



LANDMARK COMMISSION

AUGUST 3, 2026

FILE NUMBER: COA-26-000357
LOCATION: 202 S Cliff St.
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 4
ZONING: PD-388

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: July 17, 2026
DISTRICT: Tenth Street (H/60)
MAPSCO: 55-B, 55-F
CENSUS TRACT: 0041.00

APPLICANT: Shannon Brown-Key

REPRESENTATIVE: N/A

OWNER: TOYNES TAYLOR

REQUEST

Courtesy Review -- A Courtesy Review of the construction of a horizontal (cornerside and rear) addition to the existing main building.

STAFF RECOMMENDATION:

Courtesy Review -- no action required. That the request to construct a horizontal (cornerside and rear) addition to the existing main building be conceptually approved with the understanding that the cornerside section is setback a minimum of 50 percent from the front exterior wall; and that the final (revised) design(s), as well as associated site plans, elevations, renderings, and details, are to be submitted for Landmark Commission review.

TASK FORCE RECOMMENDATION:

Courtesy Review – Comments only. Non-Supportive, with the following comments: consider either a two-story rear (only) addition or subdivide the lot and build a detached single-family dwelling on the cornerside lot.

BACKGROUND / HISTORY:

The property at 202 S. Cliff Street contains a one-story, frame, gable-roofed dwelling constructed in 1945. The structure retains the historic scale, form, and side-elevation configuration characteristic of early- to mid-20th-century residential development within the Tenth Street Historic District. Due to its age and intact historic form, the building is classified as contributing to the district.

The current owner acquired the property in 2018, and no previous Certificates of Appropriateness are on record. The owner now proposes to rehabilitate the existing dwelling and construct an additional living space to generate rental income. The new living space is envisioned as a cornerside and rear horizontal addition.

A prior Courtesy Review for this project was conducted in June 2026. That initial design included a side addition aligned with the front exterior wall plane. Commission feedback was not favorable, prompting the owner to submit a revised design for a second Courtesy Review.

RELEVANT PRESERVATION CRITERIA:

Tenth Street Historic District (H-60), Ordinance No.: 22852

(g) Yard, lot, and space regulations.

(1) Front yard setback;

(b) A main building on a corner lot must have front yard setback that is within five percent of the average setback of other main buildings in the same blockface. Documentation establishing average setbacks to be submitted by applicant.

NEW CONSTRUCTION AND ADDITIONS

(b) New construction, additions to historic structures, accessory buildings, porches, and balconies must be of appropriate massing, roof form, shape materials, detailing and color and have fenestration patterns and solids-to-void ratios that are typical of the historic structure.

(c) Vinyl and aluminum, or other imitation materials are not acceptable cladding materials for the construction of a new main structure in this district or addition to existing historic structure in this district.

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

Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale,

and architectural features to protect the historic integrity of the property and its environment.

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

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 new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features.*

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

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

(bb) the proposed work will not have an adverse effect on the architectural features of the structure.

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

SITE MAP
202 S Cliff St.



The yellow square highlights 202 S Cliff St. The orange shading indicates Tenth Street Historic District coverage. *Basemap Source: Google Earth*

CURRENT PHOTOS

202 S Cliff St.



Front, west elevation – displays 202 S Cliff St. Source: Google Maps - Streetview.



Left, north elevation – displays 202 S Cliff St. cornerside on Betterton Circle. Proposed location of side addition. Shows existing previous addition. Source: Google Maps - Streetview.

CONTEXT PHOTO(S)
202 S Cliff St.



ATTACHMENTS:

- **Task Force Recommendation Form**
- **Courtesy Review Application**

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET / QUEEN CITY

DATE: 07/07/2026

TIME: **4:00 pm**

MEETING PLACE: **Preservation Dallas/Videoconference**

Applicant Name: Shannon Key

Address: 202 S. Cliff St (Tenth St) (Wheatley Place/ Tenth St Neighborhood HD / Queen City)

Date of CA/CD/CR Request: 06/22/2026 (Application Due Date)

RECOMMENDATION:

☐ Approve ☐ Approve with conditions ☐ Deny ☒ Deny without prejudice

Recommendation / comments / basis:

recommendation of doing rear 2 story addition

Task force members present

☒ Barbara Wheeler (Chair) ☐ Alonzo Harris
☐ Benje Feehan
☐ Larry Johnson (Vice Chair) ☒ Shaní Dixon
☐ Jarod Fancher
☐ VACANT
☐ VACANT

Ex Officio staff members Present: ☒ Dr. Rhonda Dunn

Simple Majority Quorum: ☒ yes ☐ no

Maker: Benje Feeham

2nd: Shani` Dixon

Task Force members in favor: All

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force:

DATE: 07/07/2026

The task force recommendation will be reviewed by the landmark commission in Briefing Room 6ES, starting with a Staff briefing. The Landmark Commission public hearing begins at 1:00 pm in Room 6ES, which allows the applicant and citizens the opportunity to provide public comment(s).

2025 CLIFF

KEY PLAN

[illegible]

SHEET TITLE
COVER SHEET

SHEET NO.

A0.00



DESIGNER
JUXTA DESIGNS
919 MORRELL AVE SUTIE 100
DALLAS, TX 75203

STRUCTURAL ENGINEER
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MEP ENGINEER
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CIVIL ENGINEER
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202 S CLIFF

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

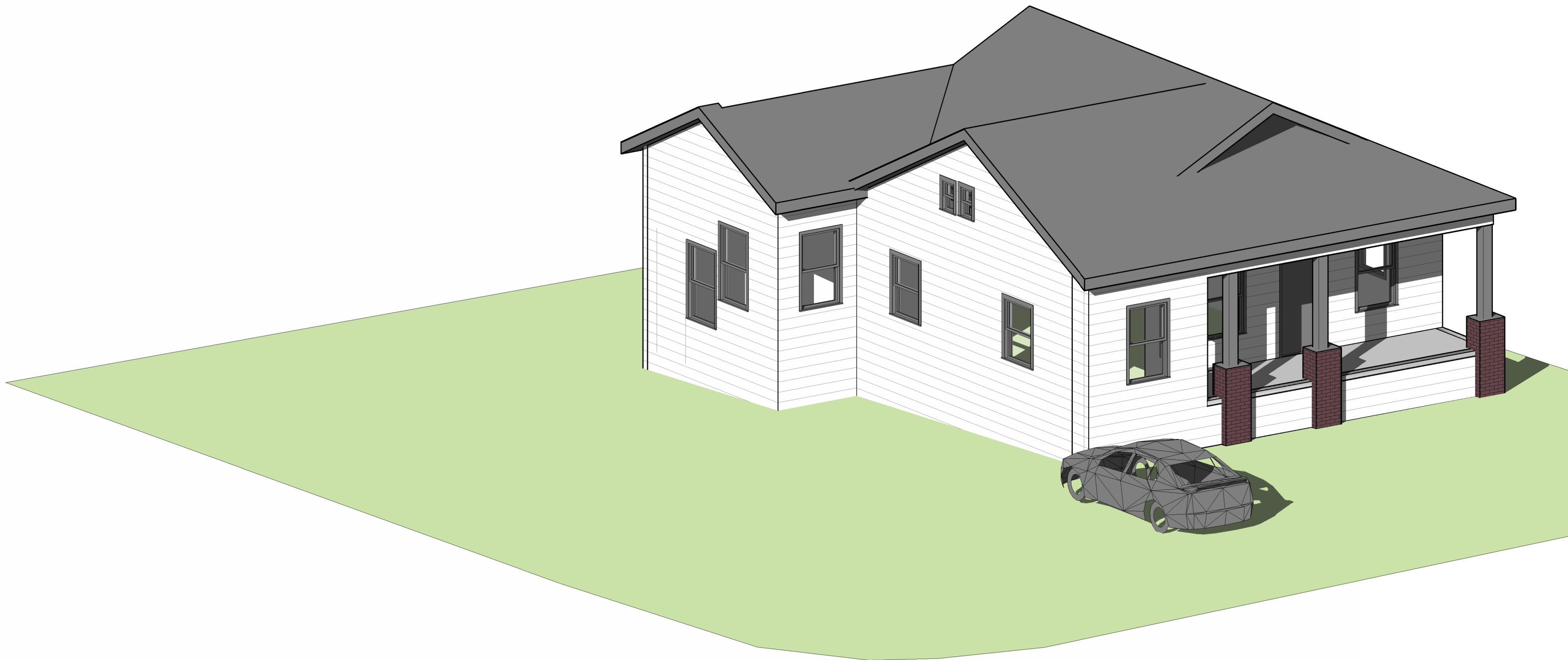
JUXTA PROJECT NUMBER
0035

DATE
11/14/2021

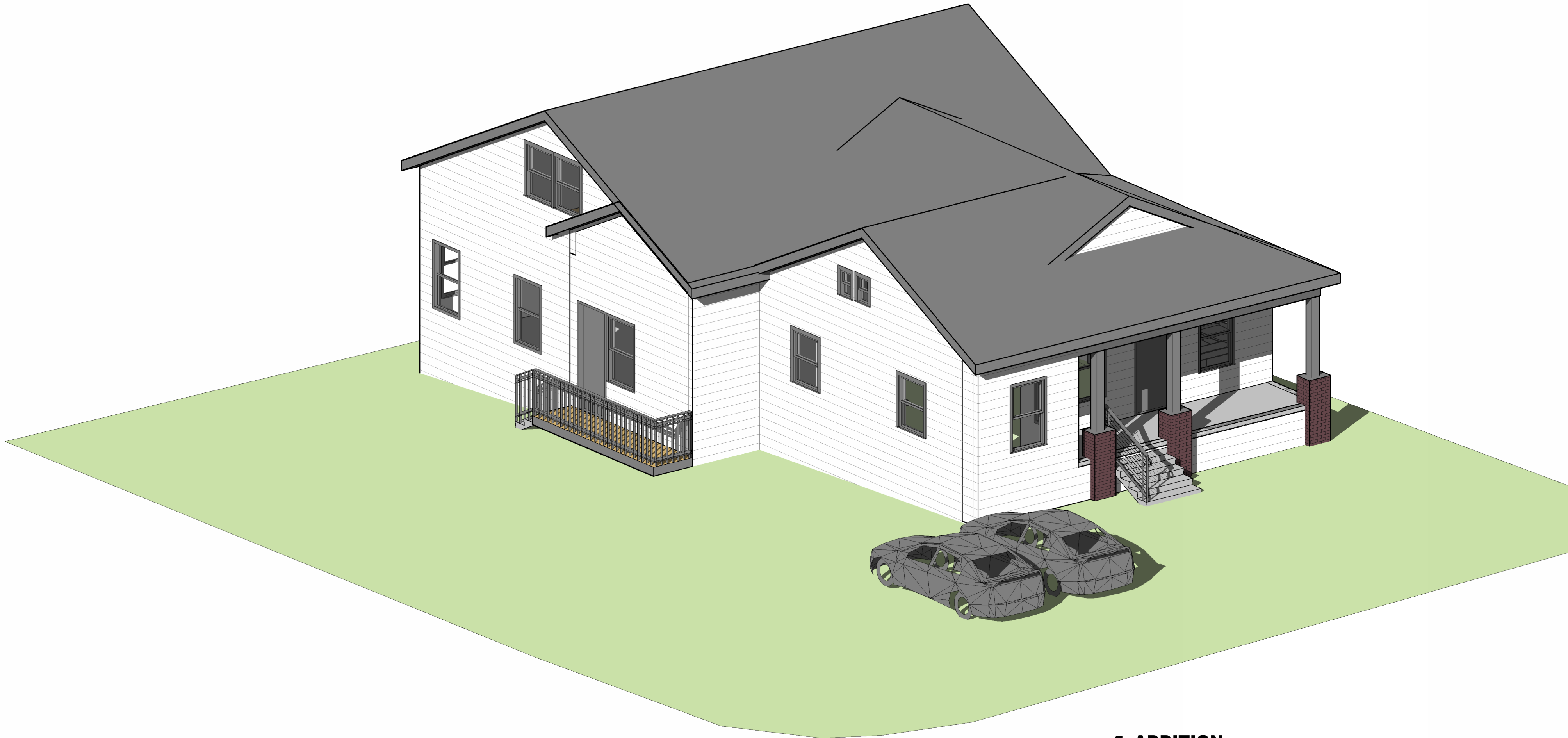
ISSUE
ISSUE FOR CONSTRUCTION

SHEET TITLE
AXO

SHEET NO.
A0.02



2 EXISTING



1 ADDITION

KEY PLAN

[illegible]

SHEET TITLE
BLOCK CONTEXT

SHEET NO.

A1.00

Site plan showing a property bounded by North Street, Landis Street, S Cliff Street, and E 11th Street. The plan includes a central building with a hatched roof section, a parking area with two cars, and various setbacks and dimensions. A red dashed line indicates a proposed driveway or access point.

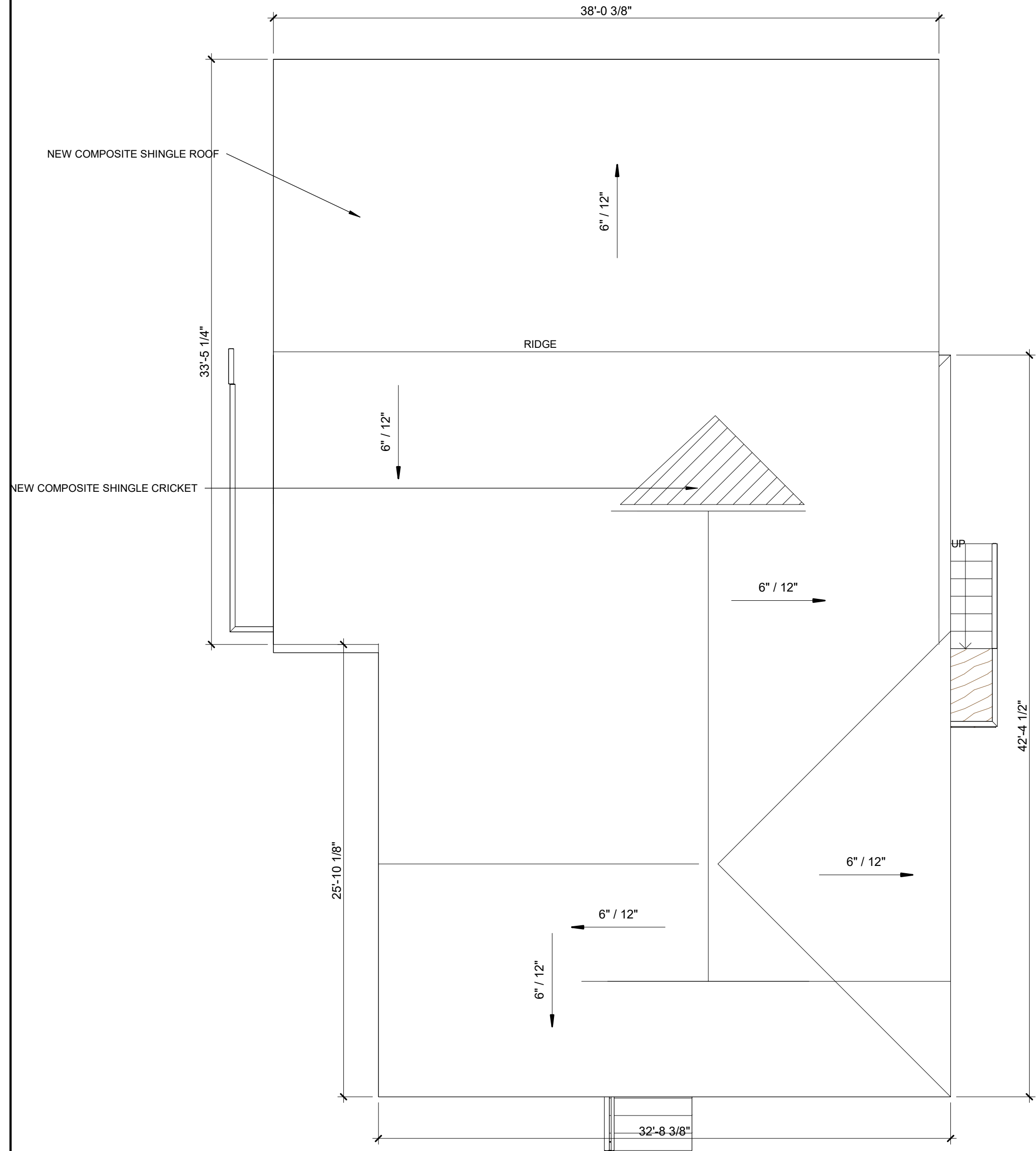
Key dimensions and setbacks shown:

- North Street setback: 30'-1 1/4"
- East of building setback: 9'-11 1/4"
- South of building setback: 31'-0"
- West of building setback: 38'-5 1/2"
- Building width: 30'-0"
- Building depth: 31'-0"
- Building setbacks: 8'-9 3/4" (north), 9'-1 1/8" (east), 1'-3" (south)

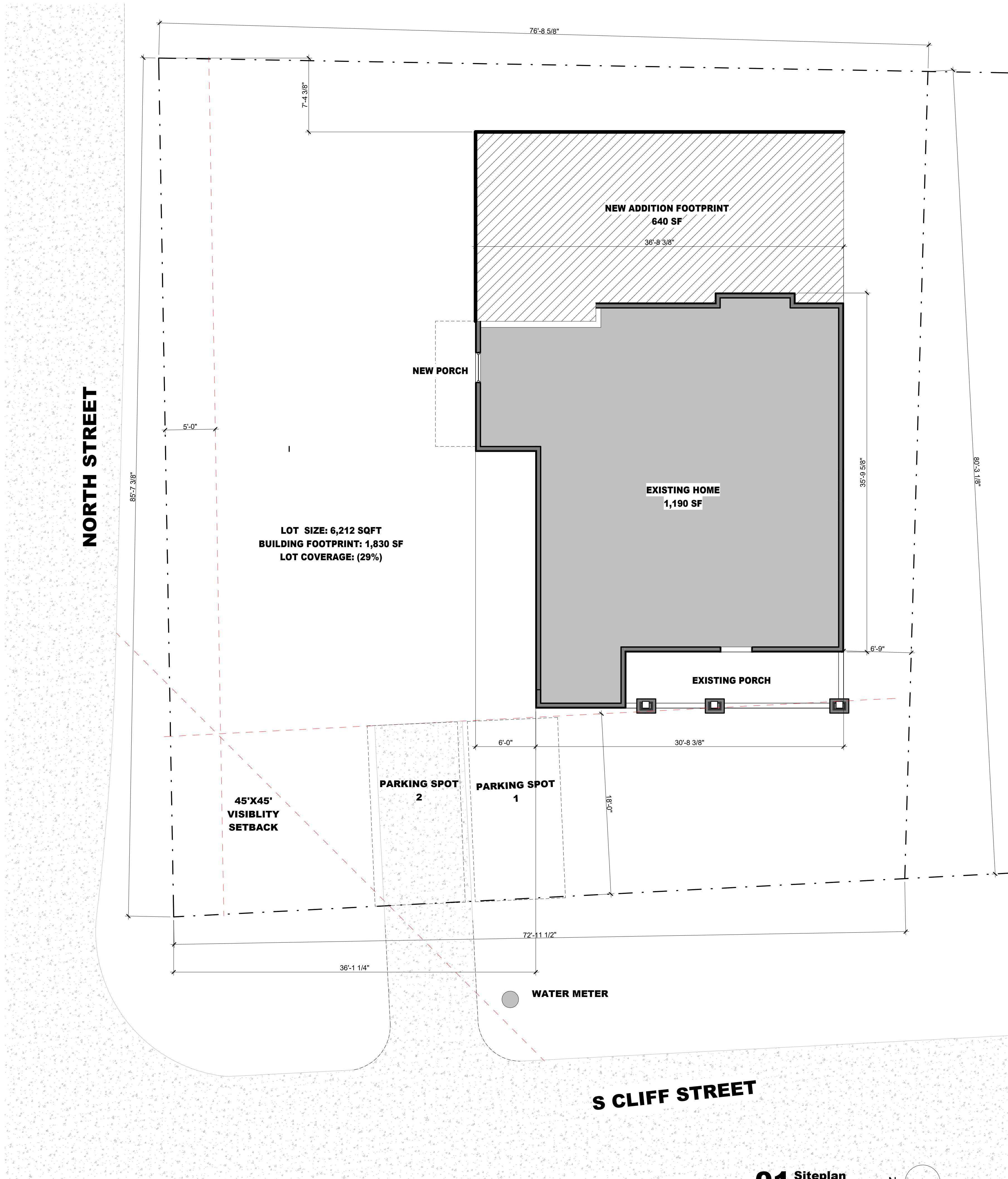
A photograph of a small, single-story yellow house with a brick walkway leading to the front door. The house is surrounded by trees and a brick wall.

206 S CLIFF

PLOT DATE:
7/17/2026 4:42:33 PM
COA-26-000357



2 Roof
3/16" = 1'-0"



01 Siteplan
3/16" = 1'-0"

DESIGNER
JUXTA DESIGNS
919 MORRELL AVE SUITE 100
DALLAS, TX 75203

STRUCTURAL ENGINEER
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MEP ENGINEER
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CIVIL ENGINEER
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202 S CLIFF

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

JUXTA PROJECT NUMBER
0035
DATE
11/14/2021
ISSUE

SHEET TITLE
SITEPLAN

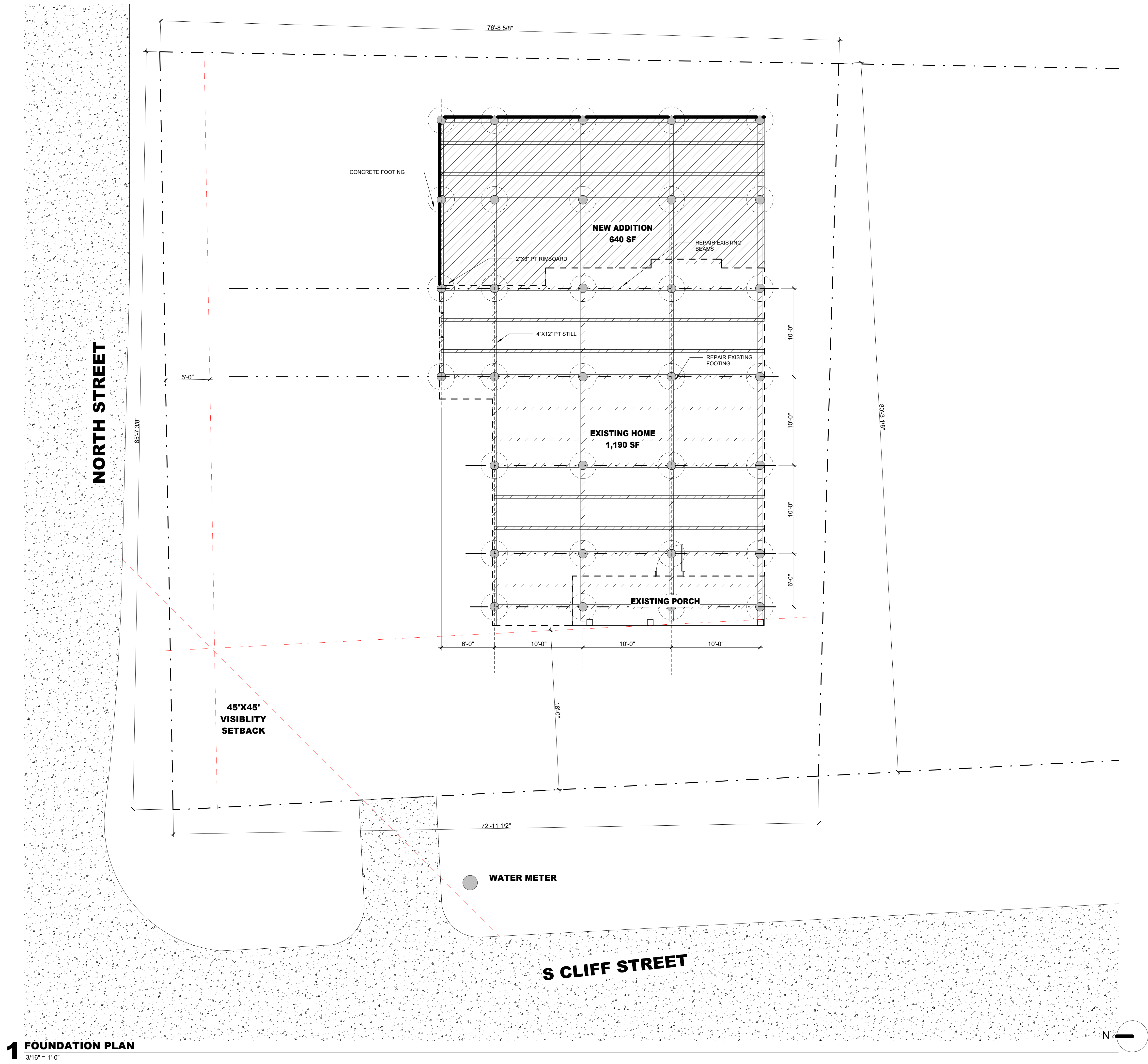
SHEET NO.

KEY PLAN

[illegible]

SHEET TITLE
FOUNDATION PLAN

A1.02



KEY PLAN

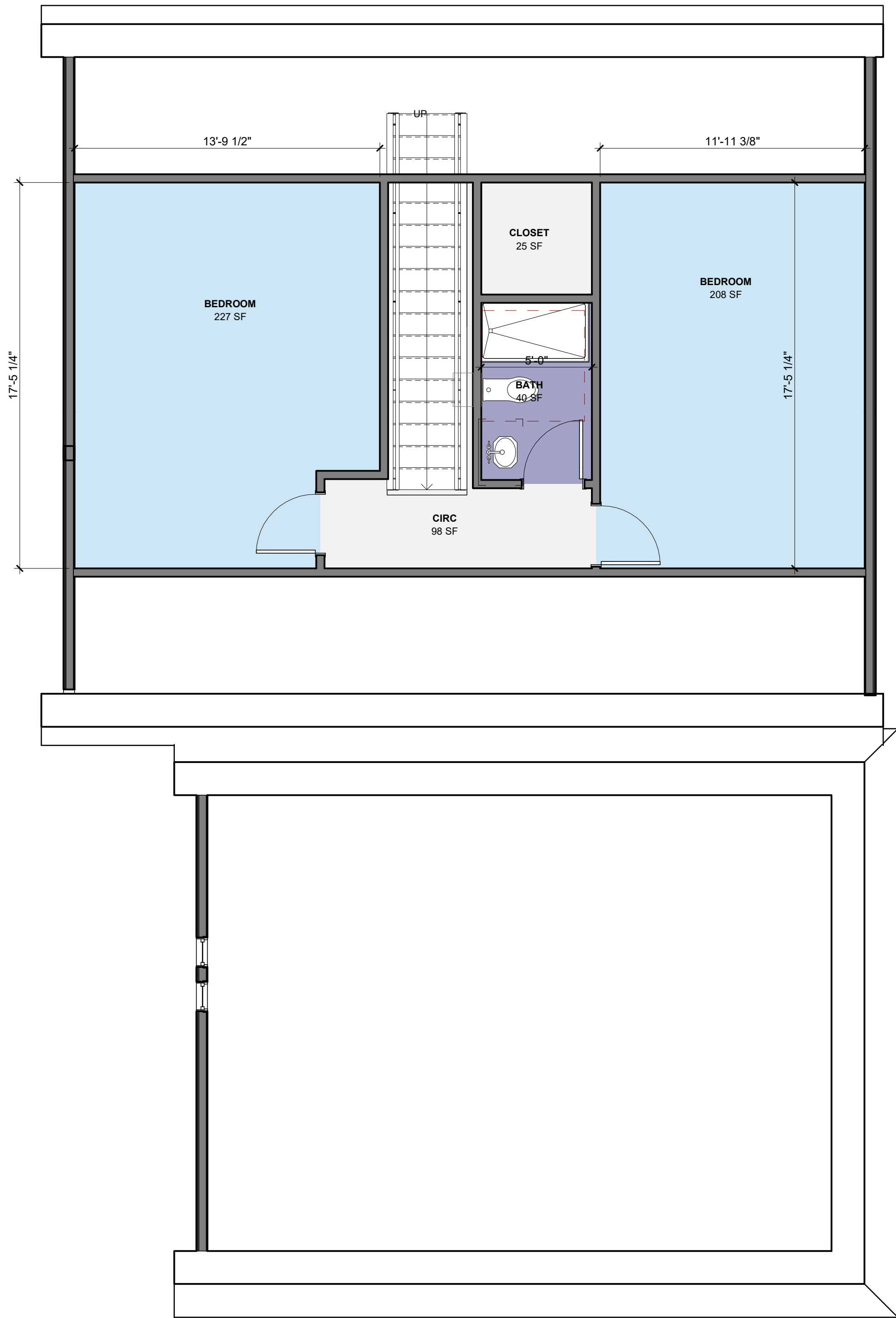
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0035
DATE
11/14/2021
ISSUE

SHEET TITLE
LEVEL 01

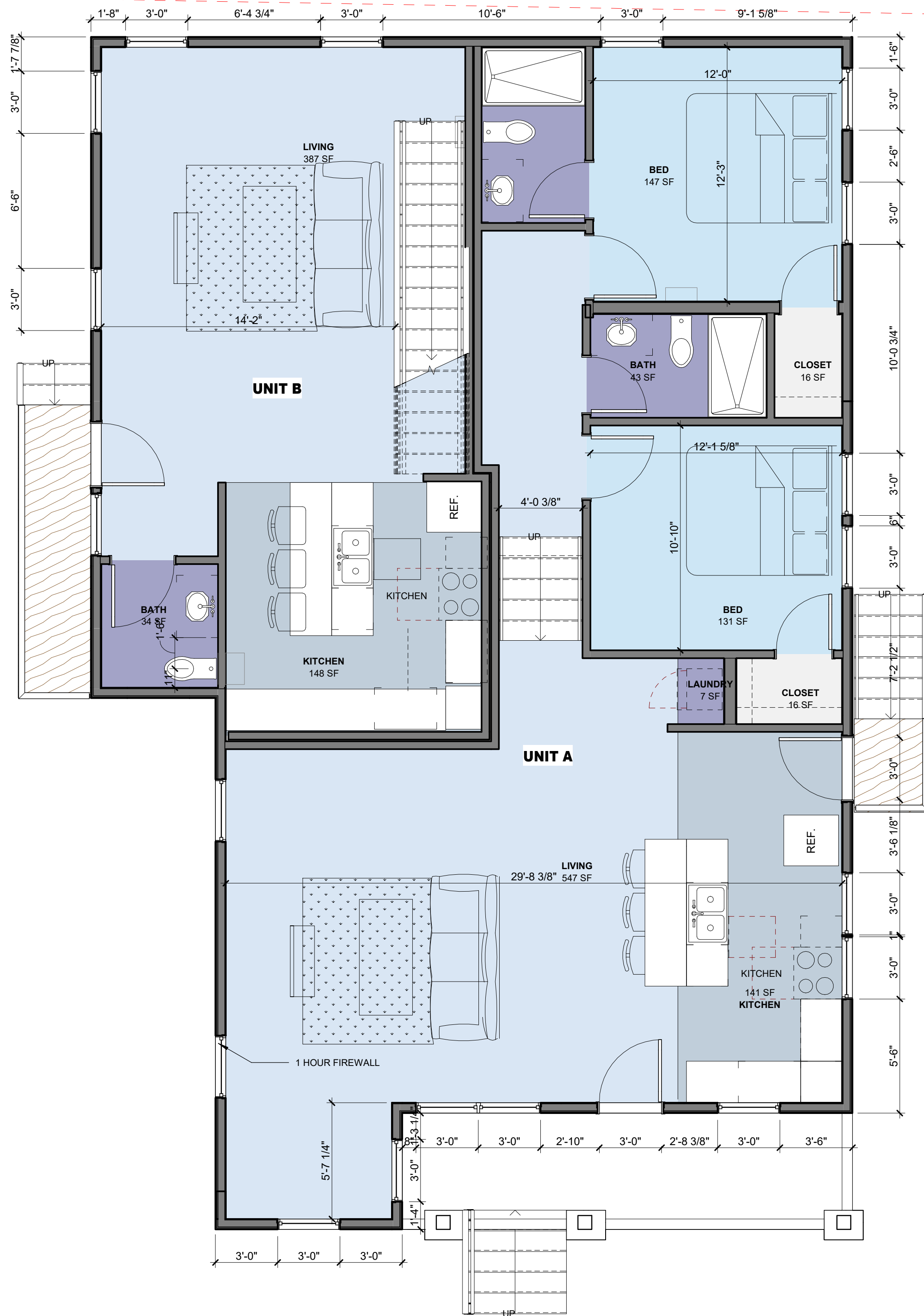
A2.00





2 MEZZ LEVEL
1/4" = 1'-0"

SQUARE FOOTAGE LEGEND	
EXISTING A/C	1214 S.F.
ADDITION A/C	1239 S.F.
TOTAL UNDER ROOF	
	2453 SF



1 Level 1
1/4" = 1'-0"

DESIGNER
JUXTA DESIGNS
919 MORRELL AVE SUTIE 100
DALLAS, TX 75203

STRUCTURAL ENGINEER
XXXXXXXXXXXXXXXXXXXX
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MEP ENGINEER
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CIVIL ENGINEER
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202 S CLIFF

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

JUXTA PROJECT NUMBER
0035
DATE
11/14/2021
ISSUE

SHEET TITLE
LEVEL 01

SHEET NO.
A2.01

DESIGNER
JUXTA DESIGNS
919 MORRELL AVE SUITE 100
DALLAS, TX 75203

STRUCTURAL ENGINEER
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MEP ENGINEER
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CIVIL ENGINEER
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202 S CLIFF

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

JUXTA PROJECT NUMBER
0035
DATE
11/14/2021
ISSUE

SHEET TITLE
ELEVATIONS

SHEET NO.
A5.01

