



LANDMARK COMMISSION

APRIL 6, 2026

FILE NUMBER: COA-26-000042
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 Demolition to demolish a noncontributing accessory structure – a north facing addition connecting the sanctuary and the education building. Standard: Demolition of noncontributing structure because newer than period of significance.

STAFF RECOMMENDATION(S)

That the request for a Certificate of Demolition to demolish a noncontributing accessory structure (Standard: demolition of noncontributing structure because newer than period of significance) be approved in accordance with supporting documentation (the 1952 Sanborn Fire Map of area) with the finding of fact that the structure was built after 1952 (outside of the period of significance). The proposed work meets the standards in City Code Section 51A-4.501(h)(4)(D) for demolition of noncontributing structures; and the Secretary of the Interior's Standards for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION(S)

That the request for a Certificate of Demolition to demolish a noncontributing accessory structure (Standard: demolition of noncontributing structure because newer than period of significance) be approved as submitted. Demolition of rear entrance component to allow construction of new rear entrance addition to include new elevator and stairs (ADA requirement).

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. 25823. 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 CD.

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

Guidelines for Setting (District / Neighborhood)

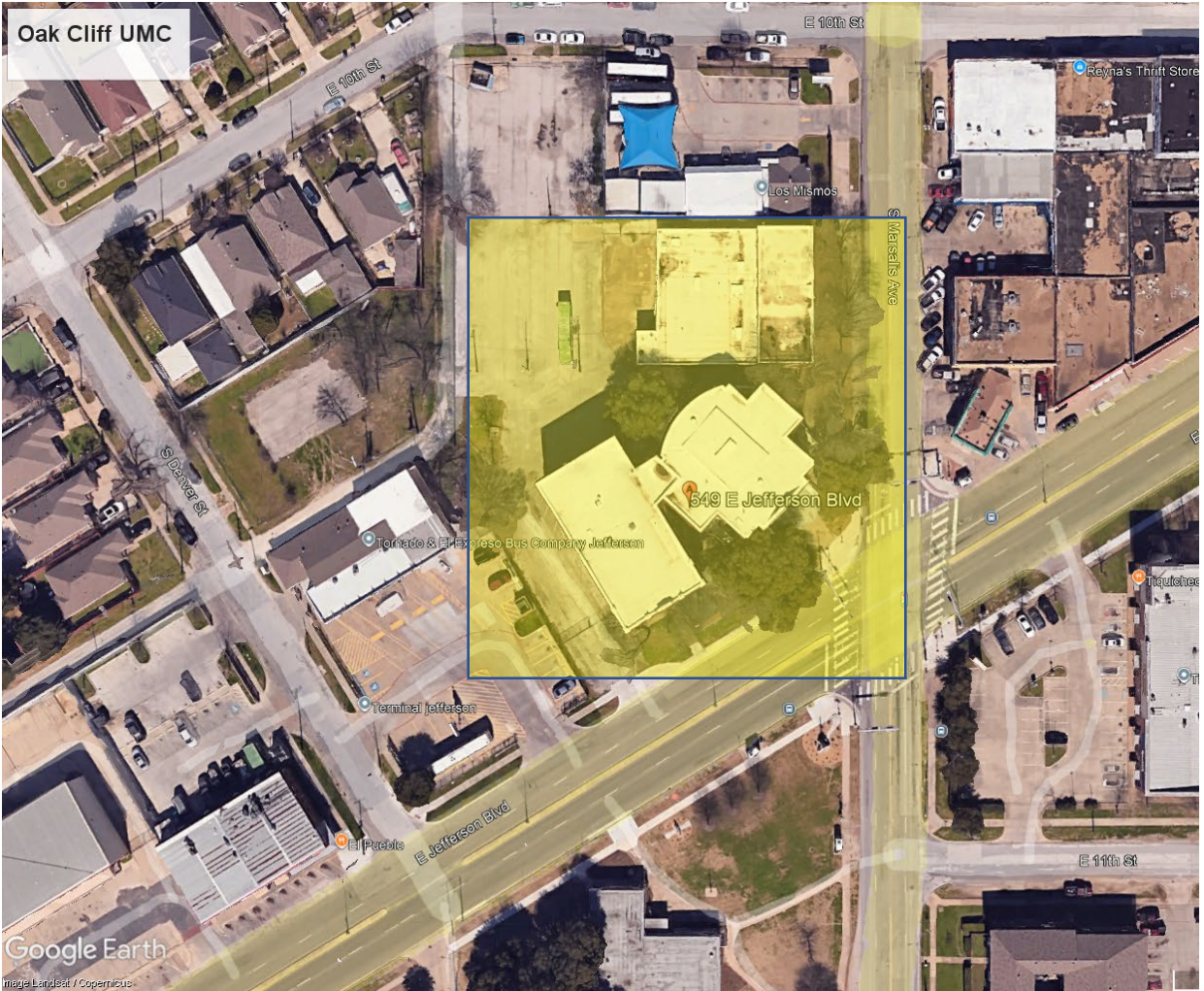
- *Recommended: Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation,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

SEC. 51A-4.501 (h)(4)(D):

- The structure is non-contributing,
- It is newer than the district's period of significance, and
- Its demolition will not adversely affect the historic character or integrity of the 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.

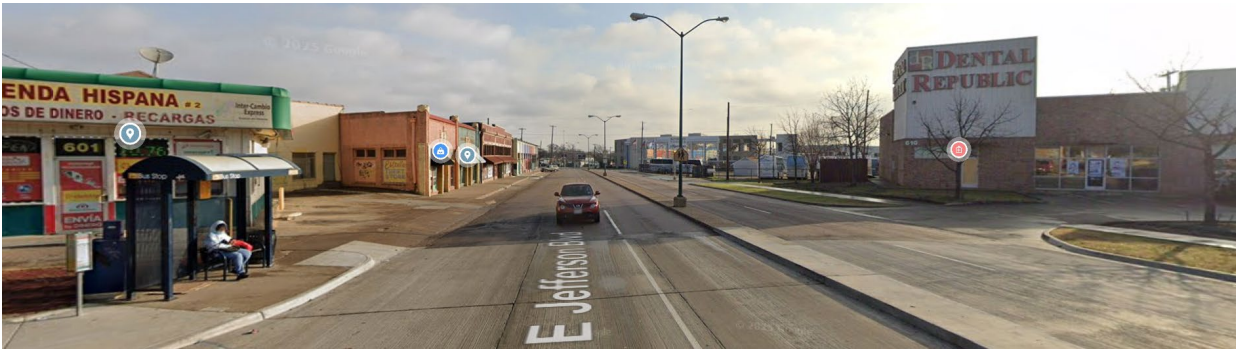


Subject property. Left elevation of education building (west). Source: Google Maps -- Streetview.

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 Demolition 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 as submitted. Demolition of rear entrance component to allow construction of new rear entrance addition to include new elevator and stairs (ADA requirement).

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: **Carolina Pace**

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

Certificate for Demolition and Removal (CD) City of Dallas Landmark Commission

CD _____ - _____ (_____) Office Use Only

1. Name of Applicant: Michael Karnowski
MAILING Address: 1907 Marilla Street Second Floor City Dallas State TX Zip 75201
Daytime Phone: 214-748-4561 Alternate Phone: 214-789-6216
Relationship of Applicant to Owner: Architect
Email Address: mkarnowski@architexas.com
ADDRESS OF PROPERTY TO BE DEMOLISHED: 549 E Jefferson Blvd, Dallas, TX Zip 75203
Historic District: Individual Landmark

2. Indicate which demolition standard you are applying (**choose on option ONLY**):
- Replace with more appropriate/compatible structure
 - No economically viable use
 - Imminent threat to public health / safety
 - Demolition noncontributing structure because newer than period of significance
 - ~~Intent to apply for certificate of demolition pursuant to 51 A 4.501 (i) of the Dallas City Code:
Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order.~~

3. Describe work and submit required documents for the demolition standard you are applying (see checklist):
Remove non-contributing addition to allow for addition of new elevator tower w/ accessible access.

Application Deadline:
This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with applicable fees and any supporting documentation **must be filed by the fourth Monday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. [\(See official calendar for exceptions to deadline and meeting dates\).](#)

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to complete the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner (See Historic Preservation Staff Contacts link below) to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. **Signature of Applicant:** *Michael Karnowski* **Date:** 1/26/26

5. **Signature of Owner:** *Andrew Ramler* **Date:** 1/26/26

(IF NOT APPLICANT)

Historic Preservation Staff Contacts

The Historic Preservation is located in Dallas City Hall in Downtown Dallas.

Department Address: 1500 Marilla – room 5CN (Blue Elevators) Dallas, TX 75201.

Department Hours: Appointment Only. Please contact the Planner in charge of your district from the Office of Historic Preservation page on the City of Dallas website:

<https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/contact.aspx>

Please schedule an appointment in advance of application deadlines if you would like a planner to review your application. Please send your questions via e-mail Historicpreservation@dallas.gov so that staff can track your inquiry. Please include your address and District in the subject line.

Chapter 51A Dallas Development Code: Ordinance No. 19455, as amended, Subsection aa: Fees for Landmark Commission Applications.

1. An application will not be processed until the fee has been paid.
2. The applicant shall pay the filing fee to the building official. The building official shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.
3. The city controller shall refund 75 percent of the filing fee to the applicant if the applicant withdraws the application prior to the case being advertised for hearing. After the case is advertised, no refund of the filing fee may be made. Please contact a Preservation Planner for refund request inquiries.
4. The applicant shall pay a single filing fee for each certificate of appropriateness or certificate of demolition or removal for unauthorized work.
5. Make Checks Payable to: City of Dallas -note OHP application type in memo of check. Mail or bring to Dallas City Hall, 1500 Marilla Street – 5th Floor, Room 5BN OR you may pay online. The district planner will provide payment instructions.
6. The landmark commission may waive the filing fee if the landmark commission finds that payment of the fee would result in substantial financial hardship to the applicant. The applicant may request that the issue of financial hardship be placed on the landmark commission's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the landmark commission. In making this determination, the landmark commission may require the production of financial documents.

Certificate for Demolition and Removal (CD)

City of Dallas Landmark Commission

Application Fee Schedule:

Type of Application	Application Fee	Office Use Only – Payment Received
Certificate for demolition or removal	\$400.00	DATE: RECIPT NO.
Certificate of appropriateness/certificate of demolition or removal for unauthorized work.	\$600.00	DATE: RECIPT NO.

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

- APPROVED.** Please release the building permit.
- APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- APPLICANT REQUEST FOR WITHDRAWAL, 75% REFUND APPROVED: DATE**
- APPLICANT REQUEST FOR WITHDRAWAL WITHOUT REFUND: DATE**
- DENIED.** Please do not release the building permit or allow work.
- DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

Office of Historic Preservation

Date

NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE

Affidavit

Before me the undersigned on this day personally appeared _____ who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the owner, principle, or authorized representative of the subject property.

Affiant's signature

Subscribed and sworn to before me this ____ day of _____, 20__

Notary Public

SUBMITTAL CHECKLIST

The documentation listed below must be submitted with the application for a Certificate for Demolition or Removal. Incomplete applications will not be docketed for consideration by the Landmark Commission. Please refer to the Certificate for Demolition or Removal criteria in Dallas Development Code §51A-4.501 or contact a City Preservation Planner for further information.

- Color photographs, written descriptions, drawings, or records depicting the current state of the structure. Photographs and drawings must clearly label areas of structural deterioration.
- Drawings to adequately describe site use after demolition.
- Documentation from a qualified real estate appraiser or licensed restoration contractor that the historic building can not be adaptively reused or a structural report by a licensed structural engineer or a licensed restoration contractor that the building is incapable of being repaired.

For an application to replace the structure with a new structure that is more appropriate and compatible with the historic overlay district:

- Record depicting the original construction of the structure, including drawings, pictures, or written descriptions.
- Records depicting the current condition of the structure, including drawings, pictures, or written descriptions.
- Any conditions proposed to be placed voluntarily on the new structure that would mitigate the loss of the structure.
- Complete architectural drawings of the new structure.
- A guaranteed agreement between the owner and the city that demonstrates the owner's intent and financial ability to construct the new structure. The guarantee agreement must:
 - contain a covenant to construct the proposed structure by a specific date in accordance with architectural drawings approved by the city through the predesignation certificate of appropriateness process or the certificate of appropriateness process;
 - require the owner or construction contractor to post a performance and payment bond, letter of credit, escrow agreement, cash deposit or other arrangement acceptable to the director to ensure construction of the new structure; and
 - be approved as to form by the city attorney.

For an application of **no economically viable use of the property:**

- The past and current uses of the structure and property.
- The name of the owner.
- If the owner is a legal entity, the type of entity and states in which it is registered.
- The date and price of purchase or other acquisition of the structure and property, and the party from whom acquired, and the owner's current basis in the property.
- The relationship, if any, between the owner and the party from whom the structure and property were acquired (If one or both parties to the transaction were legal entities, any relationships between the officers and the board of directors of the entities must be specified).
- The assessed value of the structure and property according to the two most recent tax assessments.
- The amount of real estate taxes on the structure and property for the previous two years.
- The current fair market value of the structure and property as determined by an independent licensed appraiser.
- All appraisals obtained by the owner and prospective purchasers within the previous two years in connection with the potential or actual purchase, financing, or ownership of the structure and property.
- All listings of the structure and property for sale or rent within the previous two years, prices asked, and offers received.
- A profit and loss statement for the property and structure containing the annual gross income for the previous two years; itemized expenses (including operating and maintenance costs) for the previous two years, including proof that adequate and competent management procedures were followed; the annual cash flow for the previous two years; and proof that the owner has made reasonable efforts to obtain a reasonable rate of return on the owner's investment and labor.
- A mortgage history of the property during the previous five years, including the principal balances and interest rates on the mortgages and the annual debt services on the structure and property.
- All capital expenditures during the current ownership.
- Records depicting the current conditions of the structure and property, including drawings, pictures, or written descriptions.

A study of restoration of the structure or property, performed by a licensed architect, engineer or financial analyst, analyzing the physical feasibility (including architectural and engineering analyses) and financial feasibility (including pro forma profit and loss statements for a ten year period, taking into consideration redevelopment options and all incentives available) of adaptive use of restoration of the structure and property.

Any consideration given by the owner to profitable adaptive uses for the structure and property.

Construction plans for any proposed development or adaptive reuse, including site plans, floor plans and elevations.

Any conditions proposed to be placed voluntarily on new development that would mitigate the loss of the structure.

Any other evidence that shows that the affirmative obligation to maintain the structure or property makes it impossible to realize a reasonable rate of return.

For an application to demolish or remove a structure that poses an imminent threat to public health or safety:

Records depicting the current condition of the structure, including drawings, pictures, or written descriptions.

A study regarding the nature, imminence, and severity of the threat, as performed by a licensed architect or engineer.

A study regarding both the cost of restoration of the structure and the feasibility (including architectural and engineering analyses) of restoration of the structure, as performed by a licensed architect or engineer.

For an application to demolish or remove a structure that is noncontributing to the historic overlay district because the structure is newer than the period of historical significance:

Documentation that the structure is noncontributing to the historic overlay district.

Documentation of the age of the structure.

A statement of the purpose of the demolition.

For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:

An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.

Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.

A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.

A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.

Any other evidence the city representative or property owner wishes to submit in support of the application.

GENERAL NOTES:

- Note 1: Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at 1/2" = 1'.
- Note 2: When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
- Note 3: When material descriptions are required, materials to be used must be designated on the elevation drawings.

Responses to requests for additional information provided below:

1. Proof that the building is noncontributing to the historic overlay district.

The landmark nomination form lists construction dates for the Church (1915), School (1926), and Youth Building (1951). There are no alterations/additions listed. The 1952 Sanborn map shows all three of the main structures but does not show this addition. We do not have an exact date of construction but do know that it was after 1952. See Figure 1 below.



Figure 1 Clip from the 1952 Sanborn map showing all three buildings have been built. The entrance addition has not yet been built - we have indicated the location with the red diagonal hatching.

2. Documentation of the age of the structure that is proposed for demolition.

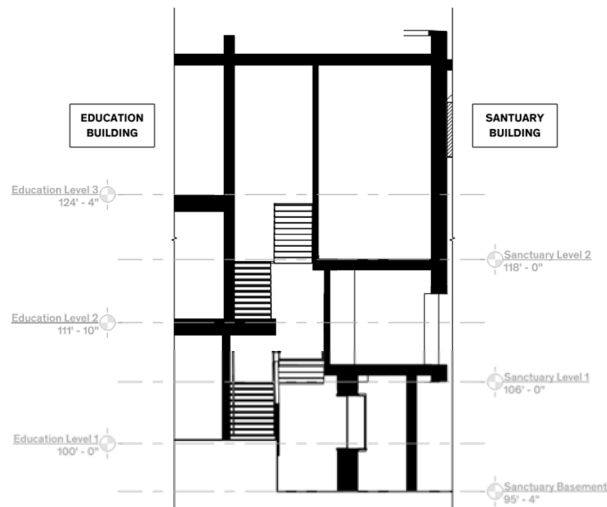
See response to question number 1 above. We do not know the exact date of

construction but do know that is was after the three main buildings were constructed.

3. A written statement of the purpose of the demolition.

Our client desires to provide accessible access to all levels of the redeveloped project, so the addition will be removed to allow for a new entry and elevator tower. There is only one location on the property that provides access to the differing floor levels of both buildings from a single location that is also hidden from view from Marsalis and Jefferson, which is where this entrance addition is currently located.

The existing elevator, located within the School Building (also referred to as the Education Building) only provides accessible access to the three floors within the Education Building. Partial accessible access is provided to the main floor of the Church (also referred to as the Sanctuary Building) with a wheelchair lift. There is no accessible access to the basement level or choir loft level of the Church. See Figure 2 below.



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

Figure 2 Diagram of Education Building and Sanctuary Building floor levels.

Finally, the addition is of poor quality and has been modified multiple times. The Church and School are both built of a rough-faced burgundy brick with a wide range of tones while the addition brick is a smooth-faced orange brick. The roof soffit is constructed of plywood with an aluminum fascia, indicating a construction era much later than the other buildings. There is also a very large construction joint between the addition and both adjoining buildings.



Figure 3 Overall view of Entrance Addition. Note the poor quality of construction including plywood roof and soffit.

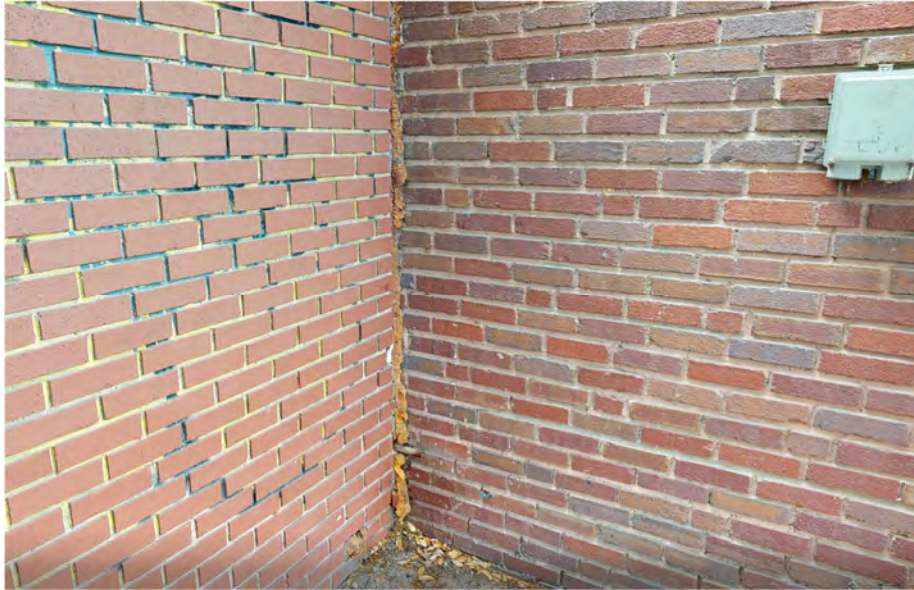


Figure 4 Entrance Addition on the left and Education Building on the right. Note the construction joint between the structures, different brick material, and misalignment of mortar joints.



Figure 5 Entrance Addition on the right and Sanctuary on the left. Note the construction joint between structures, different brick material, and misalignment of mortar joints.

The Jefferson

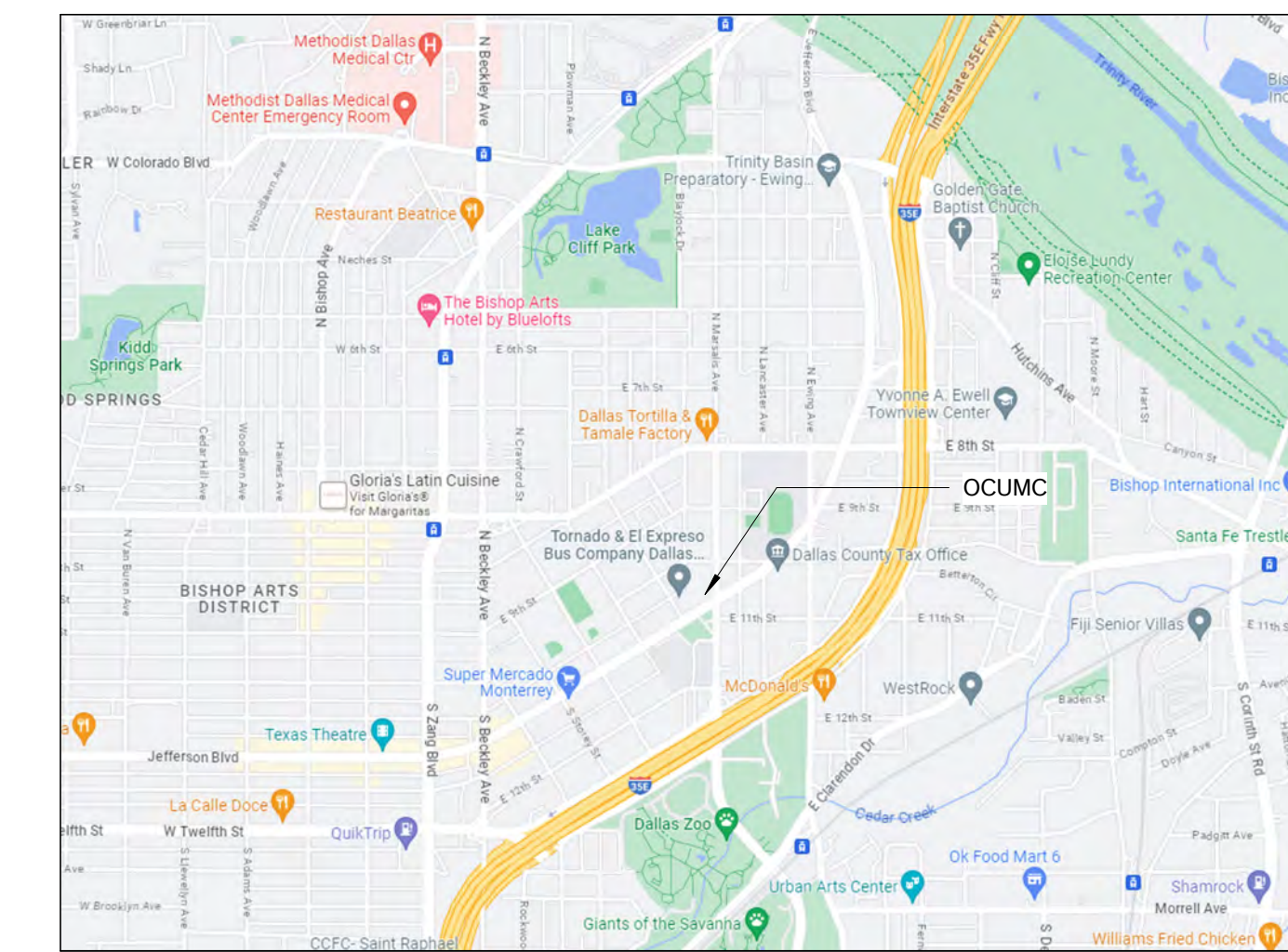
Elevator Tower Addition Package



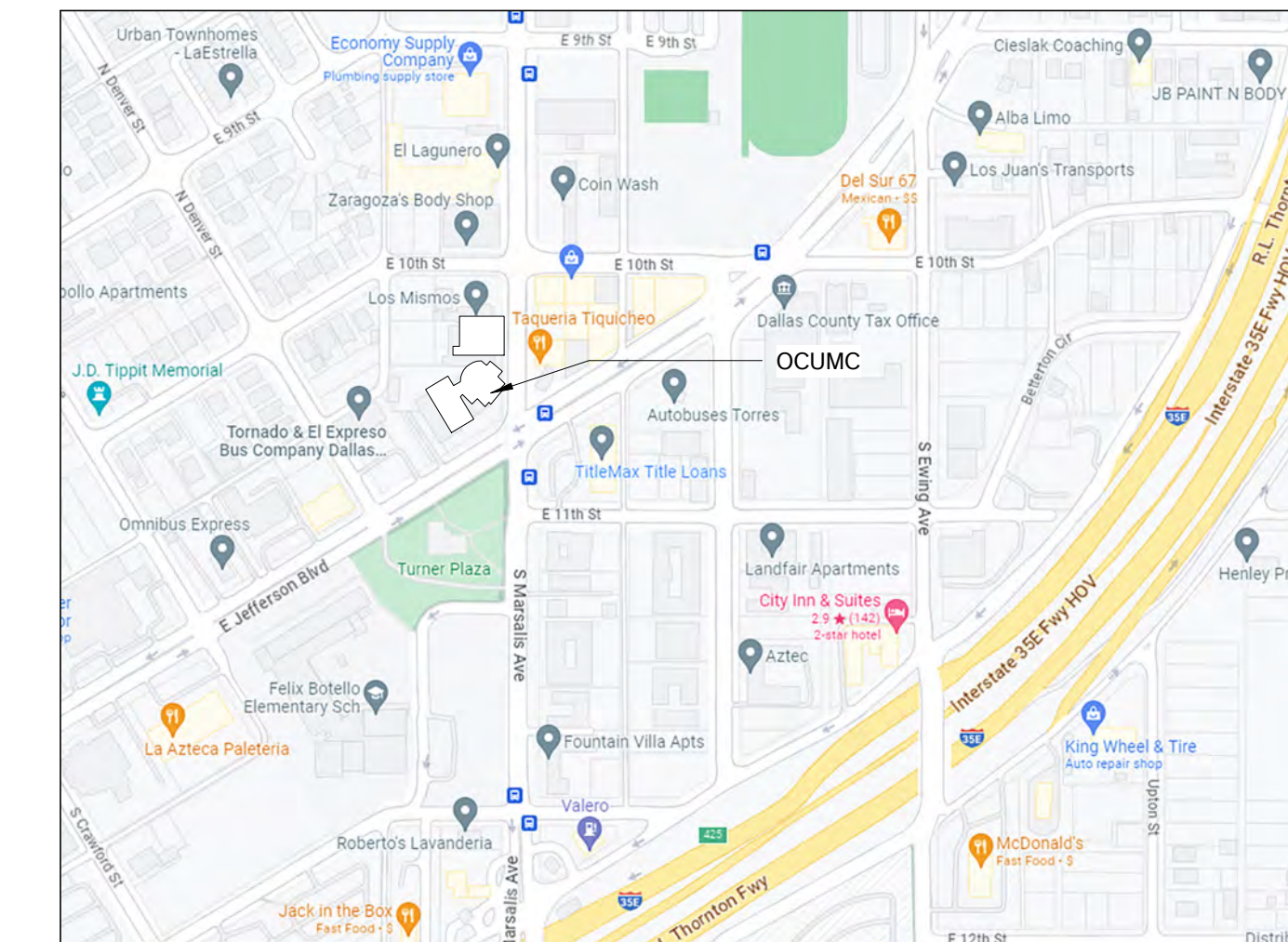
SHEET INDEX

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



The Jefferson

549 E Jefferson Blvd,
Dallas TX

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REVISION HISTORY

Schematic Design

This document is incomplete and may not be used for regulatory approval, permit, or construction.

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



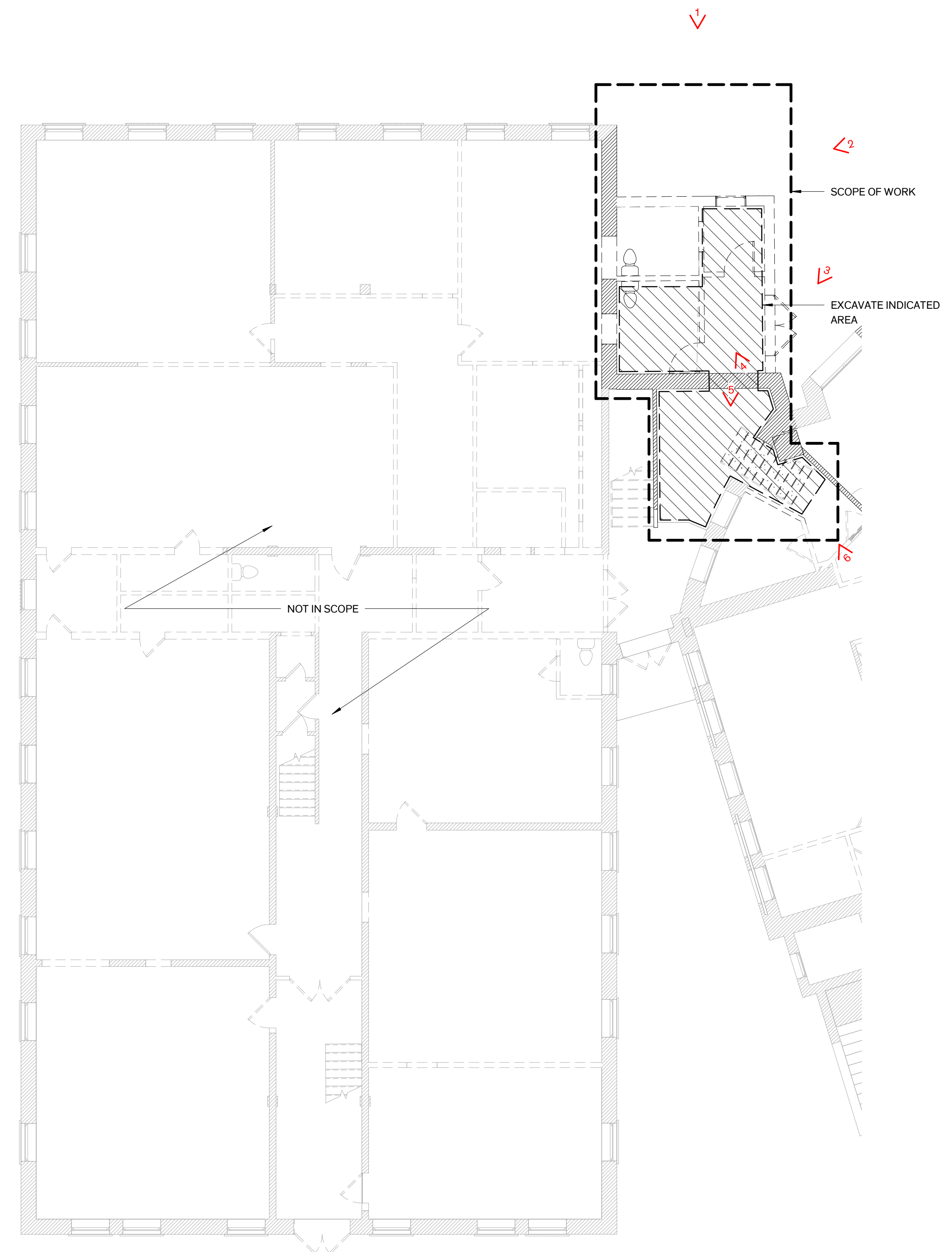
PHOTO_5



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



The Jefferson

549 E Jefferson Blvd,
 Dallas TX

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REVISION HISTORY

Schematic Design

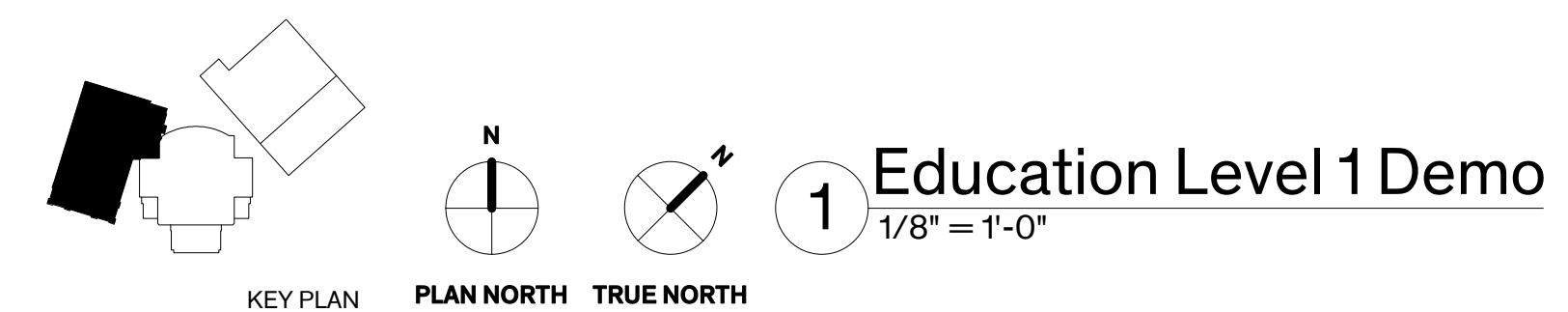
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Michael Karnowski
 TX Registration No. 24272

Architexas No. 2310 Date 1/26/2026

Sheet Name
 Education Building Level 1 Floor
 Plan Demo

Sheet Number

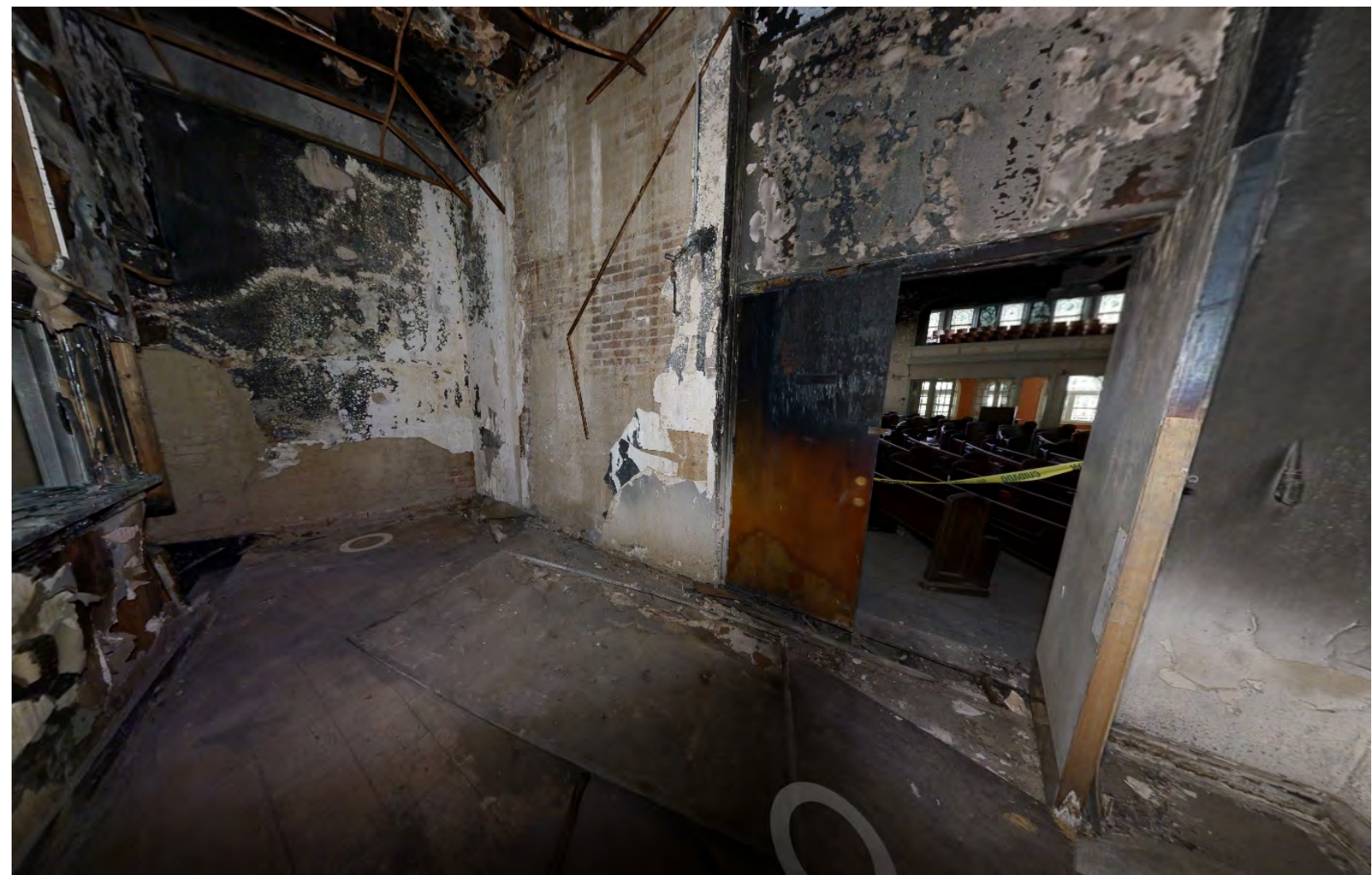




PHOTO_7



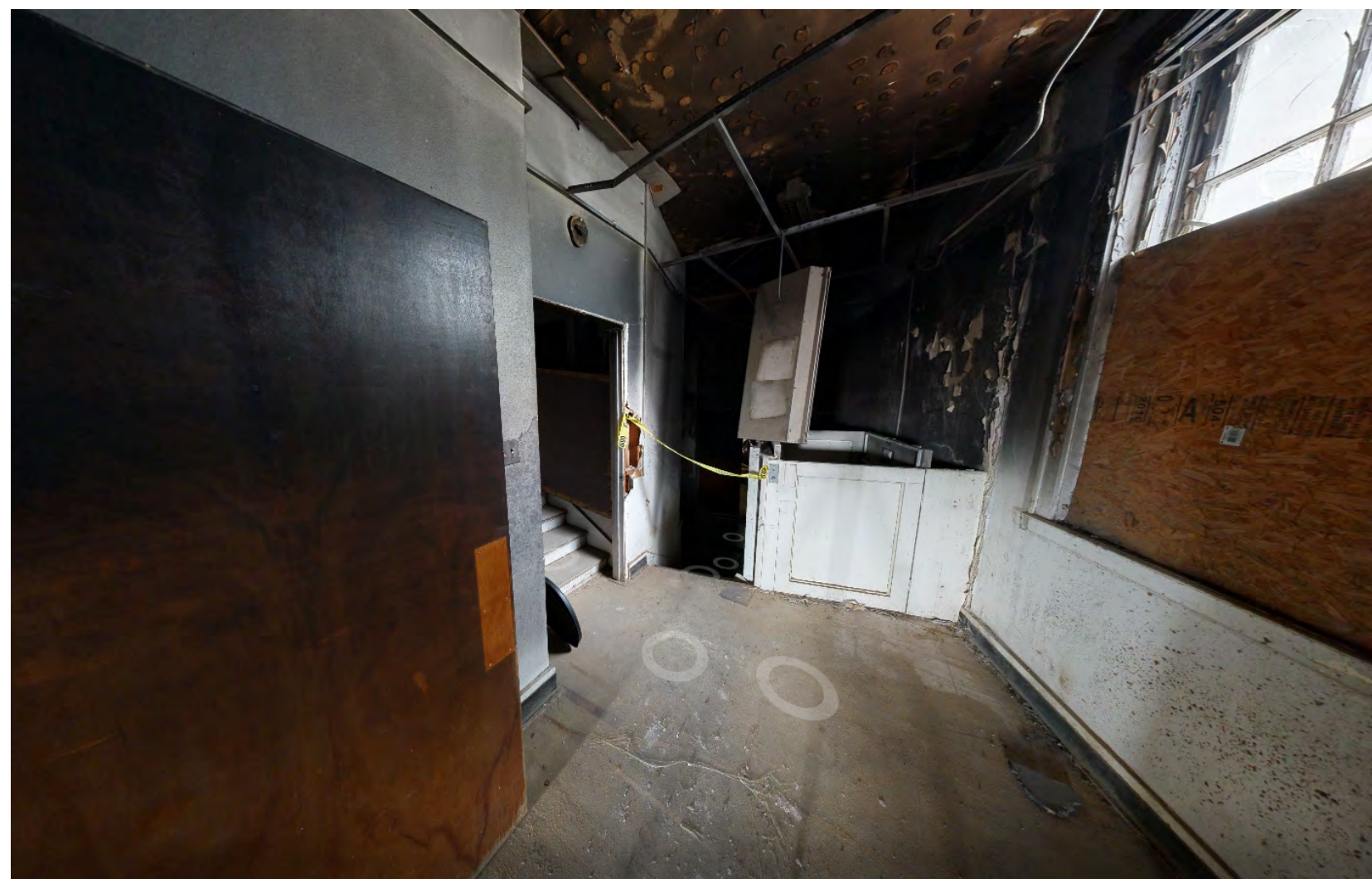
PHOTO_8
WHEELCHAI LIFT



PHOTO_9



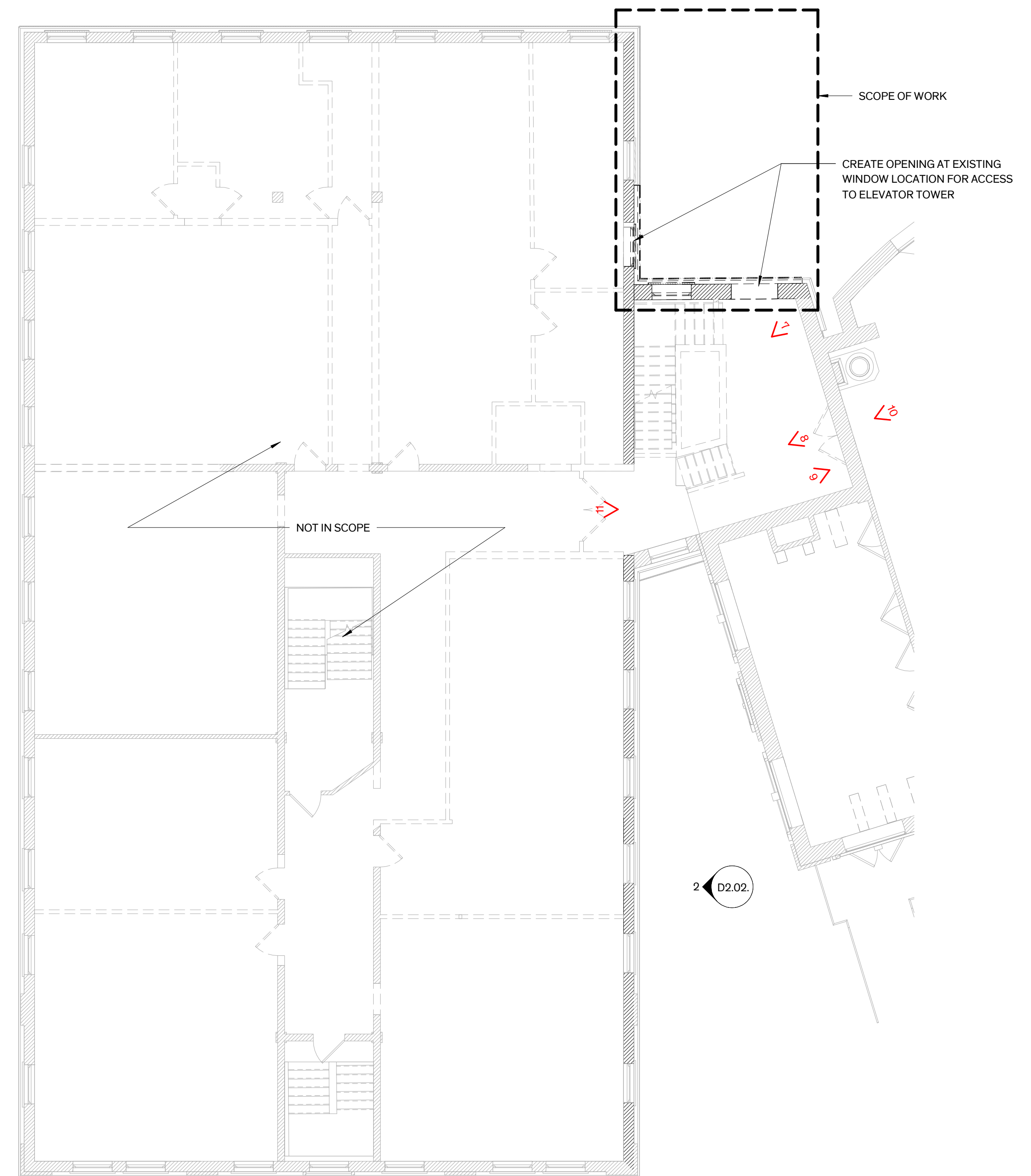
PHOTO_10



PHOTO_11

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



The Jefferson

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REVISION HISTORY

Schematic Design

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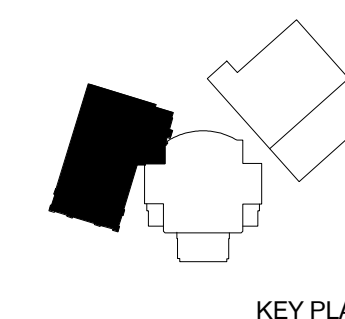
Michael Karnowski
TX Registration No. 24272

Architexas No. 2310 Date 1/26/2026

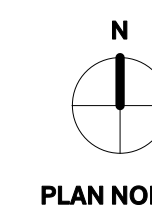
Sheet Name
Education Building Level 2 Floor
Plan Demo

Sheet Number

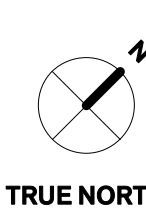
D1.02.



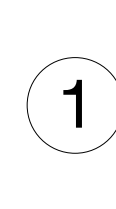
KEY PLAN



PLAN NORTH



TRUE NORTH



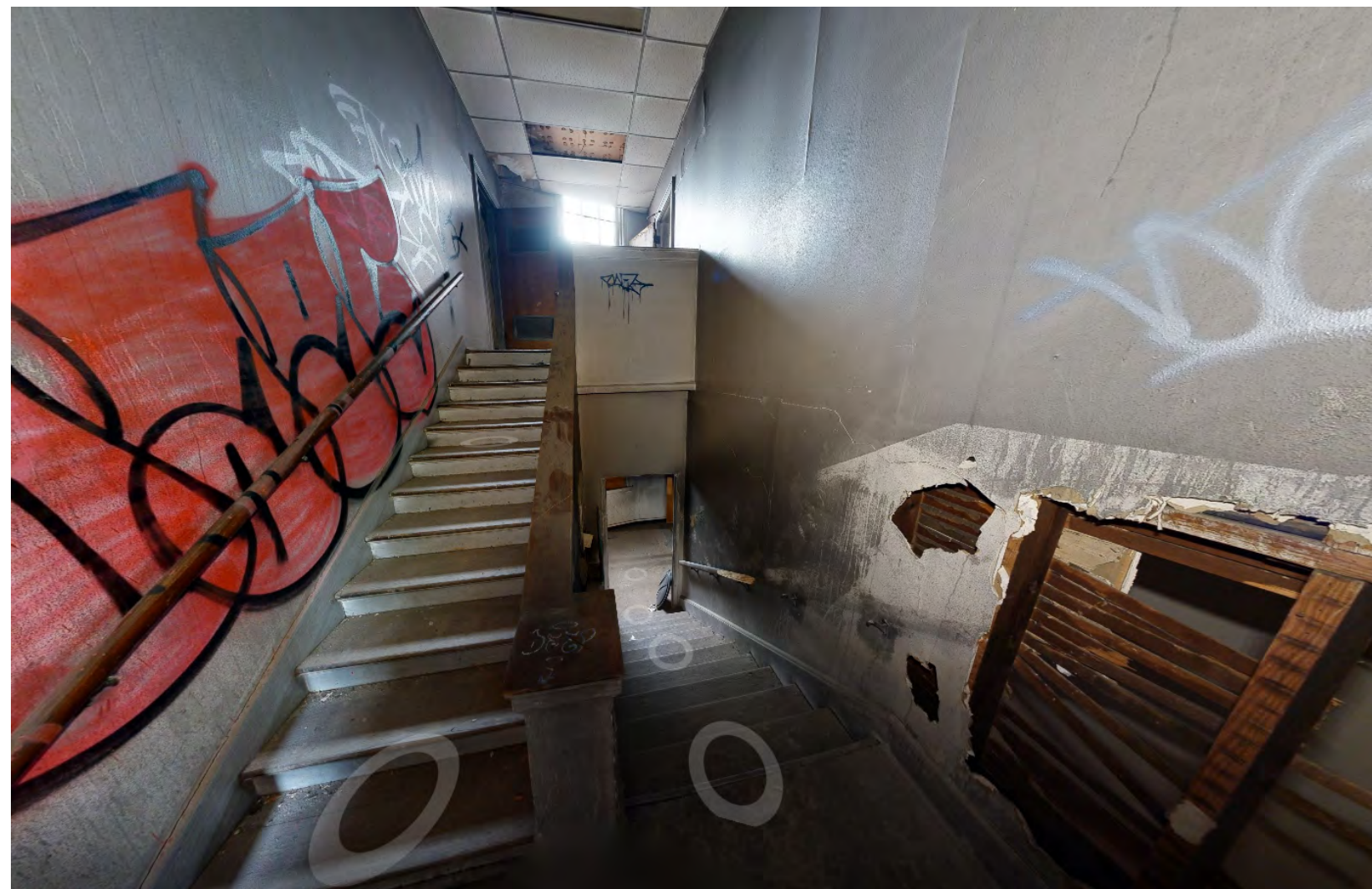
1 Education Level 2 Demo
1/8" = 1'-0"



PHOTO_12



PHOTO_13



PHOTO_14



PHOTO_15



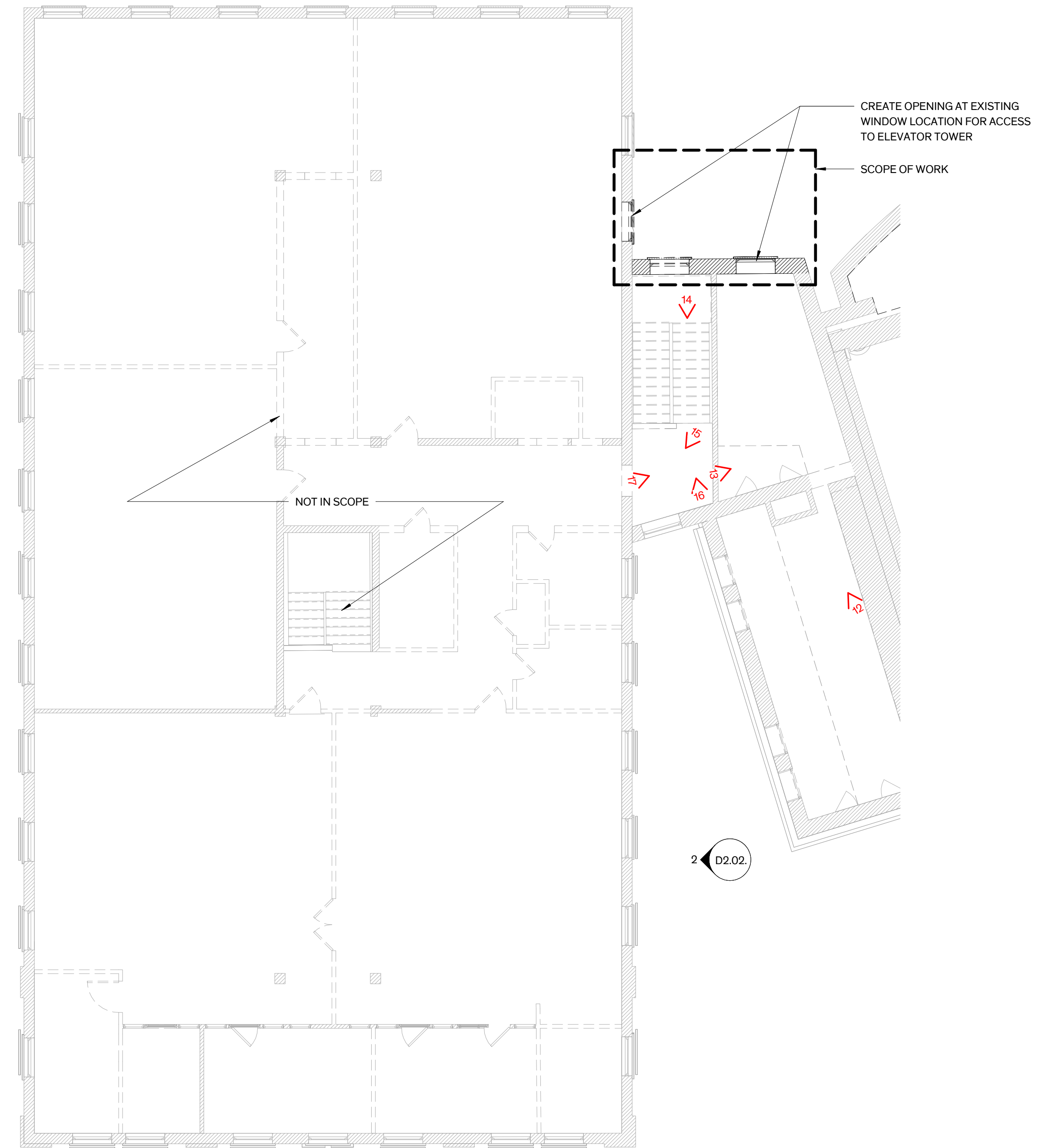
PHOTO_16



PHOTO_17

LEGEND

	EXIST'G WALL TO REMAIN
	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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REVISION HISTORY

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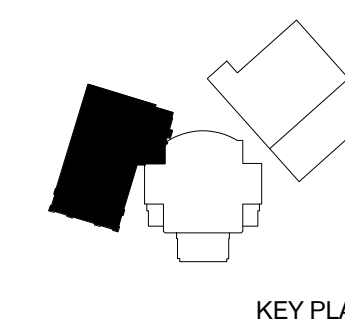
Michael Karnowski
 TX Registration No. 24272

Architexas No. 2310 Date 1/26/2026

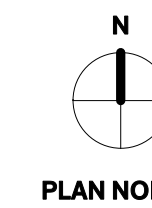
Sheet Name Education Building Level 3 Floor Plan Demo

Sheet Number

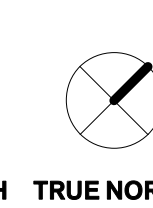
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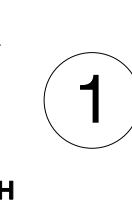
KEY PLAN



PLAN NORTH



TRUE NORTH



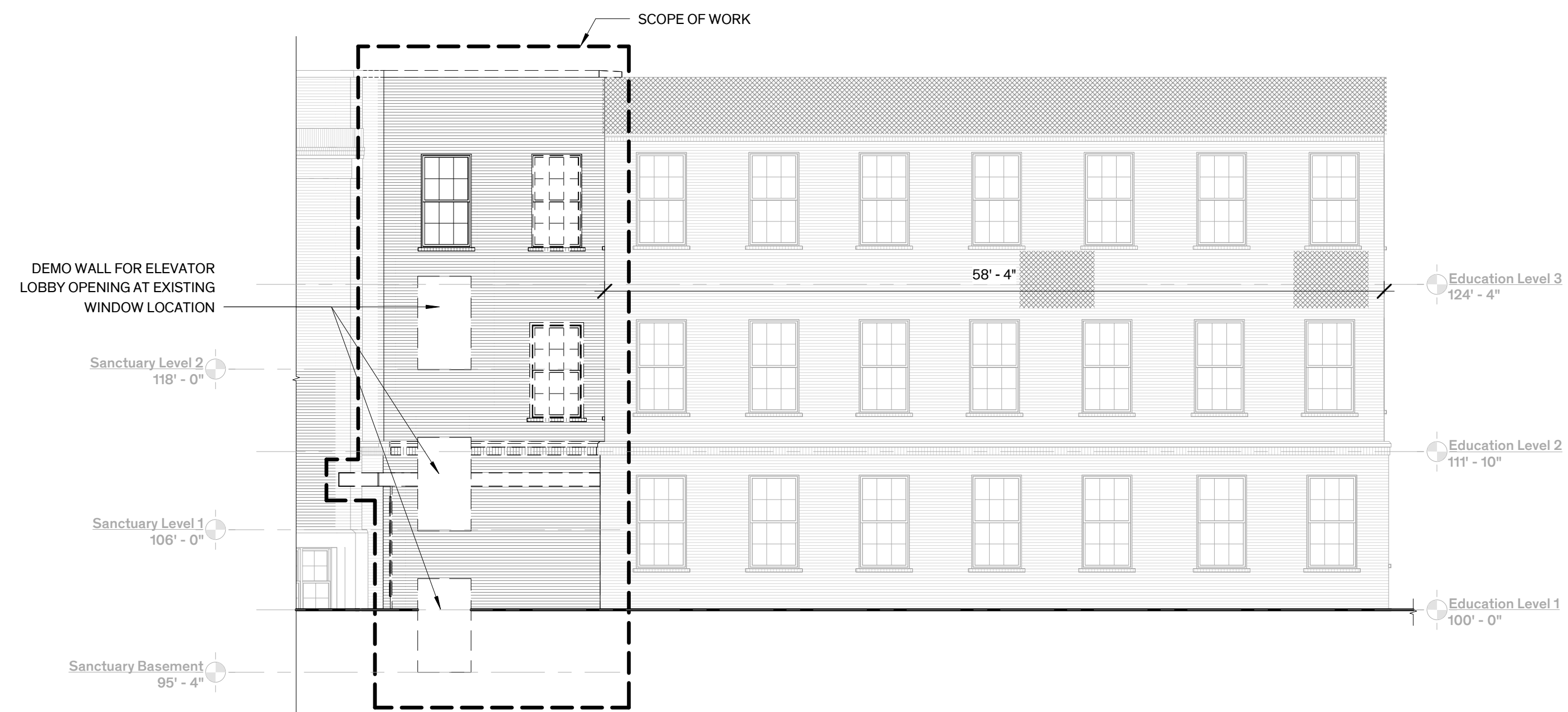
Education Building Level 3
 1/8" = 1'-0"

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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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
 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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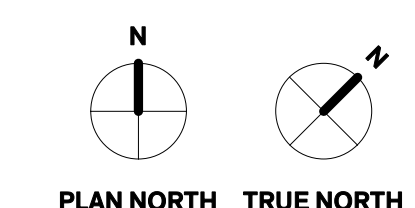
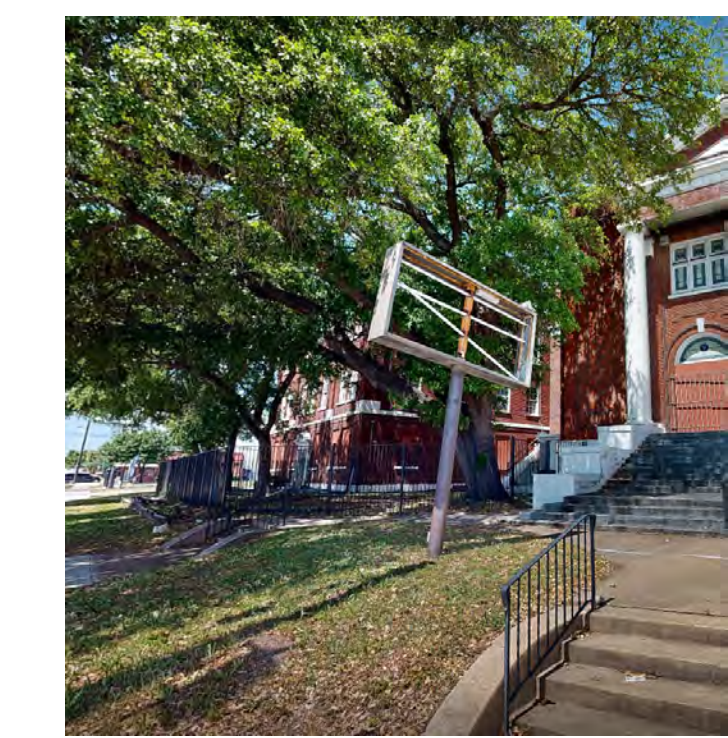
Michael Karnowski
TX Registration No. 24272

1/1/2022

Architexas No. 2310 Date 1/26/2026



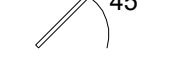
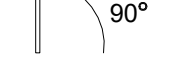

Sheet Name Site Plan

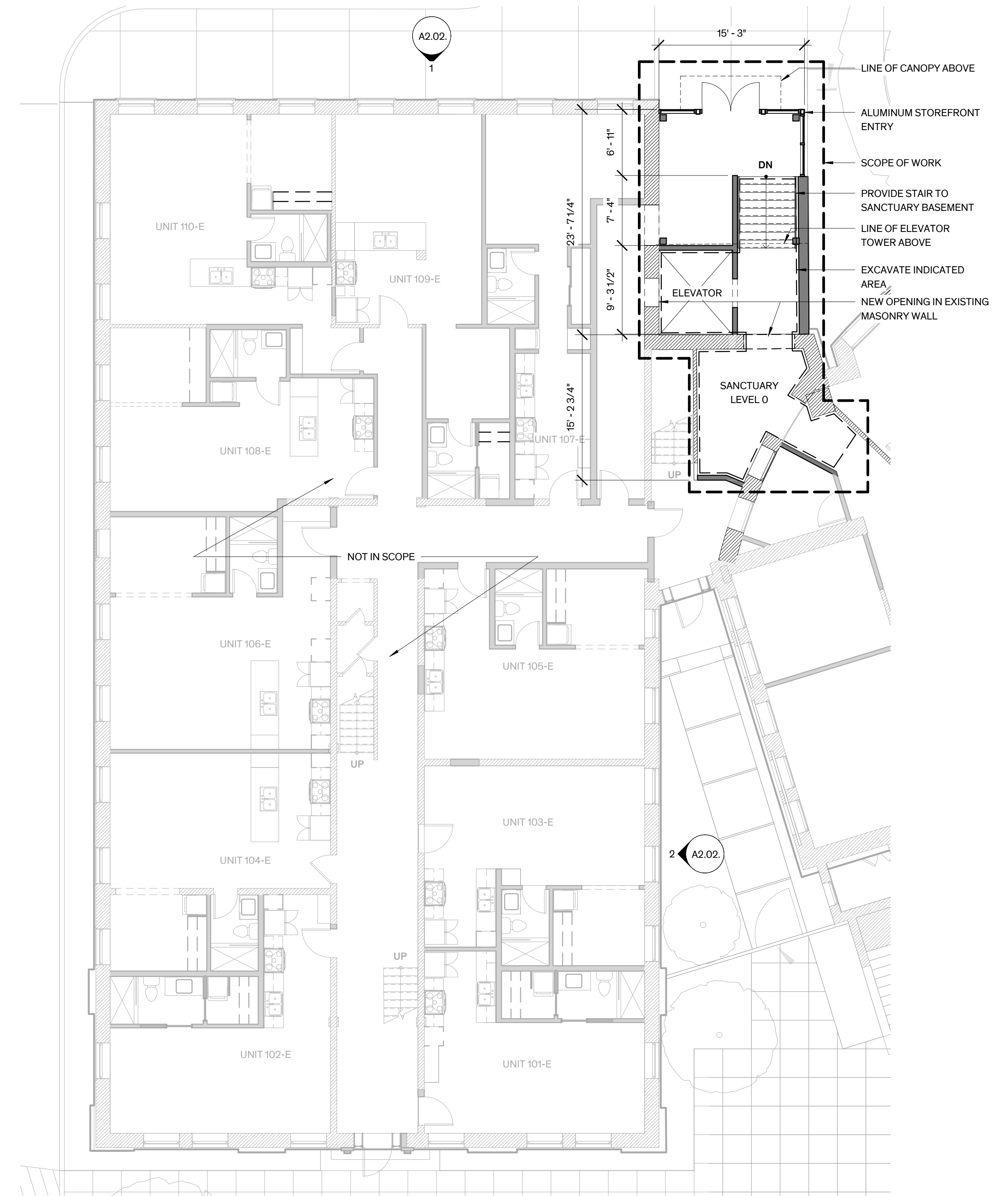
Sheet Number



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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REVISION HISTORY

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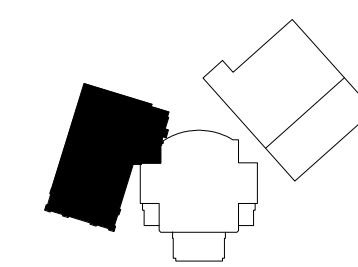
Michael Karnowski
 TX Registration No. 24272

Architexas No. 2310 Date 1/26/2026

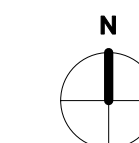
Sheet Name
 Education Building Level 1 Floor Plan

Sheet Number

AI.02.



KEY PLAN



PLAN NORTH








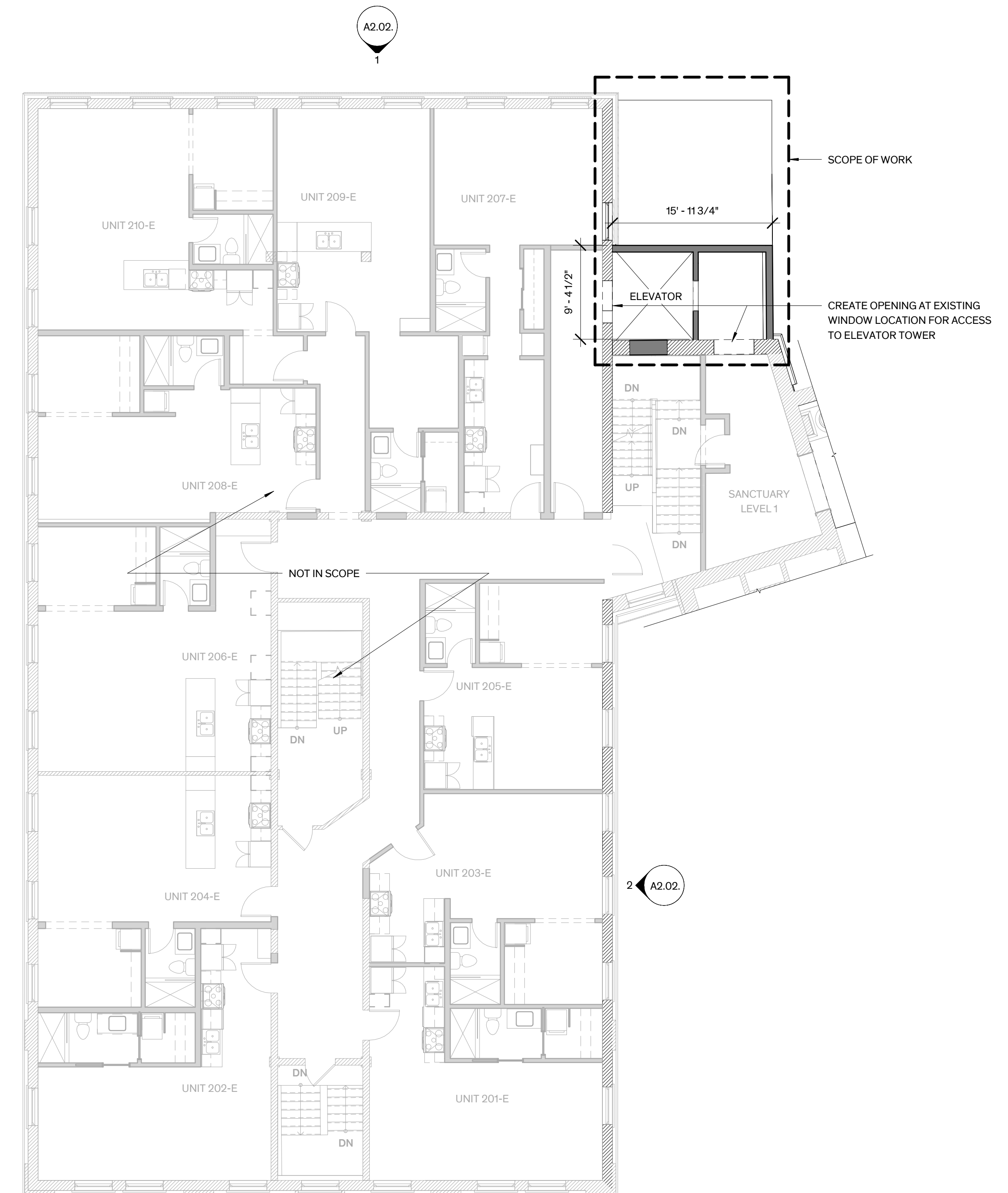
TRUE NORTH



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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REVISION HISTORY

Schematic Design

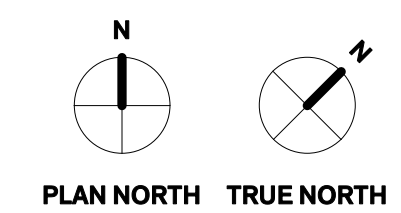
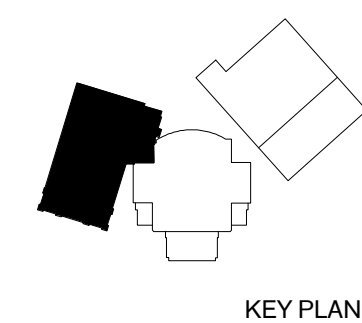
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Architexas No. 2310 Date 1/26/2026



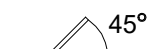


Sheet Name
 Education Building Level 2 Floor Plan

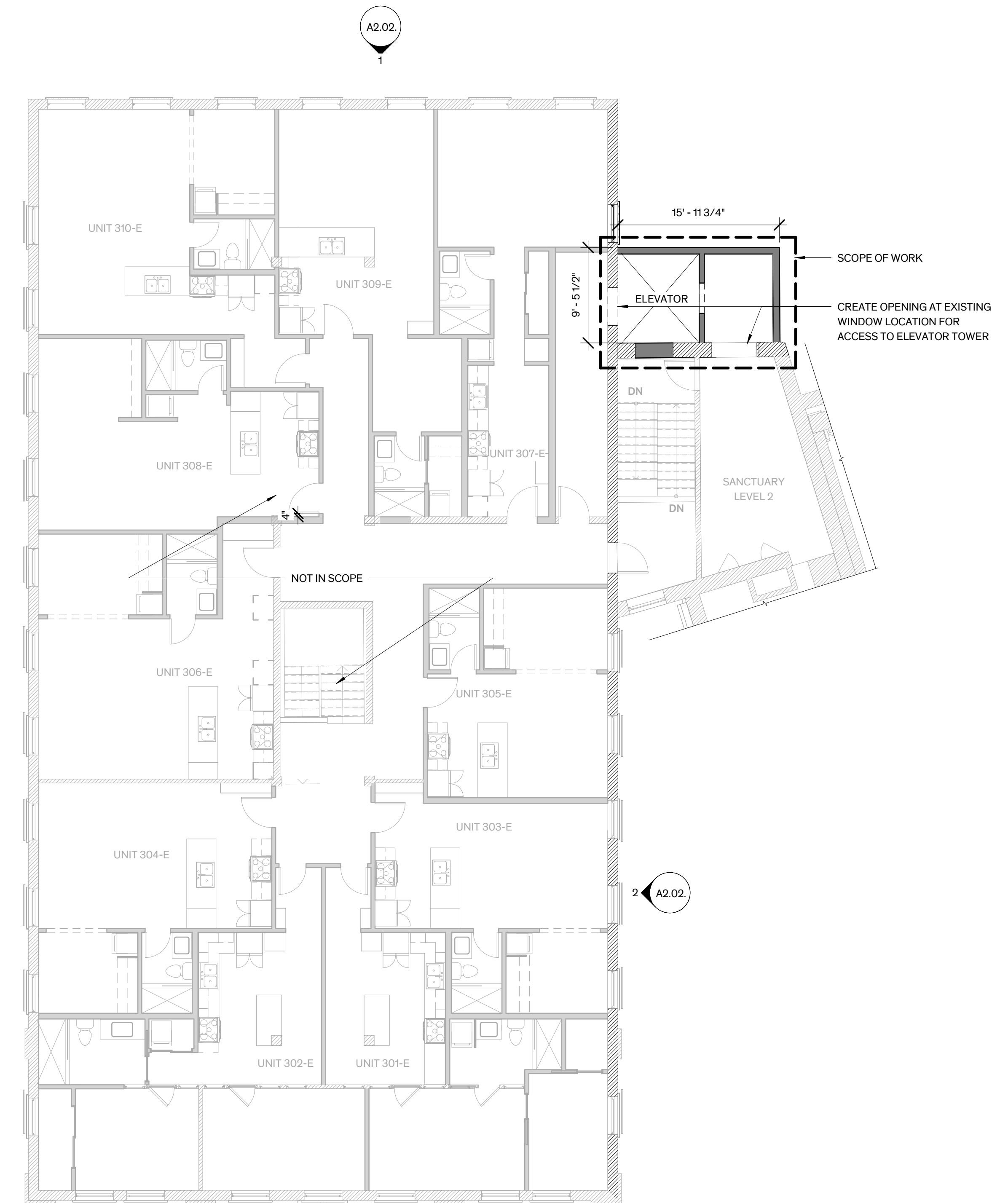
Sheet Number



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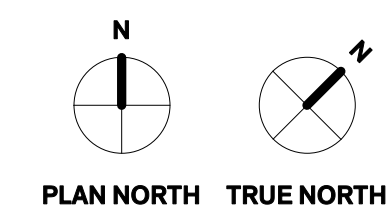
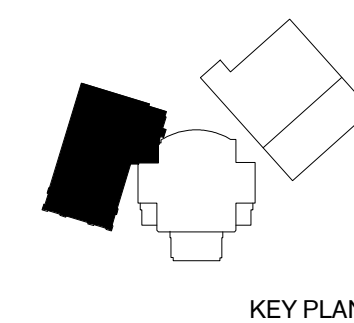
Michael Karnowski
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Architexas No. 2310 Date 1/26/2026

Sheet Name Education Building Level 3 Floor Plan






Sheet Number

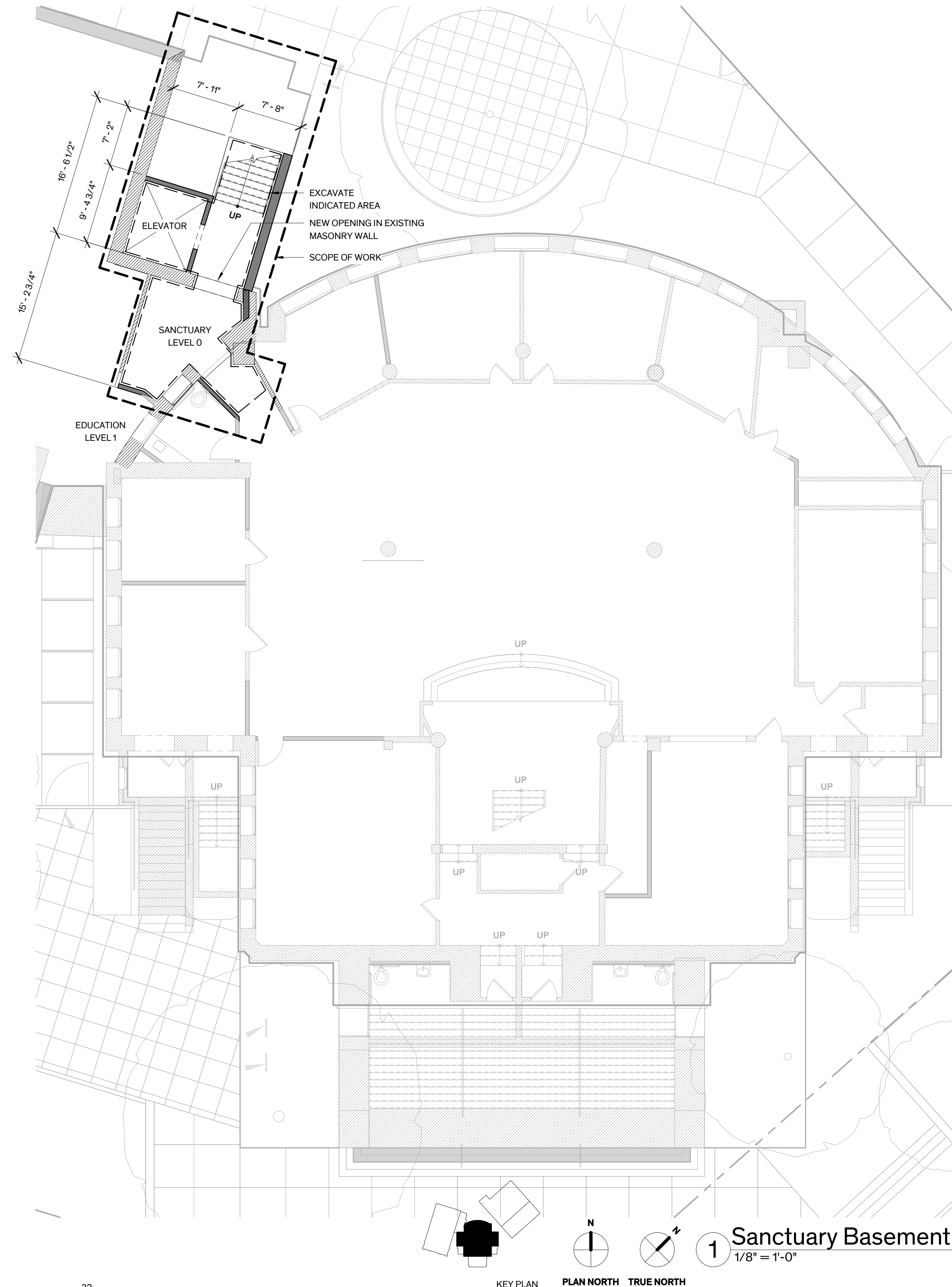
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1 Education Building Level 3
 1/8" = 1'-0"

LEGEND

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



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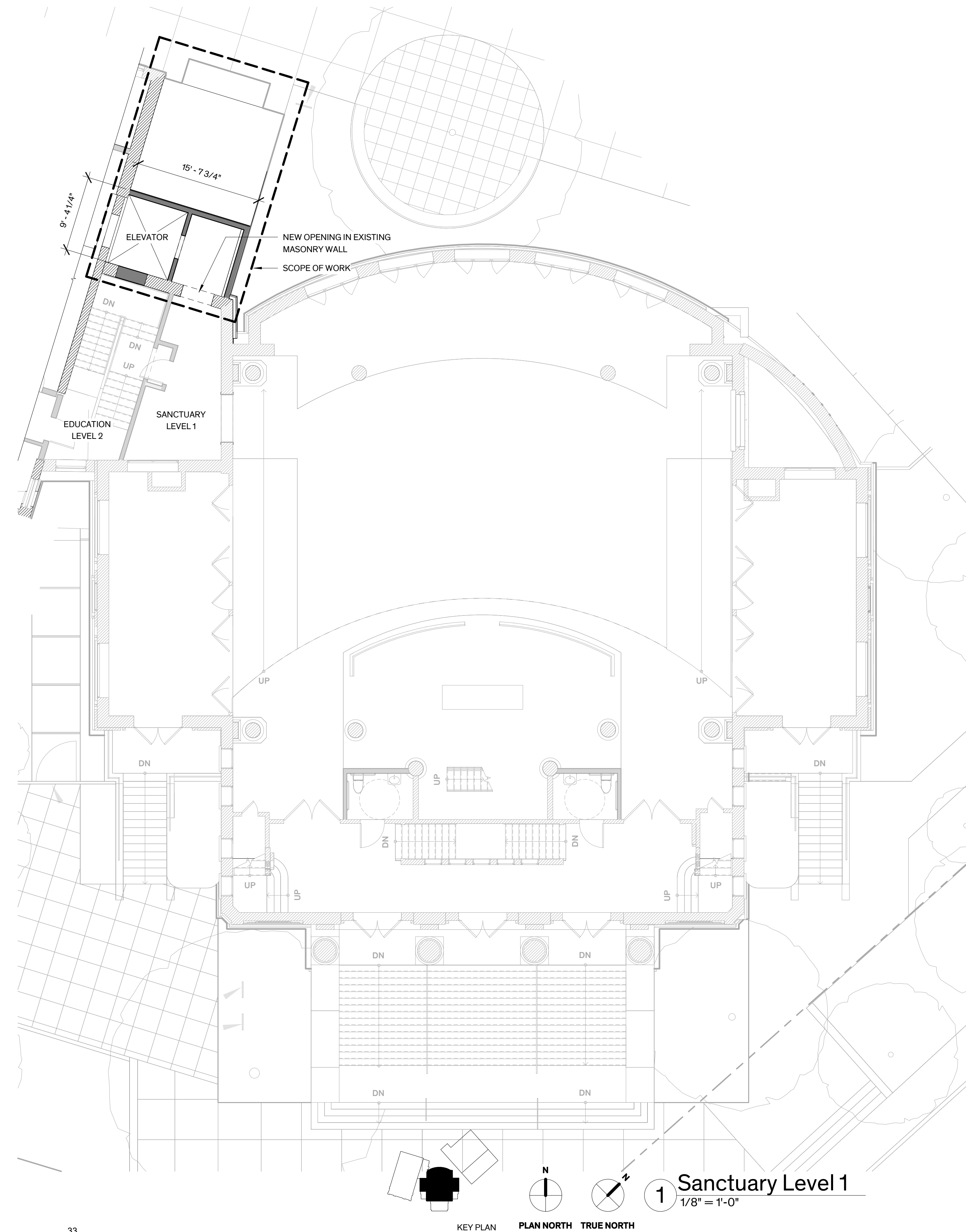
Architexas No. 2310 Date 1/26/2026

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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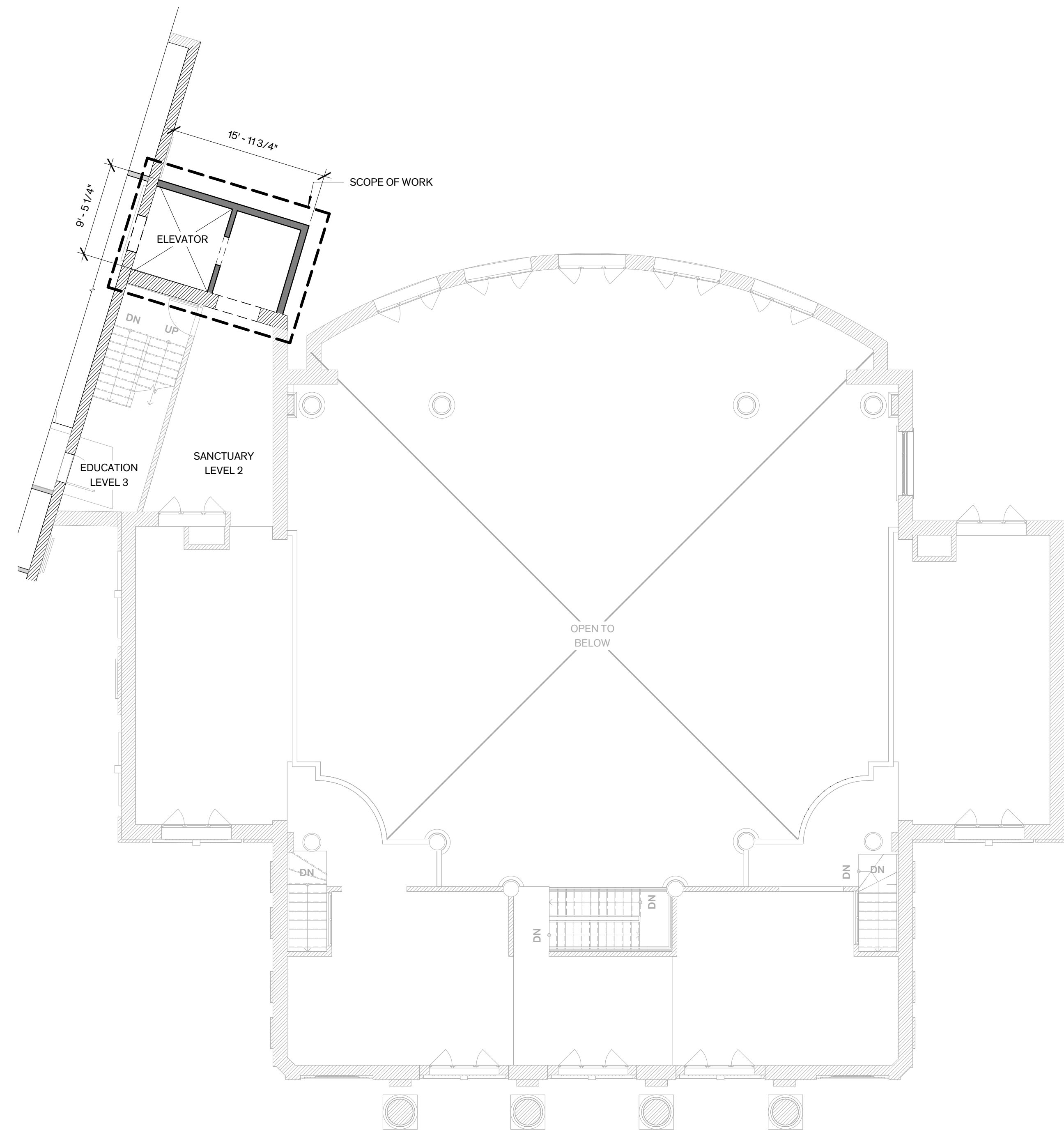
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Architexas No. 2310 Date 1/26/2026

Sheet Name
 Sanctuary Level 1 Floor Plan

Sheet Number



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REVISION HISTORY

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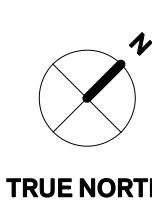
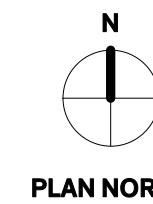
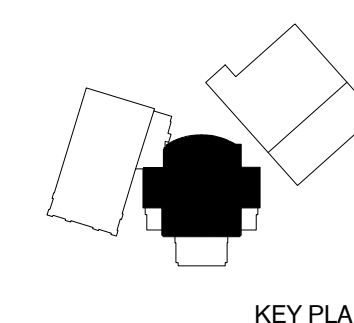
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Michael Karnowski
 TX Registration No. 24272

Architexas No. 2310 **Date** 1/26/2026

Sheet Name
 Sanctuary Level 2 Floor Plan

Sheet Number

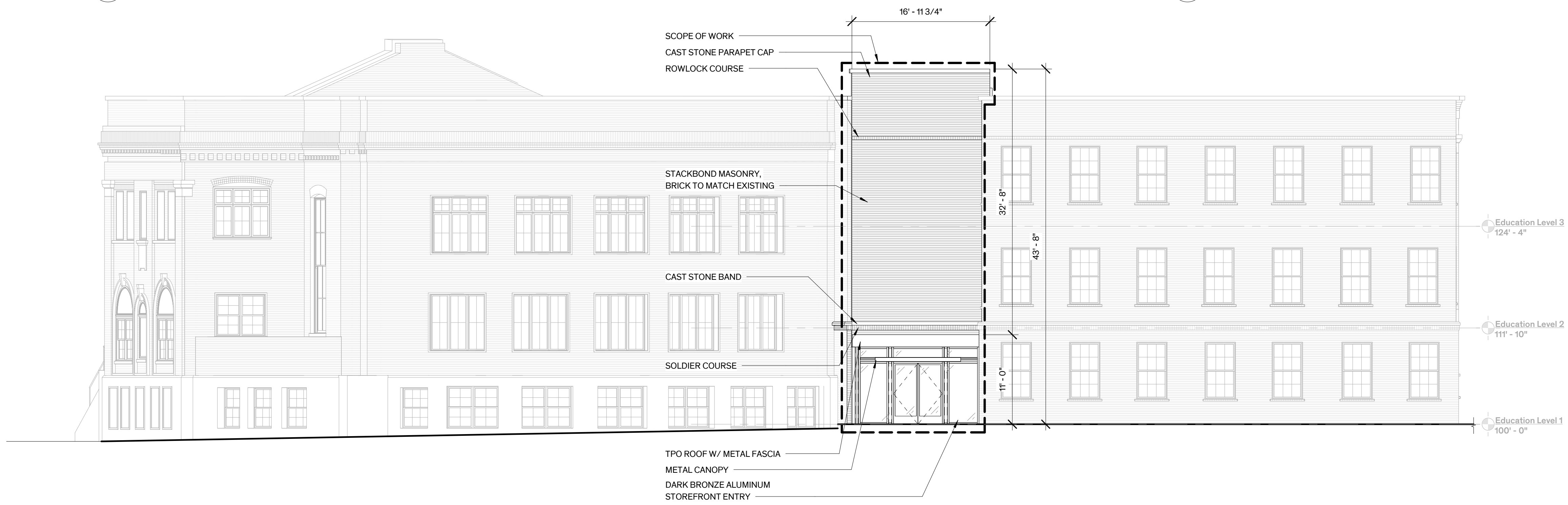


1 Sanctuary Level 2
 1/8" = 1'-0"



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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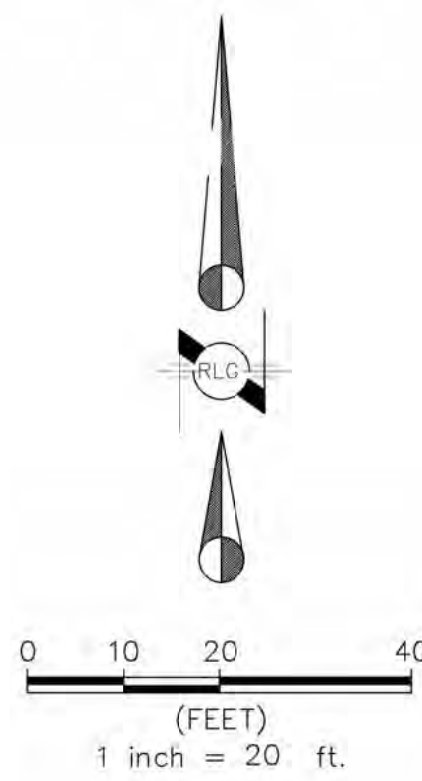
Michael Karnowski
 TX Registration No. 24272

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 OD 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, AT 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 ABD MARSALIS AVENUE INTERSECTION, 45'± NORTHEAST OF THE 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.

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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	---	1/2" IRON ROD WITH YELLOW PLASTIC
---	WATER METER	---	CAR STAMPED "2 1/2" SET
---	FIRE HYDRANT	---	IRON ROD FOUND
---	STAND PIPE	---	MAG NAIL SET / FOUND
---	CLEAN OUT	---	CHISELED "X" SET / FOUND
---	IRRIGATION BOX	---	PK NAIL SET / FOUND
---	TELEPHONE PEDESTAL	---	(CM)
---	POWER POLE	---	CONTROLLING MONUMENT
---	POWER POLE WITH U/G CONDUIT	---	M.R.D.C.T.
---	DUV WIRE	---	D.R.D.C.T.
---	SANITARY SEWER MANHOLE	---	ORIGINAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	STORM SEWER MANHOLE	---	INST. NO.
---	GAS MANHOLE	---	VOL. PG.
---	TELEPHONE MANHOLE	---	AREA DRAIN & SIZE IN INCHES
---	FIBER OPTIC MANHOLE	---	ROOF DRAIN
---	COMMUNICATIONS MANHOLE	---	CURB DRAIN
---	ELECTRIC BOX	---	PULL BOX
---	ELECTRIC METER	---	PULL BOX ELECTRIC
---	TRAFFIC SIGNAL	---	PULL BOX TELEPHONE
---	TRAFFIC SIGNAL BOX	---	PULL BOX FIBER OPTIC
---	STAND PIPE	---	CRUISE MYRILE
---		---	TREE

RLG

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DALLAS, TEXAS 75243 (214)739-8100

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

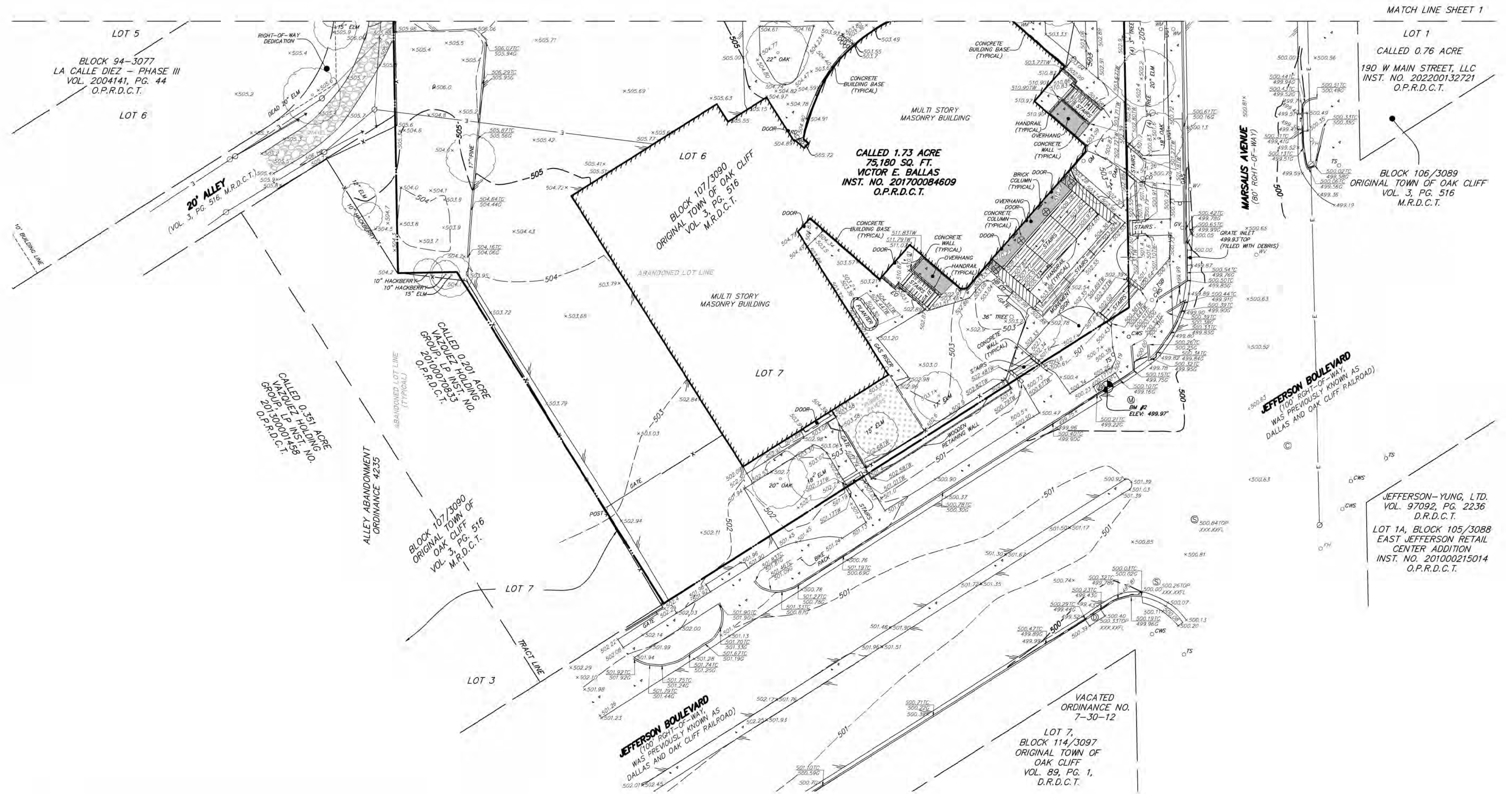
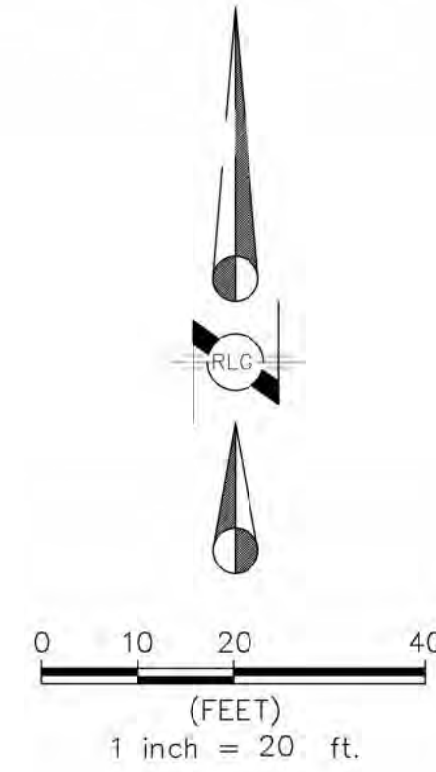
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE



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 OD 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, AT 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 ABD MARSALIS AVENUE INTERSECTION, AS SHOWN ON SHEET 2. ELEV: 499.97'

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LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	CEMENT 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
---	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/G CONDUIT	---	CONTROLLING MONUMENT
---	DUV WIRE	---	MAP RECORDS, DALLAS COUNTY, TX
---	SIDW	---	DEED RECORDS, DALLAS COUNTY, TX
---	SANITARY SEWER MANHOLE	---	ORIGINAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	STORM SEWER MANHOLE	---	INST. NO.
---	GAS MANHOLE	---	VOL. & PAGE
---	TELEPHONE MANHOLE	---	AREA DRAIN & SIZE IN INCHES
---	FIBER OPTIC MANHOLE	---	ROOF DRAIN
---	COMMUNICATIONS MANHOLE	---	CURB DRAIN
---	ELECTRIC BOX	---	PULL BOX
---	ELECTRIC METER	---	PULL BOX ELECTRIC
---	TRAFFIC SIGNAL	---	PULL BOX TELEPHONE
---	TRAFFIC SIGNAL BOX	---	PULL BOX FIBER OPTIC
---	STAND PIPE	---	CHUTE MYRLE
---		---	TREE

RLG

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS

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DALLAS, TEXAS 75243 (214)739-8100

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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 SHEET 2 OF 2
JOB NO. 2311.025 E-FILE 2311.025TP DWG NO. 28,148W