



LANDMARK COMMISSION**AUGUST 3, 2026**

FILE NUMBER: COA-26-000338
LOCATION: 2615 Park Row Ave.
STRUCTURE: Noncontributing
COUNCIL DISTRICT: 7
ZONING: PD-595

PLANNER: Marcus Watson
DATE FILED: June 16, 2026
DISTRICT: South Blvd.-Park Row (H-4)

APPLICANT: Marsaw, Terry

REPRESENTATIVE: N/A

OWNER: MYAP TRUST

REQUEST(S):

A request for an extension of a previously-approved Certificate of Demolition for the main structure (Standard: Imminent Threat to Public Health or Safety).

STAFF RECOMMENDATION:

That the request for an extension of a previously-approved Certificate of Demolition for the main structure (Standard: Imminent Threat to Public Health or Safety) be **approved** with the findings of fact that the request for demolition was previously approved on July 15, 2025, that the structure constitutes a documented major and imminent threat to public health and safety, that the demolition or removal is required to alleviate the threat to public health and safety, that there is no reasonable way, other than demolition or removal to eliminate the threat in a timely manner, and that the structure is **noncontributing** to the district due to alterations that have affected its historic integrity. The proposed demolition, therefore, meets the standards in City Code Section 51A-4.501(h)(4)(C).

TASK FORCE RECOMMENDATION:

That the request for an extension of a previously-approved Certificate of Demolition for the main structure (Standard: Imminent Threat to Public Health or Safety) be approved.

BACKGROUND / HISTORY:

2615 Park Row Ave. is a vacant one-story house listed as noncontributing in the South Blvd-Park Row historic overlay district. This property is deemed noncontributing, not because of its age, but because it has been extensively altered over time. For example, the original house was Tudor Revival and would have had a roof appropriate to that style. At some point in its history, the typical tall peaks and gables were replaced with a low-pitched “ranch style” roof.

The structure has seen significant deterioration as well as a fire that caused extensive damage and structural sagging in the roof.

This proposed demolition was approved by the Landmark Commission in July 2025. However, demolition approvals have an expiration date of 180 days. The applicant was not able to complete the demolition by the deadline and is now seeking an extension.

Previous Landmark Commission Decision

That the request for a Certificate of Demolition to demolish the main structure (Standard: Imminent Threat to Public Health or Safety) be approved with the findings that the structure constitutes a documented major and imminent threat to public health and safety; that the demolition or removal is required to alleviate the threat to public health and safety; and that there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner. The proposed demolition, therefore, meets the standards in City Code Section 51A-4.501(h)(4)(C).

Previous Task Force Recommendation

No quorum - Members present agreed that demolition of the structure would benefit the community.

2615 Park Row is not a contributing historic structure to the district. The existing roof replaced the historic Tudor geometry in the 1970's/1980's. There is evidence of a fire and other major structural issues. Dallas code compliance has tagged the building as a hazard. The owner has expressed interest in building a new home that meets the historic district ordinance after the existing building is demolished.

Hearing these factors we are hopeful that removing an unsafe structure and non-historic building will make way for a new home that will add value to the people in the neighborhood and historic district.

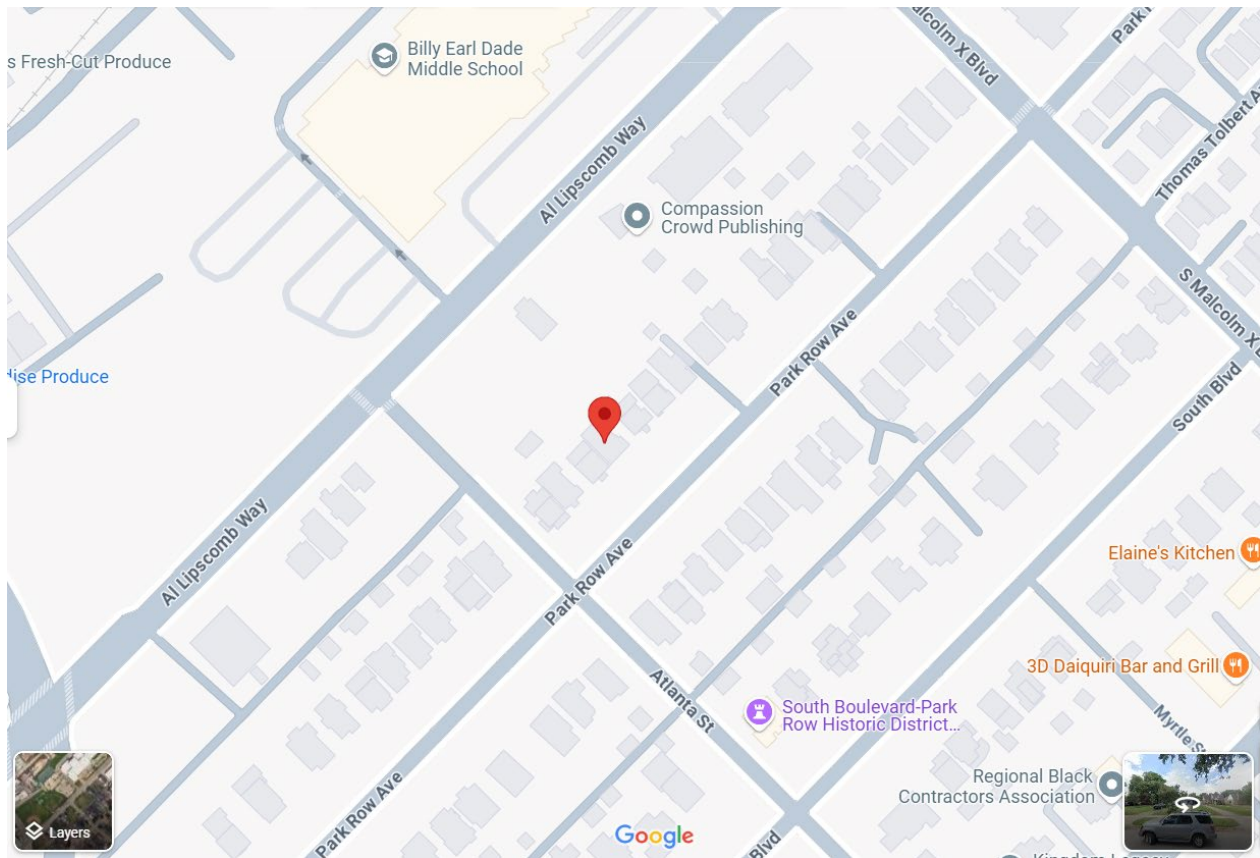
RELEVANT PRESERVATION CRITERIA:

1. South Boulevard-Park Row (H-4); Ordinance 15512
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(h)(4)(C):

The Landmark Commission must deny an application to demolish or remove a structure that poses an imminent threat to public health or safety unless it finds that:

- (i) *the structure constitutes a documented major and imminent threat to public health and safety;*
- (ii) *the demolition or removal is required to alleviate the threat to public health and safety; and*
- (iii) *there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.*

LOCATION MAPS
2615 Park Row Ave.
Source: Google Earth



CURRENT PHOTOS

2615 Park Row Ave.





ATTACHMENTS:

- Previous Task Force Recommendation Form
- Previous Certificate of Demolition Application
- U.S. Department of the Interior, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation, "Section VIII: How to Evaluate the Integrity of a Property"*

TASK FORCE RECOMMENDATION REPORT

South Boulevard-Park Row Historic District

DATE: 6/18/2025
TIME: 2:00 p.m.
LOCATION: Hybrid Virtual / 2922 Swiss Ave.

Applicant Name: Terry Marsaw
Address: 2615 Park Row
Request Type: CD

Request: A Certificate of Demolition to demolish the main structure. (Standard: Imminent Threat to Public Health or Safety)

Recommendation:

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

Comments:

A vote did not occur, but the members present agreed that demolition of the structure would benefit the community.

2615 Park Row is not a contributing historic structure to the district. The existing roof replaced the historic Tudor geometry in the 1970's/1980's. There is evidence of a fire and other major structural issues. Dallas code compliance has tagged the building as a hazard. The owner has expressed interest in building a new home that meets the historic district ordinance after the existing building is demolished.

Hearing these factors we are hopeful that removing an unsafe structure and non-historic building will make way for a new home that will add value to the people in the neighborhood and historic district.

Task force members present:

☒ Jeanette Bolden ☐ Greg Johnston
☐ Jason Brown (Vice-chair) ☒ Felicia Santiago (Chair)

Ex Officio staff members present: ☒ Marcus Watson

Quorum: ☐ Yes ☒ No (three makes a quorum)

Maker: 2nd:
FOR: AGAINST:
Basis for opposition:

COA-25-000035 - SB (LMC 7/7) - 2615 Park Row - Demo

Menu Reports Help

File Date: 05/15/2025

Application Status: In Review

Assigned To: Marcus W Watson

Description of Work: I seek the Commission's approval to demolish the remainder of the severely damaged and dangerous building standing at 2615 Park Row, Dallas, Texas. The building as to be made erect even with supports. Also, a new roof cannot be erected on the current sides, so cannot adequately close the opening which currently characterizes the s

Application Detail: Detail

Application Name: SB (LMC 7/7) - 2615 Park Row - Demo

Application Type: Certificate of Appropriateness

Documents:	File Name	Document Group	Category	Description	Type	Docun
	IMG_9397.jpeg	PLNG_COA	Other Support D...	Photos	image/jpeg	Uploac
	IMG_9398.jpeg	PLNG_COA	Other Support D...	Photos	image/jpeg	Uploac
	IMG_9399.jpeg	PLNG_COA	Other Support D...	Photos	image/jpeg	Uploac
	IMG_9400.jpeg	PLNG_COA	Other Support D...	Photos	image/jpeg	Uploac
	IMG_9401.jpeg	PLNG_COA	Other Support D...	Photos	image/jpeg	Uploac
	IMG_9402.jpeg	PLNG_COA	Other Support D...	Photos	image/jpeg	Uploac
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	IMG_9418.jpeg	PLNG_COA	Other Support D...	Photos	image/jpeg	Uploac
	IMG_9419.jpeg	PLNG_COA	Other Support D...	Photos	image/jpeg	Uploac
	IMG_9420.jpeg	PLNG_COA	Other Support D...	Photos	image/jpeg	Uploac

Show all

Address: 2615 PARK ROW AVE, Dallas, TX 75215

Owner Name: MYAP TRUST

Owner Address: 2828 MLK JR BLVD, DALLAS, TEXAS 752152319

Parcel No: 00000147316000000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Terry Levoy Marsaw		Applicant	Mailing_1720 Lacy Lan...	Active
	Terry Levoy Marsaw		Property Owner	Mailing_1720 Lacy Lan...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$400.00

Total Fee Invoiced: \$400.00

Balance: \$0.00

Custom Fields:

General Information

Reason for Proposed Change(s)
[We are seeking to replace with structure with an appropriate structure for the neighbor](#)
[hood and community](#)
Did you already have a Courtesy Review?
[No](#)
Structure Type
[Non Contributing](#)

Certificate Type

[Demolition](#)

Building Permit Required?
[Yes](#)

Key Dates - COA

Application Received Date
[05/19/2025](#)
COD Expiration Date
[01/03/2026](#)

Proposed Landmark Commission Hearing Date
[07/07/2025](#)

PDox Information

PDox Number

-

Work Details

Proposed Work	Type of Work	Description	Instructions	Task Force Name	Task Force Status	Task Force Reason	Task Force Date	Staff Status	Staff Reas
Demolition	Removal	A Certificate of Demolition to demolish the main structure (Standard: Imminent Threat to Public Health or Safety).	Contact the Preservation Planner assigned to your district for clarification regarding the required paperwork prior to submitting an online application. If this step has been completed select the appropriate 'Demolition Standard' and upload the required documentation.	South Boulevard-Park Row			06/18/2025		

GIS Information

Parcel Number (Number) Service Layer Attribute Value Census Tract Number (Number) Council District School District Escarpment Floodplain

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Marcus W Watson	Accepted	05/27/2025	Marcus W Watson
Task Force Review	Marcus W Watson			
Plans Distribution				
Planning Review				
Plans Coordination				
Docket Preparation				
Landmark Commission He...				
Decision Notification				
Appeal Period				
Case Complete				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:

View ID	Comment	Date
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Initiated by Product:

ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
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**Precision Structural
Engineering, LLC**
F-24904
450 S. Denton Tap #2421
Coppell, TX 75019

Phone: 214.223.0286
Email: brian@precisionstruct.com
Website: www.precisionstruct.com

Terry Marsaw

June 27, 2025

RE: 2615 Park Row Dr.
Dallas, TX
Structural Evaluation

To Whom It May Concern,

Per your request, we have performed a visual inspection of structure at the above referenced residence. The purpose of our visit was to determine the feasibility of repairing the structure after a recent fire.

Per our review the structure is a single story, wood-framed structure with brick veneer over pier and beam foundation system.

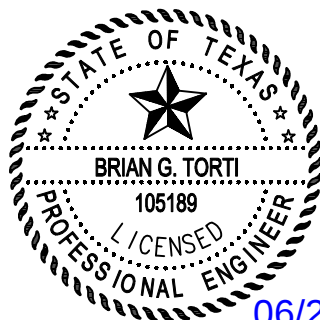
The wood framing of the entire structure will need to be replaced due to the fire and subsequent exposure to the elements. There are temporary supports in place for the masonry arches to prevent collapse and the foundation is in very poor shape. We would not recommend re-building on the existing foundation.

In summary, we would not recommend repairing this structure as performance would be very poor and thus recommend it be scraped and building a new structure on the site as needed.

We appreciate the opportunity.

Sincerely,

Brian G. Torti, P.E.



06/27/2025

B. Torti































A HISTORY AND GUIDE TO THE SOUTH BOULEVARD/PARK ROW
HISTORIC DISTRICT: PARK ROW

by

CARY LAWRENCE YOUNG

Presented to the Faculty of the Graduate School of
The University of Texas at Arlington in Partial Fulfillment
of the Requirements
for the Degree of

MASTER OF ARCHITECTURE

THE UNIVERSITY OF TEXAS AT ARLINGTON

August 1980

on typical bungalows. The bungalow--both as a style and a type--was also promoted by Gustav Stickley through The Craftsman, the principal exponent of the Arts and Crafts movement in America from 1902 until 1914. By the World War, if not before, the bungalow had become a commonplace residential type in Texas.

The period of construction in the Park Row study area covered a ten-year space from 1921 to 1931. However, the greatest number of houses were completed in 1922, when twenty-two were built. The area generally grew from west to east, but during 1922 construction occurred throughout the study area. Almost all of the original houses still exist. Many have undergone changes to columns, windows and doors due to deterioration of original materials, whereas others suffered extensive fire damage; nevertheless, the area remains today very much as it was originally.

Twenty-seven different speculative builders developed the area with all but four building only one house. Two builders, Jesse J. Townsen and Joseph W. Hailey, each built two houses. The majority of the Park Row bungalows were built by Clifford D. Hutsell, who built twenty-two (of which twenty-one remain), and Builders Investment Company, which built twelve (all of which remain).

Almost all Park Row bungalows are rectangular in shape with simple room arrangements (see figure 1). Slight variations

timbering on plaster and embellished with exposed beams and rafters. Front elevation fenestration is complemented by the use of elliptical brick arches. Extensive detailing with both the brick and wood and the use of cast stone to cap columns and buttresses add to the high quality of detail found in this residence.

B. I. C. continued the use of elaborate detailing in 1925 in the three houses completed that year. The first, the Joseph Zelazny house at 2607 Park Row (page 93), is brick veneer and highly detailed as is evident in the basketweave brick pattern in the front gabled entry pavilion. The brick pattern runs horizontally and diagonally, separated by half timbering. Front elevation arches are accentuated with header or soldier coursing, and cast stone springer and keystone voussoirs are used in the window fenestration. The Delmer David house, the second completed in 1925, was constructed at 2615 Park Row (page 94). This house strongly resembles the Jacob Winterman house of 1924 but fire damaged the house and major roof and other changes have greatly altered the residence. The last 1925 residence at 2630 Park Row (page 95), the Max Pearlstein residence, indicates a return to their Jacobethan designs with the use of exposed beams and rafters and half timbering with plaster in the large front gable. Brick details include the use of cast stone springer and keystone voussoirs in the arches.

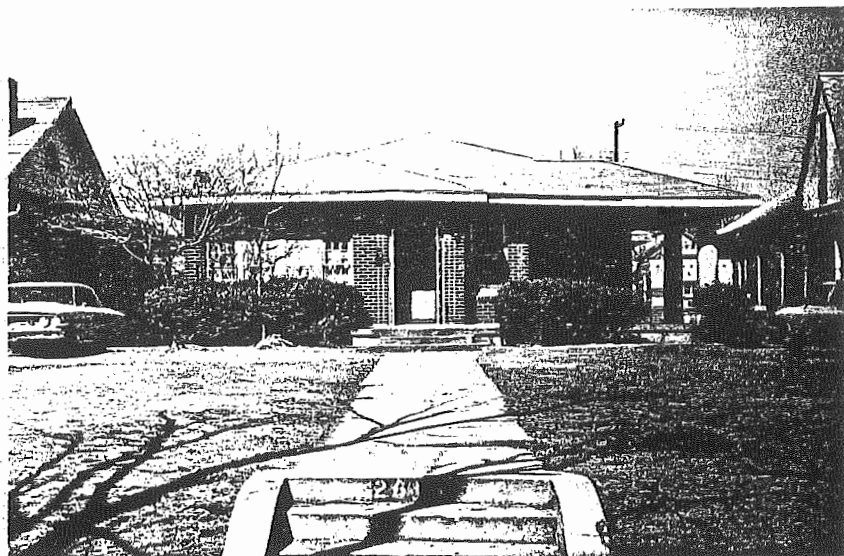


2635 Park Row

1923-1924

Jacob Winterman, 7-Room, \$8,000
 Rough, Red Brick; Stucco, Half Timbers
 Builders Investment Company, Contractor

The use of space behind dormers and gables as living space make this a semi-bungalow or bungaloid residence. Jacobethan elements such as prominent front gables and dormers with stucco and half-timbering, large exposed wood beams, chimney pots, arches, and small buttresses make this one of the most extensively detailed houses on Park Row. This is the first of several Builders Investment Company houses trimmed with Jacobethan elements.



2615 Park Row

1924-1925

Delmer David, 7-Room, \$8,000

Builders Investment Company, Contractor

This house has been greatly altered due to severe fire damage. It is believed it was similar to the Jacob Winterman house at 2635 Park Row, completed in 1924 (page 90).

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.