



CITY OF DALLAS

LANDMARK COMMISSION

JULY 6, 2026

FILE NUMBER: COA-26-000268
LOCATION: 2309 Boll St.
STRUCTURE: Noncontributing
COUNCIL DISTRICT: 14

ZONING: PD-225
PLANNER: Marcus Watson
DATE FILED: May 22, 2026
DISTRICT: State-Thomas (H-25)

APPLICANT: Kowalewski, Matthew

REPRESENTATIVE: N/A

OWNER: Bovum LLC

REQUEST(S):

A Certificate of Appropriateness to enclose existing garage doors on the northwest side and cover with matching siding.

STAFF RECOMMENDATION:

That the Certificate of Appropriateness to enclose existing garage doors on the northwest side and cover with matching siding be **approved with the following conditions:** infill to match siding and brick skirting and painted to match. Implementation of the proposed conditions would allow the proposed work to be consistent with Preservation Criteria Section 51P-225.109(a)(11)(B), City Code Section 4.501(g)(6)(C)(ii) for noncontributing properties, and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

TASK FORCE RECOMMENDATION:

That the Certificate of Appropriateness to enclose existing garage doors and cover with matching siding should be **approved with the following conditions:** infill to match siding and brick skirting and painted to match. Applicant will need an elevation and "cleaned-up" plan without any unnecessary items or notes.

BACKGROUND / HISTORY:

2309 Boll St. is a reproduction Queen Anne style house identified as noncontributing to the State-Thomas historic overlay district. The applicant is proposing to cover the existing garage doors and renovate the interior space.

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

<u>CASE NUMBER</u>	<u>REVIEW TYPE</u>	<u>DATE</u>	<u>OWNER</u>	<u>DECISION</u>
COA-26-000031 Exterior repair and painting	Routine	5/30/25	Wiley	Approved w/ Cond.
CA234-277(MW) Re-roof	Routine	3/28/24	Bovus LLC	Approved

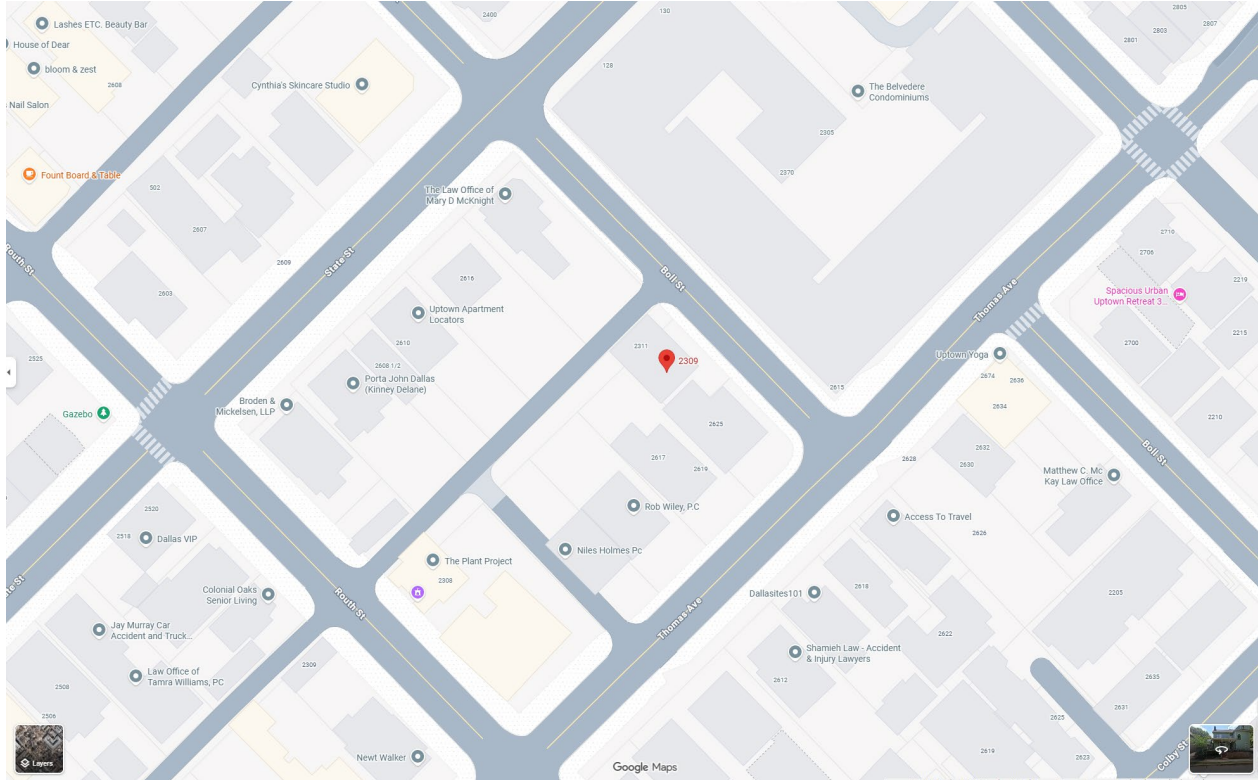
RELEVANT PRESERVATION CRITERIA:

1. State-Thomas Historic District (H-72); Ordinance Nos. 10962, 10984, 19382, 20429, 21018, and 25711
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 unrepairable and not replacing it or replacing it with a new feature the does not match.

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

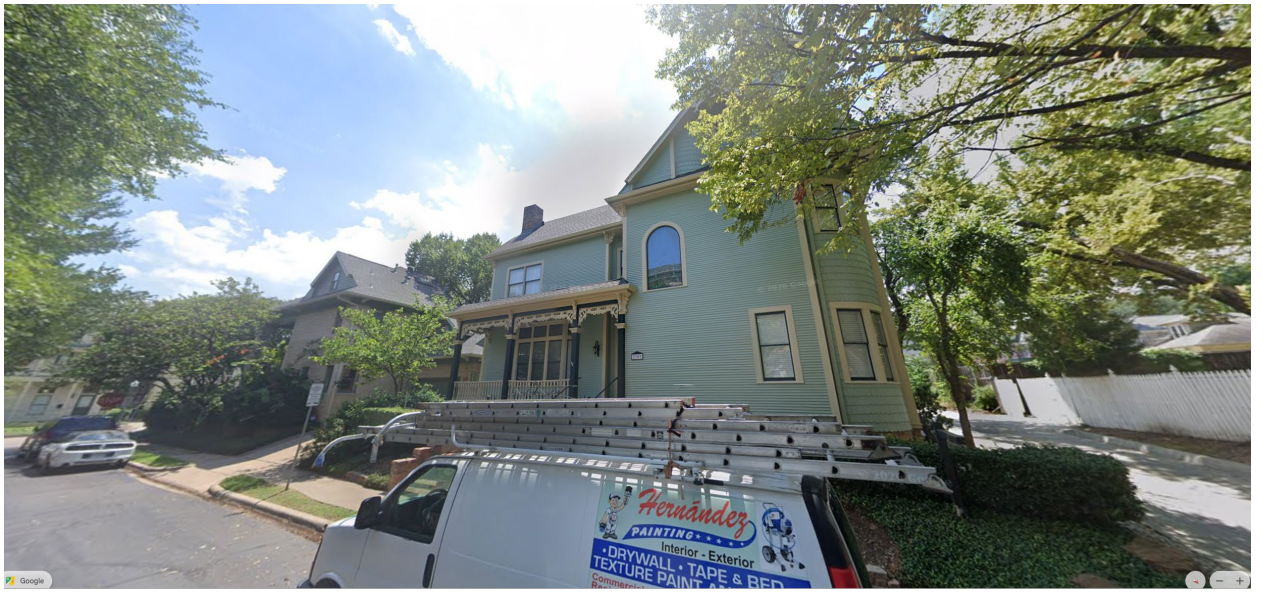
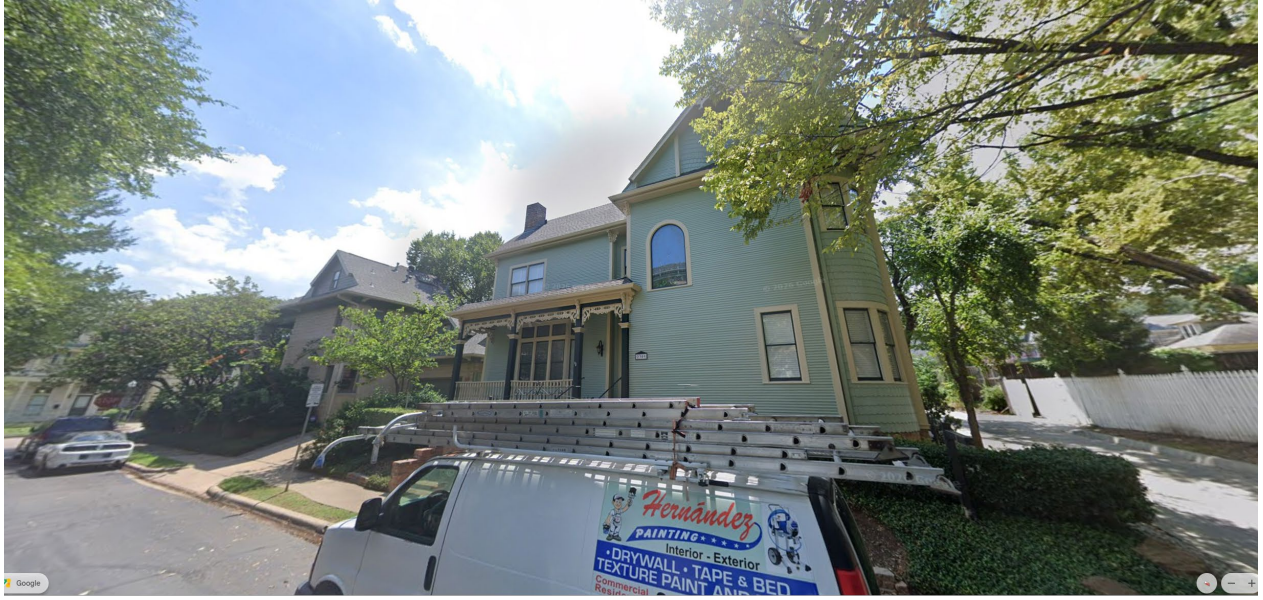
The landmark commission must grant the application if it determines that:
(ii) for noncontributing structures, the proposed work is compatible with the historic overlay district.

LOCATION MAPS
2309 Boll St.
Source: Google Earth



CURRENT PHOTOS
2309 Boll St.





ATTACHMENTS:

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

TASK FORCE RECOMMENDATION REPORT
State-Thomas Historic District

DATE: 6/11/2026
TIME: 4:00 p.m.
LOCATION: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Kowaleswski, Matthew
Address: 2309 Boll St.
Request Type: CA

Request: Enclosure of garage door on northwest side.

Recommendation:

Approve Approve with conditions Deny w/o prejudice Deny

Comments:

Infill to match siding and brick skirting and painted to match. Applicant will need an elevation and "cleaned-up" plan without any unnecessary items or notes.

Task force members present:

James Adams T.J. Edmond
 Karen Eubank Judy Hearst (Chair)

Ex Officio staff members present: Marcus Watson

Quorum: Yes No (three makes a quorum)

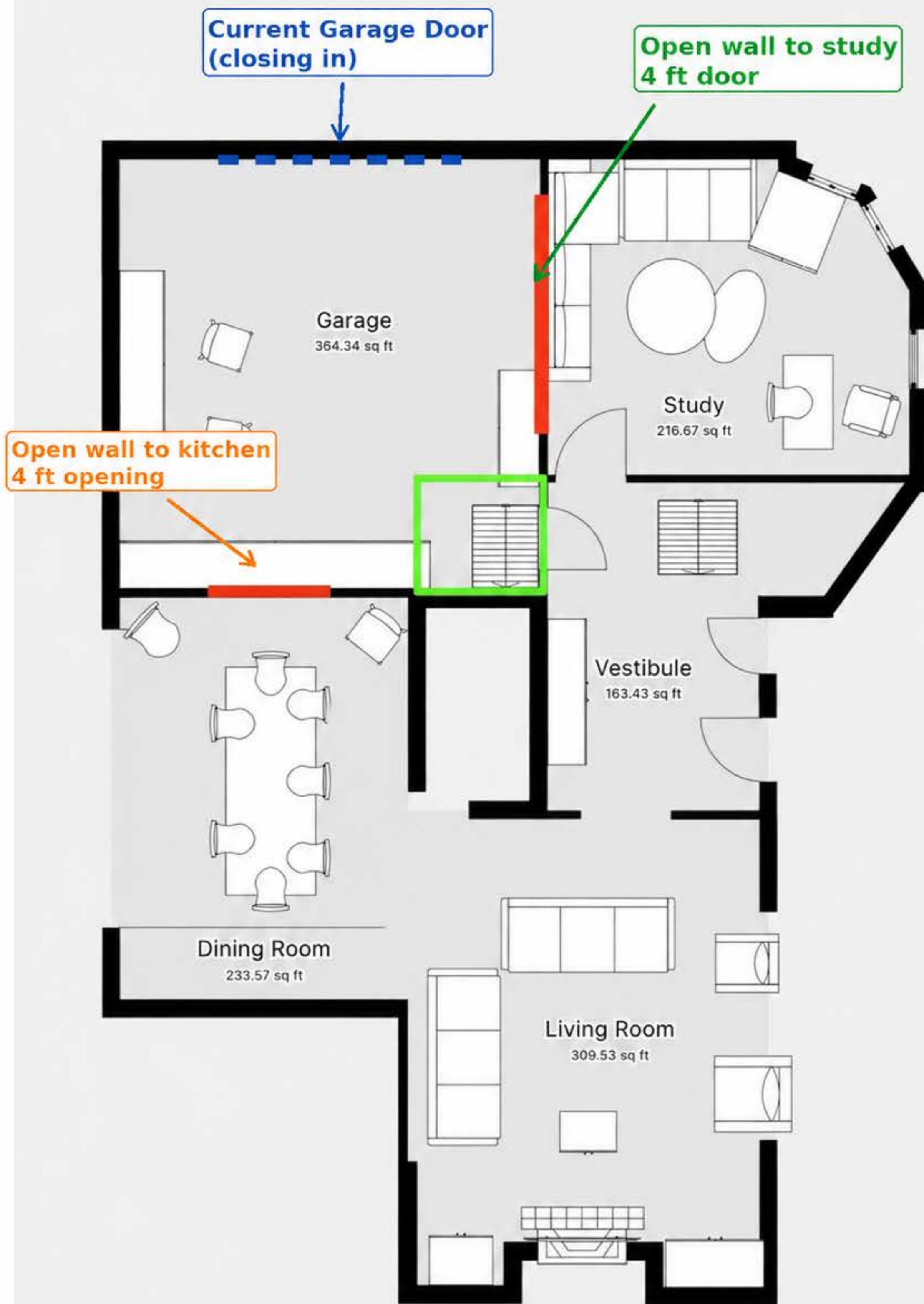
Maker: Adams 2nd: Eubank
FOR: 3 AGAINST: 0

Basis for opposition:

Click or tap here to enter text.

Boll Street Renovation

Mock Courtroom/Training Hall



MOCK-UP ELEVATION FOR APPROVAL PURPOSES

Project: Boll Street Renovation

Property Address: Boll Street

Existing Elevation (Original Garage Door)



Proposed Elevation (Garage Enclosed)



Conceptual rendering showing infill of existing garage opening with matching siding and continuous brick skirting.

DRAWN BY:
Design Consultant

DATE:
May 20, 2025

**MOCK-UP ELEVATION
FOR APPROVAL PURPOSES**

SCALE:
N.T.S.

SHEET:
1 OF 1



BEFORE



BEFORE



AFTER