



LANDMARK COMMISSION

JUNE 1, 2026

FILE NUMBER: COA-26-000215
LOCATION: 202 S Cliff St.
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 4
ZONING: PD-388

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: April 27, 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 (left) side addition with side porch to the existing main building.

STAFF RECOMMENDATION:

Courtesy Review - no action required. That the request to construct a (left) side addition with side porch to the existing main building be conceptually denied with the understanding 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: submit three separate Certificates of Appropriateness 1) for rehabilitation of the existing main building; 2) for the proposed addition; and 3) for the conversion of the rear accessory structure to a two-car garage.

BACKGROUND / HISTORY:

The property at 202 S. Cliff Street contains a one-story, frame, gable-roofed dwelling constructed in 1945, retaining the historic scale, form, and side-elevation configuration characteristic of early- to mid-20th-century residential development in the Tenth Street Historic District. Based on its age and intact form, the structure is considered contributing to the district. Ownership transferred to the current owner in 2018, and no previous Certificates of Appropriateness are on record for this property.

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:

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:
 - (ii) for noncontributing structures, the proposed work is compatible with 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: 05/12/2026

TIME: **4:00 pm**

MEETING PLACE: **Preservation Dallas/Videoconference**

Applicant Name: Shannon

Address: 202 S. Cliff St. (Tenth St)

(Wheatley Place/ Tenth St Neighborhood HD / Queen City)

Date of CA/CD/CR Request: 04/27/2026

RECOMMENDATION:

Approve Approve with conditions _____ Deny
_____ Deny without prejudice

Recommendation / comments / basis:

1CA application for repairs of the existing. 2. CA application for the recommendations for

Redesign of the proposed addition to an existing single family home do a rear addition

with reaccess. 3. CA application for the accessory building.

Task force members present

_____	Barbara Wheeler (Chair)	_____ Alonzo Harris
_____	Larry Johnson (Vice Chair)	<input checked="" type="checkbox"/> Benje Feehan
_____	<input checked="" type="checkbox"/> Shaní Dixon	
_____	<input checked="" type="checkbox"/> Jarod Fancher	
_____	VACANT	
_____	VACANT	

Ex Officio staff members Present: Dr. Rhonda Dunn

Simple Majority Quorum: yes no

Maker:

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).

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force:

DATE: 05/12/2026

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).

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

STRUCTURAL ENGINEER
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XXXXXXXXXXXXXXXXXXXX

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
04/06/26
ISSUE

SHEET TITLE
COVER SHEET

SHEET NO.
A0.00

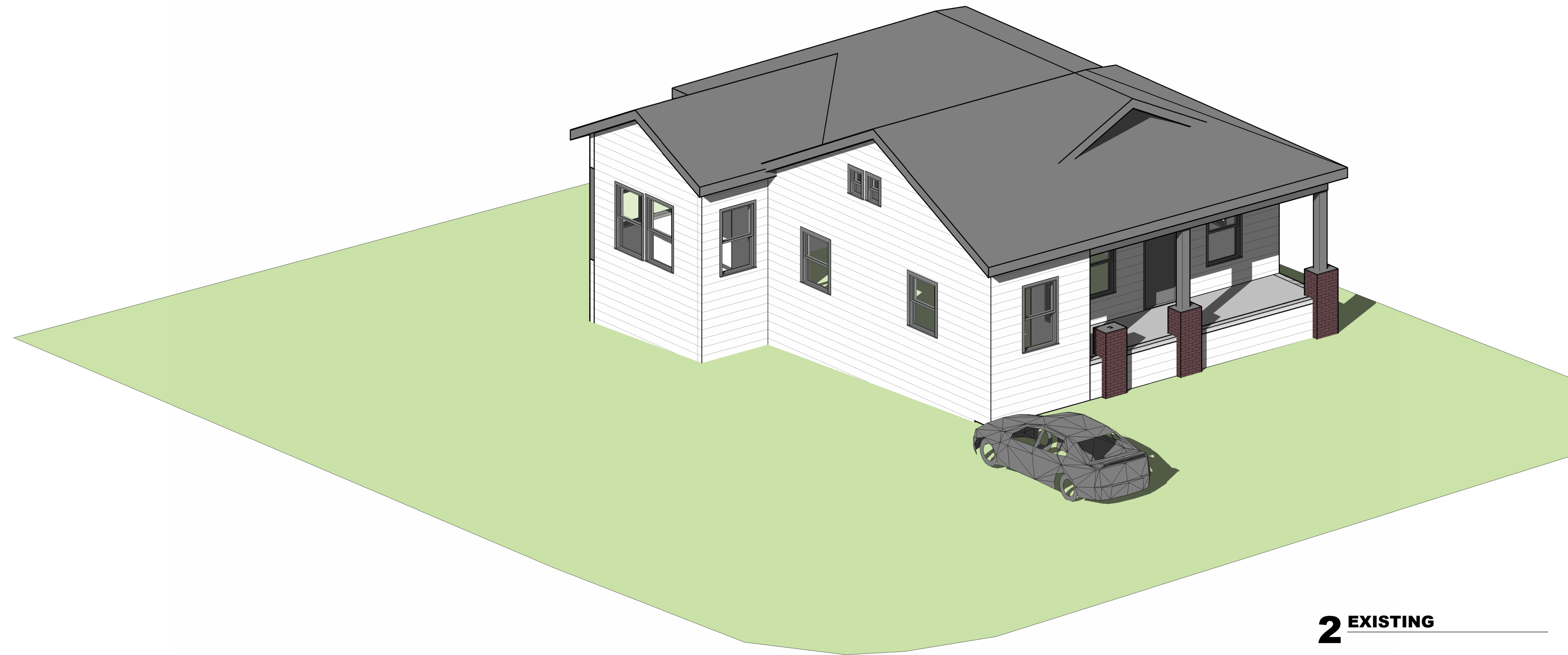


DESIGNER
JUXTA DESIGNS
919 MORRELL AVE SUITE 100
DALLAS, TX 75203

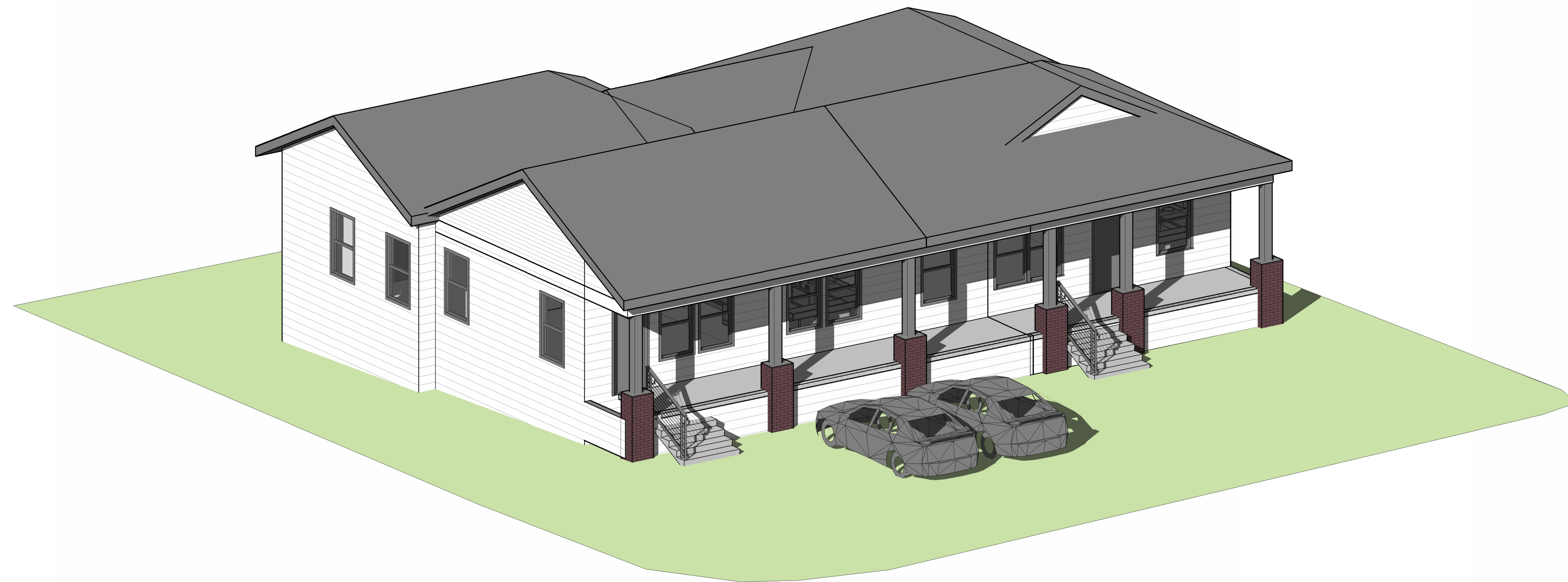
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2 EXISTING



1 ADDITION

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

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

AVERAGE BLOCKFACE SETBACKS FOR S CLIFF STREET

FRONT SETBACK	30'-0"
SIDE RIGHT SETBACK	8'-4"
SIDE LEFT SETBACK	2'-0"



1 BLOCK CONTEXT
 1/16" = 1'-0"



2 WEST Copy 1
 1/8" = 1'-0"



202 S CLIFF

206 S CLIFF

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

JUXTA PROJECT NUMBER
0035

DATE
10/06/16

ISSUE

SHEET TITLE
BLOCK CONTEXT

SHEET NO.
A1.00

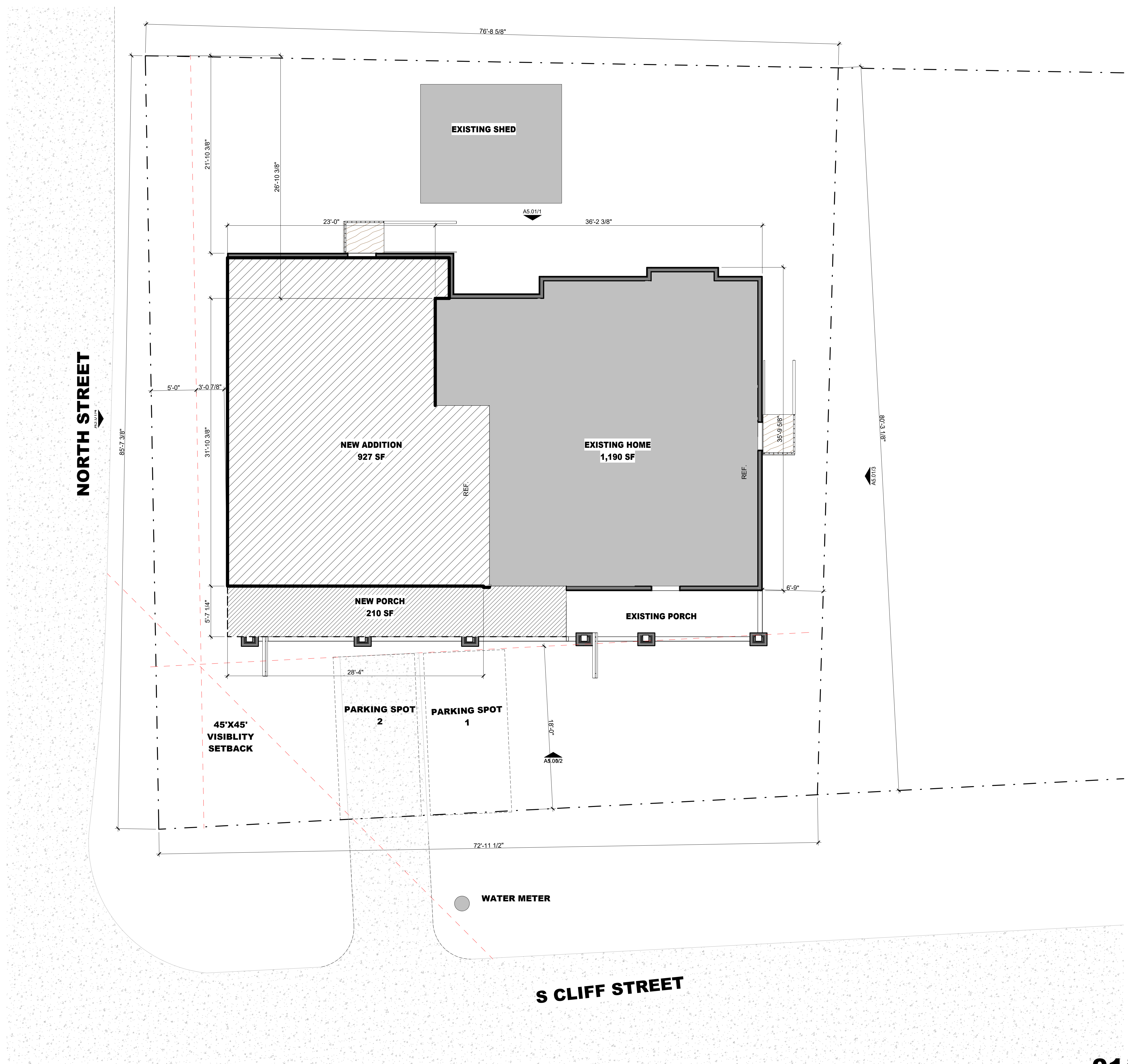
DESIGNER
 JUXTA DESIGNS
 919 MORRELL AVE SUITE 100
 DALLAS, TX 75203

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.

A1.01

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

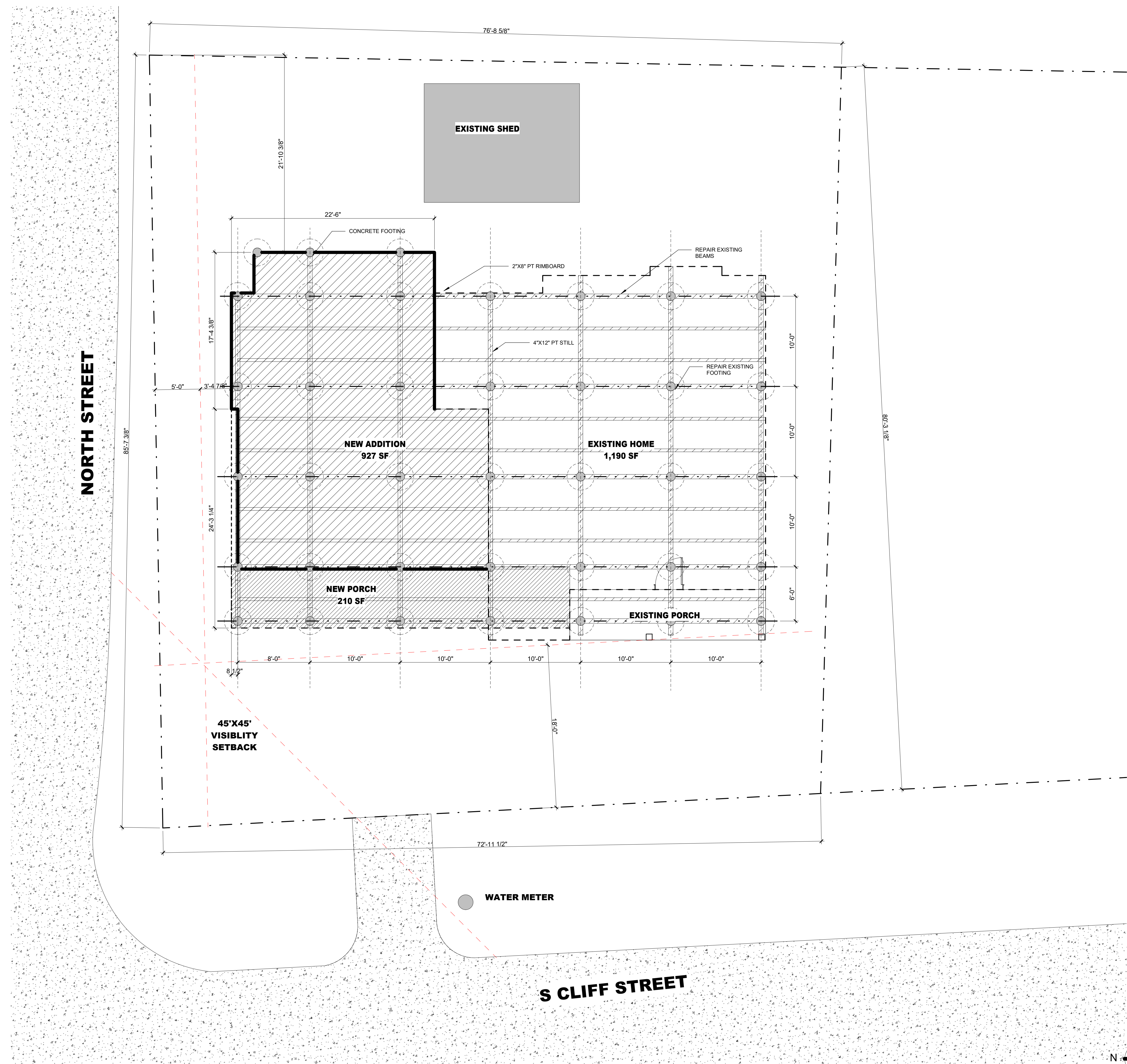
DESIGNER
 JUXTA DESIGNS
 919 MORRELL AVE SUITE 100
 DALLAS, TX 75203

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
FOUNDATION PLAN

SHEET NO.
A1.02

1 FOUNDATION PLAN
 3/16" = 1'-0"

PLOT DATE:
 5/20/2026 4:11:13 PM
 COA-26-000215

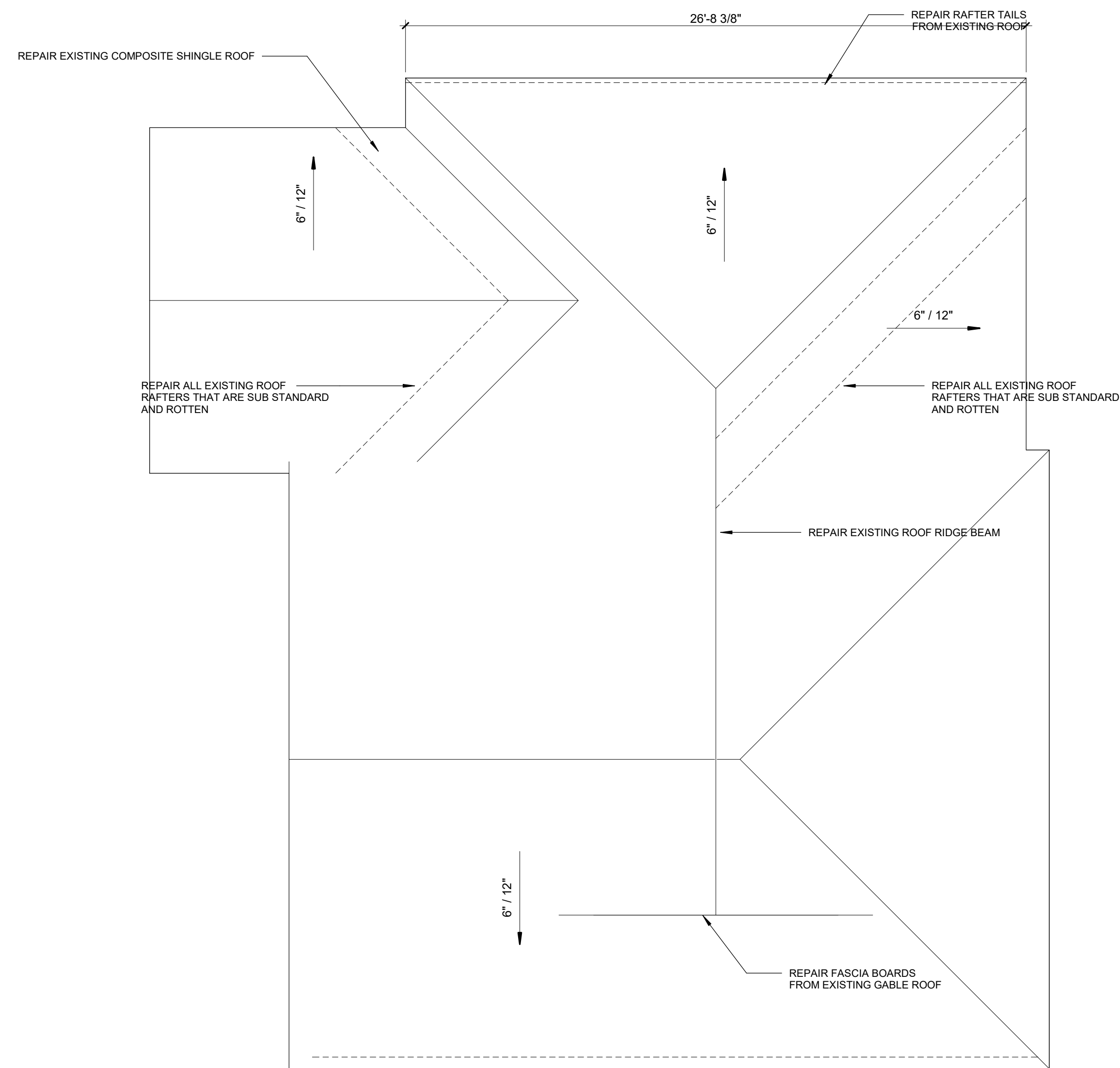
DESIGNER
 JUXTA DESIGNS
 919 MORRELL AVE SUITE 100
 DALLAS, TX 75203

STRUCTURAL ENGINEER
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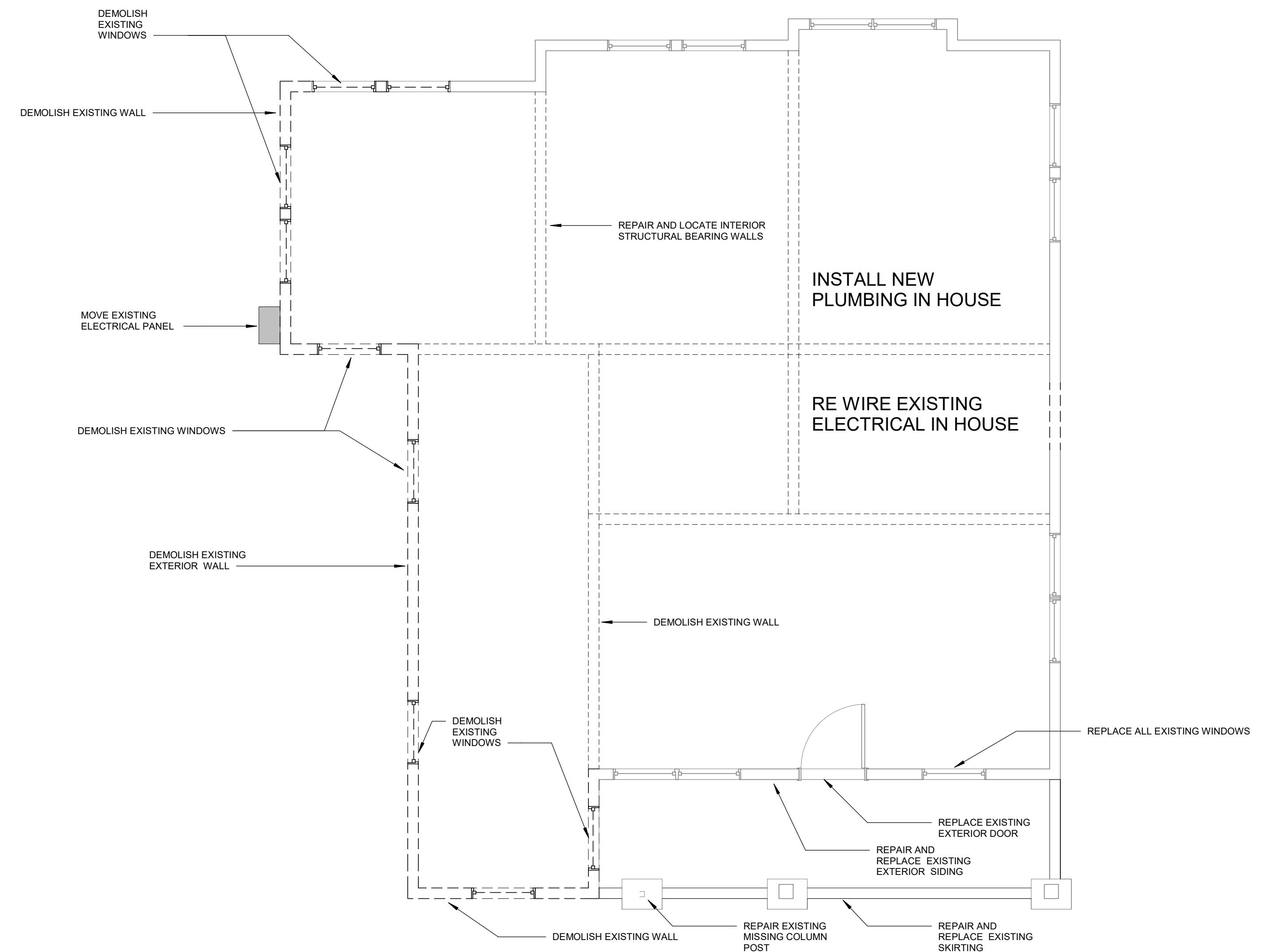
MEP ENGINEER
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CIVIL ENGINEER
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202 S CLIFF



2 Roof - REPAIR
 1/4" = 1'-0"



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

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

JUXTA PROJECT NUMBER
0035
 DATE
11/14/2021
 ISSUE

SHEET TITLE
LEVEL 01-REPAIR PLANS

SHEET NO.
A2.00

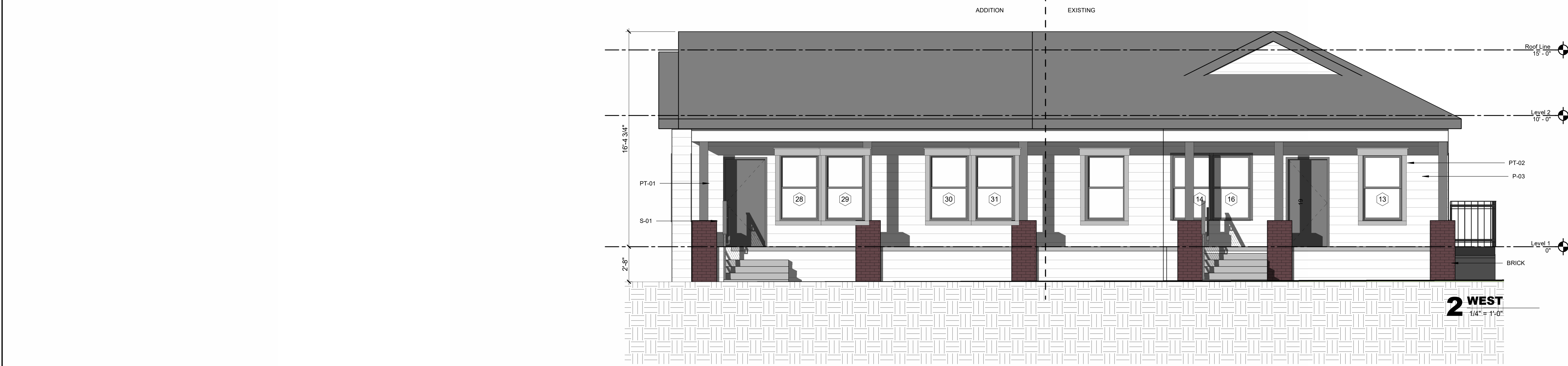
DESIGNER
 JUXTA DESIGNS
 919 MORRELL AVE SUITE 100
 DALLAS, TX 75203

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