

**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

<p>fence and fence gates.</p> <p><i>Note: Application was later denied without prejudice on February 17, 2026, due to noncompliance with ordinance.</i></p>	
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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 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

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

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

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

Maker: Jay Firsching

2nd: Morgan Harrison

Task Force members in favor: 5

Task Force members opposed: 0

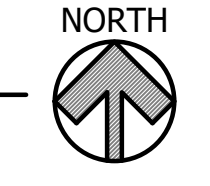
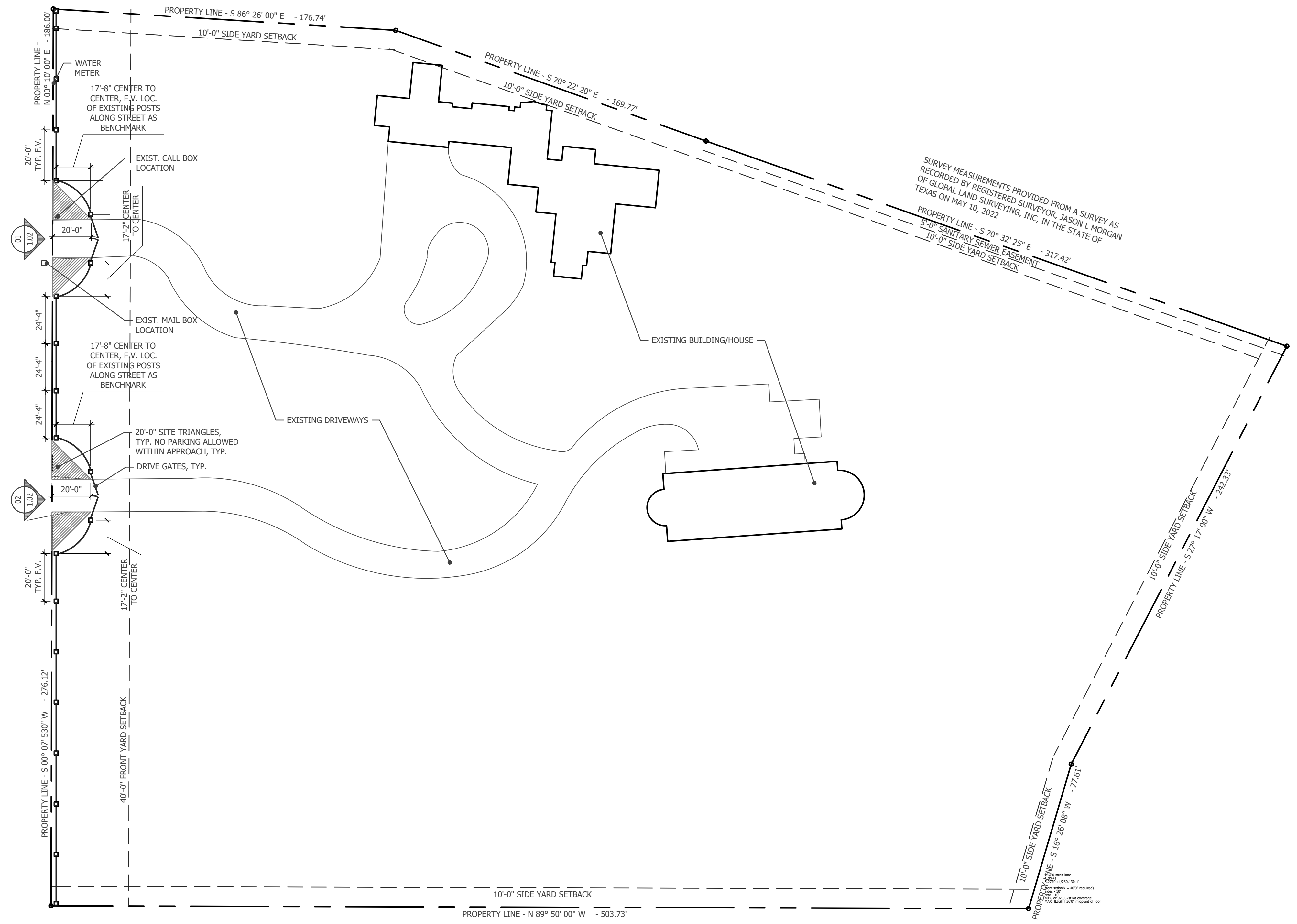
Basis for opposition:

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"

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

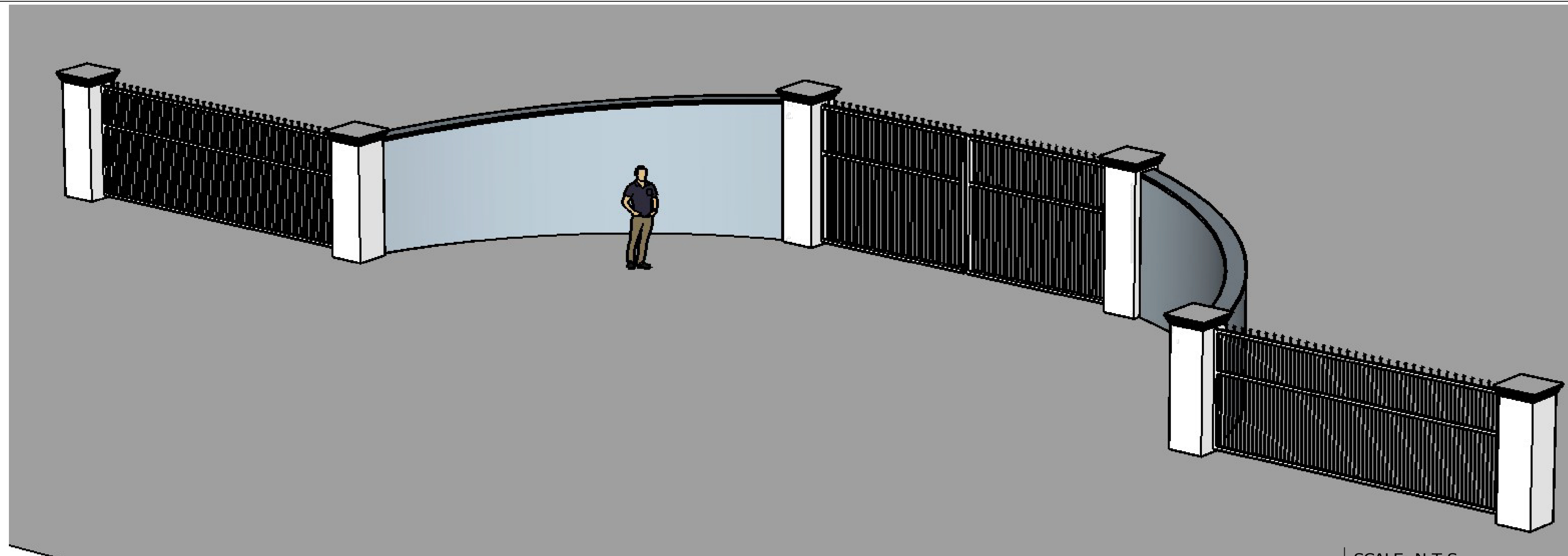
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SITE PLAN
 GEN. NOTES

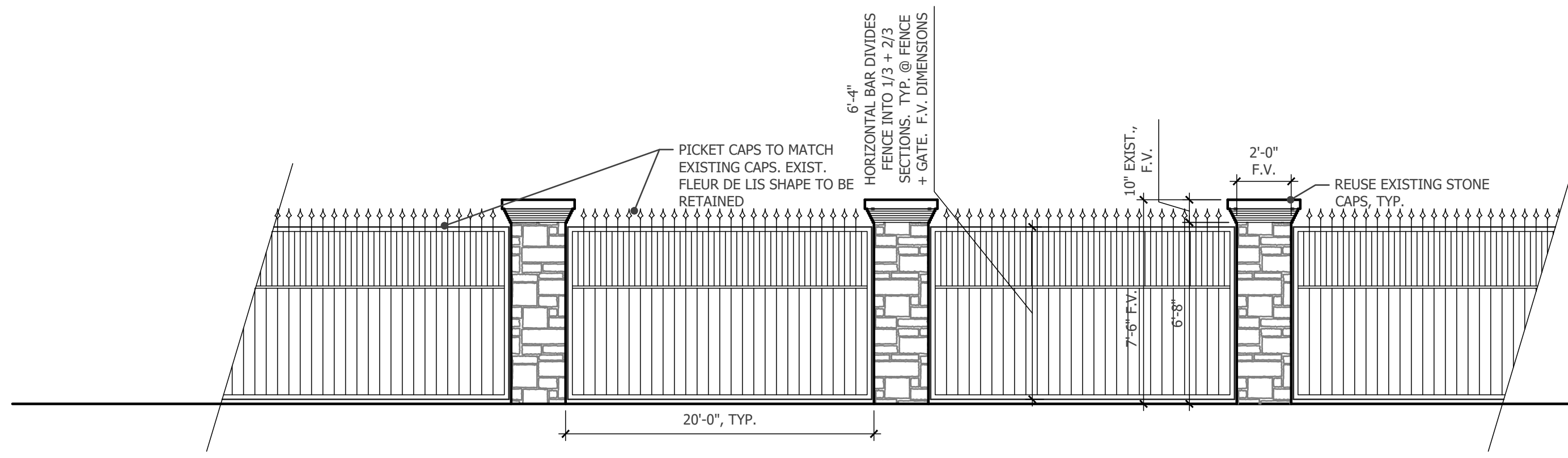
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A1.01	6 JAN 2026 - SITE TRIANGLES
	14 MAR 2026 - CITY COM
PROJECT #	12 APR 2026 - PRESERV
25-41	

ISSUE DATE	20 OCT 2025 - CITY ISSUE
	6 JAN 2026 - SITE TRIANGLES
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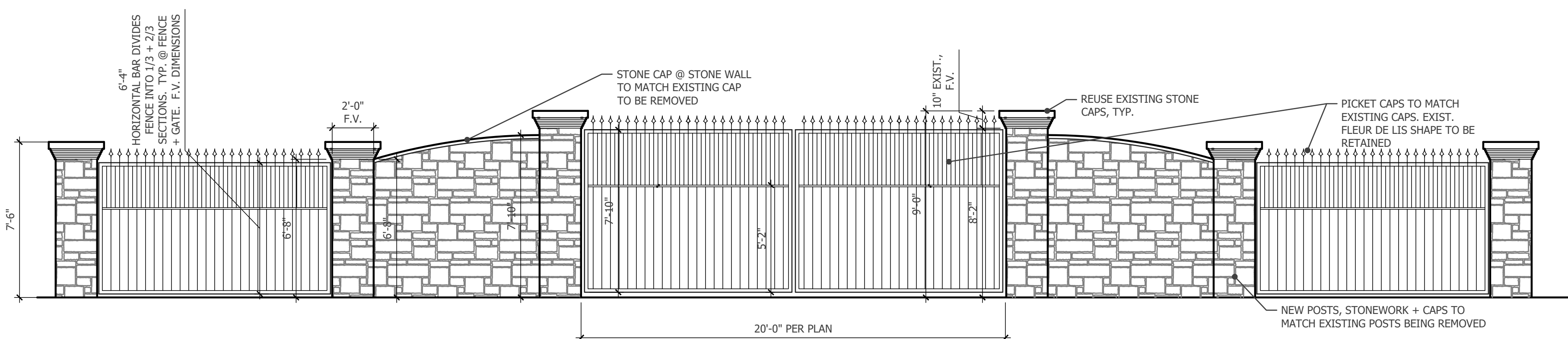
PLAT TRACKING #	C.O.D. PERMIT #		
P.O. TRACKING #	WWW. TRACKING #		
SHS GROUP			
10260 STRAIT LANE			
DALLAS WATER UTILITIES OR SUSTAINABLE DEVELOPMENT + CONSTRUCTION			
CITY OF DALLAS, DALLAS COUNTY, TEXAS			
REVIEWED BY	DATE	FILE #	CITY SHEET



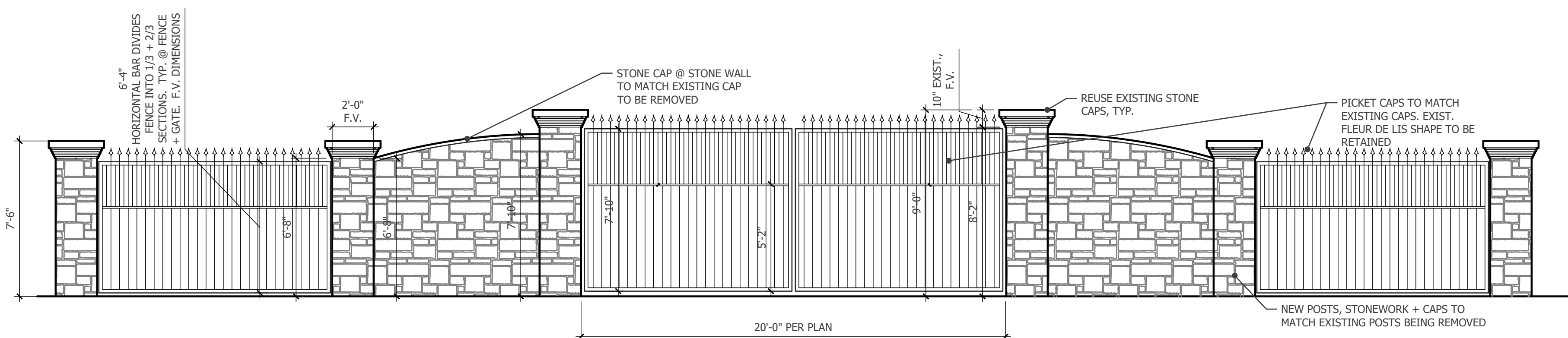
04 3D-VIEW-3 | SCALE: N.T.S.



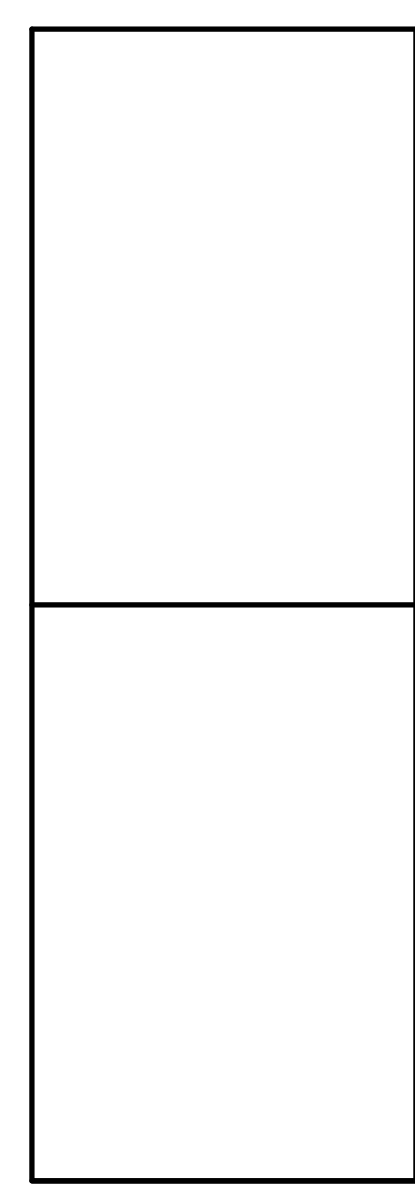
03 PARTIAL POST TO POST FENCE SECTION | SCALE: 1/4" = 1'-0"



02 PARTIAL FENCE / GATE ENTRY ELEV. | SCALE: 1/4" = 1'-0"



01 PARTIAL FENCE / GATE ENTRY ELEV. | SCALE: 1/4" = 1'-0"



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IN THE CITY OF DALLAS, TEXAS
FOR SHS GROUP

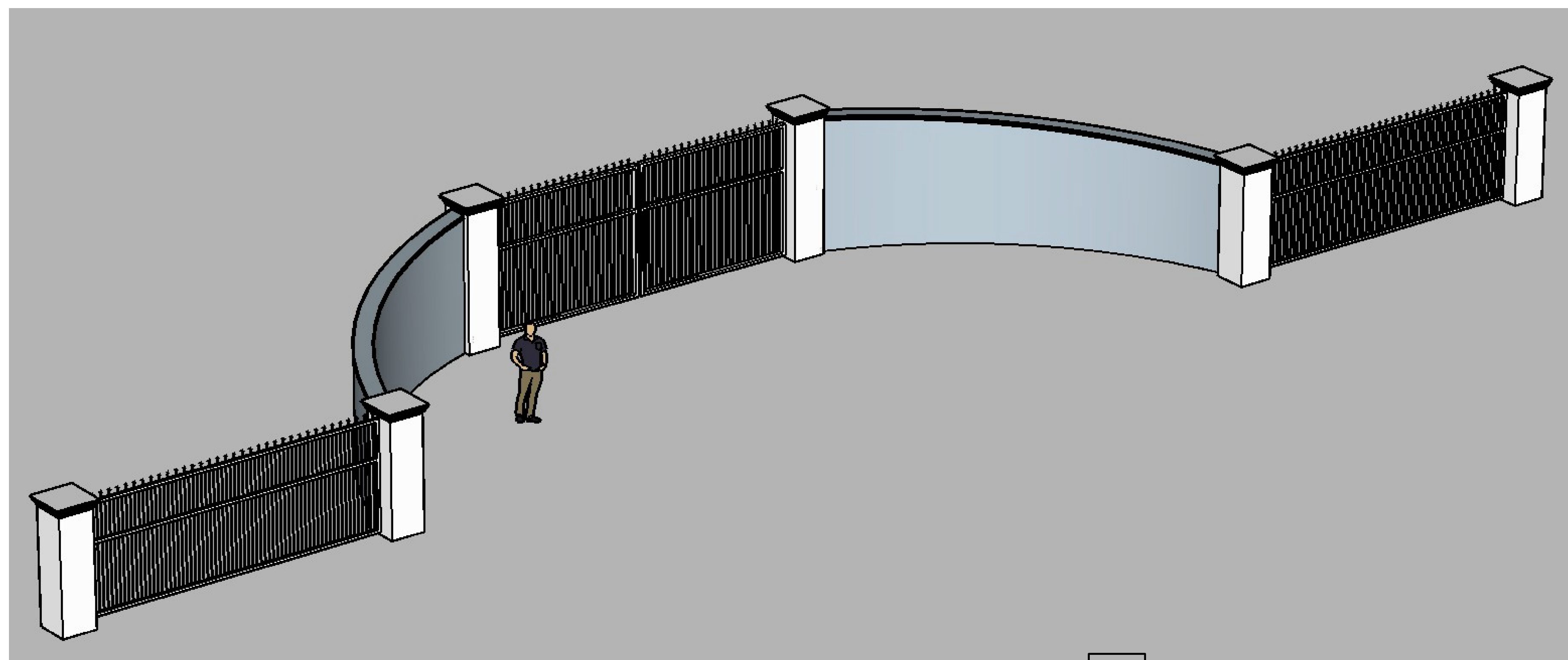
SHEET TITLE

GATE ELEVATIONS

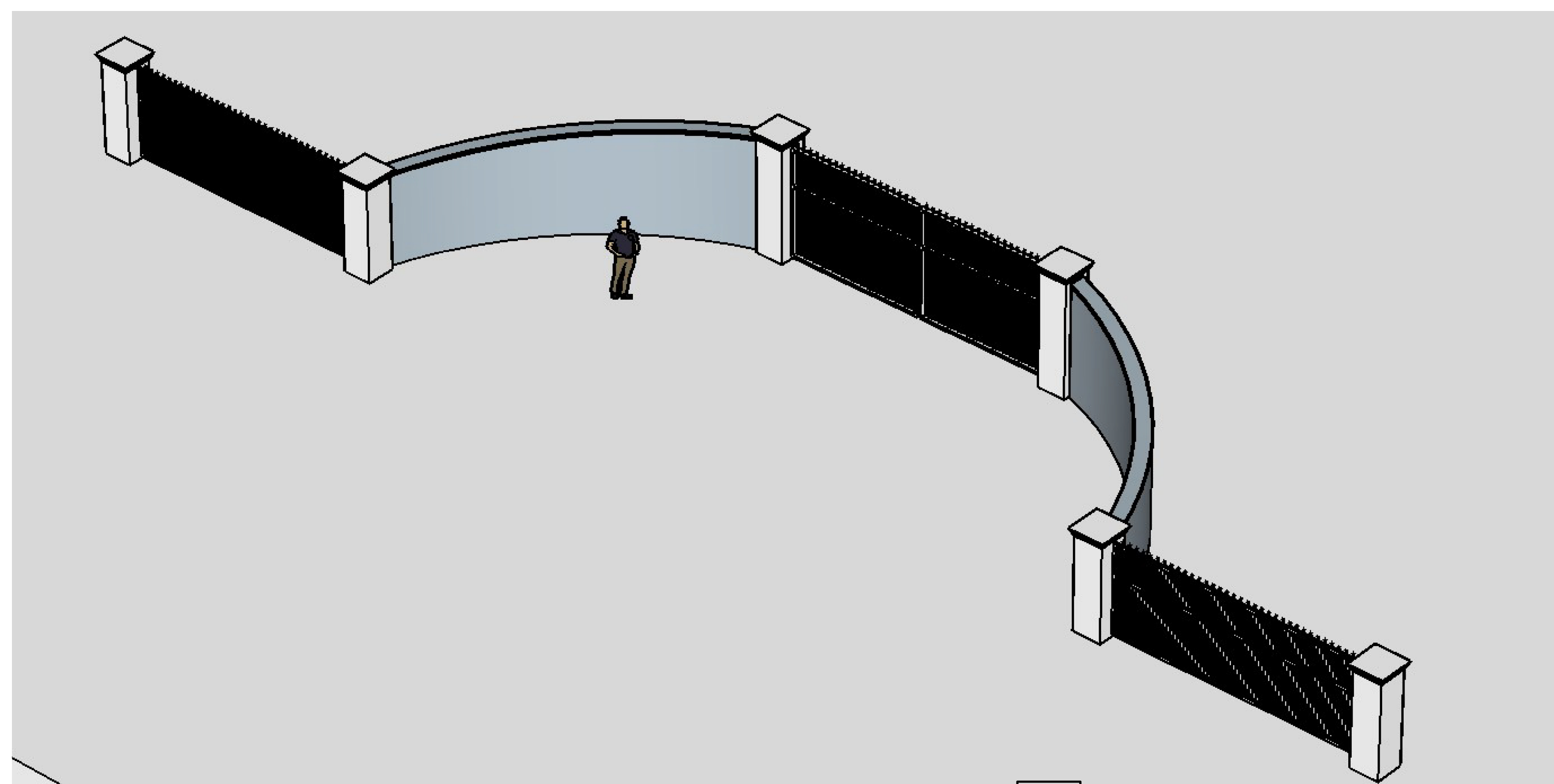
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PROJECT # 25-41	6 JAN 2026 - SITE TRIANGLES
	14 MAR 2026 - CITY COM
	12 APR 2026 - PRESERV

PLAT TRACKING #	C.O.D. PERMIT #		
P.O. TRACKING #	WWW. TRACKING #		
SHS GROUP			
10260 STRAIT LANE			
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02 3D-VIEW-2
SCALE: N.T.S.



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



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SHEET TITLE

GATE
3D VIEWS

SHEET #
A1.03
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 #

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10260 STRAIT LANE
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