

Landmark Commission -Executive Summary - 2431 Park Row Ave Dallas, Texas

I am writing to give an overview of the request to a slight modification to the CA granted for 2431 Park Row Ave Dallas, Texas 75215 on July 12, 2016. In response to the Landmark Commissions review of my request on March 6, 2023 to increase the second floor floor plate from 8 feet to 10 feet, I wanted to make it clear a couple of items:

1. The Landmark Commission has approved the 2nd floor with an 8 foot floor plate per the approved CA issued on July 12, 2016.
2. Contrary to the Landmark Commission's discussion on March 6, 2023 that other elements of the approved CA were being changed, there are no other changes. The only requested modification to this approved CA was to increase the floor plate on the 2nd floor from 8 feet to 10 feet. This is in an effort to have the same indoor ceiling height as the first floor. Yes. This would mean the pitch of the roof would be two feet higher, but such difference in height would not be noticeable from the street; especially since the 2nd floor is being contained to the back half of the house.

It seems the requested modification is a reasonable request. From a practical matter, it makes the 2nd floor functional and not feel claustrophobic to live in. The request is consistent with the architectural integrity of other homes on Park Row and South Blvd. In fact, while 2431 Park Row's 2nd floor addition is relegated to the back part of the house, other homes have 2nd floor additions that span the full 1st floor footprint including the 2430 Park Row; directly across the street from 2431 Park Row (please see the attached picture). Additionally, 2316, 2402, 2409, 2532 Park Row all have a 2nd floor that spans the entire first floor footprint and is consistent with the height increase I am seeking for 2431 Park Row Ave. In fact, the South Blvd/Park Row historical district has several homes with 2nd floors including (to name a few) 2314 (new construction), 2320, 2401, 2402, 219, 2423, 2509, 2527, 2707 and 2720 (new construction – 21st century) South Blvd.

The additions to 2431 have been carefully evaluated to conform to the historical district standards. However, there have been new construction in the area that seems (in my humble opinion) to fall short of these standards; yet have been allowed to be constructed including 2532 Park Row, the one-story house to immediately to the west of 2534 South Blvd and 2720 South Blvd.

Lastly, while not included in this official request, we do want to create a porte cochere on the house so that our cars will be protected. There are several homes in the district that have porte cocheres.

I do hope that the Landmark Commission will look upon this request favorably as the additions are consistent with the historical nature of the district and will create significant value for the properties in the district. Currently the house is boarded up and not functional. There will be a significant investment to preserve this house and the delay caused by the recent decision has already proven to be more costly as interest rates have increased significantly on top of high construction costs.

Thank you in advance for your consideration.

Sincerely,

Bernard Shaw