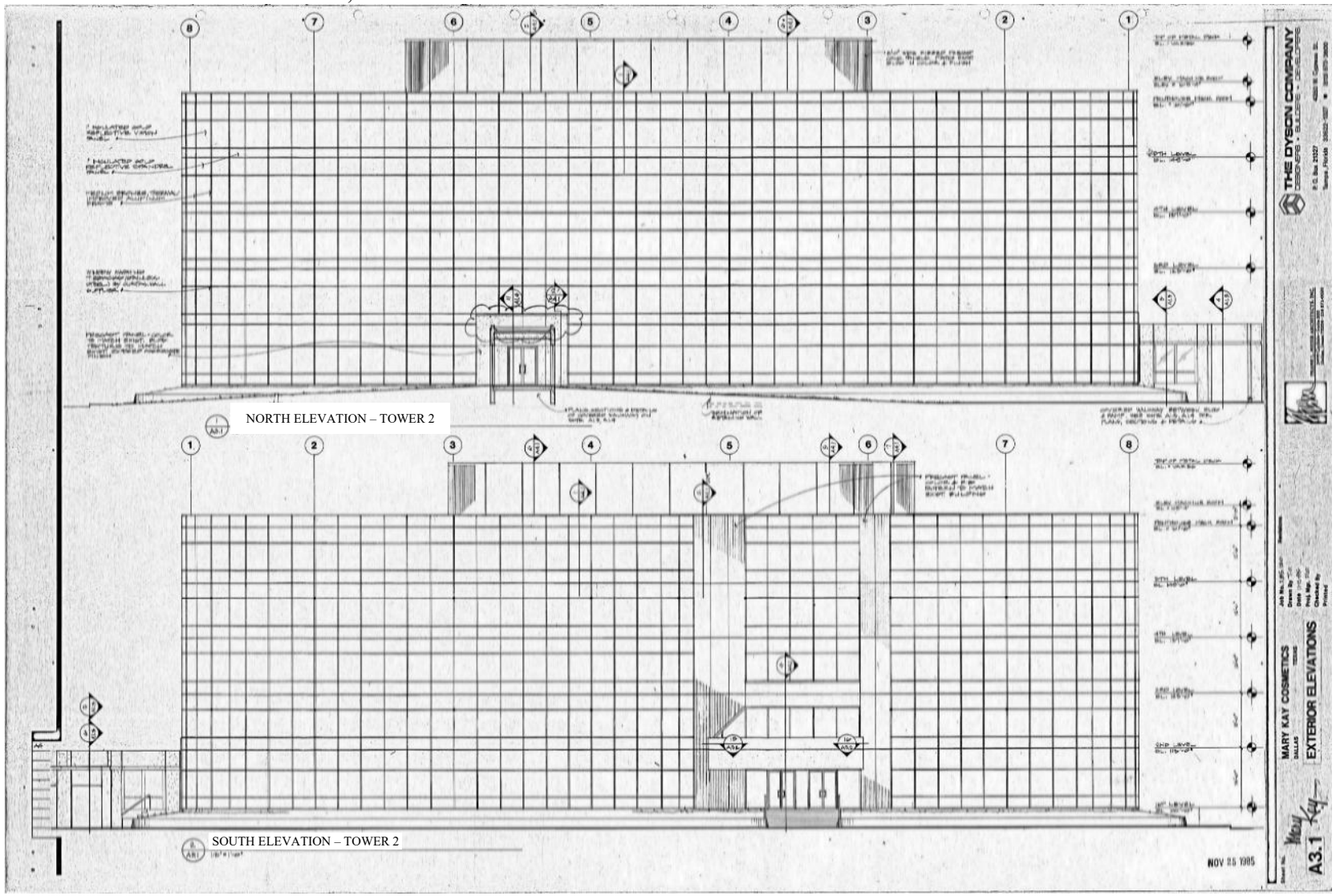


Figure 52: Tower 2 East & West Elevations, c. 11/25/1985. Frank L. Meier Architects

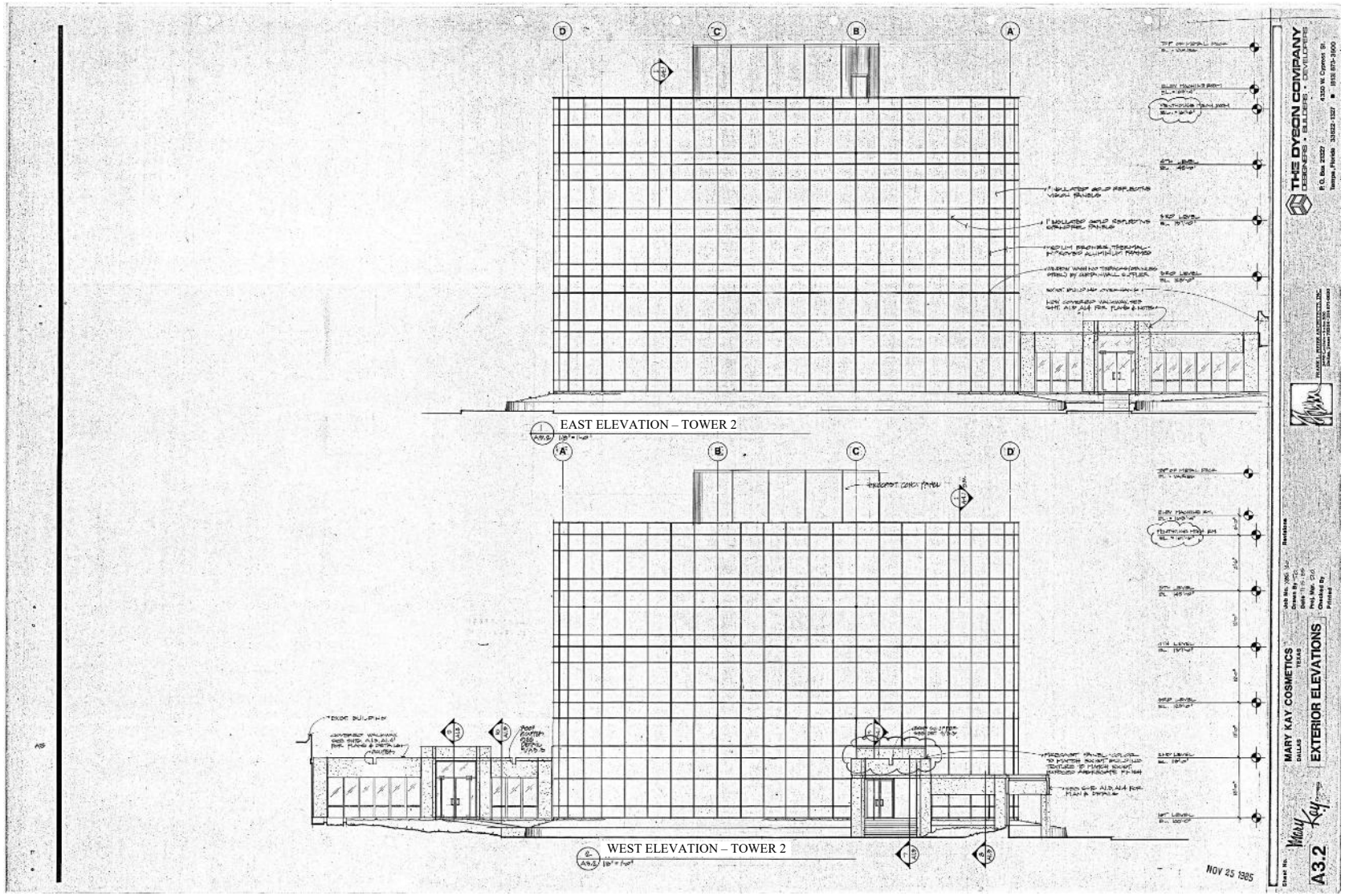
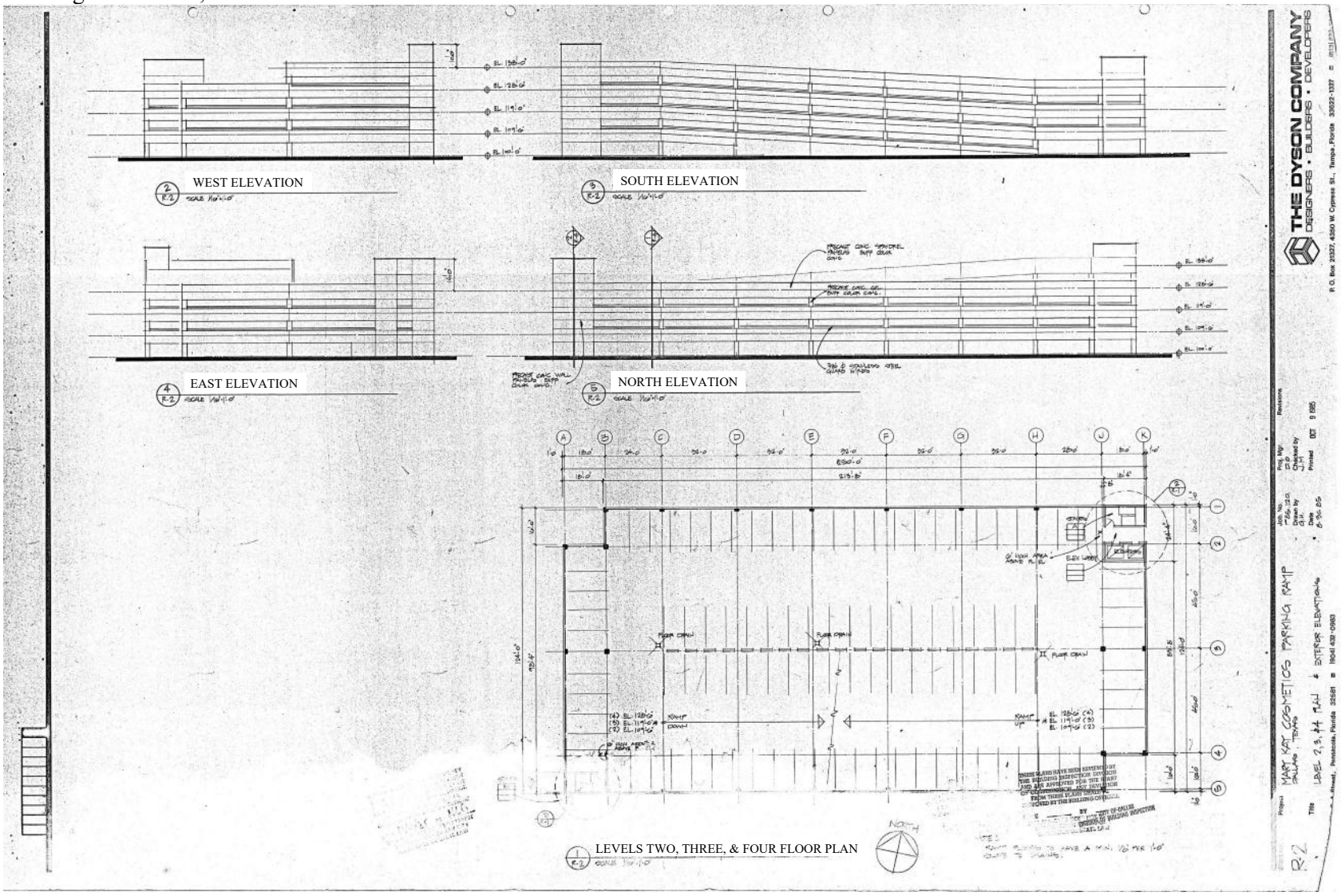


Figure 53: Garage Elevations, Levels 2-4 Floor Plans c. 10/09/1985. Frank L. Meier Architects



SBR Draft

Photographs

Photo 1:
North elevation – Tower 1
Camera facing south.



SBR Draft

Photo 2:
Northeast oblique – Tower 1
Camera facing southwest.



Photo 3:
East elevation - Tower 1
Camera facing west.



SBR Draft

Photo 4:
Northeast oblique - Tower 2
Camera facing southwest.



Photo 5:
East elevation - Tower 1
Camera facing northwest.

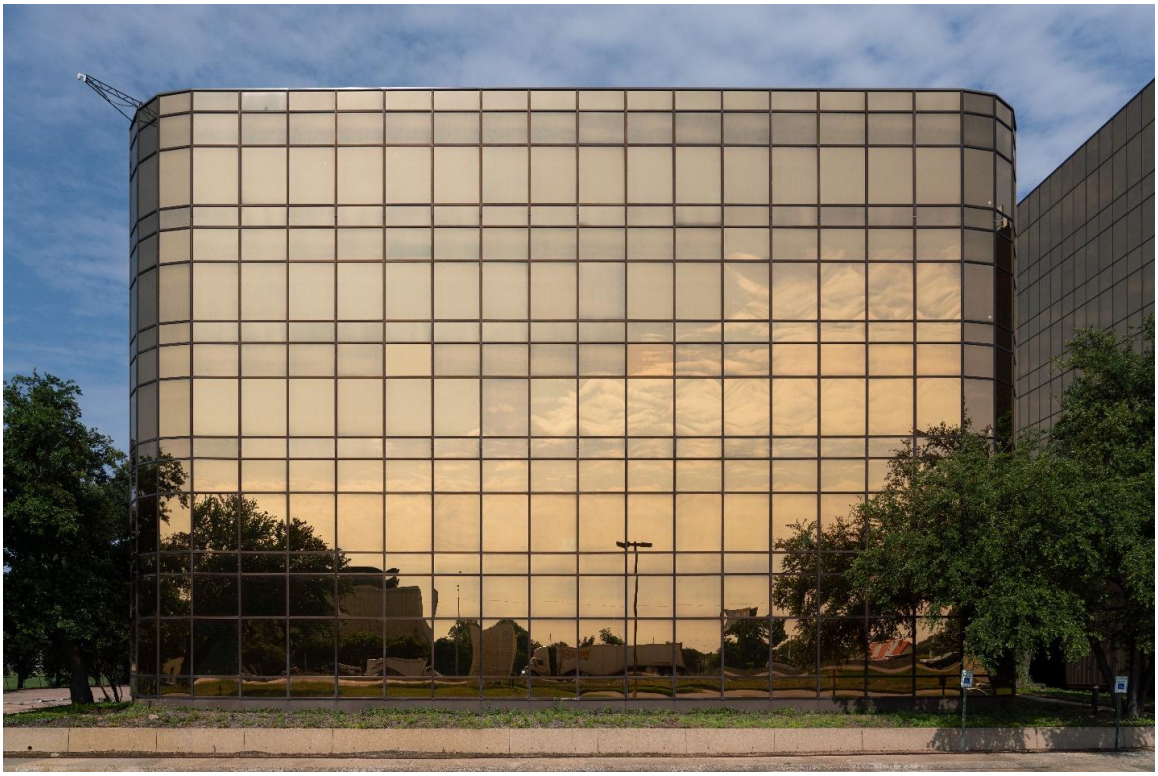


Photo 6:
East elevations - Tower 1 & Tower 2
Camera facing west.



SBR Draft

Photo 7:
East elevation - Tower 2
Camera facing west.



SBR Draft

Photo 8:
South elevation - Tower 2
Camera facing northwest.



SBR Draft

Photo 9:
South entrance - Tower 2
Camera facing north.



SBR Draft

Photo 10:
Southwest oblique - Tower 2
Camera facing northeast.

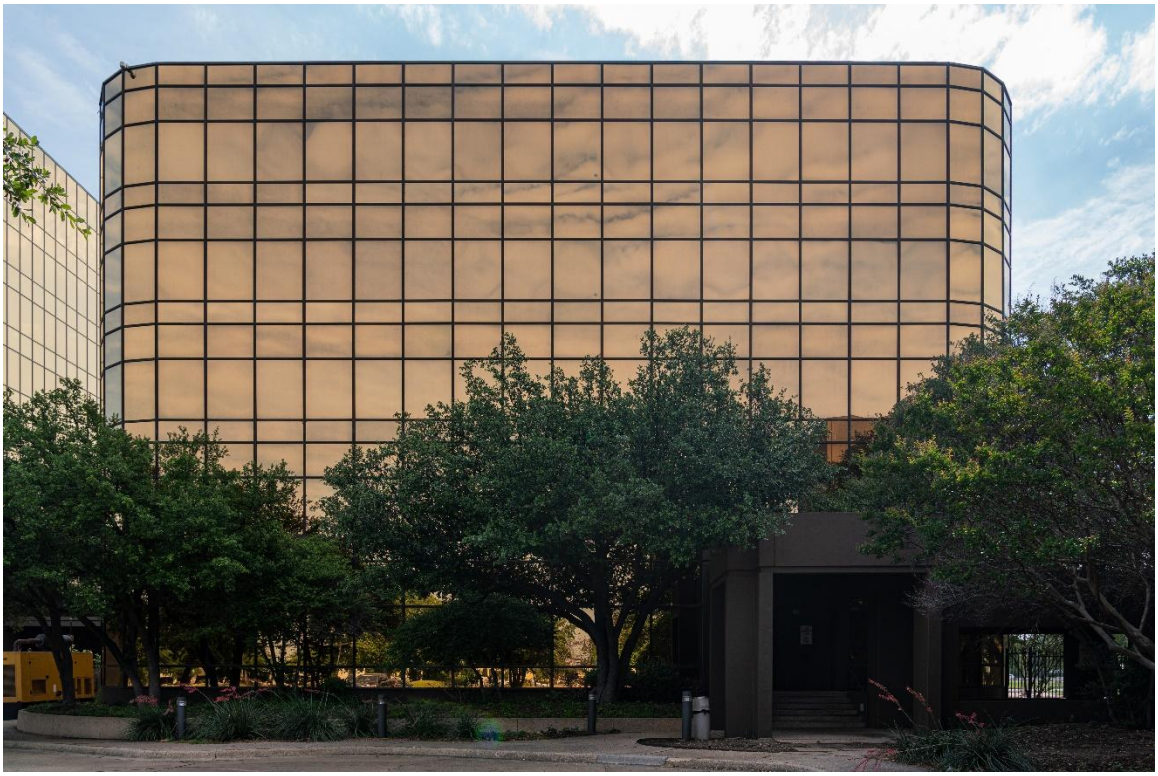


Photo 11:
West elevations - Towers 1 & 2
Camera facing east.



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Photo 12:
West elevation - Tower 2
Camera facing east.



SBR Draft

Photo 13:
West elevation - Tower 2 & Garage
Camera facing east.



SBR Draft

Photo 14:
North elevation - Garage
Camera facing south.



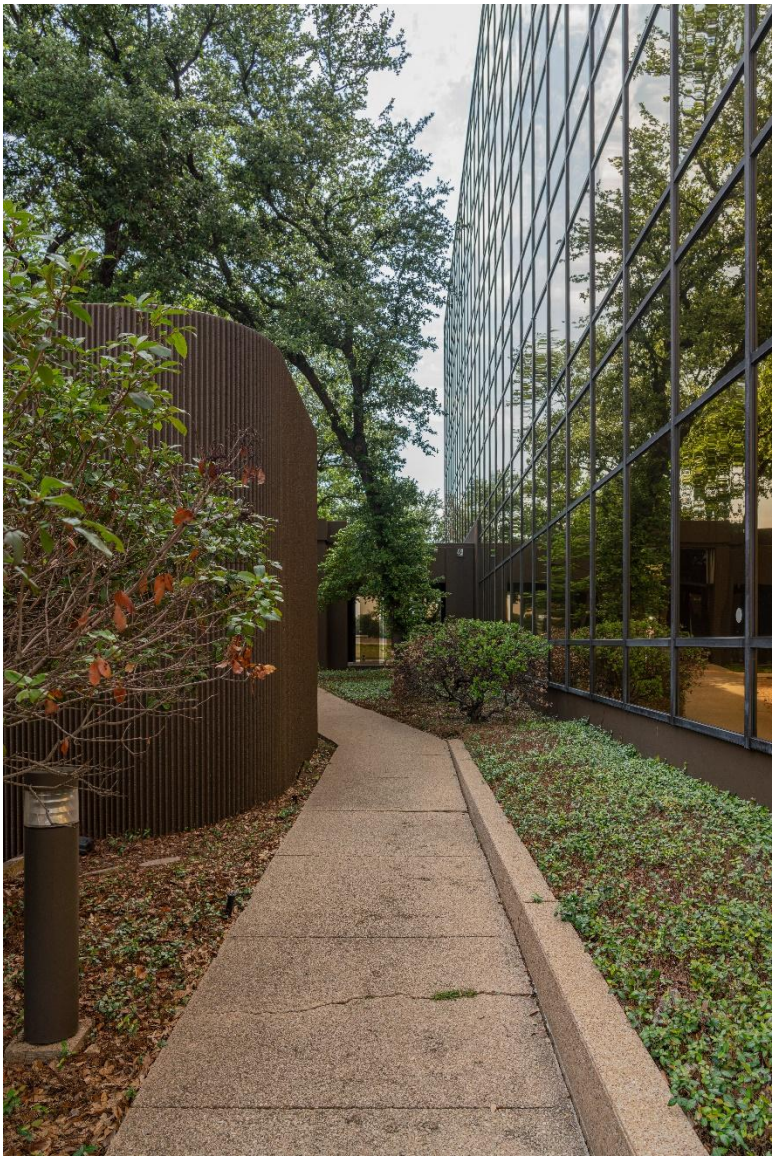
SBR Draft

Photo 15:
West elevations - Towers 1 & 2
Camera facing east.



SBR Draft

Photo 16:
West courtyard – Tower 1
Camera facing east.



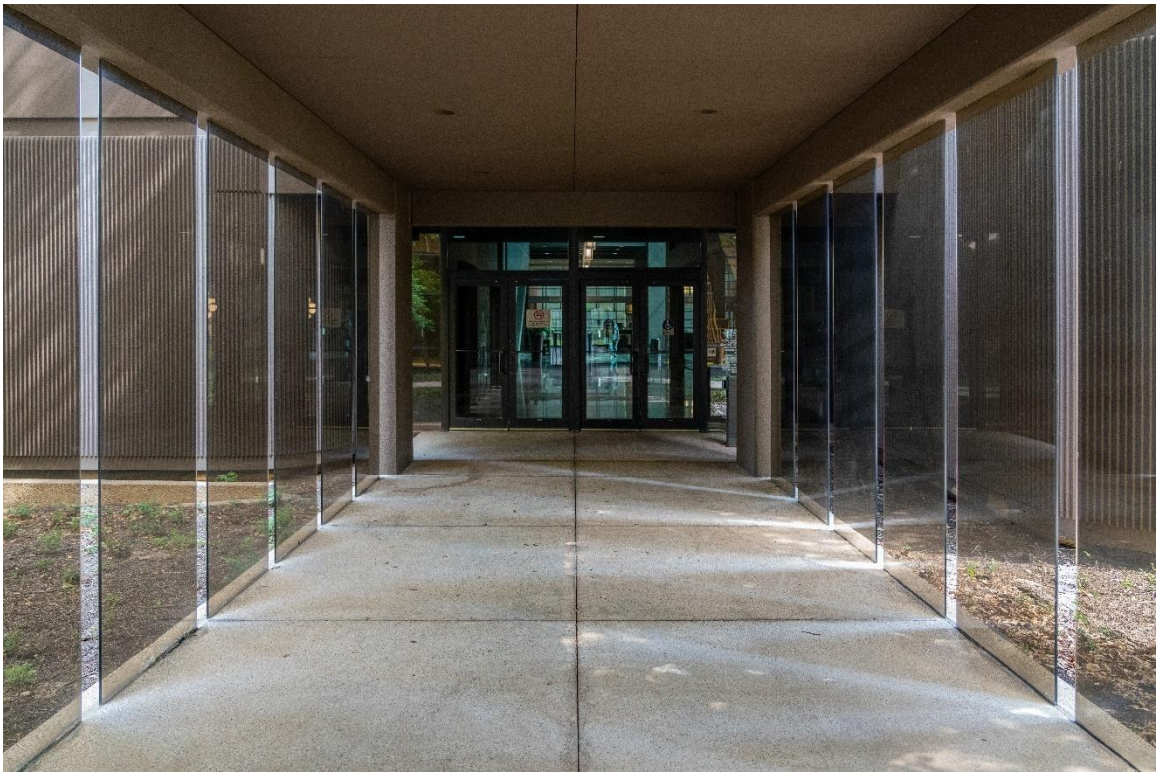
SBR Draft

Photo 17:
West elevation of connecting breezeway
Camera facing east.



SBR Draft

Photo 18:
South entrance – Tower 1
Camera facing north.

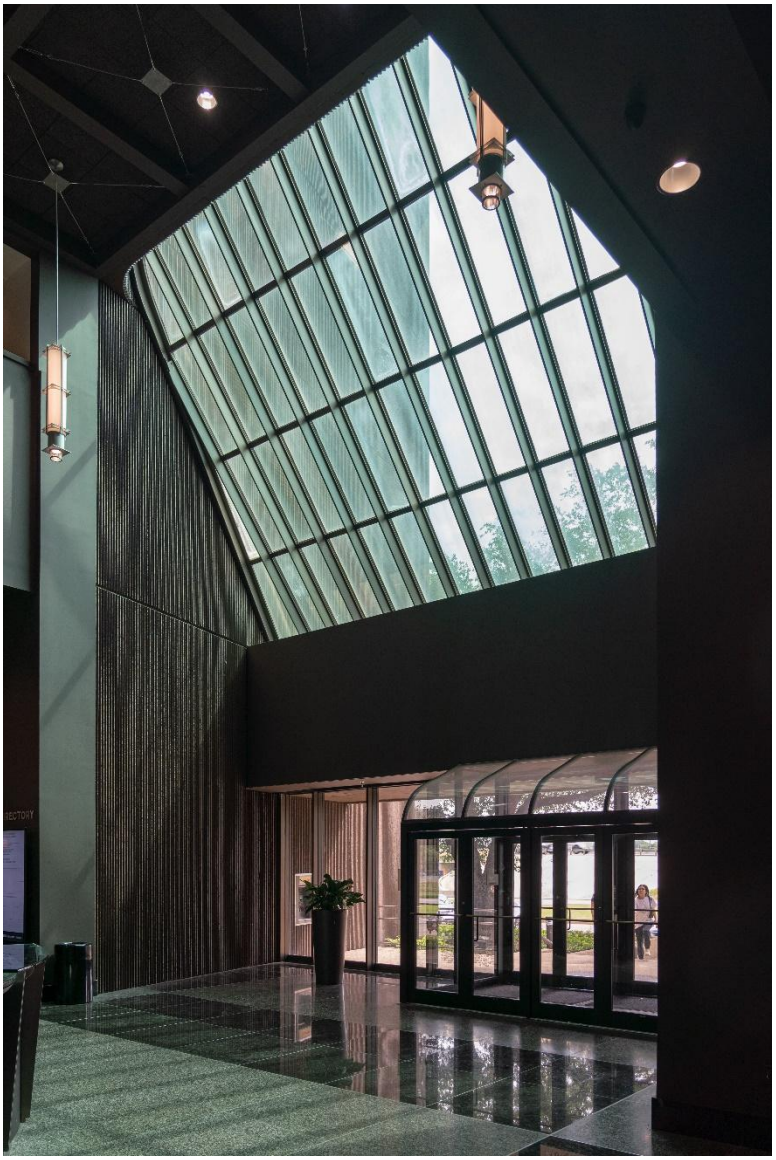


SBR Draft

Photo 19:
East elevation of breezeway between Tower 1 and Tower 2
Camera facing west.



Photo 20:
East entrance interior – Tower 1
Camera facing northeast.



SBR Draft

Photo 21:
West entrance – Tower 1
Camera facing east.

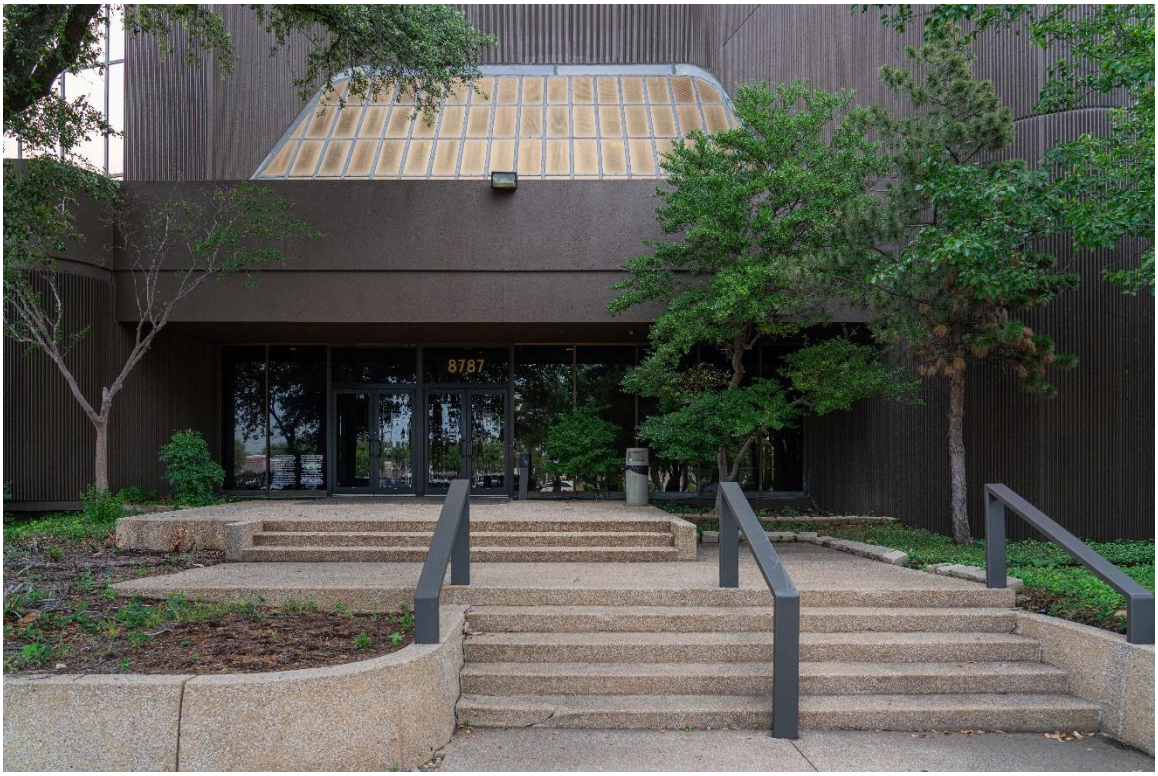
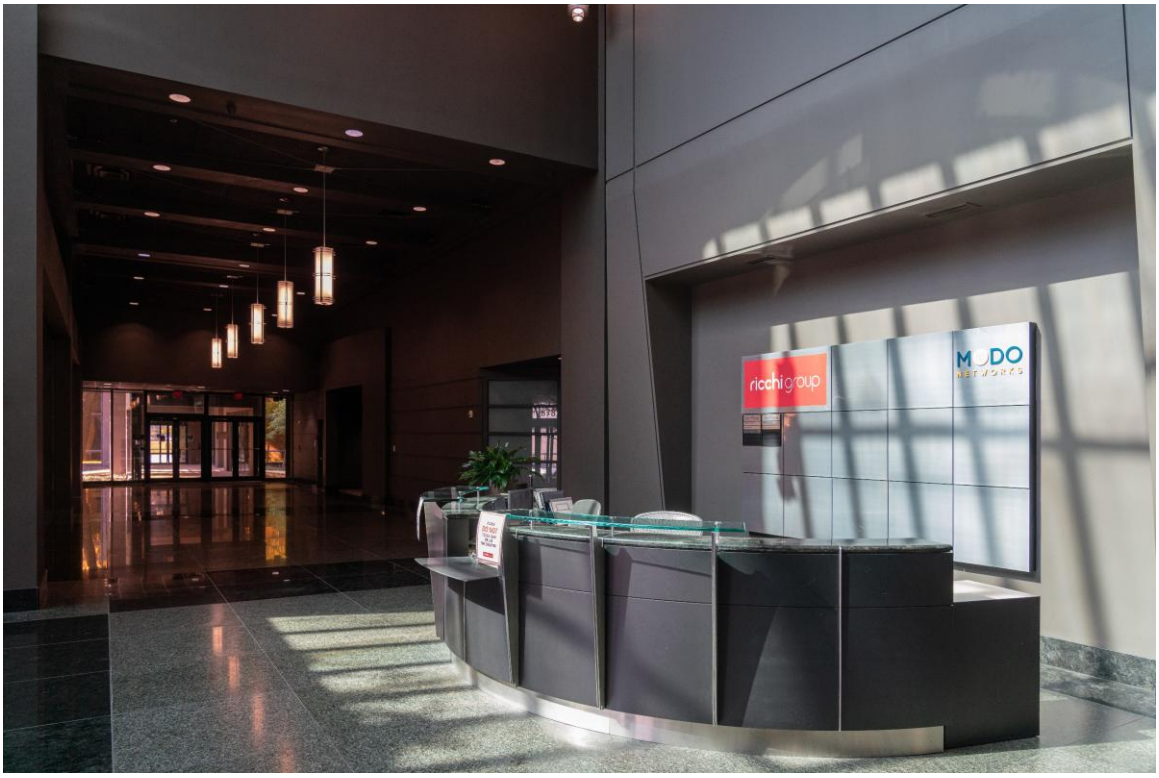


Photo 22:
East lobby – Tower 1
Camera facing south.



SBR Draft

Photo 23:
West lobby – Tower 1
Camera facing east.

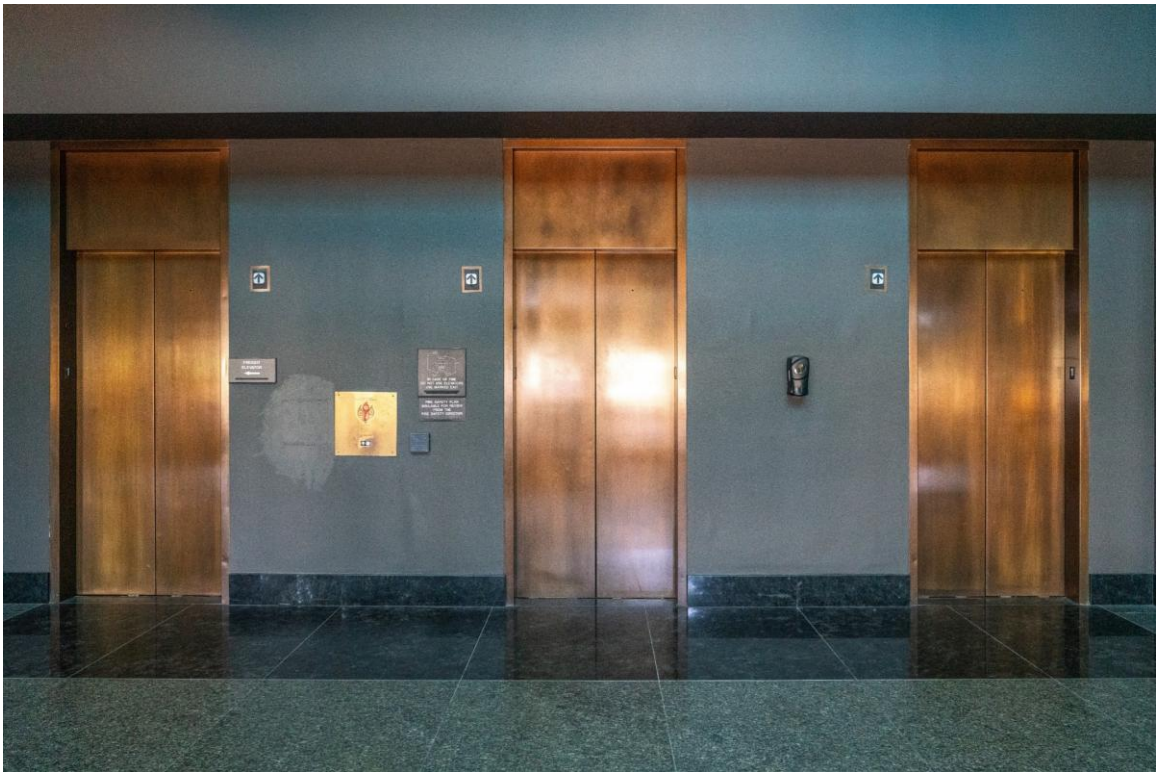
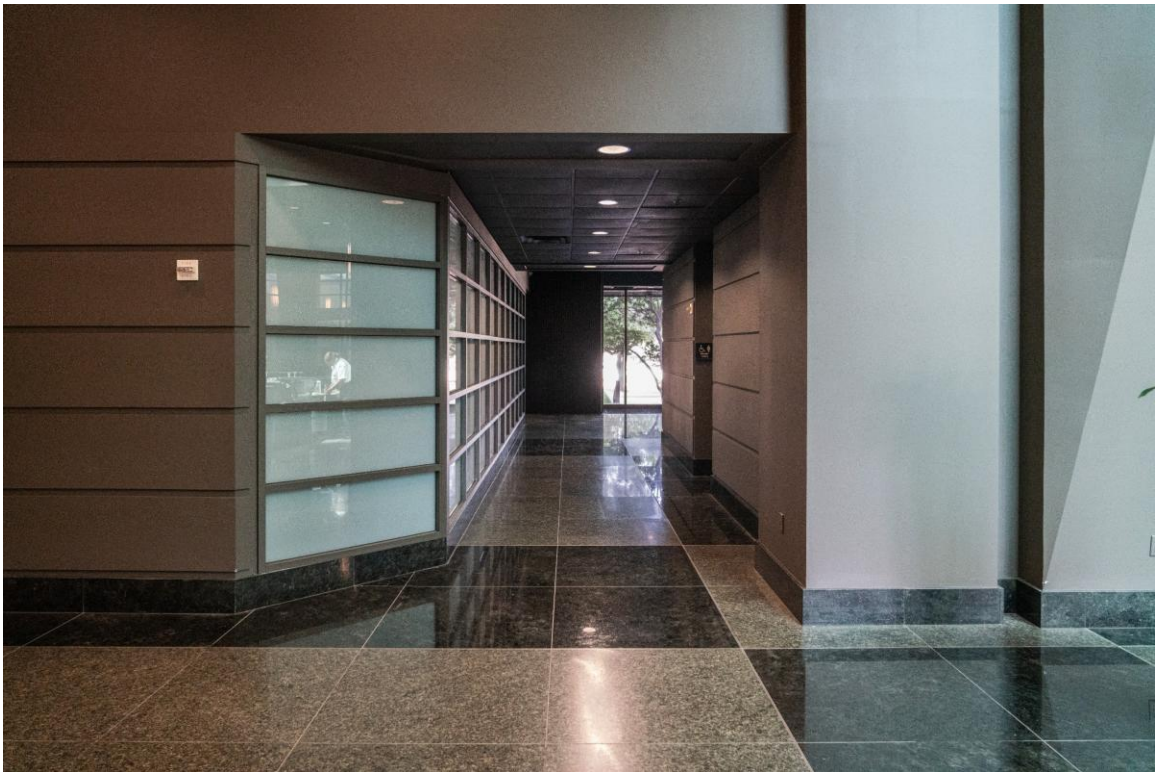
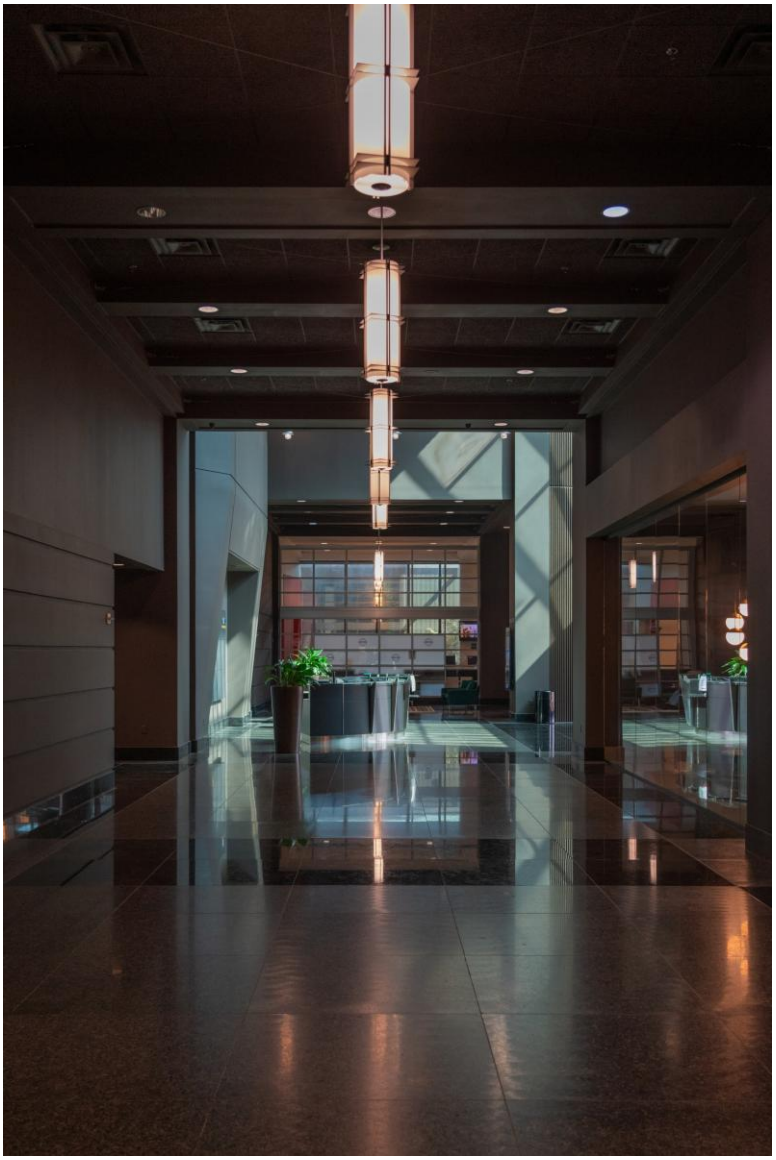


Photo 24:
West lobby circulation – Tower 1
Camera facing south.



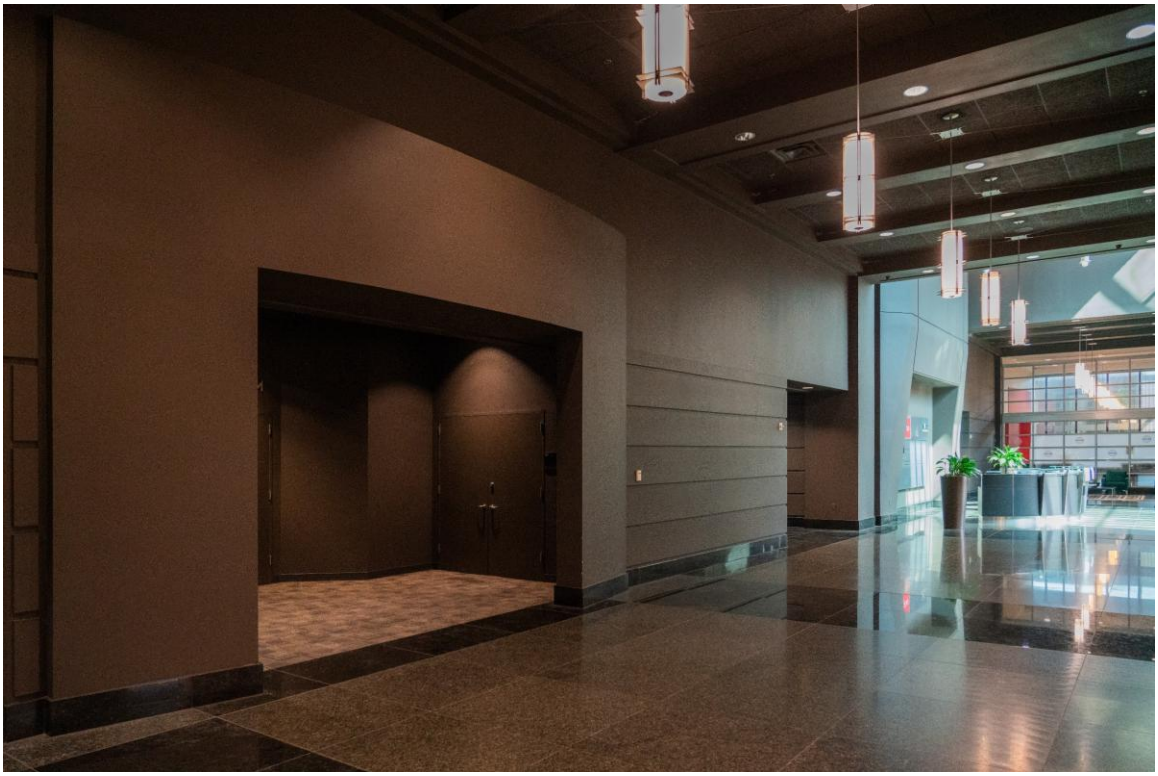
SBR Draft

Photo 25:
East lobby – Tower 1.
Camera facing north.



SBR Draft

Photo 26:
Training room – Tower 1
Camera facing northwest.



SBR Draft

Photo 27:
West lobby – Tower 1
Camera facing north.

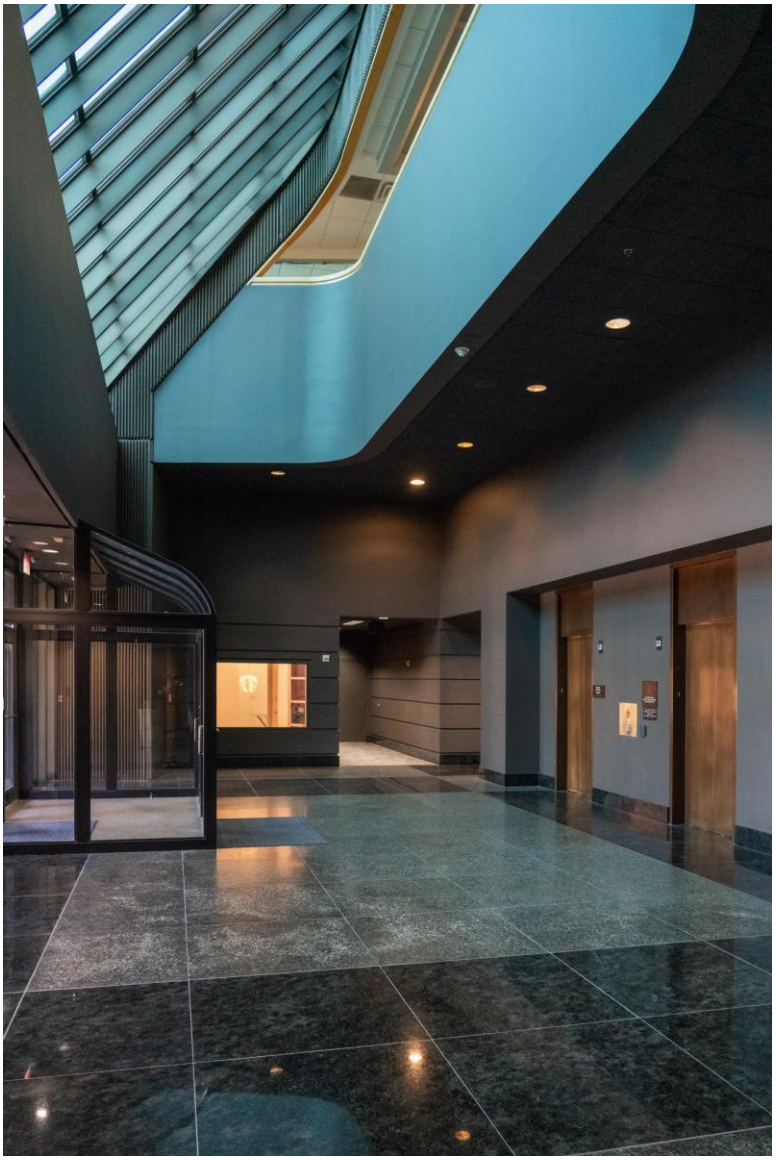


Photo 28:
2nd floor elevator lobby – Tower 1
Camera facing north.



SBR Draft

Photo 29:
2nd floor elevator lobby – Tower 1
Camera facing east.

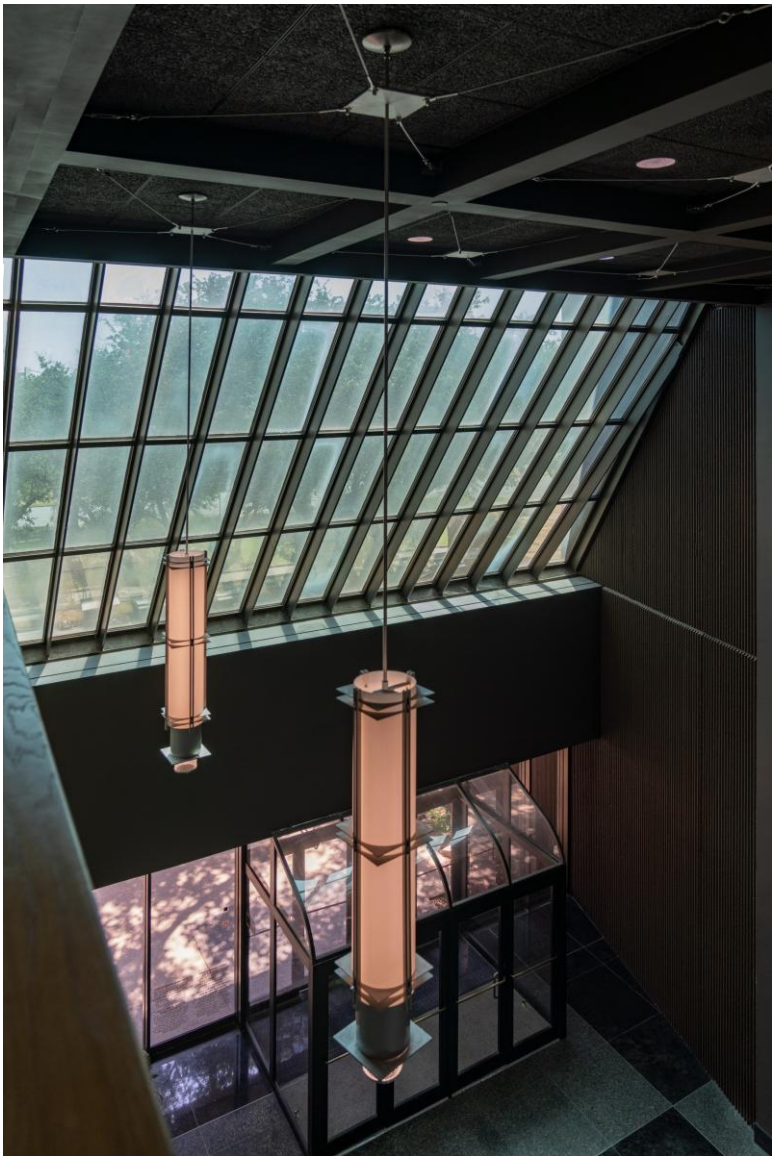


Photo 30:
3rd floor elevator lobby – Tower 1
Camera facing north.



Photo 31:
4th floor, north side – Tower 1
Camera facing north.



SBR Draft

Photo 32:
5th floor, north side – Tower 1
Camera facing north.



SBR Draft

Photo 33:
7th floor elevator lobby – Tower 1
Camera facing south.

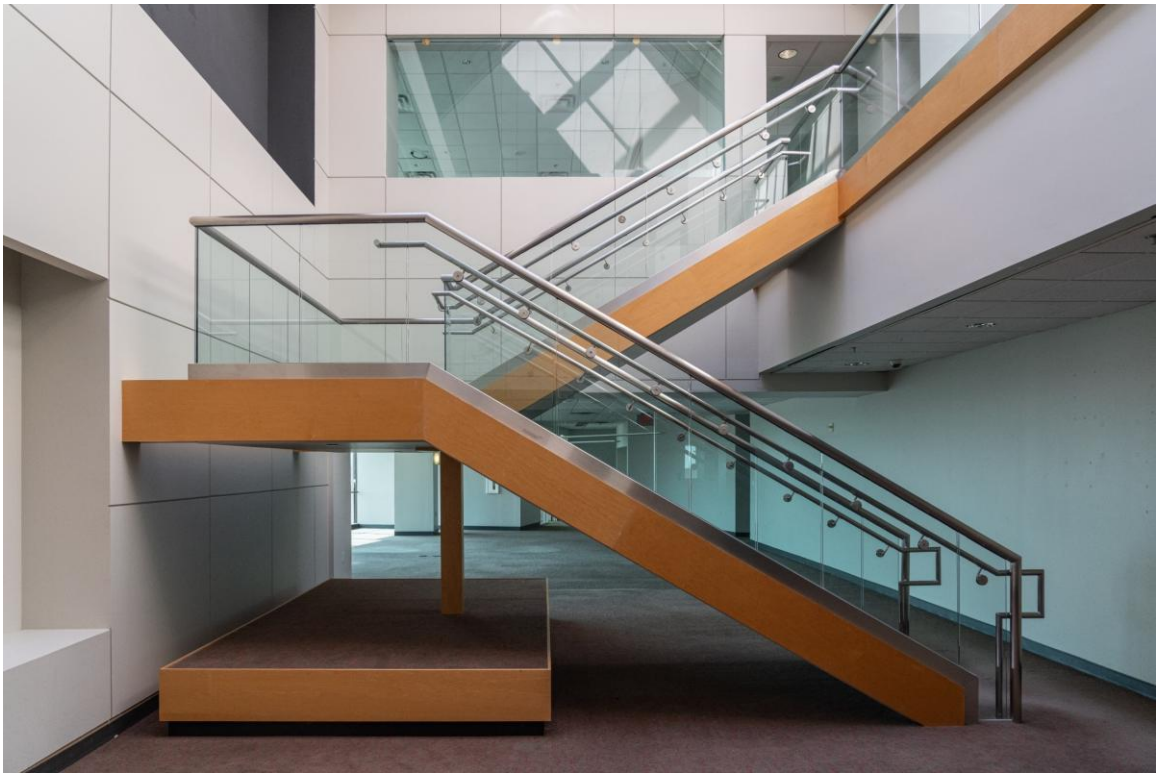


Photo 34:
7th floor, north side – Tower 1
Camera facing southwest.



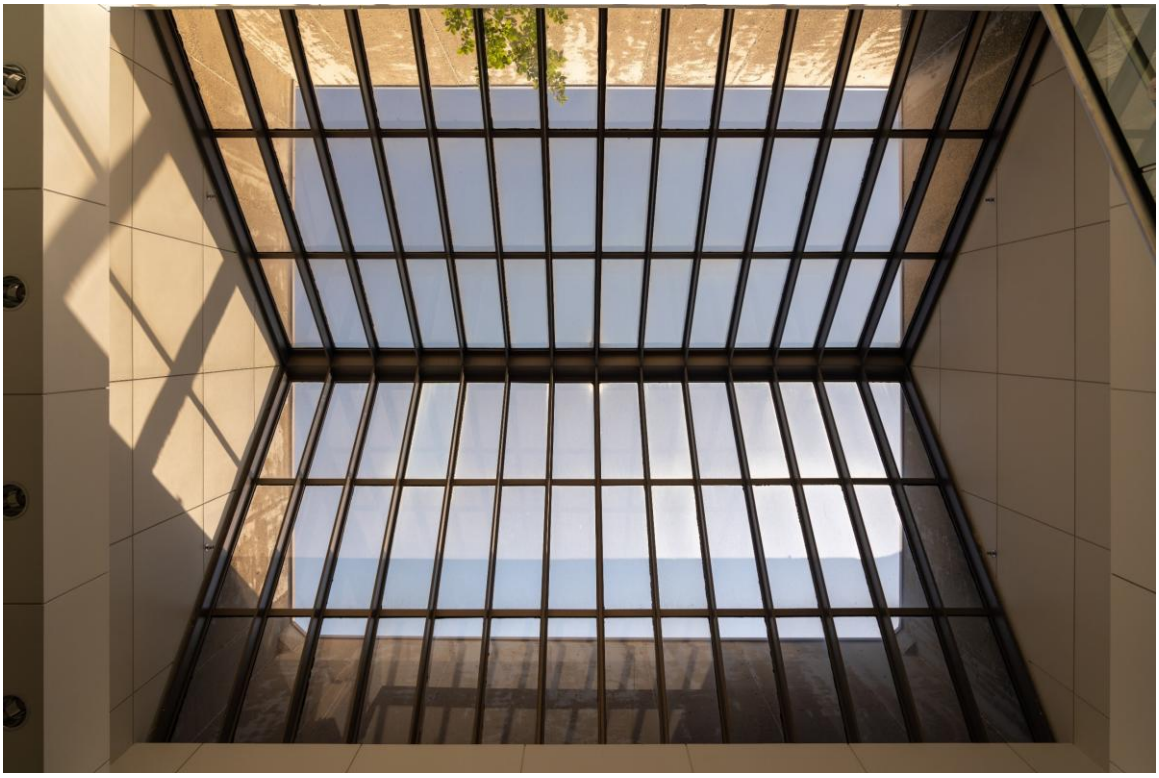
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Photo 35:
7th floor atrium – Tower 1
Camera facing south.



SBR Draft

Photo 36:
7th and 8th floor atrium skylight – Tower 1
Camera facing up.



SBR Draft

Photo 37:
8th floor northeast corner office – Tower 1
Camera facing northeast.



Photo 38:
Elevator lobby – Tower 2
Camera facing north.



SBR Draft

Photo 39:
South entrance – Tower 2
Camera facing west.



SBR Draft

Photo 40:
Corridor and west entrance – Tower 2
Camera facing west.



Photo 41:
Covered walkway to garage – Tower 2
Camera facing west.



SBR Draft

Photo 42:
5th floor – Tower 2
Camera facing west.



Photo 43:
5th floor southeast corner office – Tower 2
Camera facing southeast.



Photo 44:
5th floor hallway – Tower 2
Camera facing west.

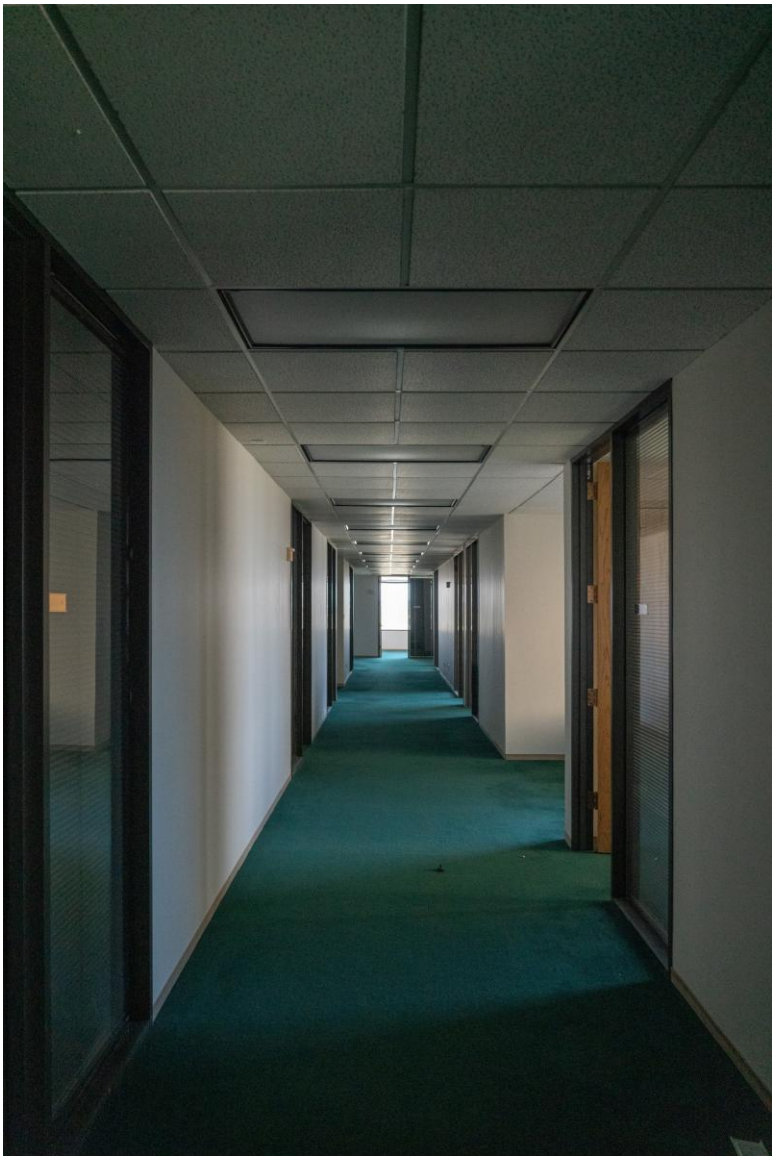


Photo 45:
Breezeway at north entrance – Tower 2
Camera facing southeast.

