



LANDMARK COMMISSION

APRIL 6, 2026

FILE NUMBER: COA-26-000043
LOCATION: 549 E. Jefferson Blvd.
STRUCTURE: Contributing
COUNCIL DISTRICT: 1
ZONING: MU-3

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: February 18, 2026
DISTRICT: Oak Cliff (UMC) H.D.
MAPSCO: 55-A
CENSUS TRACT: 0048.00

APPLICANT: Michael Karnowski

REPRESENTATIVE: N/A

OWNER: 549 E JEFFERSON BLVD LLC

REQUEST(S)

A Certificate of Appropriateness (CA) to construct a north side horizontal addition – an elevator tower with overrun and a ground floor entrance; connecting the sanctuary and the education building.

STAFF RECOMMENDATION(S)

That the request for a Certificate of Appropriateness to construct a north side horizontal addition – an elevator tower with overrun and a ground floor entrance; connecting the sanctuary and the education building be approved in accordance with drawings and specifications date 2/18/2026 with the following conditions: that expansion joints between new addition and existing buildings be clearly delineated/discernable; that mortar color, joint width and mortar finish/texture of new addition match that of sanctuary building; that cast stone trim/embellishments of new addition match that of sanctuary building in color and finish/texture; and that elevator overrun be setback so as NOT to be visible from any adjacent public right-of-way. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 9.4, 9.6 and 9.9 under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior’s Standards for Rehabilitation.

TASK FORCE RECOMMENDATION(S)

That the request for a Certificate of Appropriateness to construct a north side horizontal addition – an elevator tower with overrun and a ground floor entrance; connecting the sanctuary and the education building be approved with the following

condition: that applicant furnish color and material samples of the aluminum store front, brick, mortar, cast stone and metal fascia.

BACKGROUND / HISTORY:

The Oak Cliff United Methodist Church at 549 E Jefferson Boulevard traces its origins to 1887, when early Methodist families organized as St. Mark's Methodist before constructing their first sanctuary in 1894 and dedicating it in 1901. Rapid growth after Oak Cliff's 1903 annexation led to construction of the present Classical Revival sanctuary, designed by noted architects Sanguinet & Staats and completed in 1915, with formal dedication in 1926. The building has long served as both an architectural landmark and a community anchor, surviving a major fire in 1958 that prompted significant restoration. The property was designated a Recorded Texas Historic Landmark in 1999 (Marker No. 11833, Atlas No. 5113011833) and received City of Dallas Landmark status in 2004 by Ordinance No. 23659. In October 2021, the Landmark Commission certified the property as a case of demolition by neglect due to extensive deterioration, and in January 2022 the building sustained further damage when a fire—started by a warming fire inside the structure—caused significant loss to the already-compromised interior.

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

RELEVANT PRESERVATION CRITERIA

Oak Cliff United Methodist Church (H-90). Ordinance No.: 23659

SEC. 9 NEW CONSTRUCTION AND ADDITIONS

9.4 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structures.

9.6 The height of new construction must not exceed the height of the adjacent historic structure except as stated in 9.2.

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

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

Standards of Rehabilitation

9. *“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”*

10. *“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

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:

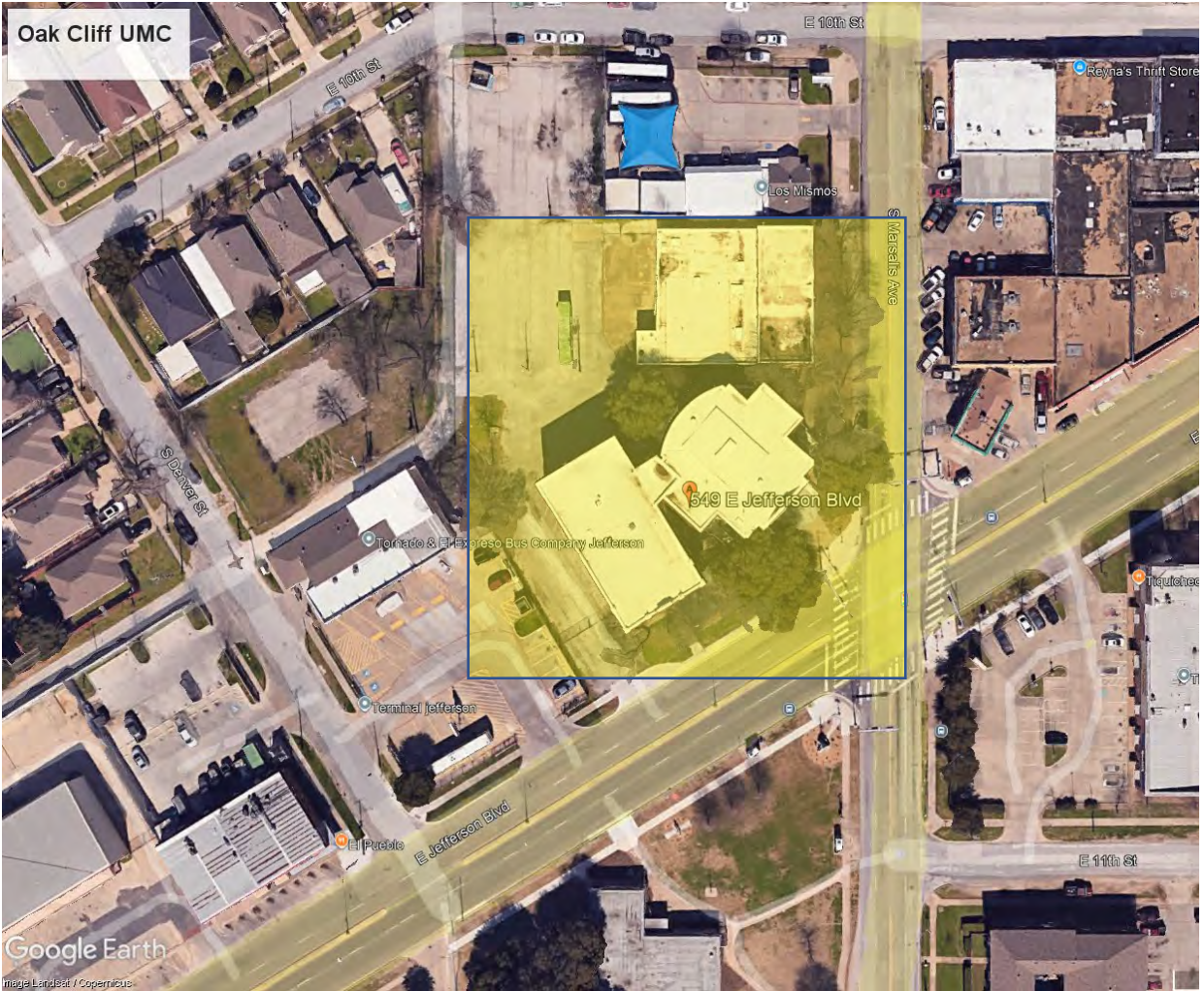
(aa) *the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance.*

(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.*

SITE MAP
549 E. Jefferson Blvd



The yellow rectangle highlights 549 E. Jefferson Blvd Basemap Source: Google Earth

CURRENT PHOTO(S)
549 E. Jefferson Blvd



Subject property. Front elevation of sanctuary (south east corner of church campus). Source: Google Maps -- Streetview.



Subject property. Front elevation of education building (south west corner of church campus). Source: Google Maps -- Streetview.



Subject property. Right elevation of sanctuary (east) on Marsalis St. Source: Google Maps -- Streetview.



Subject property. Left elevation of education building (west). Source: Google Maps -- Streetview.

CONTEXT PHOTOS
549 E. Jefferson Blvd.



West of Oak Cliff UMC (subject property) along E. Jefferson Blvd. Source: Google Maps -- Streetview.



East of Oak Cliff UMC (subject property) along E. Jefferson Blvd. Source: Google Maps -- Streetview.



North of Oak Cliff UMC (subject property) along Marsalis St. Source: Google Maps -- Streetview.



South of Oak Cliff UMC (subject property) along Marsalis St. Source: Google Maps -- Streetview.

ATTACHMENTS:

- **Task Force Recommendation Form**
- **THC RTHL Review**
- **Certificate of Appropriateness Application**

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

DATE: 02/11/2026

TIME: 3:00 pm

MEETING PLACE: Virtual Meeting / 2922 Swiss Avenue, "Wilson House"

Applicant Name: Michael Karnowski

Address: 549 E Jefferson Blvd – Oak Cliff UMC

Date of CR/CA/CD Request: 01/26/2026

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice

Recommendation / comments/ basis:

Approve with the condition that applicant furnish color and material samples of the aluminum store front, brick, mortar, cast stone and metal fascia.

Task force members present

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

Jay Firsching recused (Consulting Architect)

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

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

Maker: **James Adams**

2nd: **Morgan Harrison**

Task Force members in favor: **4**

Task Force members opposed: **0**

Basis for opposition:

CHAIR, Task Force: **Gary C. Coffman**

Date: 02/11/2026

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).

March 9, 2026

Jay Firsching
HRTCServices.com
5900 Balcones Drive
Suite 22214
Austin, TX 78731

Re: Recorded Texas Historic Landmark Project Review, Oak Cliff United Methodist Church, 549 E. Jefferson Blvd Dallas, TX 75203

Dear Mr Firsching,

Thank you for submitting the proposed project at Oak Cliff United Methodist Church c.1915, which has been designated as a Recorded Texas Historic Landmark (RTHL) since 1999. This letter presents the comments of the Executive Director of the Texas Historical Commission (THC).

The THC Division of Architecture staff, led by Kai White, has completed their review of the project proposal submitted on March 2, 2026. Our staff acknowledges the proposed scope of work consists of proposed modifications to the existing 1926 hyphen connecting the original Oak Cliff United Methodist Church Building to the adjoining historic 1926 Education Building addition and removal of a 1950s addition, the construction of a compatible new elevator shaft-way adjoining the north wall of the hyphen, and the construction of a new and fully accessible exterior entrance vestibule.

THC staff have reviewed the above scope of work and determined that the modifications to the 1926 hyphen and removal of the 1950s hyphen addition in order to accommodate an ADA compliant elevator shaft-way and exterior entrance meets the *Secretary of the Interior's Standards for the Treatment of Historic Buildings*, to repair and replace in kind, this work is approved.

The Texas Historical Commission staff has determined that the above scope of work sufficiently meets the *Secretary of the Interior's Standards for Rehabilitation*, and we hereby waive the remainder of the RTHL review period. Work may proceed at this time.

Thank you for your interest in the cultural heritage of Texas, and for the opportunity to comment on the proposed project. If you have any questions concerning our review, or if we can be of further assistance, please contact Kai White kai.white@thc.texas.gov or 512-463-9122.

Sincerely,



Kai White

The Jefferson

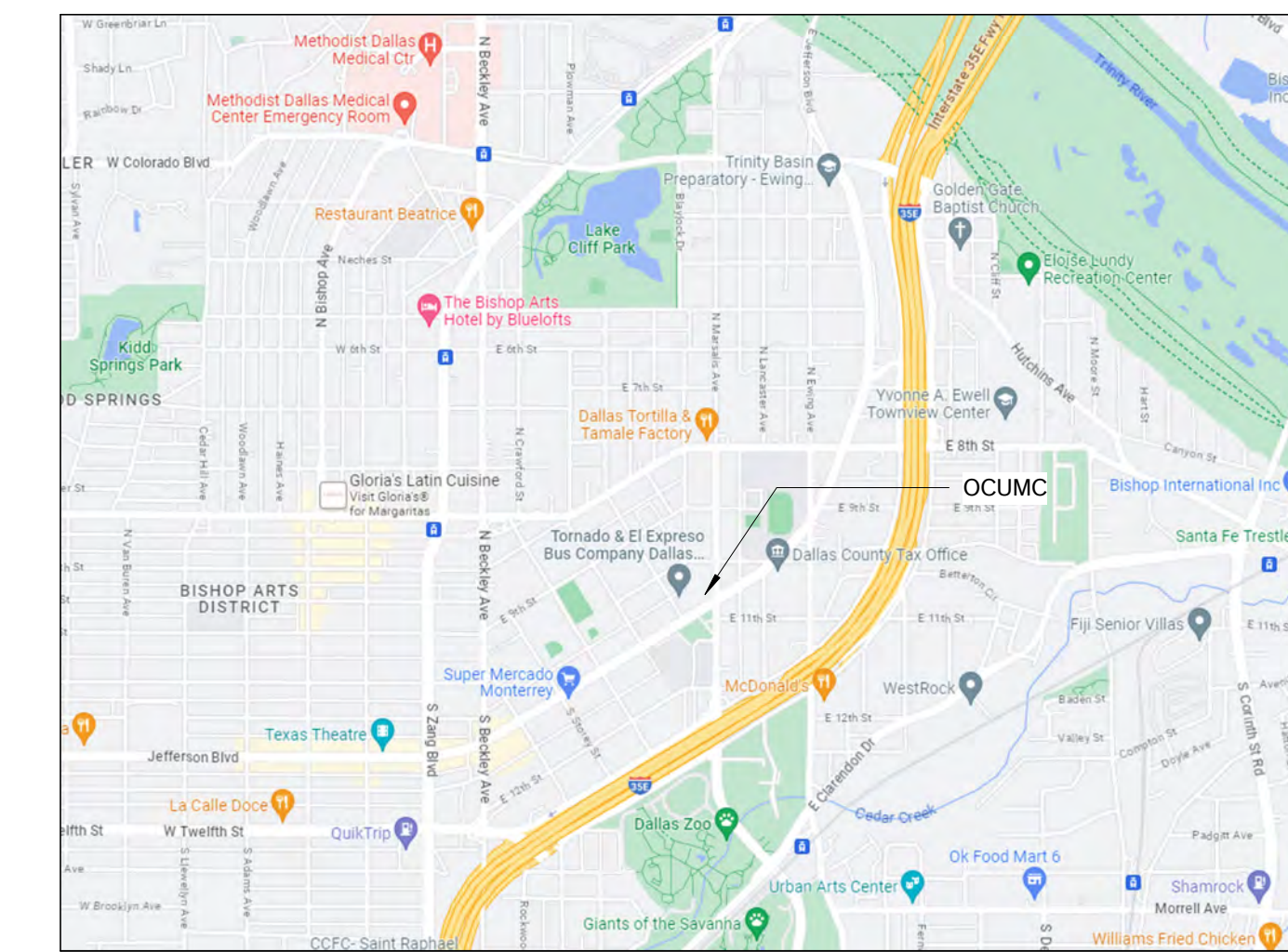
Elevator Tower Addition Package



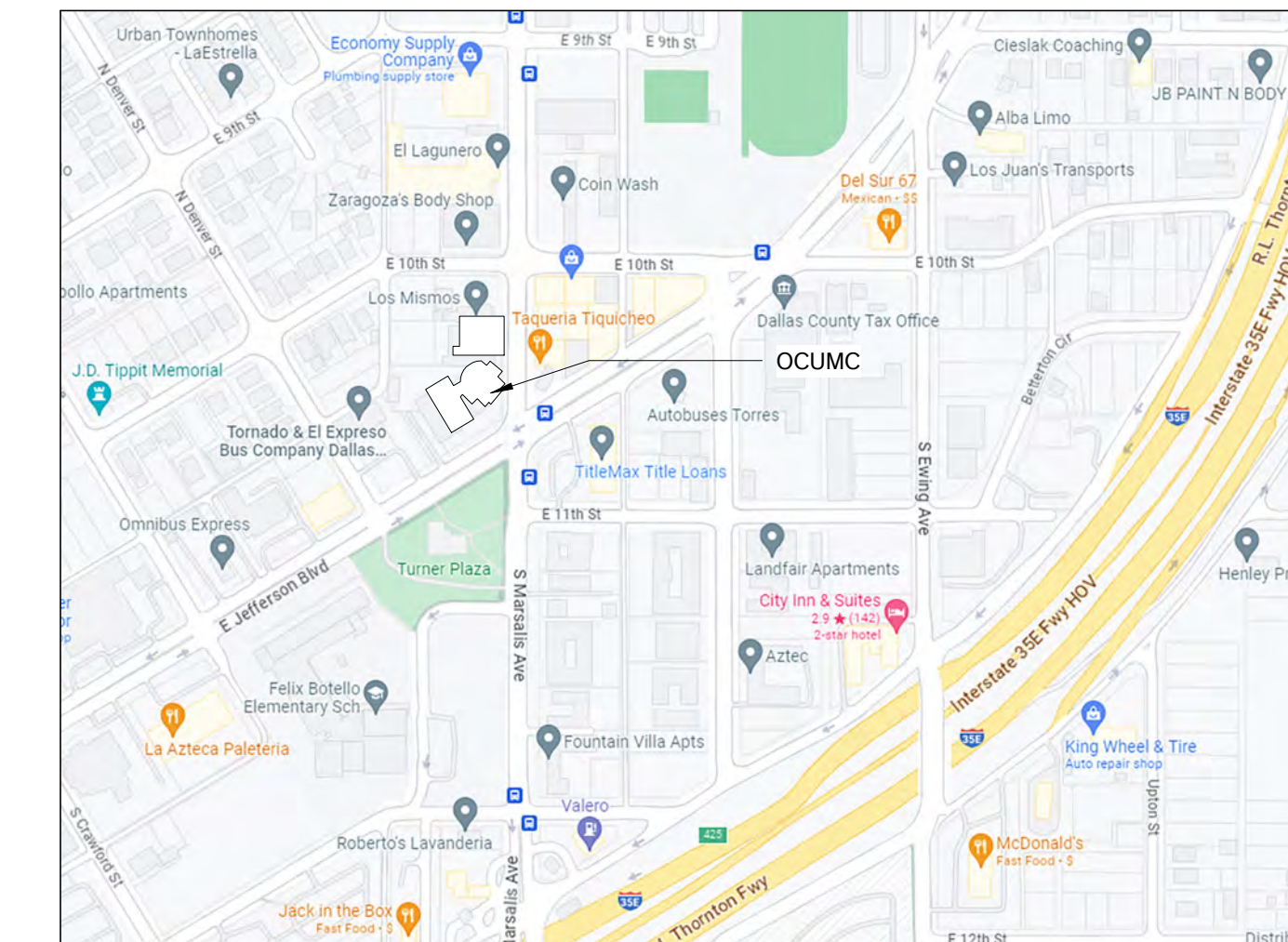
SHEET INDEX

A0.00.	Cover Sheet
DEMO	
D1.01.	Education Building Level 1 Floor Plan Demo
D1.02.	Education Building Level 2 Floor Plan Demo
D1.03.	Education Building Level 3 Floor Plan Demo
D2.02.	Education Building Elevations Demo
ARCHITECTURAL	
A1.00.	Site Plan
A1.02.	Education Building Level 1 Floor Plan
A1.03.	Education Building Level 2 Floor Plan
A1.04.	Education Building Level 3 Floor Plan
A1.11.	Sanctuary Basement Floor Plan
A1.12.	Sanctuary Level 1 Floor Plan
A1.13.	Sanctuary Level 2 Floor Plan
A2.02.	Education Building Elevations

VICINITY MAP



STREET MAP



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REVISION HISTORY

Schematic Design

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Michael Karnowski
TX Registration No. 24272

549 E Jefferson Blvd
Dallas, TX 75203

January 26, 2026
ELEVATOR TOWER ADDITION PACKAGE

Architexas No. 2310 Date 1/26/2026

Sheet Name Cover Sheet

Sheet Number

Ao.00.



PHOTO_1



PHOTO_2



PHOTO_3



PHOTO_4



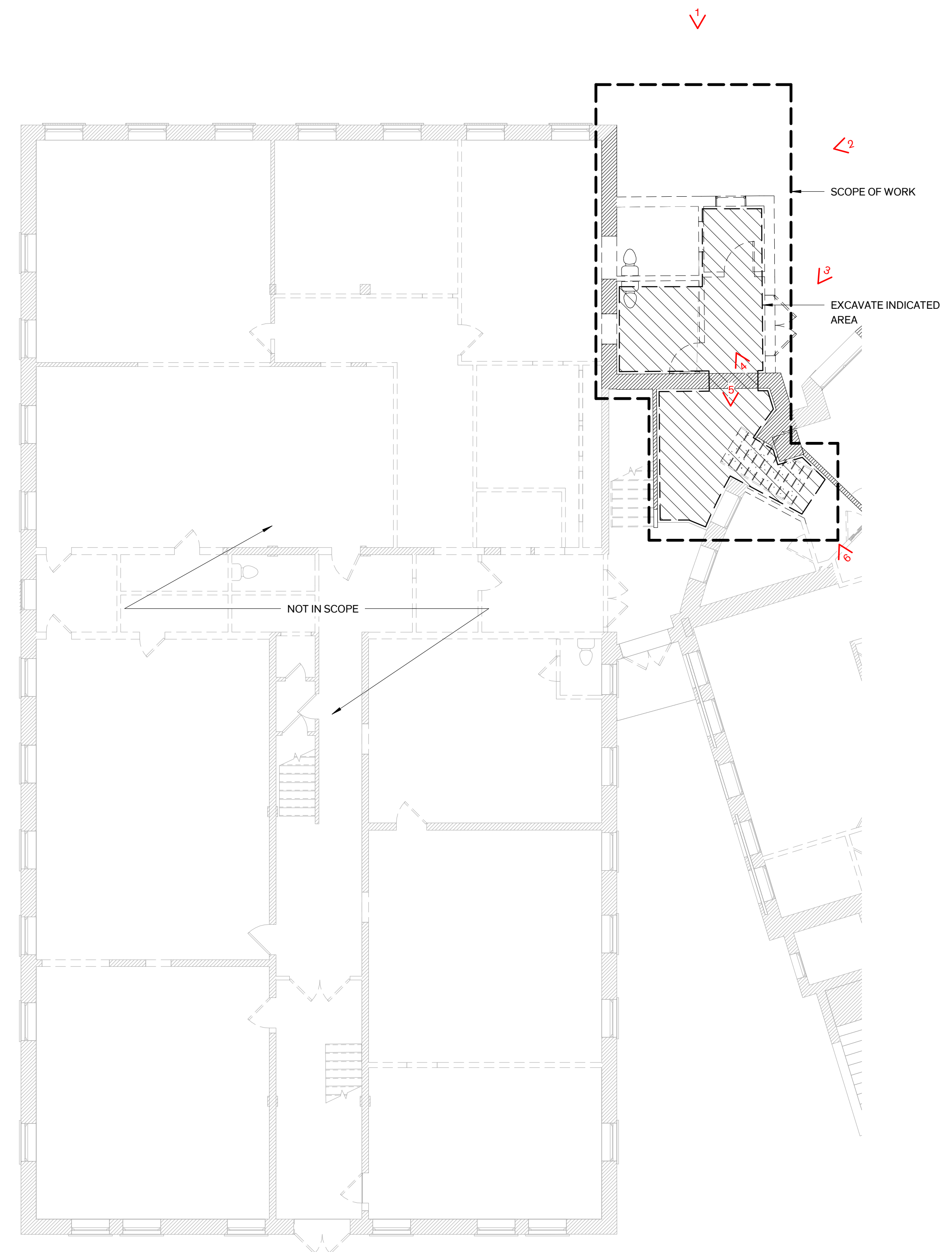
PHOTO_5



PHOTO_6

LEGEND

	EXIST'G WALL TO REMAIN
	FLOOR AREA TO BE REMOVED
	WALLS, FURNISHINGS & OTHER MISC. ITEMS TO BE REMOVED (SHOWN DASHED)
	EXIST'G DOOR TO REMAIN
	EXIST'G DOOR TO BE REMOVED AND DISCARDED



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Architexas No. 2310 Date 1/26/2026

Sheet Name
 Education Building Level 1 Floor
 Plan Demo

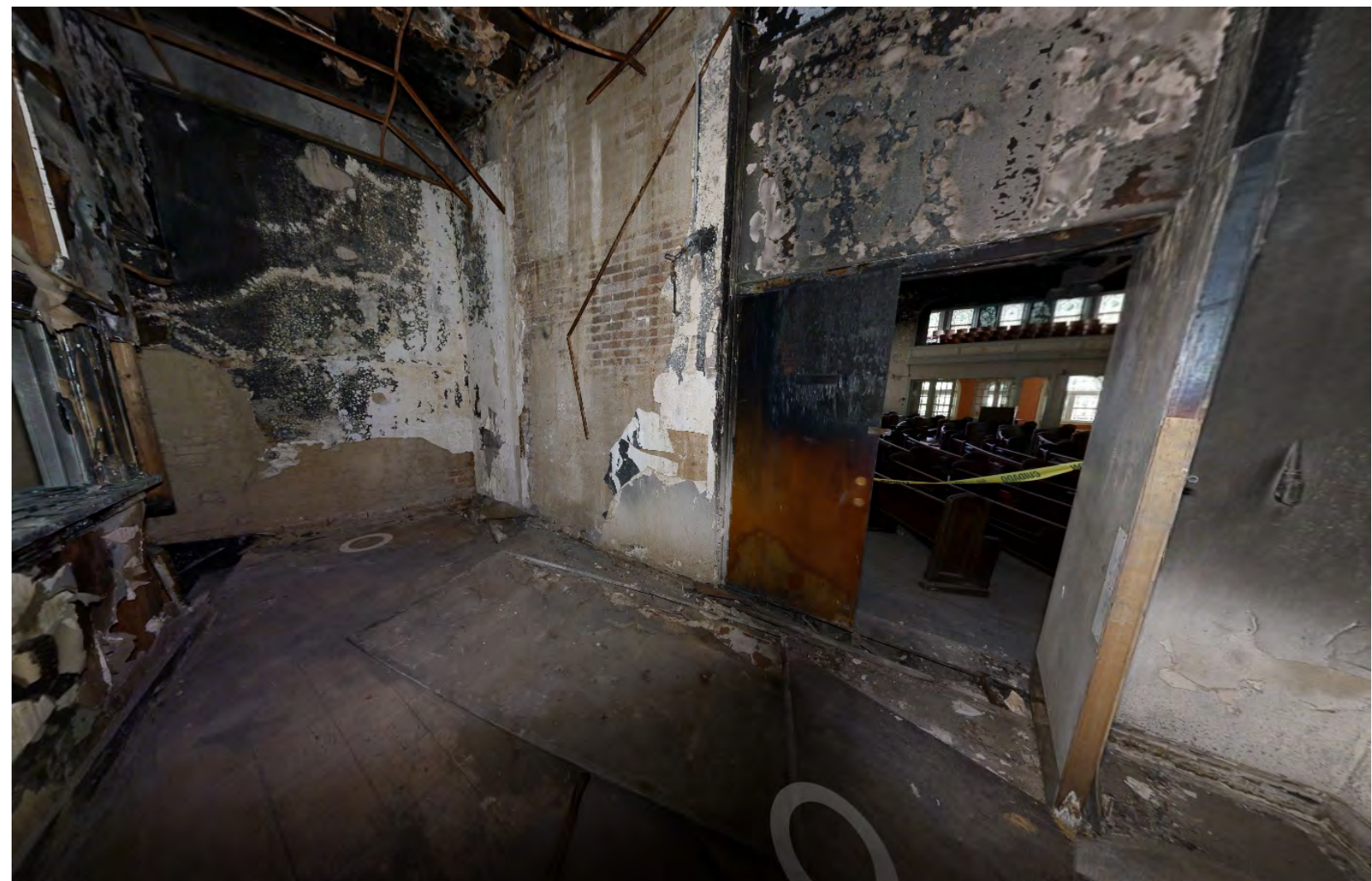
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PHOTO_7



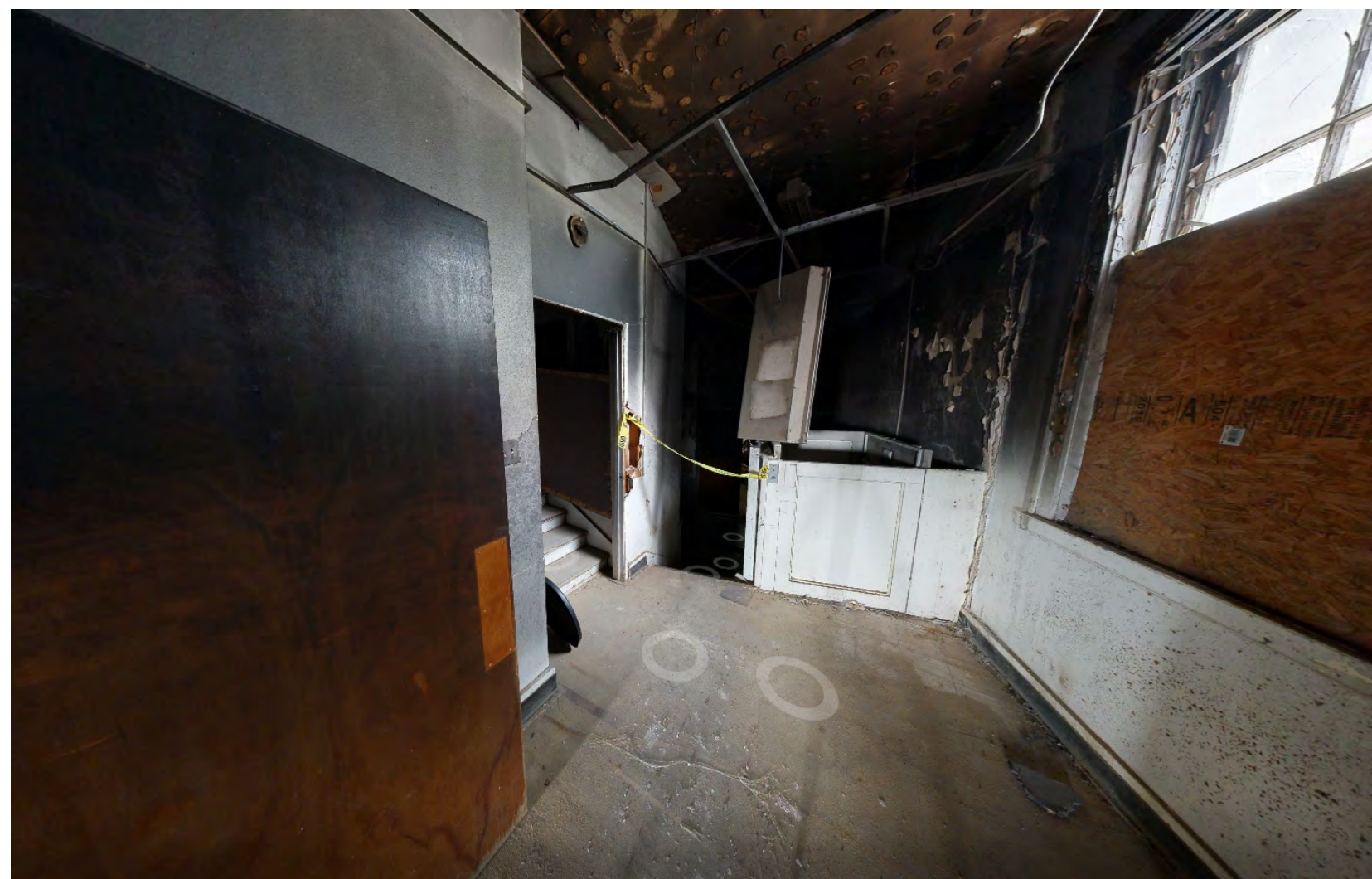
PHOTO_8
WHEELCHAIR LIFT



PHOTO_9



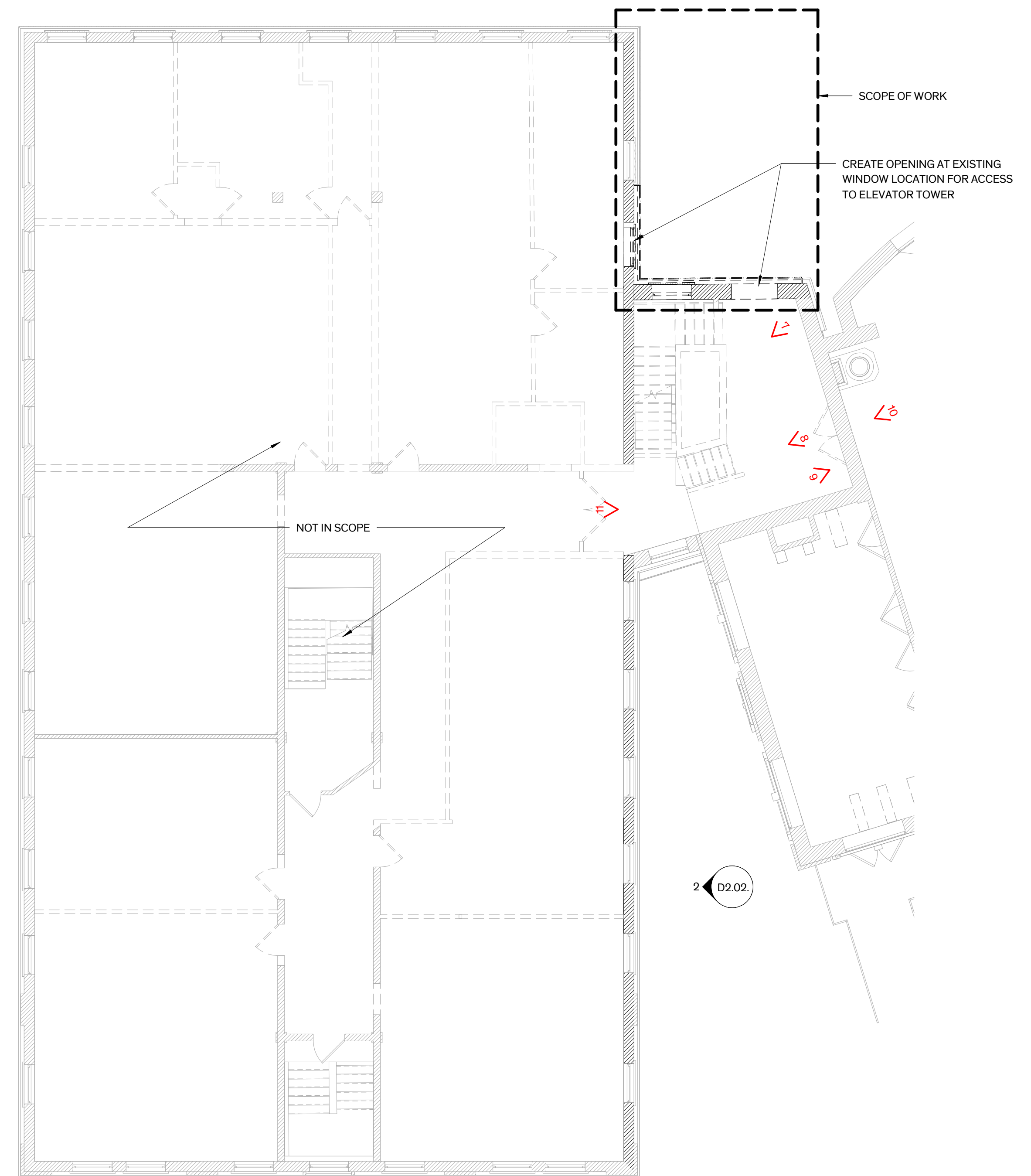
PHOTO_10



PHOTO_11

LEGEND

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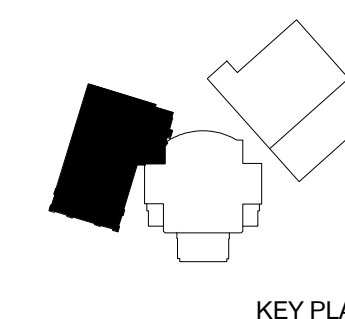
Michael Karnowski
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Architexas No. 2310 Date 1/26/2026

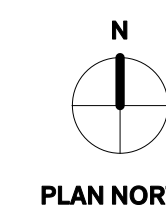
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Sheet Number

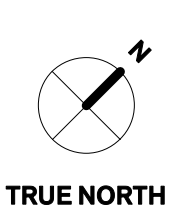
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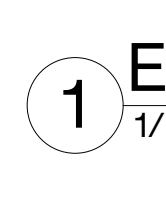
KEY PLAN



PLAN NORTH



TRUE NORTH



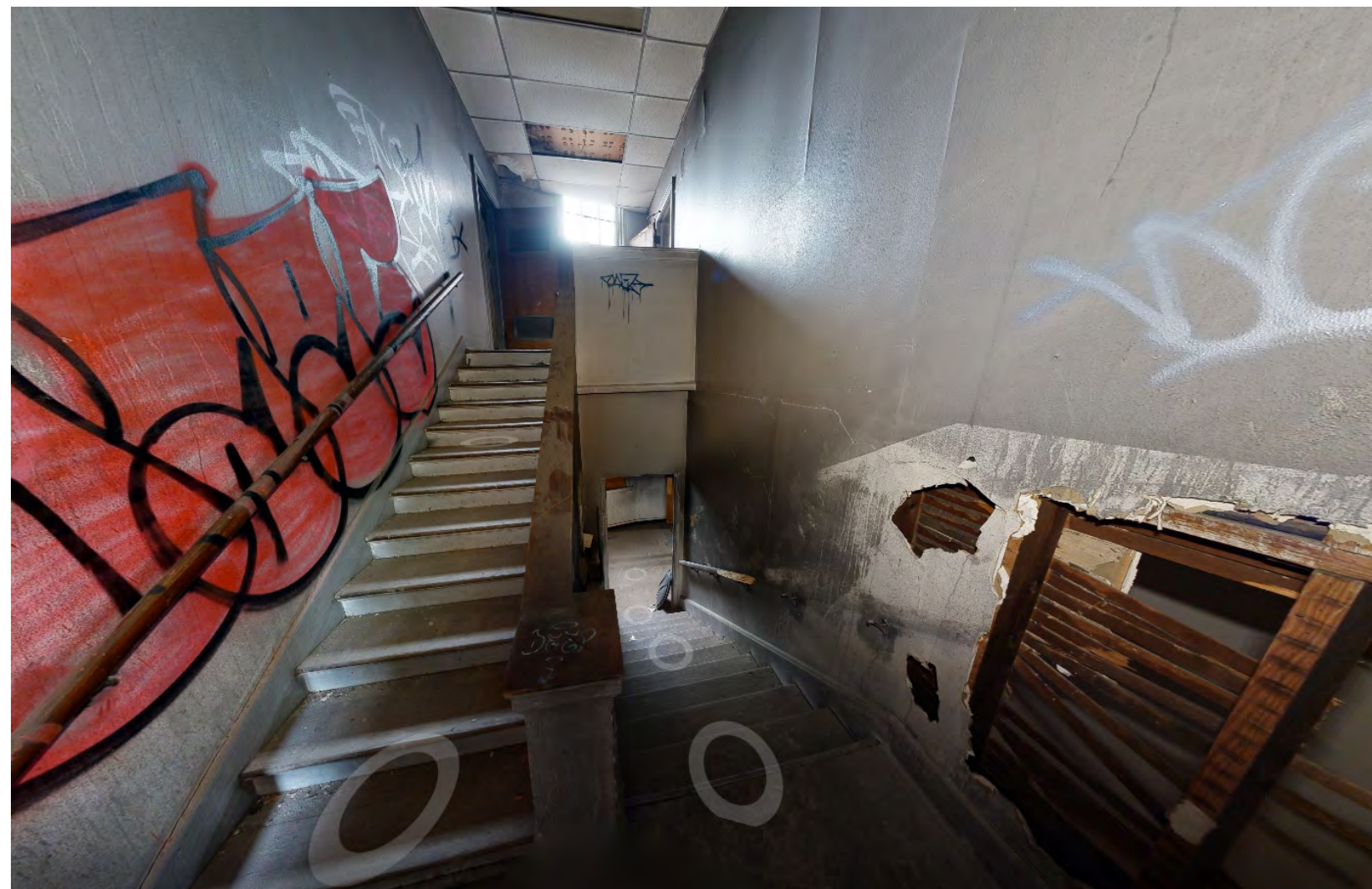
1 Education Level 2 Demo
1/8" = 1'-0"



PHOTO_12



PHOTO_13



PHOTO_14



PHOTO_15



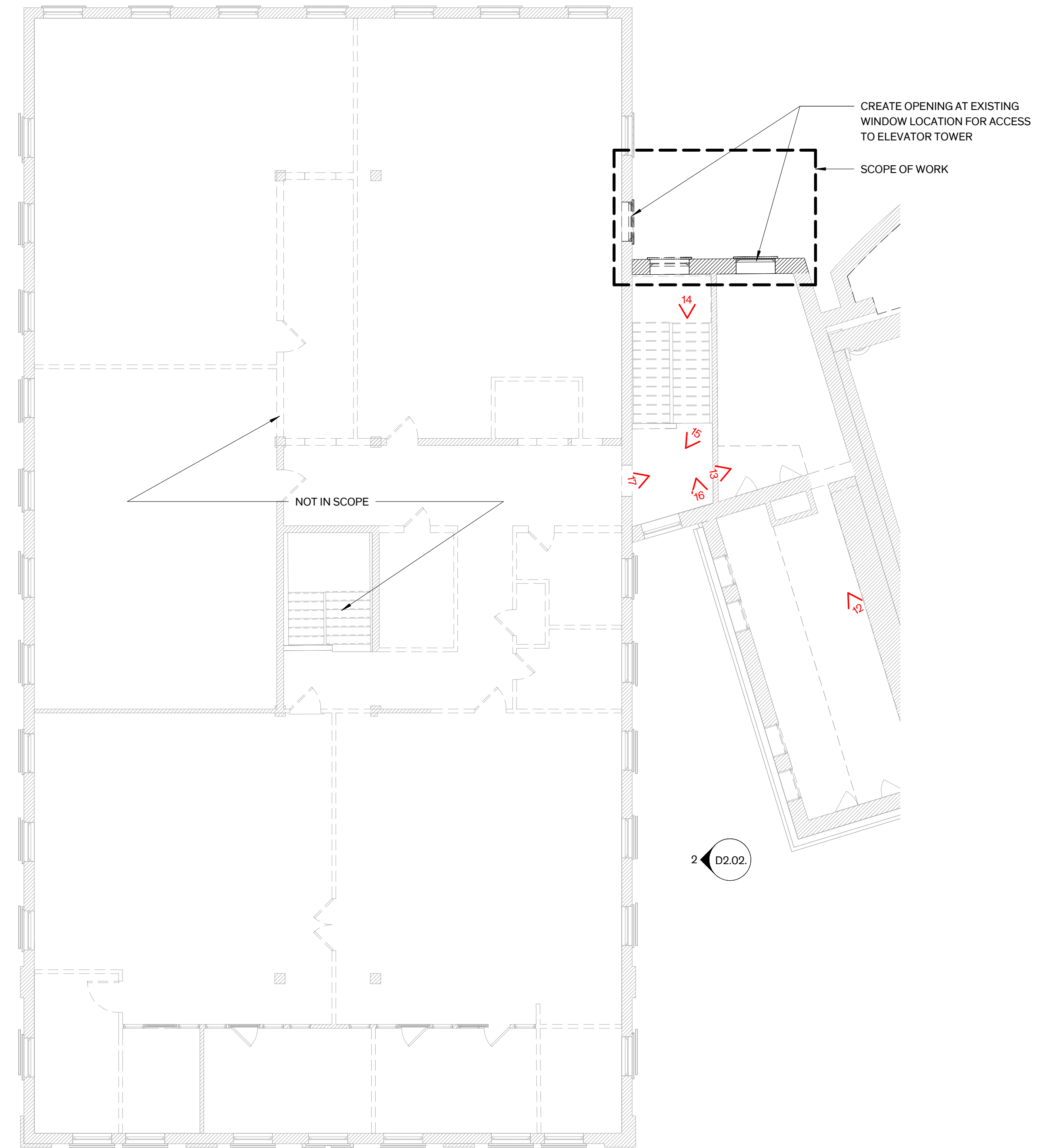
PHOTO_16



PHOTO_17

LEGEND

	EXIST'G WALL TO REMAIN
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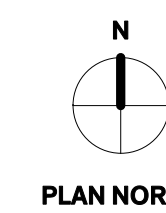
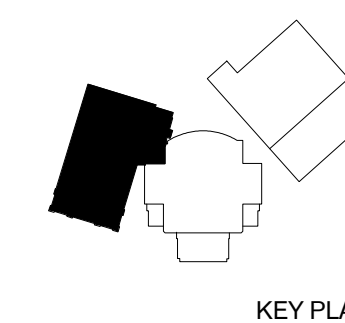
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Architexas No. 2310 Date 1/26/2026

Sheet Name Education Building Level 3 Floor Plan Demo

Sheet Number

D1.03



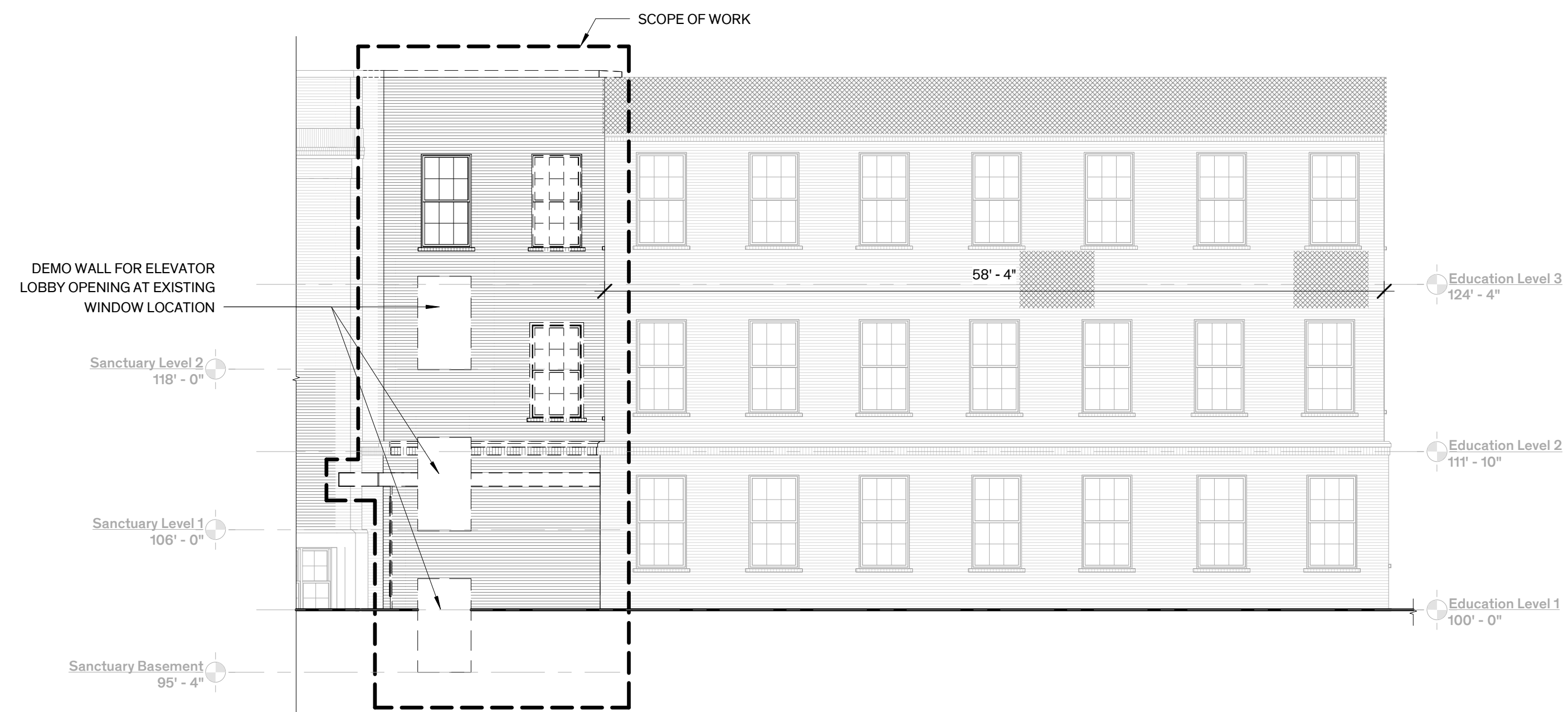
1 Education Building Level 3
 1/8" = 1'-0"

LEGEND

	EXIST'G WALL TO REMAIN
	FLOOR AREA TO BE REMOVED
	WALLS, FURNISHINGS & OTHER MISC. ITEMS TO BE REMOVED (SHOWN DASHED)
	EXIST'G DOOR TO REMAIN
	EXIST'G DOOR TO BE REMOVED AND DISCARDED



Education Building -
2 East Elevation Demo
 1/8" = 1'-0"



Education Building -
1 North Elevation Demo
 1/8" = 1'-0"

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Architexas No. 2310 Date 1/26/2026

Sheet Name
 Education Building Elevations
 Demo

Sheet Number

D2.02.



Lighting Schedule

- XP1: POLE MOUNTED LIGHTING FIXTURE(HIGH - 30')
- XP2: POLE MOUNTED LIGHTING FIXTURE(MEDIUM - 15')

NOTE:
THIS SITE WORK IS A FUTURE PHASE.

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1/1/2022

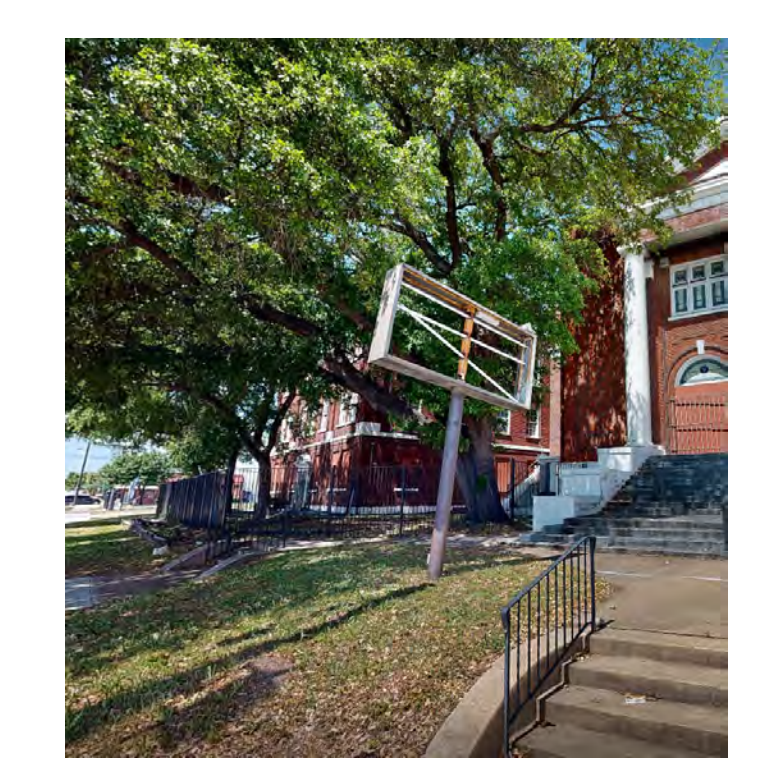
Architexas No. 2310 Date 1/26/2026

Sheet Name Site Plan






Sheet Number

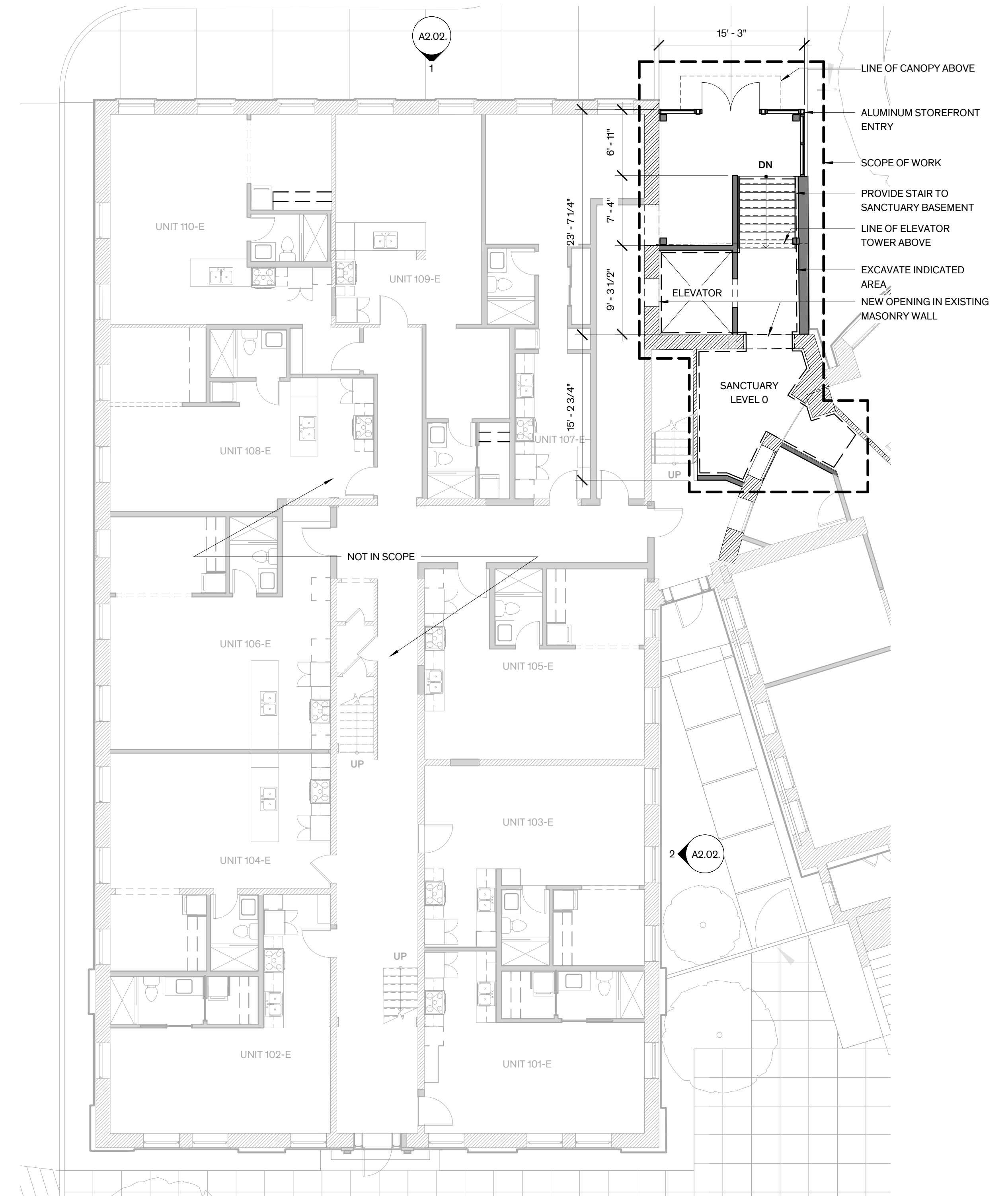
PLAN NORTH TRUE NORTH

1 Site Plan
3/64" = 1'-0"



LEGEND

	EXIST'G WALL TO REMAIN
	NEW WALL
	EXIST'G DOOR TO REMAIN
	NEW DOOR
	SCOPE OF WORK OUTLINE



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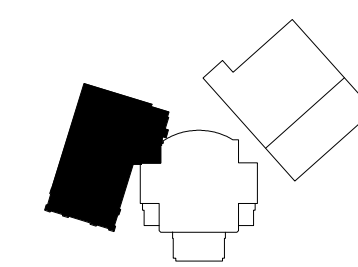
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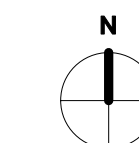
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 Education Building Level 1 Floor Plan

Sheet Number

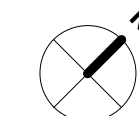
AI.02.



KEY PLAN



PLAN NORTH








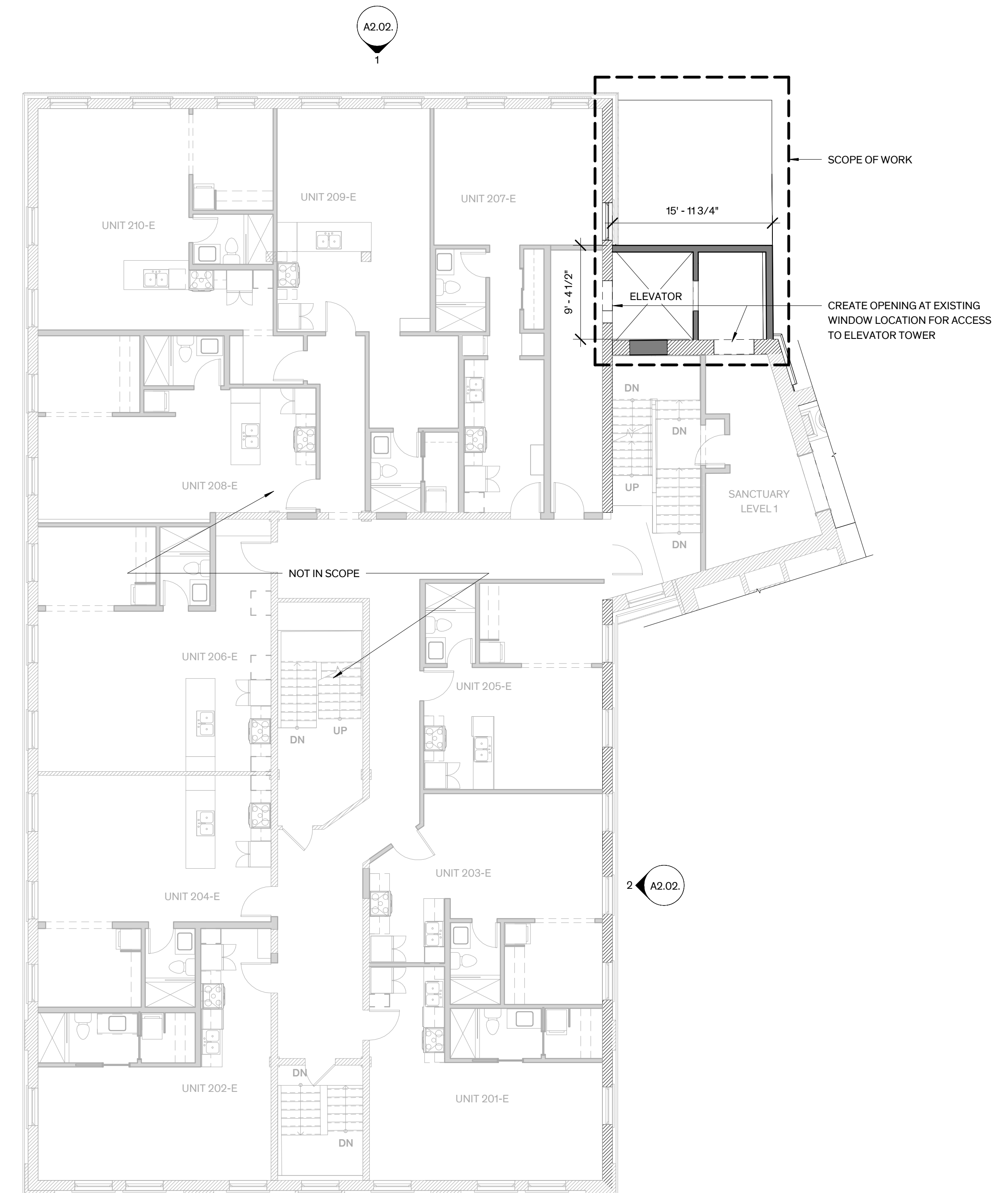
TRUE NORTH



Education Level 1
 1/8" = 1'-0"

LEGEND

	EXIST'G WALL TO REMAIN
	NEW WALL
	EXIST'G DOOR TO REMAIN
	NEW DOOR
	SCOPE OF WORK OUTLINE



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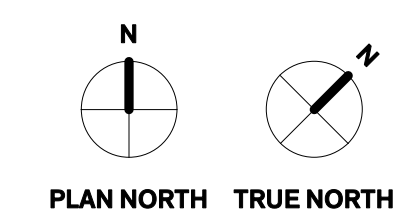
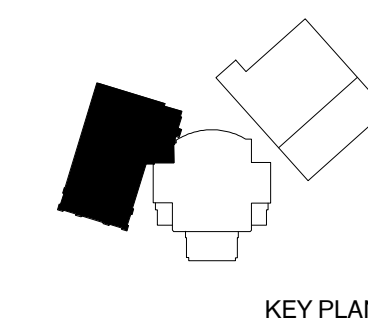
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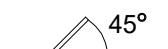


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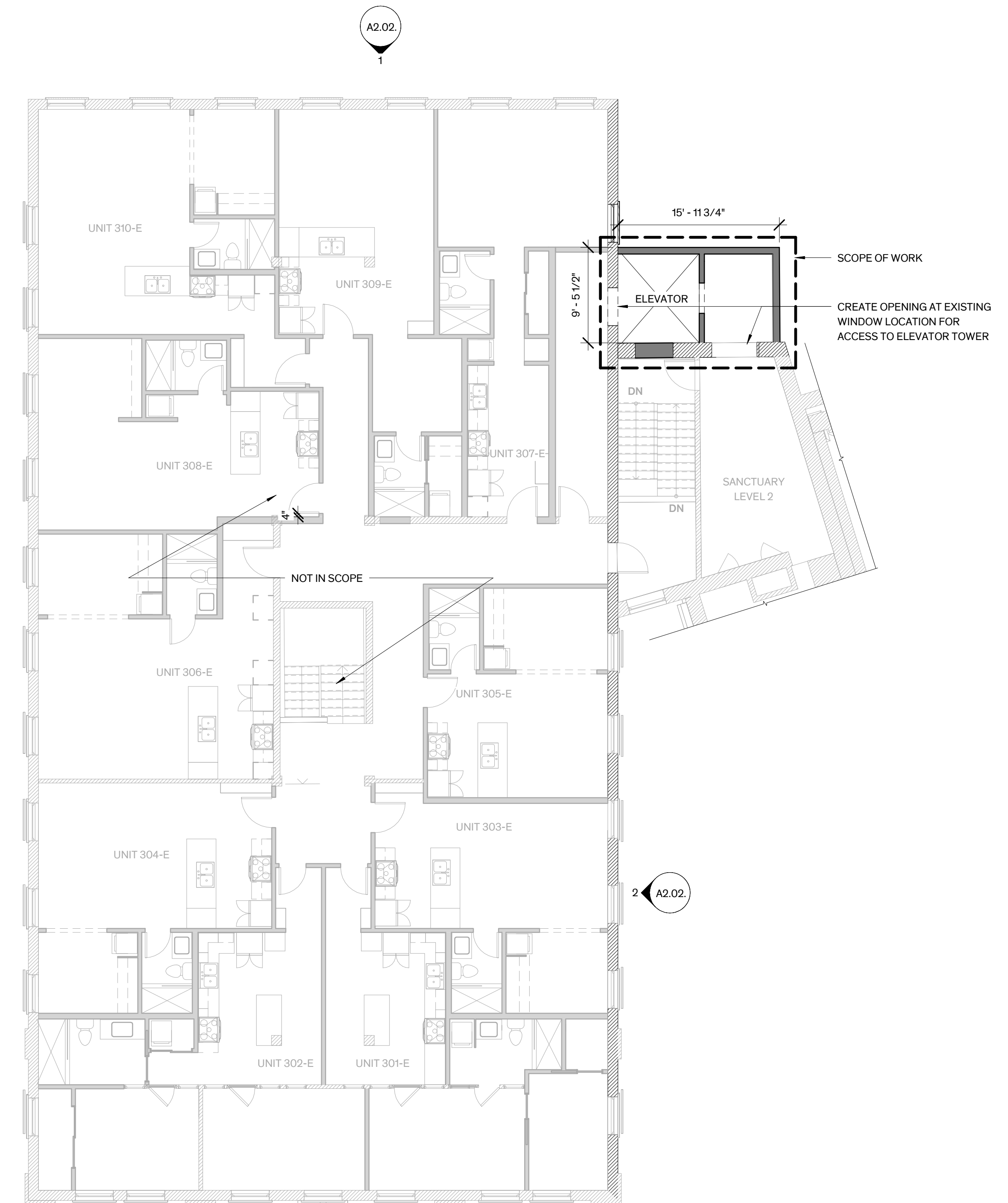
Sheet Number



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

LEGEND

	EXIST'G WALL TO REMAIN
	NEW WALL
	EXIST'G DOOR TO REMAIN
	NEW DOOR
	SCOPE OF WORK OUTLINE



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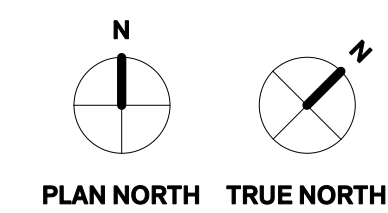
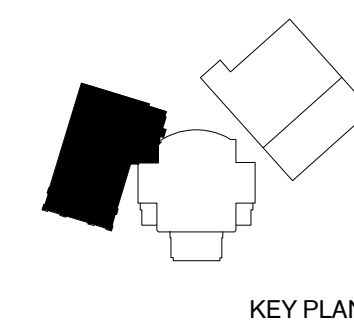
Michael Karnowski
 TX Registration No. 24272

Architexas No. 2310 Date 1/26/2026

Sheet Name Education Building Level 3 Floor Plan






Sheet Number

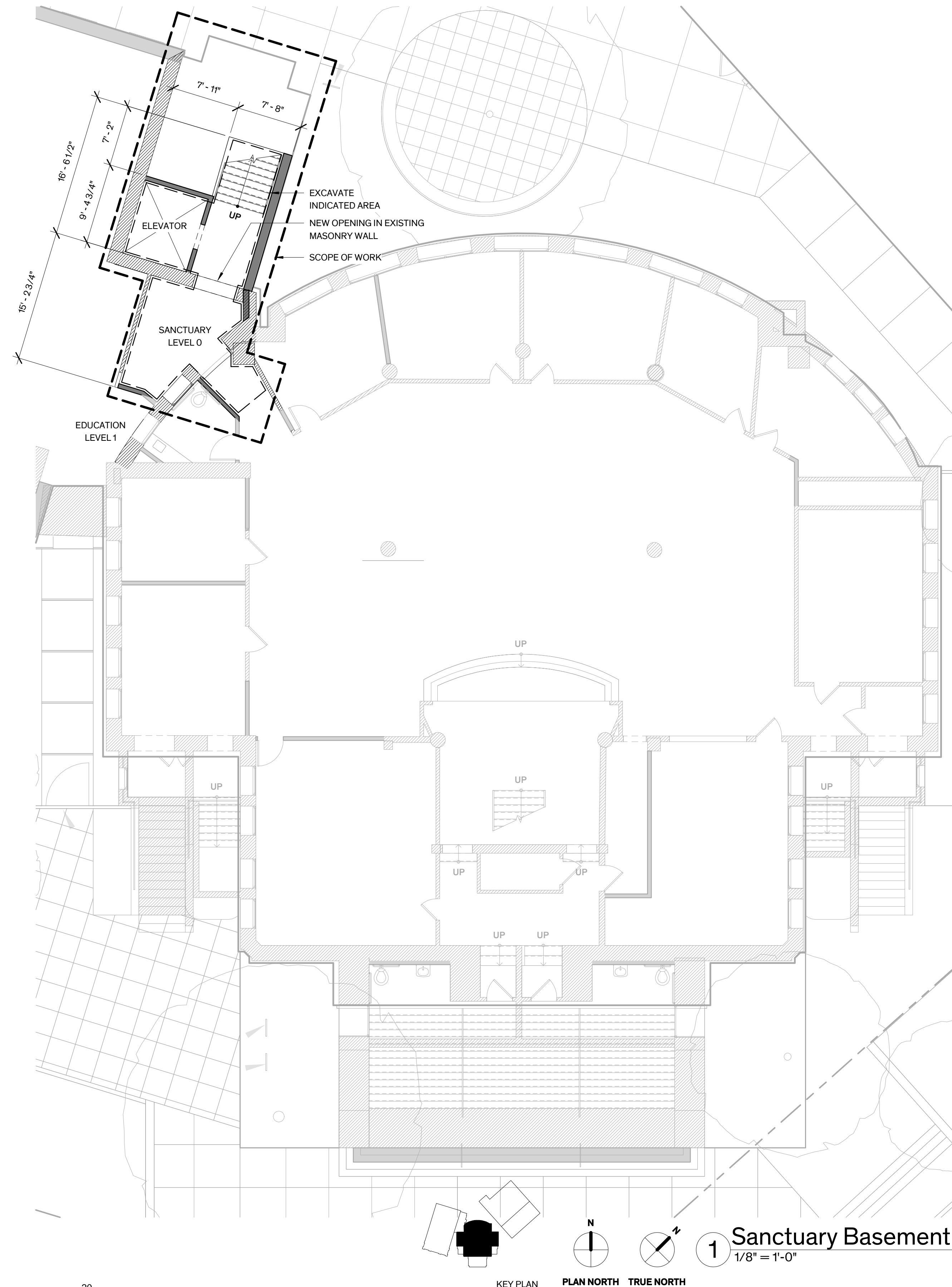
AI.04



1 Education Building Level 3
 1/8" = 1'-0"

LEGEND

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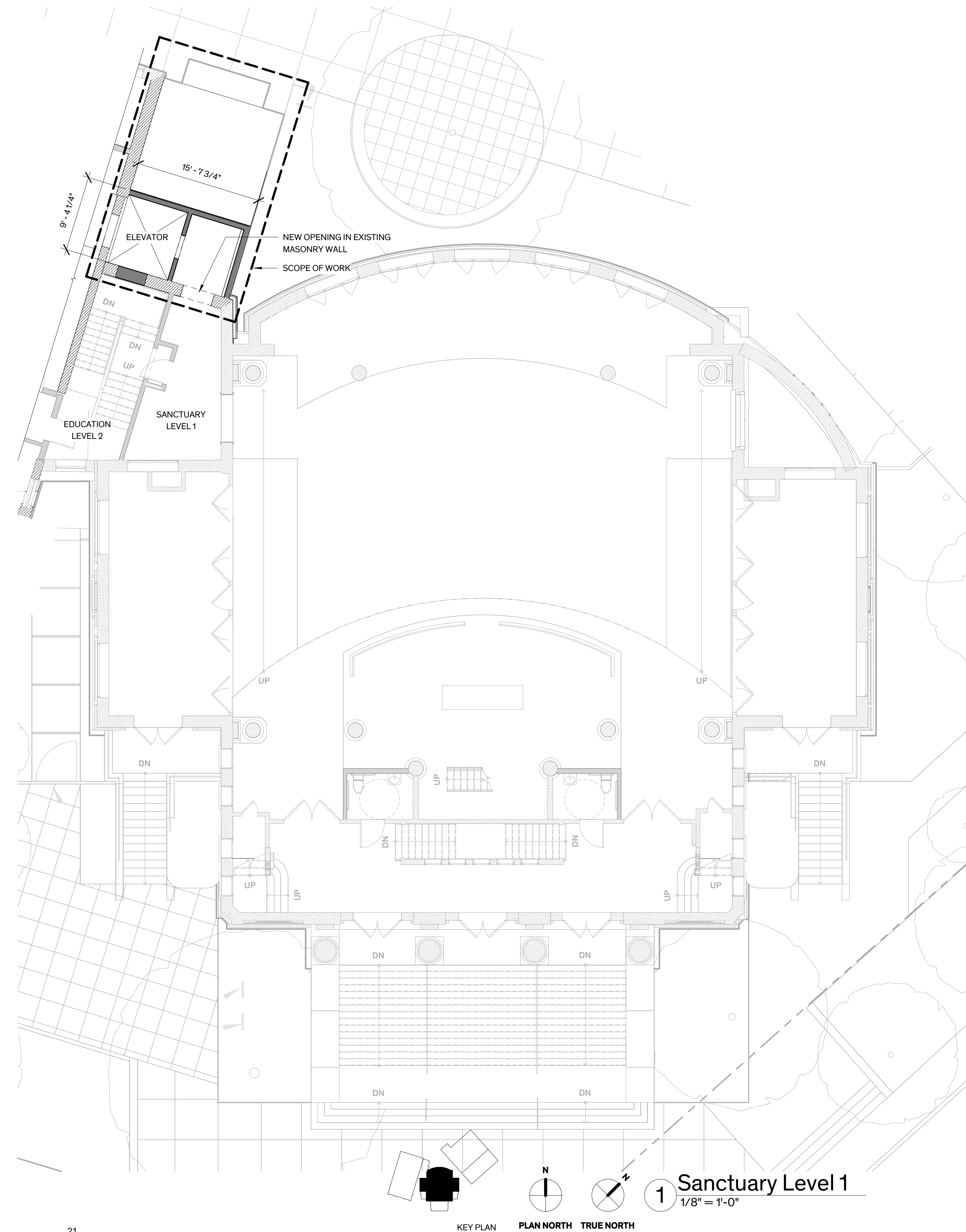
Architexas No. 2310 Date 1/26/2026

Sheet Name
 Sanctuary Basement Floor Plan

Sheet Number

LEGEND

	EXIST'G WALL TO REMAIN
	NEW WALL
	EXIST'G DOOR TO REMAIN
	NEW DOOR
	SCOPE OF WORK OUTLINE



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REVISION HISTORY

Schematic Design

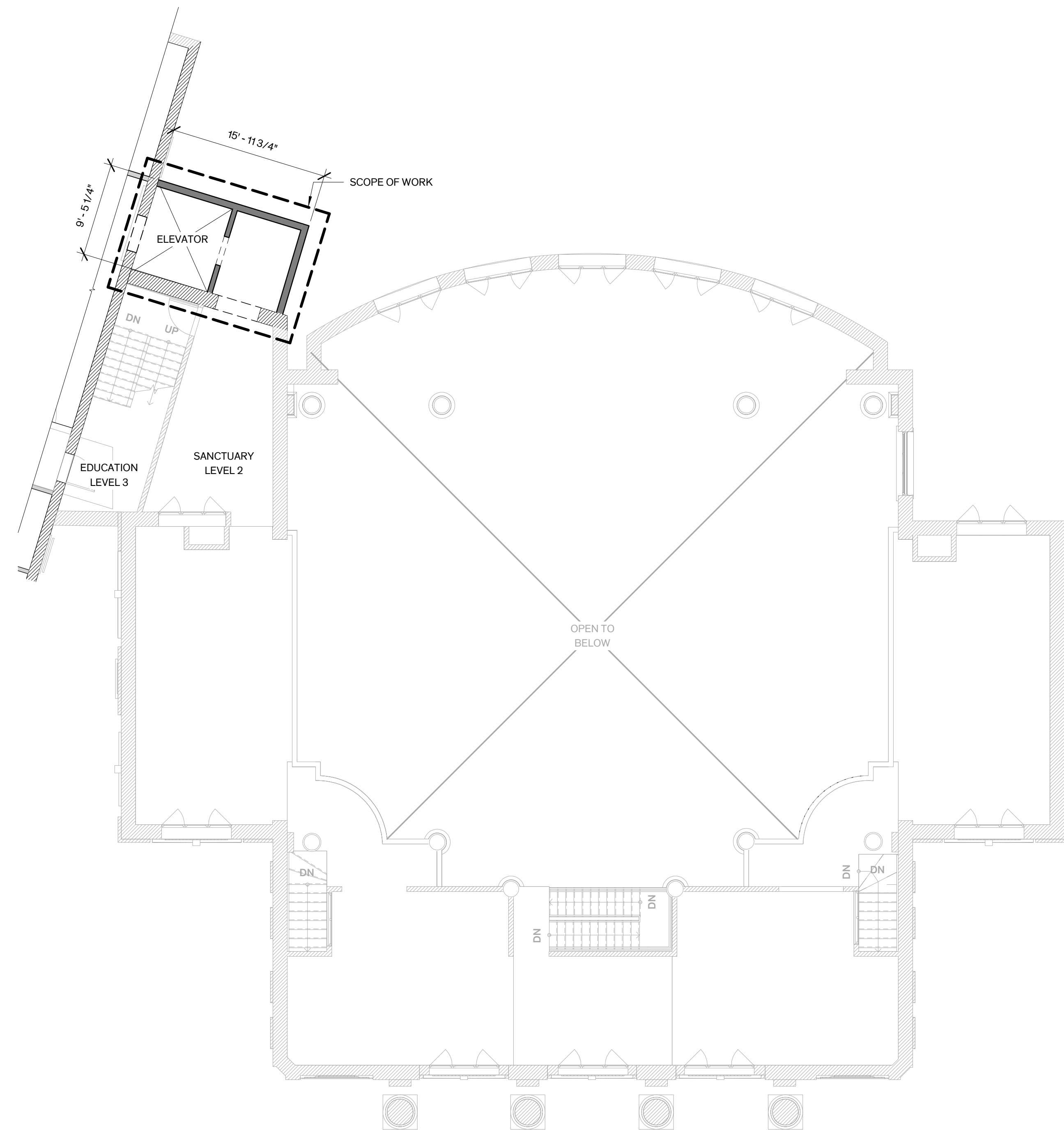
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Michael Karnowski
 TX Registration No. 24272

Architexas No. 2310 Date 1/26/2026

Sheet Name
 Sanctuary Level 1 Floor Plan

Sheet Number



The Jefferson

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 Dallas TX

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REVISION HISTORY

Schematic Design

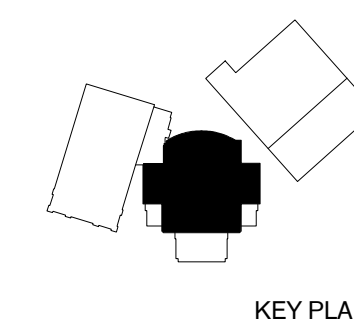
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Michael Karnowski
 TX Registration No. 24272

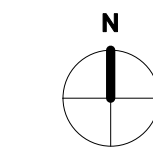
Architexas No. 2310 Date 1/26/2026

Sheet Name
 Sanctuary Level 2 Floor Plan

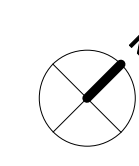
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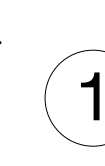
KEY PLAN



PLAN NORTH



TRUE NORTH

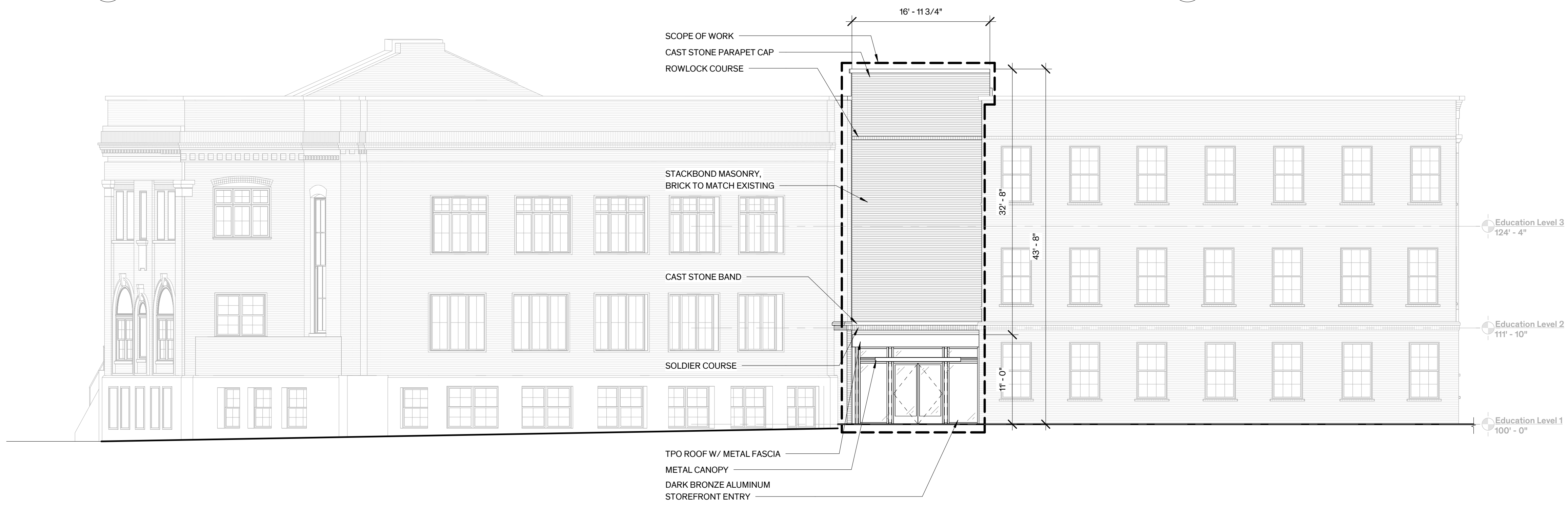


Sanctuary Level 2
 1/8" = 1'-0"



Existing Connection -
3 Diagrammatic Section
 1/16" = 1'-0"

Education Building -
2 East Elevation
 1/8" = 1'-0"



Education Building -
1 North Elevation
 1/8" = 1'-0"

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REVISION HISTORY

Schematic Design

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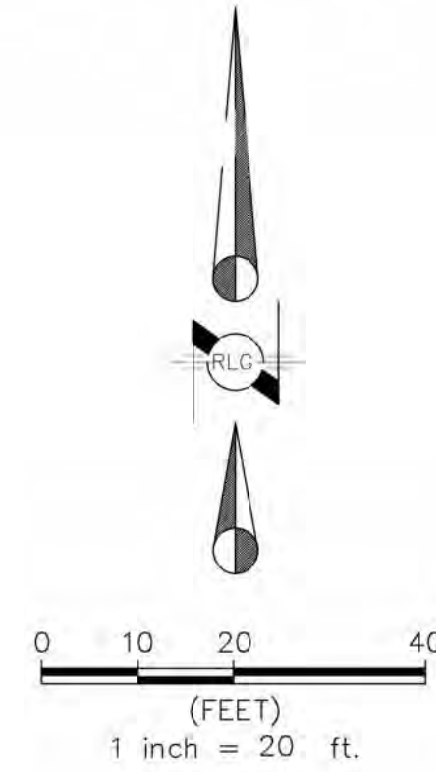
Michael Karnowski
 TX Registration No. 24272

Architexas No. 2310 Date 1/26/2026

Sheet Name
 Education Building Elevations

Sheet Number

A2.02.



MATCH LINE SHEET 2

BENCHMARK DESCRIPTIONS:

- DALLAS WATER UTILITIES BENCHMARK #55-A-2: A SQUARE IS CUT ON TOP OF A CONCRETE CURB AT THE MIDPOINT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FIFTH STREET AND STARR STREET, NOT SHOWN. ELEV: 454.34'
- DALLAS WATER UTILITIES BENCHMARK #54-H-12: A "E SQUARE" IS CUT ON TOP OF A CONCRETE CURB AT THE CENTER OF A STORM SEWER DROP INLET AT THE NORTHWEST CORNER OF INTERSECTION BETWEEN CRAWFORD STREET AND TWELFTH STREET, NOT SHOWN. ELEV: 503.60'
- DALLAS WATER UTILITIES BENCHMARK #54-H-4: A SQUARE IS CUT ON TOP OF A CONCRETE CURB AT THE CENTER OF A STORM SEWER DROP INLET ON THE NORTH SIDE OF TWELFTH STREET AND 30' EAST OF THE PROPERTY LINE OF BECKLEY AVENUE, NOT SHOWN. ELEV: 505.39'
- DALLAS WATER UTILITIES BENCHMARK #54-D-2: A SQUARE IS CUT ON TOP OF CONCRETE CURB AT THE CENTER OF A STORM SEWER DROP INLET AT THE SOUTH SIDE OF EAST SIXTH STREET IN FRONT OF HOUSE #216-218, NOT SHOWN. ELEV: 451.08'
- DALLAS WATER UTILITIES BENCHMARK #55-A-6S: A STANDARD WATER DEPARTMENT BENCHMARK IS SET ON TOP OF A CONCRETE CURB AT THE CENTER OF A STORM SEWER DROP INLET AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN MARSALIS AVENUE AND TENTH STREET, NOT SHOWN. ELEV: 503.01'
- BENCHMARK #1: A SQUARE IS CUT ON TOP OF CONCRETE CURB ALONG THE SOUTHEAST CURBLINE OF TENTH STREET, 260'± NORTHEAST OF INTERSECTION BETWEEN TENTH STREET AND DENVER STREET INTERSECTION, AS SHOWN ON SHEET 1. ELEV: 506.11'
- BENCHMARK #2: ASQUARE IS CUT ON CONCRETE OF INLET ALONG THE NORTHWEST CURBLINE OF JEFFERSON BOULEVARD AT THE NORTHWEST CORNER OF THE JEFFERSON BOULEVARD AND MARSALIS AVENUE INTERSECTION, AS SHOWN ON SHEET 2. ELEV: 499.97'

THIS TOPOGRAPHIC SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY. THE BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND MAY NOT BE SHOWN IN ITS TRUE LOCATION.

UNDERGROUND UTILITIES THAT ARE SHOWN ON THE SURVEY, IF ANY, ARE BASED ON AVAILABLE RECORDS AND PLAN DRAWINGS. UNDERGROUND UTILITIES MAY NOT BE SHOWN IN THEIR ENTIRETY OR IN THEIR EXACT LOCATION. CONTACT TEXAS 811 AT 1-800-344-8377 BEFORE EXCAVATION OR DIGGING.

LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	GASSEPI LINE	---	GAS LINE
---	BUILDING	---	SEWER LINE
---	ASPHALT	---	STORM SEWER LINE
---	CONCRETE	---	WATER LINE
---	FENCE LINE	---	EXISTING CONTOUR LINE
---	LIGHT STANDARD	---	EXISTING SPOT ELEVATION
---	BOLLARD	---	1/2" IRON ROD WITH YELLOW PLASTIC
---	WATER VALVE	---	CAR STAMPED "2 1/2" SET
---	WATER METER	---	1/2" IRON ROD WITH YELLOW PLASTIC
---	FIRE HYDRANT	---	CAR STAMPED " " FOUND
---	STAND PIPE	---	IRON ROD FOUND
---	CLEAN OUT	---	WAG NAIL SET / FOUND
---	IRRIGATION BOX	---	CHISELED "X" SET / FOUND
---	TELEPHONE PEDESTAL	---	PK NAIL SET / FOUND
---	POWER POLE	---	(CM)
---	POWER POLE WITH U/C CONDUIT	---	CONTROLLING MONUMENT
---	DUV WIRE	---	MAP RECORDS, DALLAS COUNTY, TX
---	SANITARY SEWER MANHOLE	---	DEED RECORDS, DALLAS COUNTY, TX
---	STORM SEWER MANHOLE	---	ORIGINAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	GAS MANHOLE	---	INST. NO.
---	TELEPHONE MANHOLE	---	VOL. PG.
---	FIBER OPTIC MANHOLE	---	AREA DRAIN & SIZE IN INCHES
---	COMMUNICATIONS MANHOLE	---	ROOF DRAIN
---	ELECTRIC BOX	---	CURB DRAIN
---	ELECTRIC METER	---	FULL BOX
---	TRAFFIC SIGNAL	---	PULL BOX ELECTRIC
---	TRAFFIC SIGNAL BOX	---	PULL BOX TELEPHONE
---	STAND PIPE	---	PULL BOX FIBER OPTIC
---		---	CRUISE MYRLE
---		---	TREE

RLG

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CONSULTING ENGINEERS

12001 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75243 (214)739-8100

TEXAS PE REG #493
TBPELS REG #100341-00
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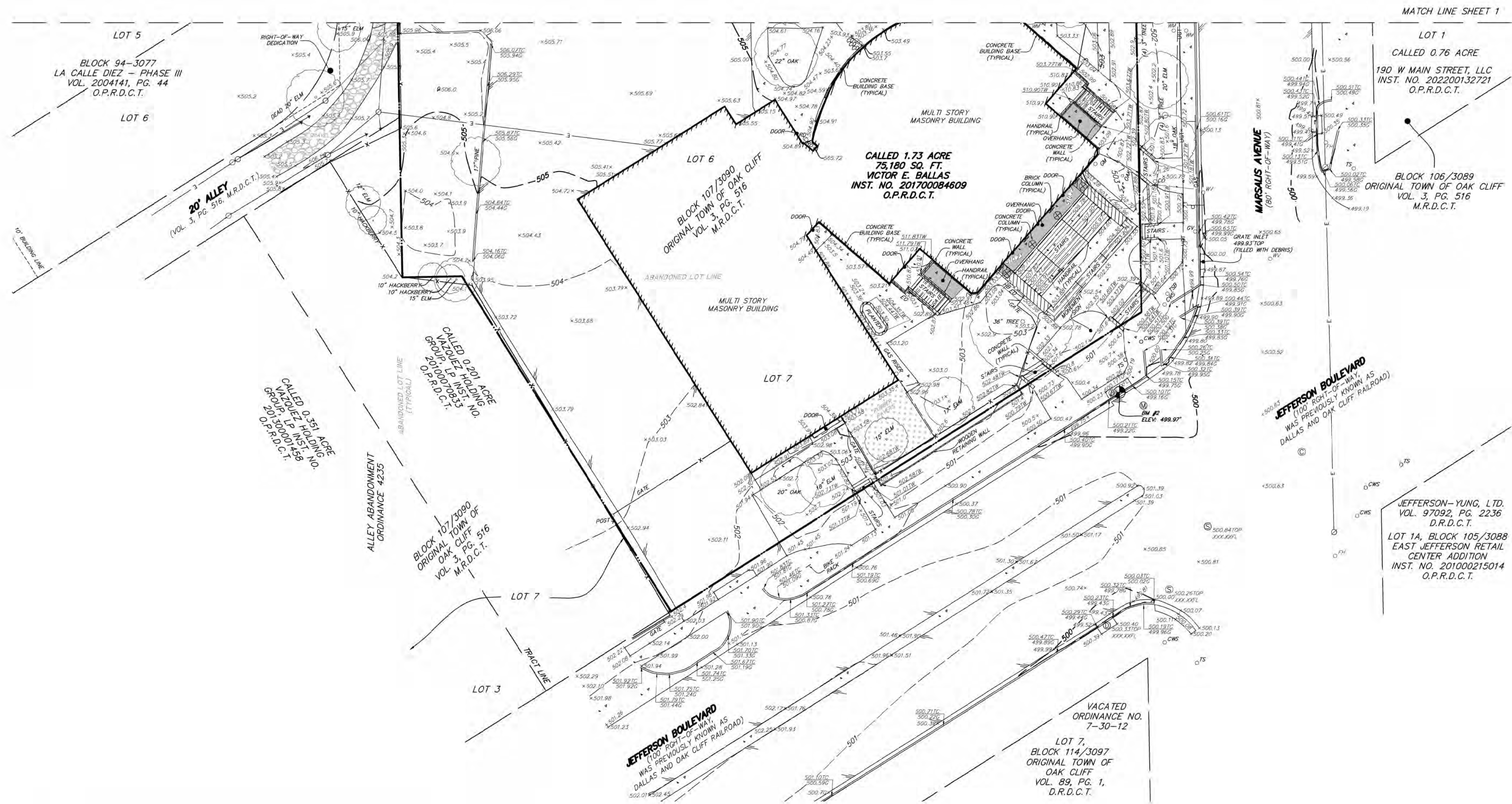
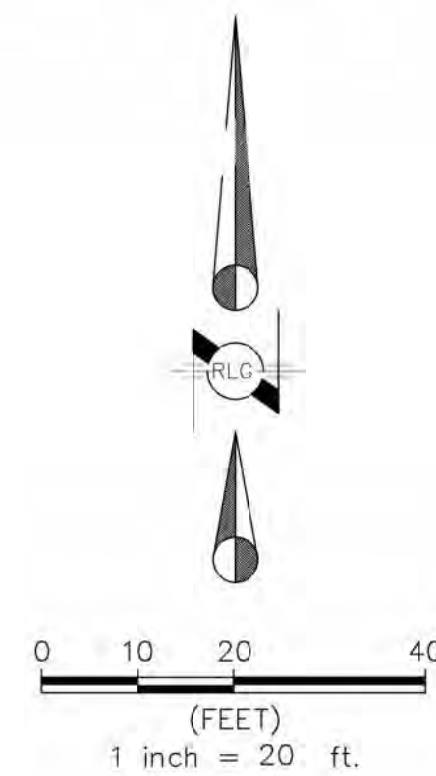
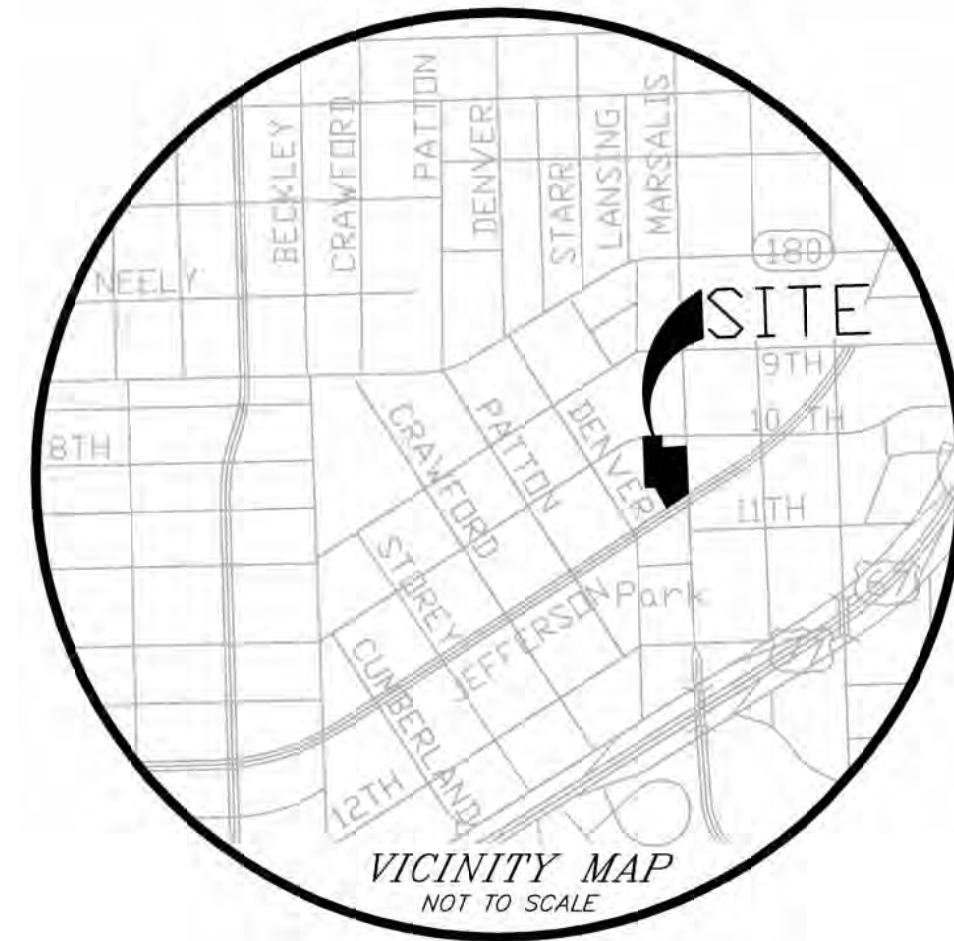
TOPOGRAPHIC & IMPROVEMENT SURVEY

PART OF
LOT 4 & 7, BLOCK 107-3090
AND ALL OF
LOT 5 & 6, BLOCK 107-3090
ORIGINAL TOWN OF OAK CLIFF SUBDIVISION
W.H. HORD SURVEY, ABSTRACT NO. 560

IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE: 1" = 20'
DATE: 04/24/2023
JOB NO. 2311.025
E-FILE 2311.025TP
DWC NO. 28.148W

SHEET 1 OF 2



BENCHMARK DESCRIPTIONS:

- DALLAS WATER UTILITIES BENCHMARK #55-A-2: A SQUARE IS CUT ON TOP OF A CONCRETE CURB AT THE MIDPOINT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FIFTH STREET AND STARR STREET, NOT SHOWN. ELEV: 454.34'
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LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	GASMAIN LINE	---	GAS LINE
---	BUILDING LINE	---	SEWER LINE
---	ASPHALT	---	STORM SEWER LINE
---	CONCRETE	---	WATER LINE
---	FENCE LINE	---	EXISTING CONTOUR LINE
---	LIGHT STANDARD	---	EXISTING SPOT ELEVATION
---	BOLLARD	---	1/2" IRON ROD WITH YELLOW PLASTIC
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---	FIRE HYDRANT	---	CAR STAMPED " " FOUND
---	STAND PIPE	---	IRON ROD FOUND
---	CLEAN OUT	---	WAG NAIL SET / FOUND
---	IRRIGATION BOX	---	CHISELED "X" SET / FOUND
---	TELEPHONE PEDESTAL	---	PK NAIL SET / FOUND
---	POWER POLE	---	(CM)
---	POWER POLE WITH W/C CONDUIT	---	MAP RECORDS, DALLAS COUNTY, TX
---	DUV WIRE	---	DEED RECORDS, DALLAS COUNTY, TX
---	SIDW	---	ORIGINAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	SANITARY SEWER MANHOLE	---	INST. NO.
---	STORM SEWER MANHOLE	---	VOL. & PAGE
---	GAS MANHOLE	---	AREA DRAIN & SIZE IN INCHES
---	TELEPHONE MANHOLE	---	ROOF DRAIN
---	FIBER OPTIC MANHOLE	---	CURB DRAIN
---	COMMUNICATIONS MANHOLE	---	PULL BOX
---	ELECTRIC BOX	---	PULL BOX ELECTRIC
---	ELECTRIC METER	---	PULL BOX FIBER OPTIC
---	TRAFFIC SIGNAL	---	CHUTE W/RYLE
---	TRAFFIC SIGNAL BOX	---	TREE
---	STAND PIPE		

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TOPOGRAPHIC & IMPROVEMENT SURVEY

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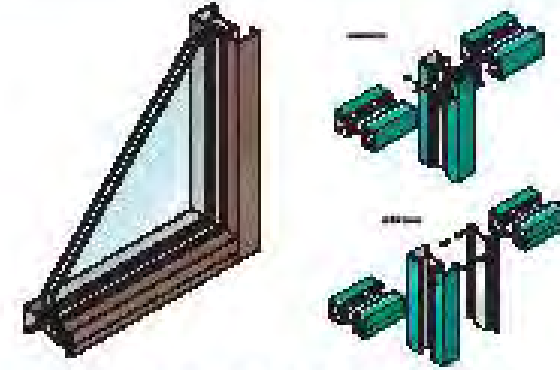
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE: 1" = 20'
DATE: 04/24/2023 SHEET 2 OF 2
JOB NO. 2311.025 E-FILE 2311.025TP DWG NO. 28,148W

SERIES 403 STOREFRONT FRAMING



Shear Block • Screw Spline
 This economical 2" X 4-1/2" flush glaze system is available in both shear block and screw spline fabrication methods. Series 403 Storefront can accommodate all standard 1 3/4" Entrances as well as WV410 vents. This series is thermally broken, enhancing energy savings potential. Vertical mullions will accept steel reinforcement to enhance structural performance.



STRUCTURAL LOAD (ASTM E330) VISIT EFCOCORP.COM	WATER RESISTANCE (ASTM E547 & E331) 12 PSF
AIR INFILTRATION (ASTM E289) 0.06 CFM/FT ²	CRF (AAMA 1502) SCREW SPLINE 57
U-FACTOR* (ANSI/NFRC 100/200) SCREW SPLINE 0.34-0.55	OITC* (ASTM E90 & E413) SCREW SPLINE 30
STC* (ASTM E90 & E413) SCREW SPLINE 34	

- STANDARD FEATURES**
- Thermally broken frames
 - Screw spline construction
 - Shear block construction
 - 2-way corner mullions (90° & 135°)
 - 3-way corner mullions (T-mullions)
 - 0° - 15° and 15° - 30° variable mullions
 - Accommodates up to 1-1/8" glazing
 - Uniform glazing gasket is used for exterior and interior
 - Various height intermediate horizontals and sills
 - Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.
 - Anodized or painted finished available

* Performance dependent on glass selection. Please contact your EFCO sales rep for project specific performance.

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ALUMINUM STOREFRONT - PRODUCT SELECTION

apogee ARCHITECTURAL METALS



ANODIZED FINISHES



STANDARD PAINTED COLORS



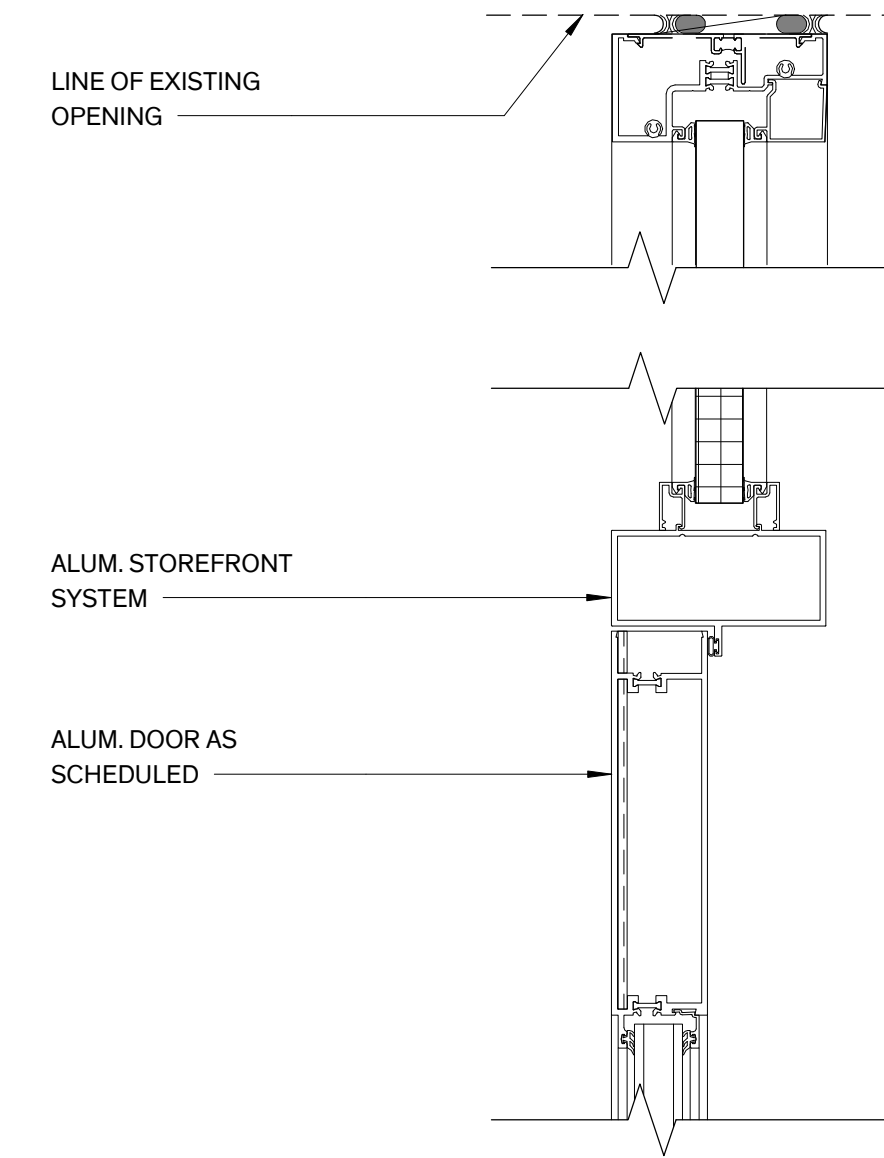
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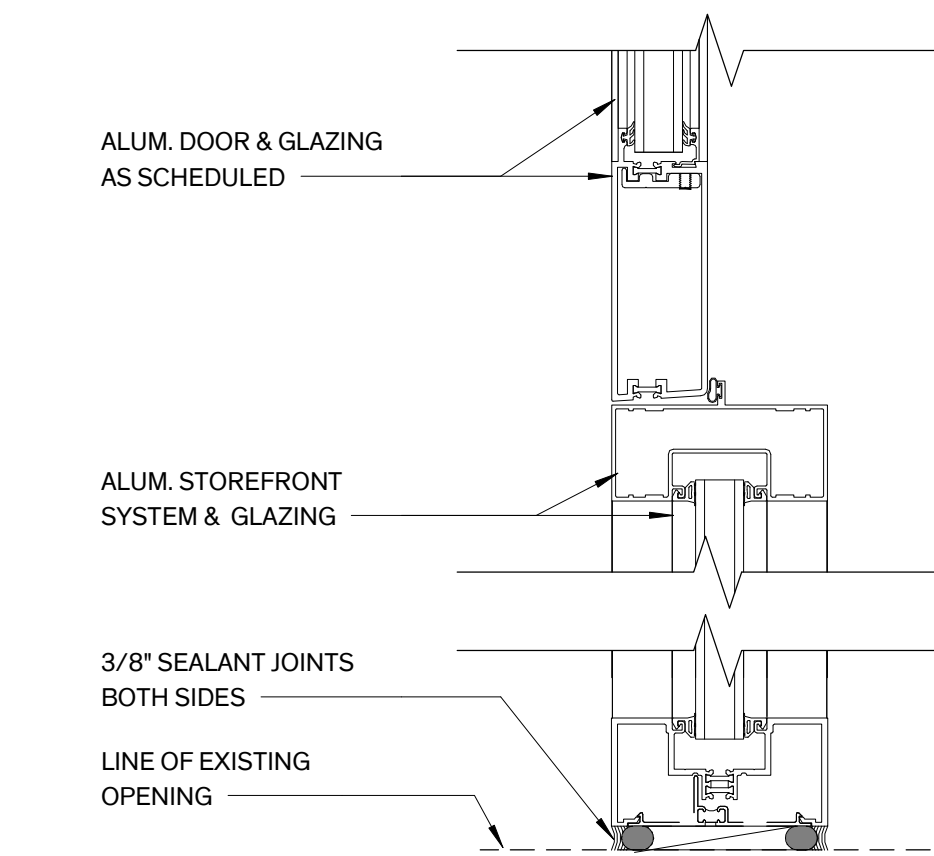
ALUMINUM STOREFRONT - SHEET METAL FINISH

LEGEND

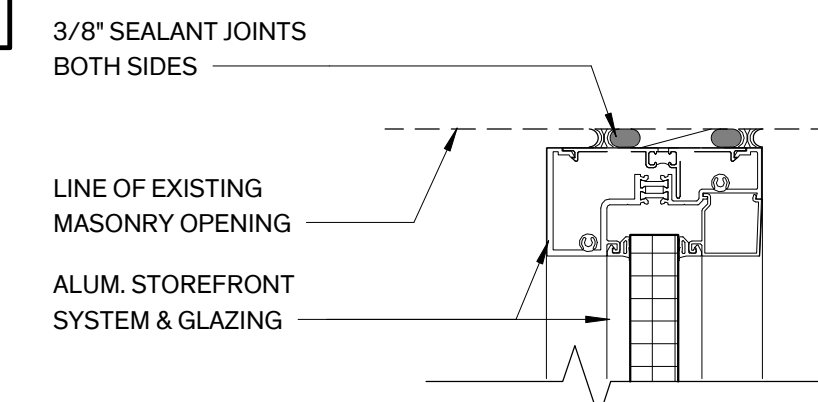
MORTAR - AMERIMIX-LIGHT RED
 BRICK - BOWERSTON BRICK - APPROX. 67% ANTIQUE RED, AND 33% MAHOGANY.
 CAST STONE - CHRISTOPHER STUART-CREAM
 ALUMINUM STOREFRONT - EFCO-SERIES 403 - DARK BRONZE
 METAL FASCIA - TO MATCH EFCO COLOR - DARK BRONZE



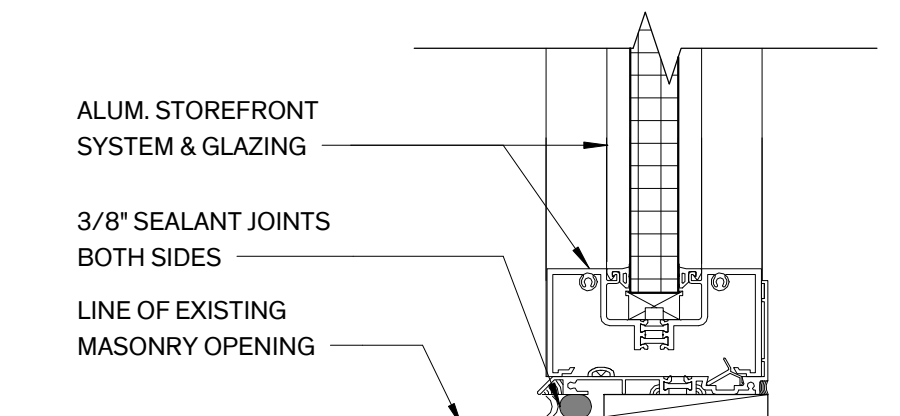
3 Storefront Door Header
 1/16" = 1'-0"



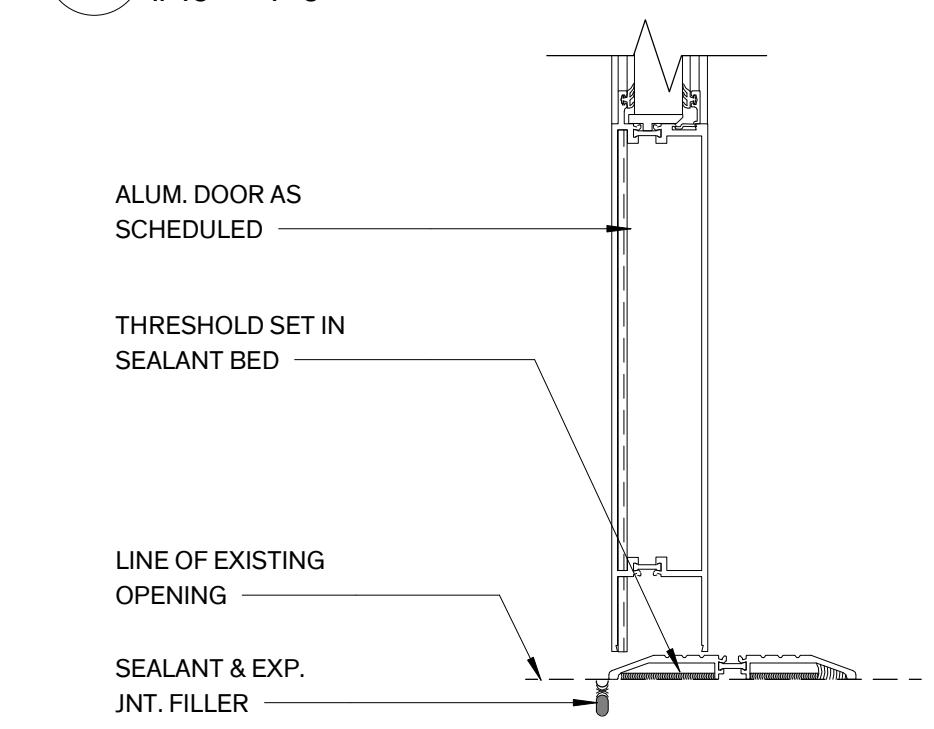
2 Storefront Door Jamb
 1/16" = 1'-0"



5 Storefront Window Head
 1/16" = 1'-0"



4 Storefront Window Sill
 1/16" = 1'-0"



1 Storefront Door Threshold
 1/16" = 1'-0"



COLORED MORTARS



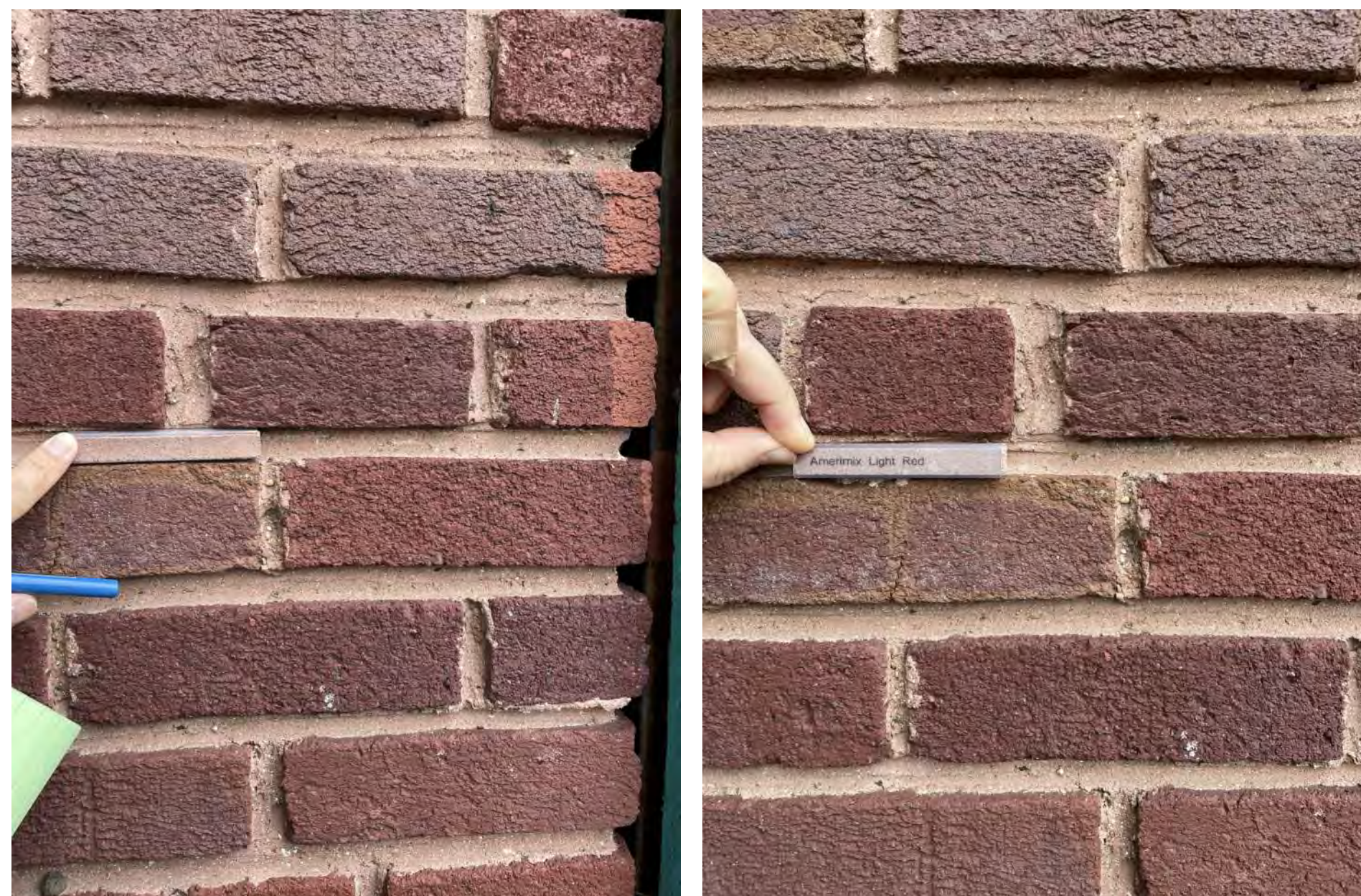
PRECISION AND CONSISTENCY IN EVERY BATCH

Amerimix's state-of-the-art color lab is dedicated to delivering consistent, preblended color to every bag of mortar and every jobsite across the country. Our technicians work tirelessly to adjust formulations to account for color variations in cements and aggregate, meaning you're always getting the same color whether you're in Florida or California.

This in-house expertise also allows us to offer an endless array of custom-formulated color options. Whether selecting from our standard set of colors or matching another manufacturer's, we'll work closely with you during the specification process to bring your vision to life.

From leading R&D efforts to constantly improve our products, innovating new solutions and ensuring that each batch of mortar meets the highest standards, you can be confident that our world-class team will deliver world-class results for your project.

MORTAR SELECTION



AMERIMIX - LIGHT RED

2/17/26, 11:01 AM

130-3 MAHOGANY WC | Bowerston Shale

BOWERSTON
GOLD QUALITY BRICK

Hanover Plant
Hanover, OH 43031 • 740.763.3921
www.bowerstonshale.com

Brick Size	W	L	H
MODULAR	3-5/8"	7-5/8"	3-1/2"
STANDARD	3-5/8"	7-5/8"	2-1/2"
SWISS (European)	3-5/8"	7-5/8"	2-3/8"
NORMAN	3-5/8"	7-5/8"	2-1/2"
ENGINEER NORMAN	3-5/8"	7-5/8"	2-3/8"
CLOSING CORNER	3-5/8"	7-5/8"	1-1/2"
LINTELL	3-5/8"	7-5/8"	3-5/8"
8 X 8	3-5/8"	3-5/8"	3-5/8"
SPANDREL	3-5/8"	7-5/8"	3-5/8"

Custom sizes and shapes are available.
Metric sizes available upon request.
Not all brick and color selections are available in every location.

Power Sizing

W	L	H
3-5/8"	7-5/8"	3-1/2"
3-5/8"	7-5/8"	2-1/2"
3-5/8"	7-5/8"	2-3/8"
3-5/8"	7-5/8"	2-1/2"
3-5/8"	7-5/8"	2-3/8"

Custom sizes and shapes are available.
Metric sizes available upon request.
Not all brick and color selections are available in every location.

#130-3 MAHOGANY W/C



130-3 MAHOGANY WC

Description
Location/Category
Test Report
EPD

<https://www.bowerstonshale.com/products/130-3-mahogany-wc/>

BRICK SERIES SELECTION



APPROX. 33% MAHOGANY

APPROX. 67% ANTIQUE RED

apogee ARCHITECTURAL METALS



ANODIZED FINISHES



STANDARD PAINTED COLORS



*COPPER AND BRONZE ANODIZED ARE ONLY AVAILABLE TO BE FINISHED THROUGH THE MAPLE FINISHES - LINEAR GALVALUME. NOTE: COLORS SHOWN ARE NOT EXACT AND ARE INTENDED FOR PLANNING PURPOSES. FOR ACTUAL COLOR CHOICE, PLEASE REACH OUT TO YOUR LOCAL AFS SALES REPRESENTATIVE.

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METAL FASCIA SELECTION - DARK BRONZE



CHRISTOPHER STUART CAST STONE - CREAM

LEGEND

MORTAR - AMERIMIX-LIGHT RED
BRICK - BOWERSTON BRICK - APPROX. 67% ANTIQUE RED, AND 33% MAHOGANY.
CAST STONE - CHRISTOPHER STUART-CREAM
ALUMINUM STOREFRONT - EFCO-SERIES 403 - DARK BRONZE
METAL FASCIA - TO MATCH EFCO COLOR - DARK BRONZE