



LANDMARK COMMISSION

April 6, 2026

FILE NUMBER: COA-26-000092
LOCATION: 1310 W Davis St
STRUCTURE: Contributing

PLANNER: Christina Pares
DATE FILED: March 1, 2026
DISTRICT: Winnetka Heights (H-15)
ZONING: PD-87

APPLICANT: Yorlery Valderrama

REPRESENTATIVE: N/A

OWNER: John Riley

REQUEST(S):

A Certificate of Appropriateness to paint a mural on the West side of the brick structure.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice** with the finding of fact that the mural does not fit within the neighborhood and the design and colors are not appropriate to the district and would have an adverse effect on the district. The proposed work is, therefore, inconsistent with preservation criteria Sec.51P-87-117.3(b)(1)(H); City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to paint a mural on the West side of the brick structure be **denied without prejudice** per ordinance. However, task force notes that murals are culturally appropriate in Oak Cliff, that a smaller portion of the brick was already painted, and that the mural location is on the alley side of the building.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

1. Winnetka Heights Historic District (H-15); Ordinance No. 87
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 unreparable and not replacing it or replacing it with a new feature that does not match.

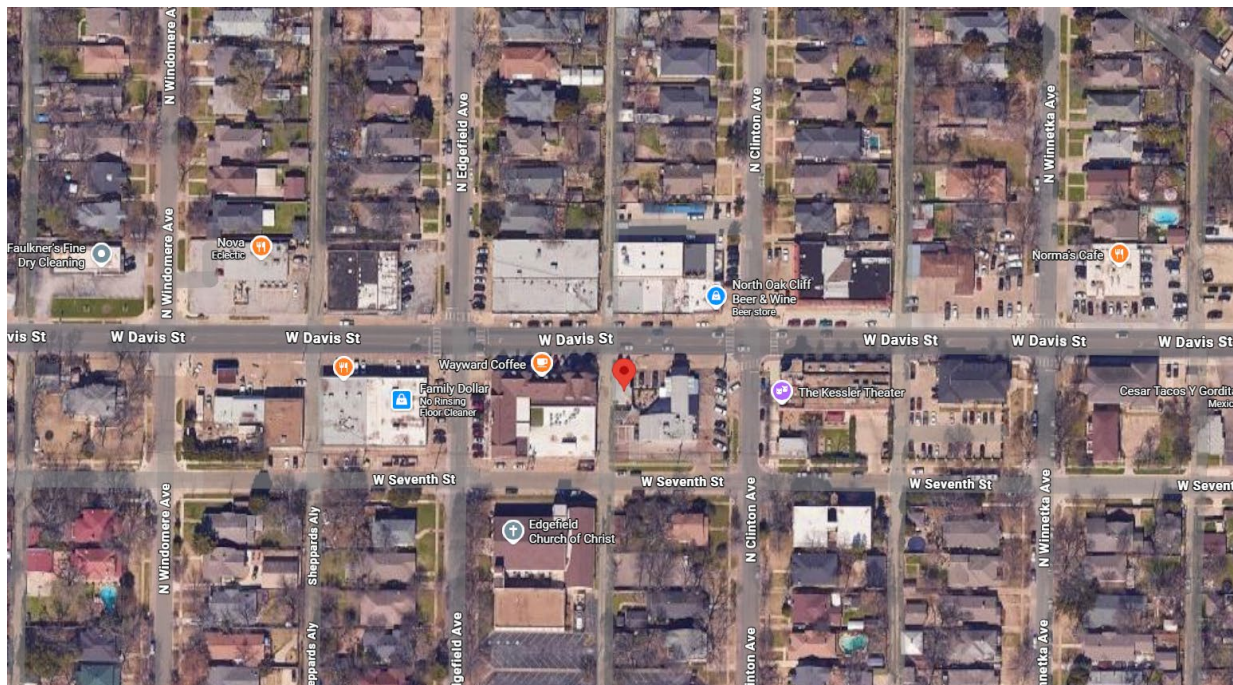
3. City Code Section 51A-4.501(g)(6)(C)(i):

*The landmark commission must grant the application if it determines that:
(i) for contributing structures, the proposed work is compatible
with the historic overlay district.*

LOCATION MAPS

1310 W Davis St

Source: Google Map



CURRENT PHOTOS

1310 W Davis St



CONTEXT PHOTOS
1310 W Davis St



ATTACHMENTS:

- **Task Force Recommendation Form**
- **Current Drawings**

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT
Winnetka Heights and Lake Cliff Historic Districts

DATE: 3/12/2026
TIME: 4:00 p.m.
LOCATION: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Yorlery Valderrama
Address: 1310 W Davis St
Request Type: CA

Request: *Mural*

Recommendation:

Approve Approve with conditions Deny w/o prejudice Deny

Comments: _____

- *Murals are culturally appropriate in Oak Cliff*
- *Brick was already painted - smaller portion*
- *Mural is on alley side of building*

Task force members present:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Christine Escobedo | <input checked="" type="checkbox"/> Alfred Pena (Vice-chair) |
| <input type="checkbox"/> Mia Ovcina | <input type="checkbox"/> Troy Sims |
| <input type="checkbox"/> Caitlin Parish | <input checked="" type="checkbox"/> Michelle Walker (Chair) |

Ex Officio staff members present: Christina Paress

Quorum: Yes No (four makes a quorum)

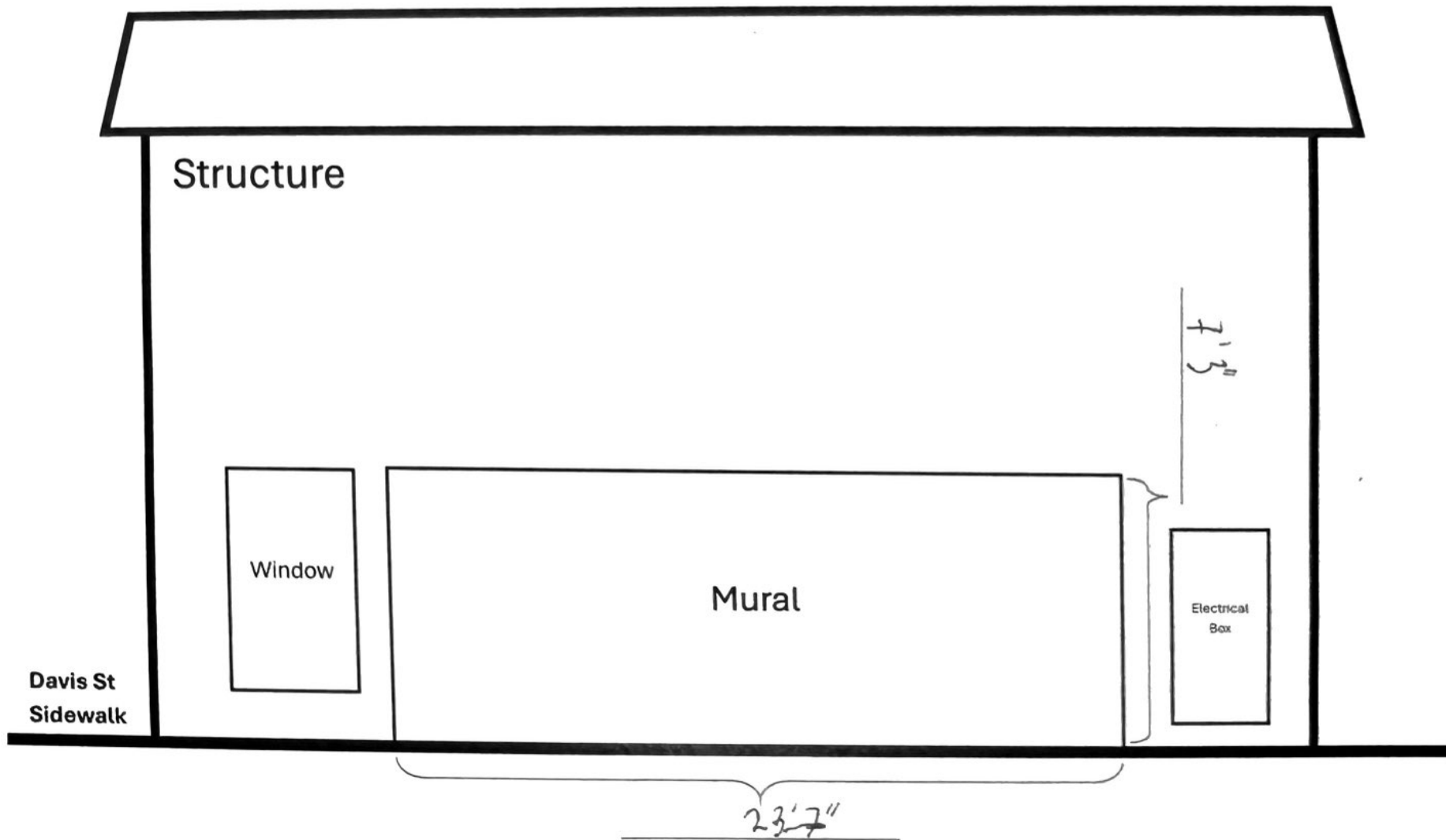
Maker: *Fred* 2nd: *Michelle*

FOR: *all* AGAINST:

Basis for opposition:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Façade Elevation and Mural Dimensions of 1310 W Davis St, Dallas, TX 75208



Statement of Justification

This statement is submitted in support of the existing mural installation at **1310 W Davis St, Dallas, TX 75208** and in request of a Certificate of Appropriateness.

The mural is located on a secondary side wall of a commercial structure along the West Davis corridor. The installation does not cover windows, trim, cornice detailing, or any character-defining architectural features of the building. No structural modifications were made to the building, and no historic materials were removed or altered as part of the installation.

The mural was applied using standard exterior-grade paint directly to existing masonry without sandblasting, sealing agents, or invasive preparation methods. The installation is fully reversible and may be painted over in the future without removal of brick or damage to the building's structural integrity.


The intent of the mural is to activate an otherwise blank masonry plane and contribute positively to the pedestrian character of the West Davis commercial corridor. The artwork contains no advertising, commercial messaging, or business branding. Its purpose is artistic and community-oriented rather than promotional.

The mural was created in connection with a personal milestone between long-time Dallas residents and reflects a genuine community-rooted story. As installed, it enhances visual interest while maintaining the historic structure's overall form, scale, and architectural integrity.

The applicant respectfully requests approval of the Certificate of Appropriateness and is willing to comply with any reasonable conditions that balance preservation objectives with neighborhood vitality.

Respectfully submitted,

Yorleny Valderrama


Signature

2/24/2026
Date

Letter of Authorization by Property Owner

I, JOHN H. RILEY, am the lawful owner of the property located at **1310 W Davis St, Dallas, TX 75208**. I hereby authorize the mural on the western exterior wall of the property to remain and support the submission for a **Certification of Appropriateness**.

JOHN H. RILEY

Full Name



Signature

2-24-26

Date

214-287-6389

Phone Number

johnriley@putersite.com

Email





MURDER LOVE

ME?

LEANN ALONDA 4/18/18