



LANDMARK COMMISSION

JULY 6, 2026

FILE NUMBER: COA-26-000273
LOCATION: 3401 Commerce St.
STRUCTURE: Contributing
COUNCIL DISTRICT: 2
ZONING: PD-269

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: June 8, 2026
DISTRICT: Dallas Tent and Awning
MAPSCO: 46-J
CENSUS TRACT: 0204.00

APPLICANT: Rees Bowen IV

REPRESENTATIVE: N/A

OWNER: WESTDALE DEEP ELLUM LOFTS LTD

REQUEST(S):

A Certificate of Appropriateness to replace existing wood (framed) double entrance doors on the south elevation of the main building with aluminum (framed) double doors.

STAFF RECOMMENDATION(S):

That the request for a Certificate of Appropriateness to replace existing wood (framed) double entrance doors on the south elevation of the main building with aluminum (framed) double doors be denied without prejudice. The proposed aluminum storefront door system is visually incompatible in profile, non-historic in material, and does not reproduce the massing, paneling, or configuration expected for historic industrial doors. Therefore, the proposed work would have an adverse effect on the historic character of the building and is not consistent with preservation criterion Section 3.12 under Fenestrations and Openings; Dallas City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

TASK FORCE RECOMMENDATION(S):

That the request for a Certificate of Appropriateness to replace existing wood (framed) double entrance doors on south elevation of main building with aluminum (framed) double doors be denied without prejudice. A new metal door is less compatible with building than to replace the existing wood door with a new wood door.

BACKGROUND / HISTORY:

The building at **3401 Commerce Street**, originally constructed in **1921** as the **Dallas Tent and Awning Building** and later known as the **Murray Building**, exemplifies early Commercial architectural style and industrial heritage. Designed by J.M. Jordan, it operated as the region’s largest tent and awning plant south of Kansas City before serving various manufacturing tenants. After World War II, it became associated with cotton gin manufacturer The Murray Company; in 1996 it was adaptively reused as the **Deep Ellum Lofts** residential complex.

The property is officially recognized as a **City of Dallas Landmark** (H/68) and was placed on the **National Register of Historic Places in 1999** (NRIS #99001292).

According to City records, the building’s primary entry doors were previously altered and subsequently replaced with new wood-framed doors in **May 2015**, under **Certificate of Appropriateness CA145-369**, to restore them to a historically appropriate appearance.

Previous applications for Certificates of Appropriateness (or Demolition) filed for this property that are pertinent to this CA include the following:

Case Number	Review Type	Date	Owner	Decision
CA145-408(MD)	Routine	5/26/2015	WESTDALE DEEP ELLUM LOFTS	
1. Repair/replace ground floor storefronts to match. Conditions: Repair/replacement of wood storefront elements should match in material, profile, configuration, and location.				Approved w/ Conditions
2. Install fixed doors to match in existing door opening. Conditions: Replacement of wood doors to match in material, profile, configuration, and location.				Approved w/ Conditions

RELEVANT PRESERVATION CRITERIA:

Dallas Tent and Awning/Murray Building District (H-67), Ordinance No. 22362

SECTION FENESTRATIONS & OPENINGS:

3.12

“Replacement windows and doors must express size, light configuration and material to match the original windows and doors. Replacement of windows and doors which

have been altered and no longer match the historic appearance is strongly recommended.”

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

Standards for Rehabilitation

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials.*

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 requests a Certificate of Appropriateness to **replace the existing paired wood-framed double entrance doors** on the south elevation of the contributing building with **new aluminum-framed double doors**. The current wood doors were installed in **2015** under a prior Certificate of Appropriateness (CA145-369), which required the replacement to match the historic doors in **material, profile, configuration, and location**.

The building is a contributing resource within the **Dallas Tent and Awning/Murray Building City of Dallas Landmark District** and is also individually listed in the **National Register of Historic Places (NRIS #99001292)**.

As such, alterations must comply with local preservation criteria, City of Dallas Development Code Section 51A-4.501(g), and the Secretary of the Interior's Standards for Rehabilitation.

Analysis of Proposed Work

1. Compliance with Local Preservation Criteria

Preservation Criterion **3.12** requires that replacement doors **match the original in size, light configuration, and material**, emphasizing the strong preference for retaining or replicating the historic wood character. The proposed aluminum storefront-style door system does not match the original doors in material, visual profile, or massing and introduces a contemporary aesthetic inconsistent with the building's early-20th-century industrial character.

2. Compliance with Dallas City Code 51A-4.501(g)

For contributing structures, the Landmark Commission may approve a COA only if the proposed work:

- is consistent with the district's preservation criteria;
- does not adversely affect significant architectural features;
- does not adversely affect the historic overlay district; and
- does not adversely affect long-term preservation.

Because the aluminum doors alter a visible character-defining feature and do not meet the required material or visual compatibility standards, the request fails to satisfy these criteria.

3. Compliance with Secretary of the Interior's Standards

Standard **#2** requires retention and preservation of historic character and materials. Standard **#6** directs that deteriorated features be **repaired rather than replaced**, and if replacement is required, the new feature must match the old in design, color, texture, and materials. An aluminum replacement door does not match the historic wood doors and therefore does not conform to these standards.

Conclusion

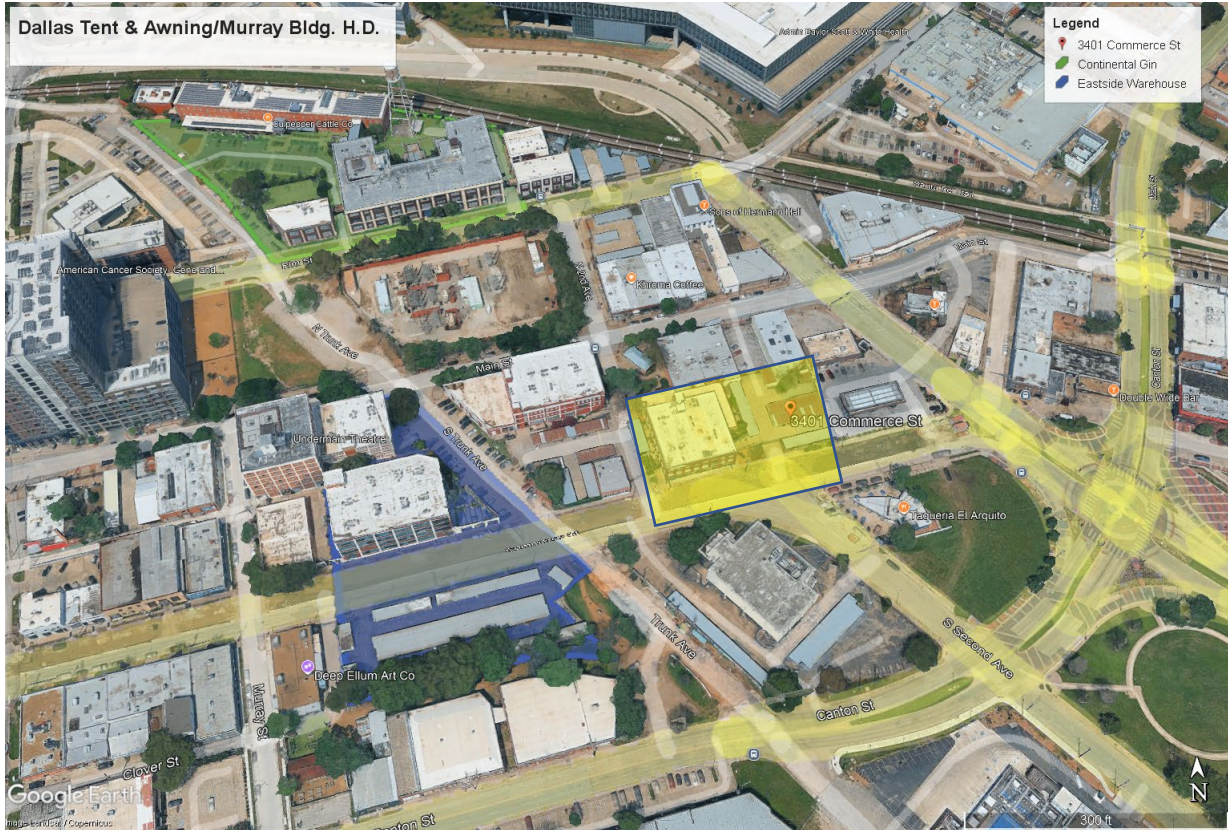
Because the proposed aluminum replacement doors introduce a non-historic material and incompatible appearance, they **would result in an adverse effect on the building's architectural character** and do not comply with local or federal preservation standards. Consistent with the findings of both **Staff** and the **Task Force**, the request is **inappropriate** for this contributing structure.

Overall, the proposed project **will** 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.

LOCATION MAP

3401 Commerce St

Basemap Source: Google Earth



The yellow rectangle highlights 3401 Commerce St.

CURRENT/CONTEXT PHOTOS
3401 Commerce St



Subject Property: Front façade (south) – main entrance on Commerce St. Source: Google Maps -- Streetview.



Subject Property: Close up of existing west entrance (wood) double doors. Source: Google Maps -- Streetview.



Subject Property: Left (west) elevation. Source: Google Maps -- Streetview.



Subject Property: Left (east) elevation. Source: Google Maps -- Streetview.



Streetscape (3300 – 3400 Commerce St.): The streetscape reflects a transitional industrial-to-commercial corridor where early-20th-century brick manufacturing and warehouse buildings now sit alongside mid-century and contemporary infill, illustrating a long pattern of incremental redevelopment shaped by Deep Ellum’s historic role as a manufacturing and distribution district and its later shift toward mixed-use, service-oriented urban activity. Source: Google Maps – Streetview.

ATTACHMENTS:

- **Task Force Recommendation Form**
- **Certificate of Appropriateness Application**

TASK FORCE RECOMMENDATION REPORT
CENTRAL BUSINESS DISTRICT/WEST END/INDIVIDUAL SITES

DATE: 06/10/2026

TIME: 3:00 pm

MEETING PLACE: Virtual Meeting / 2922 Swiss Avenue, "Wilson House"

Applicant Name: Rees Bowen IV

Address: 3401 Commerce St. – Dallas Tent & Awning

Date of CR/CA/CD Request: 05/25/2026

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice

Recommendation / comments/ basis:

Deny w/o Prejudice – A new metal door is less compatible with building than to replace the existing wood door with a new wood door.

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. Marcus Watson

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

Maker: Jay Firsching

2nd: James Adams

Task Force members in favor: 4

Task Force members opposed: 1

Basis for opposition: Task Force member believes it trivial to be a wood vs. metal door

CHAIR, Task Force: Gary C. Coffman

Date: 06/10/2026

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).



6/19/2026

City of Dallas
Planning and Development
Attn: Rhonda Dunn
1500 Marilla St, Room 5CN
Dallas, TX 75201
Office: 214-671-5173 | Cell: **469-597-3827**
Email: rhonda.dunn@dallas.gov

RE: Update to 3401 Commerce Street (Chevrolet Building) – CA Submittal
Additional information

Rhonda,

The owner has decided to seek installing new aluminum black storefront doors at the existing leasing office entry; matching aspects of the existing leasing office entry doors. The existing doors are not original doors to the building; nor is this opening located at any historic/original door location. We would also like to point out that the doors are not a permanent building component and will be replaced again at some point in the future.

The following are confirmation/clarification for several items brought up at the Task Force meeting for 3401 Commerce (Murray Building) on Wednesday, 6/10/2026.

1. Door Hardware. New door hardware is being proposed. Specifications are attached **(pages 2-9)**.
2. New aluminum doors are being proposed for durability, longevity, and maintenance reasons. The contractor and sub have both stated that aluminum doors are most practical for an entry with the traffic endured at this leasing office compared to the issues experienced with wood doors. **(pages 10-11)**.
3. Tempered, insulated glass is proposed to be used in the door. **(page 12)**.

For convenience, here is the proposed scope of work from the contractor:

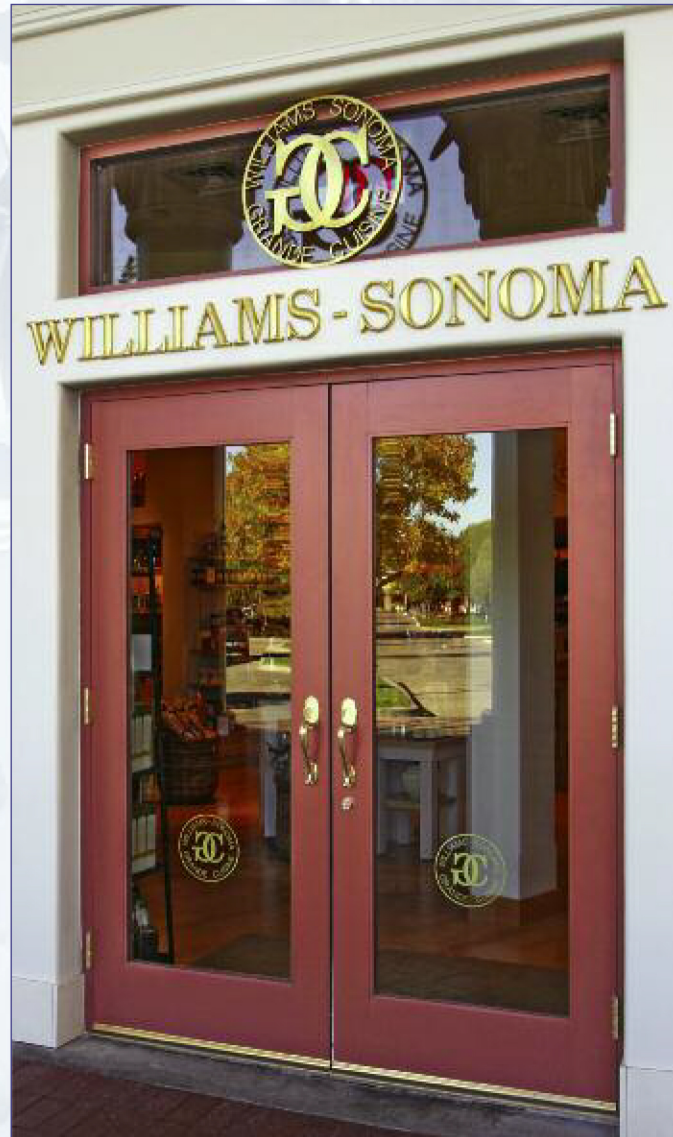
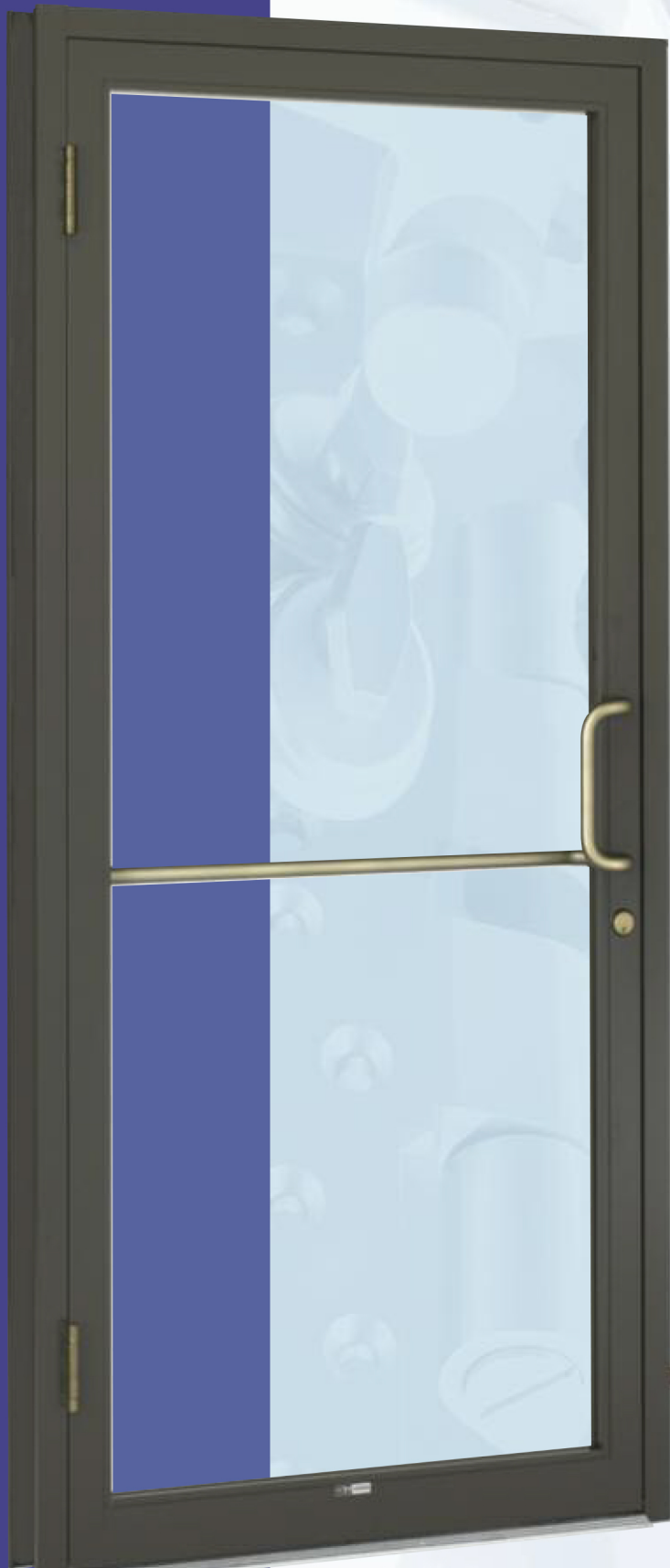
Entry Storefront Door Install

Remove and replace the existing 6'0"x7'6" door system at the leasing office with new storefront style door. New storefront style door to be Narrow style, surface mount door closers, 10" Bottom rails and 1/4" infill glass, surface mount door closer, standard push and pull handles, black bronze anodized materials. After install we will install new trim as needed and paint to match property colors using SW products. Option for white color painted door system.

Please let me know if you need any more information for the repair/replacement work on the entry doors at the Murray Building located at 3401 Commerce Street.

Regards,
Rees Bowen
214-564-3896

entrance hardware



COA-26-000273

-13-

ENTRANCE HARDWARE



Hardware

As an industry leader in the manufacture of entrance doors and frames, United States Aluminum products are consistently built to the highest industry standards, ensuring years of reliable service. Mechanically fastened shear blocks and welded corner construction creates a rugged structural corner assembly backed by a lifetime warranty. These entrances can easily accommodate a wide variety of custom hardware for specific job requirements.



Series 250 Entrance with Champagne Finish Hardware



Series 400 Entrance with Mid Panel Exit Device



Series 400 Entrance with Standard Exit Device



Series 550 Entrance with Clear Hardware and 10" (254 mm) A.D.A. Bottom Rail

FEATURES	Series 250 Narrow Stile	Series 400 Narrow Stile	Series 550 Narrow Stile	Series 800 Narrow Stile	Series 850 Narrow Stile	*Storm Front™ Entrance
Single Glaze 1/4" (6)	●	●	●	●	●	9/16" (14.3)
Dual Glaze 1" (25)	●	●	●	●	●	1-5/16" (38.9)
Light to Moderate Traffic	●	●				
Moderate to Heavy Traffic		●	●	●	●	●
Heavy Traffic		●	●	●	●	●
Heavy to Abusive Traffic				●	●	●
Dual Weatherstrip Meeting Stiles	●	●	●	●	●	●
Adjustable Astragal	●	●	●	●	●	●
Vanguard Security Astragal	Optional	Optional	Optional	Optional	Optional	
Mid-Panel Exit Device	Optional	Optional	Optional	Optional	Optional	Optional
3/16" (4.8) Wall Thickness				●	●	1/8" (3.2)
A.D.A. Compliant	Optional	Optional	Optional	Optional	Optional	●

Clear Push/Pull Hardware Standard on Clear Anodized and Painted Doors.
Champagne Push/Pull Standard on Bronze and Black Anodized Doors.

* Please consult factory for hardware applicable to the Storm Front™ Entrance.



1



Pull Handles

Our Radius Pull Handles are made from 1" (25 mm) diameter solid aluminum with a 2-1/2" (63.5 mm) projection. These Handles are available in clear, bronze, and champagne anodized finishes.



Pull Handles available in 9", 12", 14", and 16" (229, 305, 356, and 406 mm) lengths

PR022

(Not Recommended for Double Acting Doors or Panic Doors.)



PR032

Champagne



PR032

Clear



Champagne Anodized Standard Push Bar

PR033 is for Double Acting Doors

PR034 is for Offset Hung Doors

PR031 is Optional and has a 2-1/2" (63.5 mm) Projection at Both Ends



Clear Anodized Standard Push Bar

Push Bars

Our radius Push Bars are made from 1" (25 mm) diameter solid aluminum with a 2-1/2" (63.5 mm) projection at lock stile. These Push Bars are available in clear, bronze, and champagne anodized finishes.

LOCKING HARDWARE

DH004



DH044



Cylinders

Our Standard Cylinders are 1-5/32" (29.4 mm) in diameter with 5-pin tumblers and Schlage keyways. We offer Rim (DH043) and Dummy (DH011) Cylinders also. Thumb Turn Cylinders allow locking/unlocking from the inside without the use of a key.



Cylinder Guards

Cylinder Guards help prevent tampering with cylinders.

DH037



L1001



L1002

Lock Indicators

Lock Indicators are an easy way to identify if a door is locked or unlocked.

Electric Strikes

Electric Strikes allow remote control of doors equipped with DH002 locks. DC and AC continuous units are silent; AC intermittent units "buzz" on operation.



DH569



DH160



DH021



DH002

Latch Locks

Flexibility of traffic control is their main function. These DH002 Locks allow two way traffic for buildings which require free entrance at certain times, and exit only at other times. Various Strike Plates are available.

Dead Latch Paddles/Handles

These Latch Paddles/Handles allow doors to be locked at all times from the exterior, but unlocked from the interior to provide a more secure area. Requires DH002 Latch Lock.

Flush Bolts

These Flush Bolts are manually operated, and are standard on the inactive leaf of pairs of doors.



DH008

DH052 Durafront

DH084
Standard
Faceplate



DH029

MS Locks

Our DH029 Hook Bolt Locks have steel cases and a laminated stainless steel hook bolt for maximum security. They have a 1-1/8" (29 mm) backset available as 1, 2 or 3 locking points.

DH009
or
DH799
includes
screws



Butt Hinges

Our Standard Butt Hinge is a 4-1/2" x 4" (114 x 102 mm) brass with stainless steel pin, five knuckles, ball bearing type with rounded corners. Non-removable pin type is also available (DH199).

DH119
or
DH719
includes
screws



Continuous Gear Hinges

Continuous Gear Hinges extend the full length of the door and frame. These Hinges are for doors that must withstand high traffic and more than normal abuse.



DH299

Durafront Butt Hinges

Our Standard Durafront Butt Hinge is a heavy-duty 5" x 4-1/2" (127 x 114 mm) brass ball bearing type, with stainless steel pin, five knuckles, and rounded corners. Available in clear, bronze or black painted finish.

Top Pivot
Frame Portion



D062



DH010
Intermediate
Pivot



DH141

Durafront
Top Pivot



D063

Top Pivot
Door Portion

Pivots

All of our Pivots are cast aluminum, full race ball bearing with bronze bushings, and available in clear, bronze or black paint. Can be ordered as sets.



DH140

Durafront
Intermediate
Pivot

D066



Bottom Pivot
Door Portion



Bottom Pivot
Frame Portion

D067
(handed)

DH022
Intermediate Pivot



DH142

Durafront
Bottom Pivot

PANIC DEVICES

Concealed Rod Exit Device

Our Standard Concealed Rod Panic Exit Device features trigger action, positive bolt throw, and adjustable bolt guides.

Uses standard mortise keyed cylinder.

DH385

With Champagne
Push Bar



Rim Type Exit Device

Our Standard Rim Type Exit Device features a 3/4" (19 mm) throw latch bolt, is non-handed, and uses a standard rim cylinder.

DH395

With Clear Push Bar



Surface Mounted Closers

Surface Mounted Closers are available with brackets for either regular arm, top jamb or parallel arm installation. Adjustable closing and latching speed, as well as adjustable tension to meet barrier-free requirements. Available in clear, bronze or black paint.

CLO45

Non Hold Open



Arm for Center Hung Doors



Arm for Offset Hung Doors



Floor Closers

Features of our Floor Closer include adjustable multi-point hold open between 75 and 165 degrees, selective delayed action, optional adjustable tension to meet barrier free requirements, and field interchangeable spindles for various bottom door clearances (please specify).



TH250

Thresholds

Thresholds are available in sizes ranging from 4-3/4" to 9" (120.7 to 229 mm), and are available prepared for butt hinge, offset pivot, center pivot, and floor closer conditions.





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Dallas, TX 75247-6713
Phone: (214) 638-8722
Fax: (214) 638-3299

Houston, TX

5910 West by Northwest, Suite 300
Houston, TX 77040-4949
Phone: (713) 462-1766
Fax: (713) 462-1680

Waxahachie, TX (Dallas Area)

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Waxahachie, TX 75165-5094
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Fax: (972) 937-0405

Chicago, IL

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Chicago, IL 60638-6092
Phone: (708) 458-9070
Fax: (708) 458-7364

St. Louis, MO

11621 Fairgrove Industrial Bl.
Maryland Heights, MO 63043-3437
Phone: (314) 997-5112
Fax: (314) 997-7504

Langley, BC (Vancouver Area)

5377 272nd St.
Langley, BC V4W 1P1 Canada
Phone: (604) 857-7766
Fax: (604) 857-1377

Atlanta, GA

5530 Westpark Drive SW
Atlanta, GA 30336-2645
Phone: (404) 344-3468
Fax: (404) 344-3412

Rock Hill, SC (Charlotte, NC Area)

720 Celriver Rd.
Rock Hill, SC 29730-8937
Phone: (803) 366-8326
Fax: (803) 366-5776

Davenport, FL (Orlando Area)

45150 US Highway 27 North, Suite D
Davenport, FL 33897-4512
Phone: (863) 424-4700
Fax: (863) 424-4646

Miami, FL (Formerly Delta Doors)

7500 N.W. 69th Ave.
Miami, FL 33166-2543
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Thickness (inches)	Transmittance Visible %	Exterior Visible Reflectance %	Interior Visible Reflectance %	U-Value (Winter Nighttime) (Btu/hr *ft ² *°F)	Shading Coefficient (SC)	Solar Heat Gain Coefficient (SHGC)	Light To Solar Gain (LSG)	Thermal Stress Risk
Solarban® 60 on Clear 6mm (2) Air 1/2" (12.7mm) Clear 6mm								
1 "	70	11	12	0.29	0.45	0.39	1.79	Med



Specifications

Insulating Unit Construction

Solarban® 60 on Clear 6mm (2) | Air 1/2" (12.7mm) | Clear 6mm

Indoor Lite: Clear 6mm

Outdoor Lite: Clear with a second surface Solarban® 60

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Certification: Vitro lite(s) are Cradle to Cradle certified by McDonough Braungart Design Chemistry, LLC (MBDC www.mbdc.com)

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