

FILE NUMBER: Z-26-000031

DATE FILED: June 6, 2022

LOCATION: At the intersection of West Jefferson Boulevard and South Llewellyn Avenue (on the southwest corner)

COUNCIL DISTRICT: 1

MAPSCO: 54-P

SIZE OF REQUEST: Approx. 0.374 acres

CENSUS TRACT: 0044.00

APPLICANT/OWNER: Sanchez & Sanchez LLC

REPRESENTATIVE: Laura Sanchez

REQUEST: An application for a historic overlay for El Ranchito Restaurant (610 West Jefferson Boulevard, including adjacent parcels at 602 and 605 West Jefferson Boulevard), on property zoned Planned Development District No. 316, Subarea 1, for commercial (restaurant) uses.

SUMMARY: El Ranchito Restaurant occupies a building originally constructed in 1947 for Red Bryan’s Smokehouse, designed by noted Dallas architect Charles Stevens Dilbeck. The structure is a rare example of Dilbeck’s Texas Ranch vernacular commercial design, characterized by limestone veneer, red brick masonry with ‘drunken weave’ patterns, heavy timber detailing, and a distinctive bell tower. The building reflects Oak Cliff’s mid-20th century commercial development and cultural heritage, serving as a prominent visual landmark along Jefferson Boulevard. The Landmark Commission initiated the historic designation of this building as a City of Dallas Landmark, with the support of the current property owner. A City of Dallas Landmark property must meet 3 of 10 designation criteria. This property has been determined to meet 8.

STAFF RECOMMENDATION: Approval, subject to preservation criteria, with edits.

CPC RECOMMENDATION: Approval, subject to preservation criteria, with edits.

LMC RECOMMENDATION: Approval, subject to preservation criteria written by the Designation Committee.

BACKGROUND INFORMATION:

- William Jennings “Red” Bryan, civic leader and restaurateur commissioned the building in the mid-1940s and opened Red Bryan’s Smokehouse at 610 W. Jefferson Boulevard in 1947.
- Jennings operated the restaurant until it closed after Oak Cliff voted dry in 1957 and later sold the building.
- Designed by Charles Stevens Dilbeck, noted Dallas architect recognized for eclectic and Texas Ranch vernacular style.
- The building is a distinctive example of Dilbeck’s commercial work, featuring a two-story center bay flanked by one-story wings, limestone veneer over a red brick base, and a low-pitch hipped roof with red barrel clay tile and heavy timber rafter tails. A signature open-air bell tower with a cow-shaped weathervane crowns the roofline, while projecting wood grillwork, rustic shutters, and decorative iron grilles add visual interest. Raised limestone planting beds with brick caps line Jefferson Boulevard.
- Regarding its interior, original dining spaces remain largely intact, with roughhewn timber columns on round brick bases, vaulted ceilings, and V-groove wood paneling. The historic barbecue pit, now integrated into the dining room, serves as a focal point.
- Additions in the 1950s and 1980s expanded the structure but preserved its architectural integrity.
- The structure was purchased by the Sanchez family in 1983, who opened El Ranchito and maintained its historic character.
- After the Landmark Commission initiated the historic designation process on June 6, 2022, the landmark nomination form and the preservation criteria were completed by the Designation Committee.
- The Designation Committee approved the designation report, comprised of the landmark nomination form and the preservation criteria, on December 20, 2023.
- The Landmark Commission authorized the public hearing on February 5, 2024.
- The City Plan Commission recommended approval of the designation on March 5, 2026.
- Except for a brief period as a Moose Lodge, the building has been and continues to be used as a commercial restaurant.

STAFF ANALYSIS:

Comprehensive Plan:

The historic overlay request for El Ranchito Restaurant is consistent with the vision, goals, and objectives of ForwardDallas 2.0, adopted September 2024. ForwardDallas 2.0 emphasizes equity, sustainability, and neighborhood identity while guiding future development. The designation supports multiple plan themes including:

ENVIRONMENTAL JUSTICE and SUSTAINABILITY

Preserves an existing cultural asset and promotes adaptive reuse, reducing demolition waste and supporting sustainable land use practices.

COMMUNITY and URBAN DESIGN

Reinforces neighborhood character and sense of place by protecting a landmark that contributes to Oak Cliff's identity.

ECONOMIC DEVELOPMENT and REVITALIZATION

Supports revitalization of Jefferson Boulevard as a vibrant commercial corridor by maintaining a historic destination that attracts visitors and sustains local businesses.

HOUSING CHOICE, ACCESS & Transit-Oriented Development (TOD) and CONNECTIVITY

While not a housing project, the designation complements ForwardDallas goals for walkable, mixed-use corridors near transit by preserving a structure that anchors community activity.

ForwardDallas 2.0 Goals Referenced:

- Goal: Adopt and implement context-sensitive design and development guidance to shape Dallas's streets, sidewalks, buildings, and open spaces.
- Goal: Promote equitable development and revitalization of neighborhood centers and commercial corridors.
- Goal: Actively protect communities from environmental hazards while enhancing environmental quality through sustainable practices.

By complying with these objectives, historic preservation aligns with Dallas's vision for inclusive development, neighborhood vitality, and long-term resilience.

CITY PLAN & ZONING COMMISSION ACTION: (March 5, 2026)

This item appeared on the Commission's consent agenda.

Motion: It was moved to recommend **approval** of a historic overlay for El Ranchito Restaurant (610 W. Jefferson Boulevard, including adjacent parcels at 602 and 605 W. Jefferson Boulevard), subject to preservation criteria, with edits, on property zoned PD 316, Subarea 1, for commercial (restaurant) uses, at the intersection of W. Jefferson Boulevard and S. Llewellyn Avenue.

Maker: Sims
Second: Herbert
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 0

Notices: Area: 200 Mailed: 23
Replies: For: 0 Against: 0

Speakers: None

LANDMARK COMMISSION ACTION: (February 5, 2024)

This item appeared on the Commission's discussion agenda.

Motion: Approve, subject to preservation criteria written by the Designation Committee.

Maker: Sherman
Second: Hinojosa
Results: 14/0

Ayes: - 14 Anderson, Cummings, Fogleman,
Gibson, Guest, Hinojosa, Montgomery,
Offutt, Preziosi, Sherman, Spellicy,
Taylor, Renaud, Rothenberger

Against: - 0

Absent: - 1 Hajdu

Vacancies: - 2 Districts 7 &15

The Chair declared the motion approved by the Landmark Commission

8. Historic Ownership*Original owner:* William Jennings (Red) Bryan*Significant later owner(s):* Laura Sanchez & The Sanchez Family**9. Construction Dates***Original:* 1947*Alterations/additions:* 1950s, 1980s**10. Architect***Original construction:* Charles Stevens Dilbeck*Alterations/additions:***11. Site Features***Natural:**Urban design:* Urban commercial neighborhood**12. Physical Description***Condition, check one:* *excellent* *good* *fair* *deteriorated* *ruins* *unexposed* *unaltered* *altered**Check one:* *original site* *Moved (date _____)***Architectural Description of El Ranchito:**

The building is a Texas Ranch vernacular and appears to be composed of three primary blocks (Figure 1). The Jefferson Boulevard façade is a three-part composition of a two-story center bay with flanking low one-story wings. There is a one-story wing to the rear and a full two-story block at the rear right of the building. The three blocks relate to flat roof connections.

The tall center bay is predominately light-colored limestone veneer in an irregular field stone pattern on top of a red brick low base. The roof is a low pitch hipped roof with red barrel clay tile. The original roof was a wood shake roof. The current owner added the tile roof. The roof eave has expressed heavy timber rafter tails. Above the roof is an open-air bell tower with a hipped roof and a weathervane featuring a cow. The center bay at ground level has a projecting heavy wood grill with turned vertical members and a window behind it. This projection has a red tile lean-to roof with exposed vigas tails above. At a second-floor level there is a two-ganged window with decorative iron grilles. Rustic wood shutters flank the upper-level window. Additionally, there is a small corner niche on the right side, a style associated with religious images.



Figure 1. Early post card image of original building, before the first addition. Courtesy of David Preziosi.

The right-side flanking wing is the entry point to the building. The entry, a wood and glass double door is slightly recessed. The wing is a gabled roof form. To the right of the entry are four large glass windows on a red brick base. Heavy timberwork defines each of the window units that open into the dining area. The front brick base includes three-quarter circular planters engaged with the building base. The right side is dominated by a large, heavily articulated round chimney (Figure 2). The



Figure 2. Detail of Chimney. Courtesy of David Preziosi.

chimney at the roofline is an orthogonal base that transitions into a circular form. The brickwork is largely three courses of running-bond brick with a rowlock course. These rowlock courses become tighter radii as the chimney rises.

The left side-flanking wing, an early addition, facing Jefferson, is limestone with heavy timberwork defining the centered window cluster and matching wood doors (Figure 3). The wing is also a gable roof form of red tile. Here the heavy rafter tails extend beyond the roofline and are more apparent. The side facing the parking lot is of red brick. All of the red brickwork is detailed in the style associated with the architect. The field is often composed of sections with “drunken weave” running bond, where the courses are intentionally not horizontal. The brickwork includes sections laid in an American Bond style with butt end courses repeating. The brick is a “blended” brick of red, orange, dark red, and almost black (Figure 4).



Figure 3. Left wing addition construction photograph, circa 1950. Courtesy of Dallas Public Library.

Behind the left wing is a perpendicular wing, a much later addition, with a gap between the pitched roof forms. This rear wing is limestone in a field stone pattern. The roof is a simple shed form of red tile. Three large circular arched windows dominate the elevation. They share a continuous heavy

timber sill. To the rear of this wing is a timber shed roof section that connects to the full two-story block that anchors the rear right corner of the building.



Figure 4. “Drunken” weave brick with limestone quoin. Photo courtesy of David Preziosi.

The two-story block is fully built of red brick veneer again with the masonry patterns used in the front blocks. The roof is a simple hipped roof with composition shingles. A “wagon wheel” window and a rusticated chimney dominate this two-story block (Figure 5). The chimney begins at the one-story roof as an organic non-Euclidian form. It morphs by layers into a more orthogonal form.

The masonry is again drunken weave red brick.



Figure 5. Wagon wheel window. Photo courtesy of David Preziosi.

At the alley façade the form is simple and appears more residential in scale. The ground floor consists of six small windows with iron grilles and heavy timber headers. The upper level has three small windows and a two-gang window at the right side. The entire mass is constructed in red brick. It is also noted that the raised planting beds remain along Jefferson Boulevard. They are raised

approximately 12-16 inches and are constructed of limestone with red brick caps.

The entire building appears to be an assemblage of three buildings. The design reflects Charles Dilbeck's original vision of historically referenced buildings that freely borrow bits, pieces and parts from the past. They are then combined into a form that is readily identified as "Dilbeck".

Description of Interior – El Ranchito

The original restaurant interiors designed in this long; somewhat narrow building were a sequence of spaces. The public entrance on Jefferson Street opened to the Lobby with a staircase to the second floor; the large dining room was beyond¹. A semi-circular cashier station in the lobby was adjacent to the stairs. A "Powder Room" for women and a Men's restroom were located near this Lobby, with a nearby exterior door that led to an exterior porch which opened to the parking lot. A space for "Game Machines" was in this area².

The large dining room accommodated several distinct seating areas – open dining, a lunch counter, Banquet room and another private dining space. A "curb service space" was located at the building's exterior wall and served as a small, second lobby with a counter and windows, where you could pick up your "to go" order. The lunch counter had 15-fixed seats, with an employee service area that connected to the Kitchen. Dining areas included tables, banquet seating, the lunch counter, and the two semi-enclosed private dining spaces. Finishes in the dining areas had asphalt tile flooring, roughhewn wood columns and beams, and walls finished in plaster with V-groove vertical wood paneling (now painted), open to the vaulted ceilings. The columns were tall, with round brick bases that supported roughhewn timber structural beams with braces, or roughhewn timber shafts.

The rear of the building was comprised of a large kitchen and serving area with a "U" shaped area where patrons obtained their own food from the massive barbeque pit with a serving counter, a pastry and salad counter, hot foods (vegetables, etc.) and refreshments. Back-of-the-house spaces in this area included a large storage room, bottle storage and employees' locker rooms. This kitchen space is now part of the dining room, with the kitchen area extended into the back-of-the-house areas.

Few changes to the original dining areas have occurred and include: the replacement of the original

¹ The stairs in the lobby lead to several small spaces at the second floor – an office, storage space and access to the exterior balcony.

² Game machines in the 1940s included recreational games, or slot machines which were often considered gambling and of concern to the local police. It is not known what sort of such machines were installed in Red Bryan's bar-b-que El Ranchito Restaurant / Dallas Landmark Nomination / February 5, 2024

flooring with red ceramic tiles of varying patterns, removal of the lunch counter, and incorporation of the original barbecue pit into the dining room – where it is now open to the dining area, allowing patrons to appreciate this historic feature. The original dining spaces and finishes are largely intact with minimal changes to these spaces over the last almost-eighty years – a remarkable feat for a historic restaurant.



Figure 6. Dining area with round brick column, banquet at left, and ceiling. Photo courtesy of Willis Winters, FAIA.



Figure 7. Dining area, banquette seating and hand-hewn timber columns. Photo courtesy of Willis Winters, FAIA.



Figure 8. Original barbeque pit, wall and ceiling finishes. Photo courtesy of Willis Winters, FAIA.

13. Historical Significance

Oak Cliff and the Importance of Jefferson Boulevard: Oak Cliff's Downtown

“Oak Cliff (is) to Dallas what Brooklyn is to New York,” a description written in 1892, prior to annexation.³ This early description reflects the relationship of the city of Dallas and the city of Hord’s Ridge. Two miles south of John Neely Bryan’s township, was Hord’s Ridge an area today bordered by Colorado Boulevard, Cliff Street, and Thirteenth Street.⁴ In 1887, Thomas L. Marsalis and John S. Armstrong bought 2,000 acres of land, including the community of Hord's Ridge, on the south bank of the Trinity River. They named the area Oak Cliff. Platted as an exclusive residential area, one of the first actions by Marsalis was the construction of the Dallas Oak Cliff Steam Railway. Constructed at a cost of \$400,000, the four-mile segment was described thusly “sweeps through Oak Cliff returning to Dallas every few minutes...only railroad in the south on the same plan as New York Elevated railway.⁵ Originally two steam engines powered the system.⁶ By 1889 the railway was electrified.⁷ The route of the railway from the Courthouse crossed the Trinity River and ran the length of Jefferson Boulevard to Tenth Street and then returned to Dallas. The intersection of Jefferson and Tenth became Oak Cliff’s downtown.⁸

The recession of 1893 led to the demise of Marsalis’ plan for a great exclusive suburb. Having invested more than \$1 million in Oak Cliff, Marsalis relied only on the income from land sales. The 1893 Recession saw the population of Dallas decline by 5,000. The railway was sold to Henry Scott of St. Louis, Oak Cliff Water Supply and Electric Light and Power Company were sold to J. T. Dargan, and the Park Hotel was sold and converted into the Oak Cliff College for Young Ladies. Bartholomew Blankenship bought the Dallas Land & Loan. Blankenship reduced the size of lots sold and began building modest wood frame houses.⁹ Marsalis in bankruptcy returned to New York

3 Lewis Publishing Company, “Memorial Biographical History of Dallas County,” Texas, 1892; Chicago, IL, p.325. <https://www.Texas-History.UNT.edu/ark:67531>. Accessed January 5, 2023.

4 Matthew Hayes Nall, “Oak Cliff, TX,” *Handbook of Texas Online*, accessed January 5, 2023, <https://www.tshaonline.org/handbook/entries/oak-cliff-tx>. Published by the Texas State Historical Association.

5 Lewis Publishing Company, “Memorial Biographical History of Dallas County,” Texas, 1892; Chicago, IL, p. 324.

6 *Dallas & Oak Cliff Street Railway 2-4-4 Locomotives in the USA, Class Details* by Steve Llanso of Sweat House Media; <https://www.steamlocomotive.com/locobase.php/country=USA&wheel=2-4-4&railroad=docsr#11584>.

7 Oak Cliff Advocate Rachel Stone, June 26, 2016.

8 McDonald, William L. “Dallas Rediscovered A Photographic Chronicle of Urban Expansion 1870-1925,” The Dallas Historical Society, 1978, p. 217.

9 Minutaglio, Bill and Williams, Holly. “Oak Cliff, Texas The Hidden City,” Elmwood Press 1990, p. 97.

having lost everything. The effects of the recession also lead to the division of many of Oak Cliff's mansions into rental units. With the railway operating along Jefferson the residential lots were converted to commercial uses.

Oak Cliff was annexed by the city of Dallas in 1903. In 1905 Jefferson Avenue (now Boulevard) and all the adjacent streets were unpaved. The south side of the 600 block of West Jefferson had only one structure, a single-family house (*Figure 9*). The house and site of the future smokehouse belonged to J. E. Barnhardt. Barnhardt was a “telegrapher” for the MK&T Railroad.¹⁰ He also served as the Secretary-Treasurer of the Dallas Railroad Telegrapher Club. By 1922 the block was evolving, and three new structures including a brick structure were built as apartments. The brick structure became the Oak Hotel, a 17-room hotel adjacent to the restaurant.¹¹

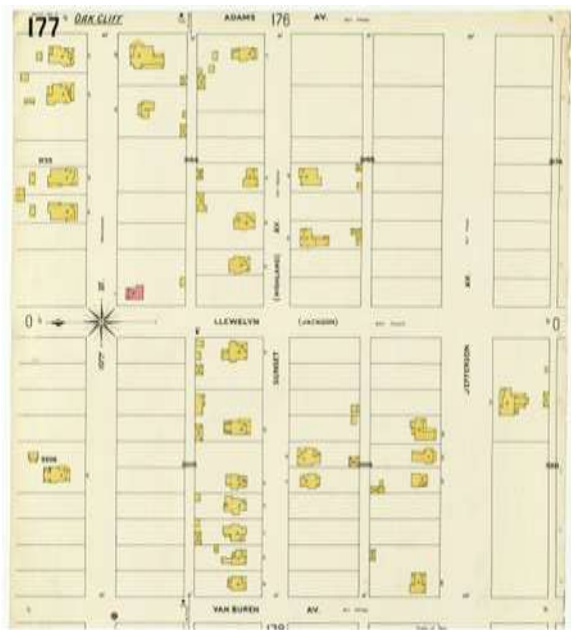


Figure 9. 1905 Sanborn Map. Perry- Castaneda Library Univ. of Texas.

Jefferson Boulevard during the following decades became the second largest commercial district in the city. Only downtown Dallas had more businesses and higher sales tax revenues. From 1900 to 1935, Jefferson street cars connected to the surrounding neighborhoods of Lake Cliff, King's Highway, Miller-Stemmons, Kessler Park, Ruthmede, Trinity Heights, and Winnetka Heights. It also was the route for the Interurban lines serving Fort Worth and Waco.

¹⁰ The Railroad Telegraphers, Straus & Schram Co. 1919, p. 510. Sourced UNT.

¹¹ The Dallas Morning News, Advert. August 15, 1948.

Wet/Dry Decisions

On August 3, 1903, a referendum for annexation by Dallas passed by only 18 votes out of 384 cast. One aspect of annexation was a clause that allowed Oak Cliff to maintain its independent water system and the prohibition of alcohol sales in the boundaries of Justice of the Peace Precinct 7.¹² This liquor prohibition was due to a prior local election. In September 1890 the Dallas County Commissioners Court authorized the election.¹³ It passed, keeping the city of Oak Cliff as the “sober alternative” to the raucous Dallas.

As contentious as the 1903 election was it was surpassed by the elections of 1956-57. During Prohibition it was widely acknowledged that alcohol was widely available and that the Dallas Police largely ignored sales. With the end of prohibition in 1933, sale of 3.2 beer was legal. During the thirties most drugstores sold, without prescription, some form of whiskey. A Dallas Morning News article discussed the open sales of alcohol. Dallas County decided to hold a countywide election in 1944. On August 6, 1944, 70,000 people voted by 2:1 to allow sales of alcohol. The voting box from 940 E. Jefferson had 356 for and 137 against.¹⁴ Immediately, United Texas Dry, a community group, led by the largest churches, cited the annexation agreement as voiding the county results.

Civic groups, including Oak Cliff Civic Loyalty League and the Oak Cliff Civic and Moral League, with the support of Grace Temple Baptist, Cliff Temple Baptist, and Tyler Street Methodist forced another election. County Commissioners Court called for election within Justice of the Peace Precinct 7. On December 15, 1956, 53 percent of Oak Cliff voters supported the prohibition of sales of beer.¹⁵ The vote was 17,123 against and 15,403 for the sale of beer. The wet forces forced a second vote on August 14, 1957, where it again carried by 59 percent.¹⁶ In 1960 a third vote was 65 percent dry.

Following the wet/dry election, Red Bryan, owner of Red Bryan’s Smoke House and a former City Councilman sent a telegram to the Oak Cliff Tribune

I think the results will close a lot of small restaurants and be a tremendous blow to the large ones. I don’t think the good people of Oak Cliff realize they were driving the restaurant food business across the river.¹⁷

¹² Minutaglio, Bill and Williams, Holly. “Oak Cliff, Texas The Hidden City,” Elmwood Press 1990, p. 93.

¹³ Minutaglio, p. 93.

¹⁴ Minutaglio, p. 166.

¹⁵ Minutaglio, p. 188.

¹⁶ Minutaglio, p. 188.

¹⁷ Minutaglio, p. 186.

Red Bryan relocated his business. And a survey of 1956 food service businesses compared to 1967 reveals that the dry vote had marginal effect for this part of Oak Cliff (Figure 7). While north Dallas restaurants continued to serve alcohol sometimes by the use of private club “memberships.”

William Jennings “Red” Bryan

William Jennings “Red” Bryan, so nicknamed due to his red hair, was the man responsible for hiring Charles Dilbeck to design a new building for his expanding barbecue business. Barbecue was a family affair for the Bryans. Red was born in Cincinnati, Ohio in 1901 and in 1910, his parents, Elias and Sadie Bryan, moved the family to Oak Cliff where they opened a smokehouse on Center Street. At that location, Elias developed a new technique for cooking meat and a spicy barbecue sauce recipe that would become a hallmark of the Bryan family.

Red graduated from Oak Cliff High School in 1923 and then attended Southern Methodist University for two years where he studied botany. During the early 1920s he worked for his father’s restaurant and after leaving Southern Methodist University he opened a floral business on Jefferson Boulevard in Oak Cliff. In 1930, he realized that there was more demand for sandwiches than for flowers. That’s when he decided to use his family barbecue knowledge to open his own barbecue place.¹⁸

It was a rough start for a young married businessman with no capital to speak of. After being turned down by the bank for a loan, he went to a landlord he knew and was given a \$300 loan. Red then went to Atlas Metal Works where they had a 15’ by 50’ metal building available for \$650 that he wanted to use for his new business. He convinced Atlas to let him put a down payment of \$50 and pay off the rest over time. They agreed and the “Tin Shack” as it was nicknamed, was moved to 530 W.

Jefferson Boulevard in Oak Cliff. Similar deals were made to get the electrical and plumbing set up in order to open the new business. After that he had no money left and had to get a \$100 loan from a loan agency for food supplies, including meat.

The new business was definitely a family affair. Red and his cousin Frank Lacy cooked, Red’s wife Catherine Willis tended the counter and his mother washed dishes. It was a slow start to Bryan’s Barbecue but as the word got out more and more people came. Red made \$150 the first month off of five-cent burgers and ten-cent barbecue sandwiches. His success grew and by the end of his first year

¹⁸ Gayla Brooks, “The King of Oak Cliff Barbecue,” *Oak Cliff Advocate*, 23 January 2006, p. 14.

of operations he was able to pay off the debts incurred from starting the business.¹⁹

Red's barbecue business continued to grow and in the mid-1940s he embarked on an ambitious plan to build a much larger place to expand his operations at 610 W. Jefferson Boulevard. Charles Dilbeck, the prolific Dallas architect, was hired to design the new restaurant. The design was meant to evoke a western style ranch that had evolved over time with additions and changes, a signature of Dilbeck's Ranch style designs. The restaurant was a departure from the mostly traditional early twentieth century masonry buildings along Jefferson Boulevard and a brand-new modern style Sears store across the street.

The restaurant cost \$65,000 to build and opened in 1947 under the new name of Red Bryan's Smokehouse.²⁰ When entering the restaurant, a massive fireplace, another Dilbeck signature, and an interior befitting of the ranch theme greeted you (Figure 10). The oversized booths were covered in calfskin and wild animal heads hung on the walls. Sawdust covered the floors. The aroma of smoking meats was heavy in the air and at each table were metal containers with warmed barbecue sauce.²¹



Figure 10. Postcard image courtesy of the collection of David Preziosi.

The restaurant was a success and with its new larger location was able to expand its menu with chicken, ribs, salad and potatoes. After Oak Cliff was voted dry in 1957, the beer sales dried up along with much of the profits forcing the restaurant to close. The building was sold and several other

¹⁹ Foree, Kenneth, "Shack Story," *The Dallas Morning News*, 10 March 1946.

²⁰ Ibid.

²¹ Brooks, Gayla; "The King of Oak Cliff Barbecue," *Oak Cliff Advocate*, 23 January 2012.

restaurants, and even a Moose Lodge, operated there before the Sanchez family purchased the building in 1983 and opened El Ranchito.

Besides opening his new restaurant in 1947, Red Bryan also served on the Dallas City Council that year. Red was also involved in other civic activities and was a president of the Oak Cliff Lions Club and the Oak Cliff Chamber of Commerce, was a 32nd degree Mason, and served as a director of the Oak Cliff Bank & Trust Company.²⁰ Red moved to Lewisville in 1964 where he lived until his death in 1973 at the age of 72.

Sanchez Family, El Ranchito

El Ranchito began serving patrons on 25 February 1983²¹ owners Laura and Oscar G. Sanchez began with a single restaurant in a rented space on 12th Street, *La Calle Doce*. La Calle Doce was one of the first Mexican restaurants in Dallas to serve Mexican seafood, as opposed to traditional Tex-Mex. The first recipes were from Oscar Sanchez's family.

Both Laura and Oscar were born in Monterrey Mexico but did not meet until living in Dallas. Laura, the oldest of eight children, attended one year of university in Chicago, before moving to Dallas. Oscar had been an employee of Hamburgers by Jamie (1971) and *Tejano*, both restaurants were owned by the Cuellar family. The family also owned *El Chico*, a popular and large chain of Tex-Mex restaurants in Dallas. The Cuellar family owned both buildings housing La Calle Doce and El Ranchito. While Calle Doce was only two years in operation Oscar surprised Laura by leasing the Dilbeck building. The path forward was for her to manage the seafood restaurant, and Oscar would manage the Tex-Mex El Ranchito. Laura understood that the only method of maximizing their profit was to own the buildings. Initially, banks would not loan to businesses in Oak Cliff. But with a loan from a bank, a grant from the Southern Dallas Development Committee (SDDC), and the assistance of the Cuellars; the Sanchez family was able to purchase the buildings. With the Sanchezes' outgoing personality, El Ranchito soon became a gathering spot for both the Hispanic and Anglo communities of Oak Cliff.

Since their purchase of the building in 1983, the Sanchez family has changed the wood shake roof to a red barrel tile roof, constructed an addition to the east where the original carhop station was. The

²² "Services Planned for W. J. (Red) Bryan," *The Dallas Morning News*, 9 January 1973.

²³ History of the Sanchez family from an Interview at El Ranchito, 2 November 2023. Diane Sherman and Daron Tapscott.

interior is largely intact. The Lobby remains intact. The ornate curving stair to the office and the circular cashier station remain. The restrooms were altered to provide for physical disabilities. Many of the booths and banquets remain, although they are no longer in cowhide.

Oscar Sanchez, Jr. born and raised in Oak Cliff, graduated from the University of Texas, with a degree in Economics. With the death of his father in 1997, Oscar Jr. became the Director of Operations for the restaurants. His mother credits him with the planning and construction of La Calle Doce, Lakewood, a planned expansion of El Ranchito “elevating” the customer dining experience. Oscar Jr. along with his mother and uncles planned to expand their company. Oscar Jr. was killed in 2005. Since then, Laura Sanchez has not only maintained the restaurants, but added an El Ranchito in Arlington, and is currently planning a new restaurant in Lancaster, and a catering special events facility in Oak Cliff. The family is still responsible for the daily operations of each restaurant.

Charles Dilbeck, Architect

Charles Dilbeck is one of the best-known residential architects in Dallas. In a career that ran from 1932 to 1970, he designed in styles that include his signature eclectic style, French Country, English Tudor, Texas Ranch, Art Moderne and Mid-century modern. He designed hotels, motels, restaurants, churches, and more than 700 houses.

Dilbeck was born 27 May 1907 in Ft. Smith, Arkansas. His father owned a local lumber mill and constructed houses in Ft. Smith. When a fire destroyed the mill, the family relocated to Tulsa Oklahoma in 1916.²⁴

He worked with and for his father as a water-boy, a laborer, and a carpenter. Also working for a lumber company, Dilbeck learned about materials and construction techniques. He studied architecture for two years at Oklahoma Agricultural and Mechanical College (now Oklahoma State University).²⁵ Although, he did not complete his degree, he dropped out of school to open his own architectural practice in 1929 the year of the stock market crash.

After attending the Texas State Fair of 1930, he relocated to Dallas.²⁶ He opened an office with Architect George Marble. His influences included French and English farmhouses. Dilbeck combined

²⁴ Walton, John Brooks; “The Architecture of Charles Stevens Dilbeck,” JBW Publications, 2006, p. 14.

²⁵ Ibid.

²⁶ McCoy, Nancy, “W. G. Underwood Residence,” Landmark Designation: City of Dallas, p. 12.

some of the attributes of the California Ranch house, including the Storybook Style, with local materials and techniques for building. Materials were natural and highly tactile, rough stone, cedar and cypress wood siding, and brick with very organic patterns. Designed elements include articulated chimneys, towers, changes in plate lines, and cupolas.

Dilbeck considered himself the originator of the “Texas Ranch House,” a style which he defined as a ranch house that was built with local and salvaged materials, big windows, lean-to porches, wide overhangs and low-sloped roofs, reflecting a design as though it were built over time. A very large fireplace was always included. From an interview with Dilbeck:

“They built onto this house after they left the log house. After they left the log house, it either became a hog pen or a chicken house or something...Then finally, when they made enough money and had enough wings added on...sometimes a wing would be added on in brick or sometimes in stone. Or they would make a shingle-walled wing. Anyway, they would re-group and these rooms were not always square with the building. They would go off in angles in order to catch a Southeast breeze.”²⁷

He followed architectural trends of the time. Projects in Stevens Park include Texas Ranches with “Monterey style” balconies and Austin Stone. His collection of houses in Cochran Heights includes several Art Moderne houses. Using smooth stucco wall surfaces, flat roofs, and large steel casement windows. The houses in this neighborhood average 1,600 square feet. In the 1960’s, he designed mid-century modern houses, especially notable is the Lobello House. It combines, stone veneer, wood siding and a very low pitch gable roof form. This house was more than 8,800 square feet.

Documentation of Dilbeck’s work is uneven; since he was not careful in maintaining project records.²⁸ His practice was incredibly prolific with multiple building types and with more than 700 houses. Dilbeck did not have one “style” of architecture but many styles that were diverse reflecting his understanding of the client. The homes and buildings he designed are always an interesting study in composition of forms and materials and remain among the most popular in Dallas.

²⁷ Ibid.

²⁸ Ibid.

14. Bibliography

Books:

Book; “*Memorial Biographical History of Dallas County, Texas.*” (1892) Lewis Publishing company, Chicago, accessed UNT Library, the Portal to Texas History, credit Dallas Public Library Collection.

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Minutaglio, Bill and Williams, Holly, “Oak Cliff, Texas the Hidden City,” Elmwood Press, 1990.

Periodicals

Stone, Rachel; *Oak Cliff Advocate*, June 26, 2016.

Corcoran, Michael; “The Brooklyn of Texas,” *Texas Highways*, January 12, 2017.

Swanson, Marilyn; “A One-of-a-Kind Architect,” *Legacies, A History Journal for Dallas and North Central Texas*. Vol. 9, No.2, Fall 1997, accessed September 19, 2023, pp. 39-46.

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Llanos, Steve; “*Dallas and Oak Cliff Street Railway 2-4-4 Locomotives in the ISA, Class Details.*” <http://www.steamlocomotive.com/locobase.php?country=USA&wheel=2-4-4&railroad=docsr#11584>

Brooks Gayla; *The King of Oak Cliff Barbecue*, Oak Cliff Advocate, January 23, 2012. Foree, Kenneth; *Shack Story*, The Dallas Morning News, March 10, 1946.

Other:

“*Mallory Drug Store,*” Anderson, Jim; Designation Report: City of Dallas 1998.

“*W. G. Underwood Residence,*” McCoy, Nancy; Designation Report: City of Dallas 2020.

Tapscott, D and Sherman, D; Interview with Laura Sanchez, November 2, 2023.

City Directories:

John F. Worley Directory Co.; “Dallas City Directory 1957,” Dallas.

Coles, Directory Co.; “Criss Cross and Cross Directory 1966,” Dallas.

15. Attachments

District or Site Map

Site Plan

Photos (historic & current)

Additional descriptive material

Footnotes

Other: Original Architectural Drawings

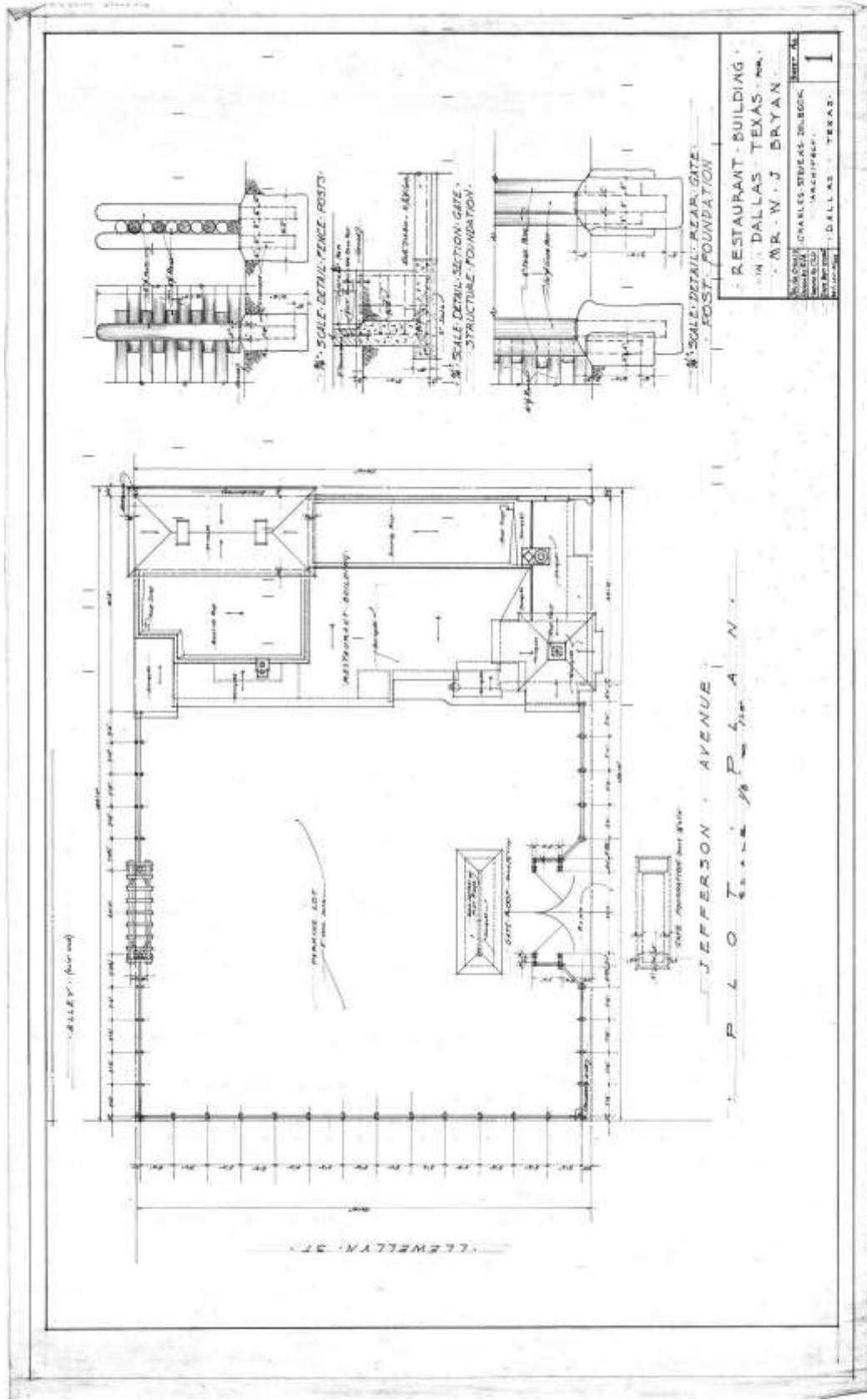


Figure 11. Original architectural drawing by Charles Dilbeck – Plot Plan. Courtesy of Willis Winters, FAIA.

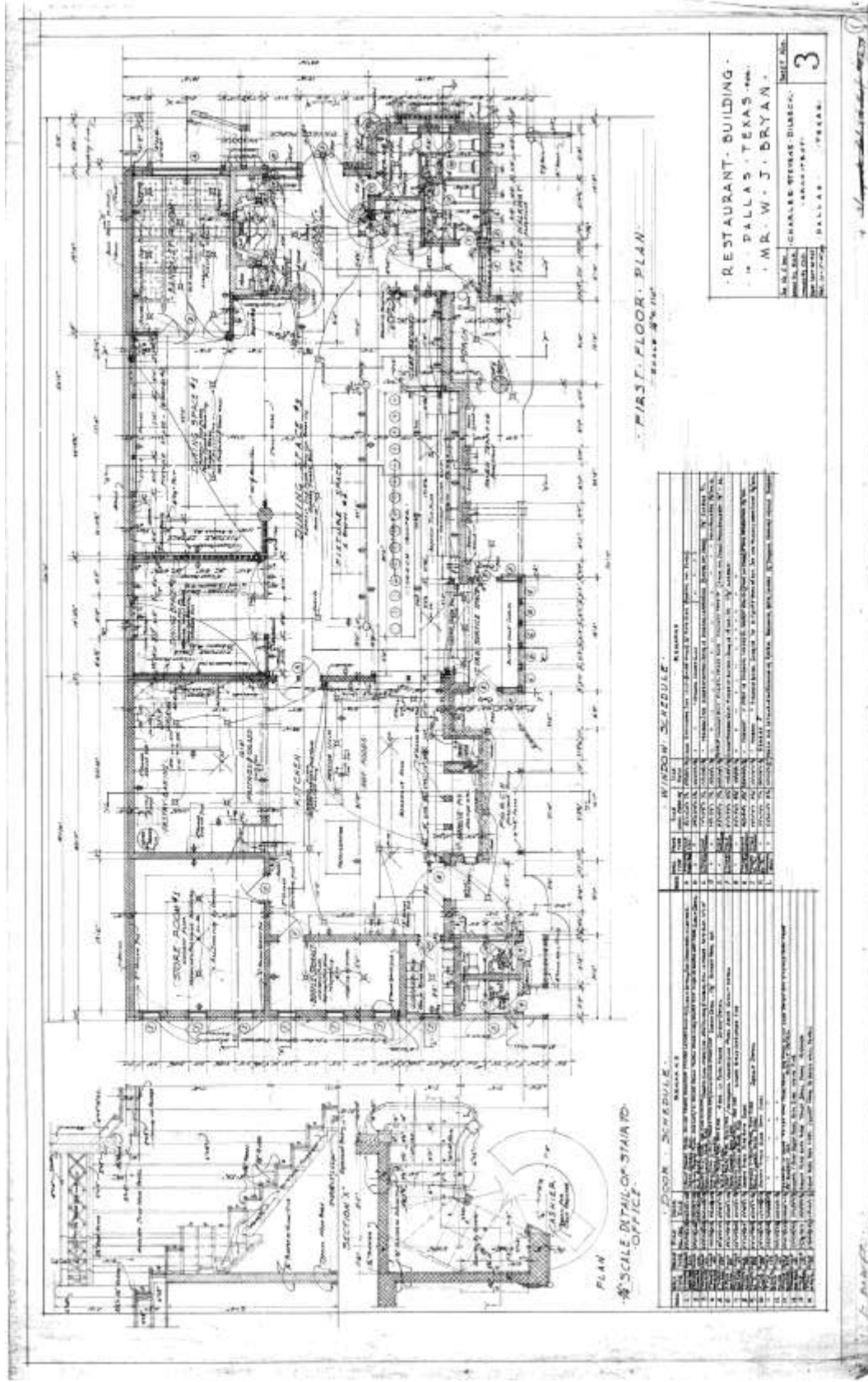


Figure 12. Original architectural drawing by Charles Dilbeck – First Floor Plan. Courtesy of Willis Winters, FAIA.

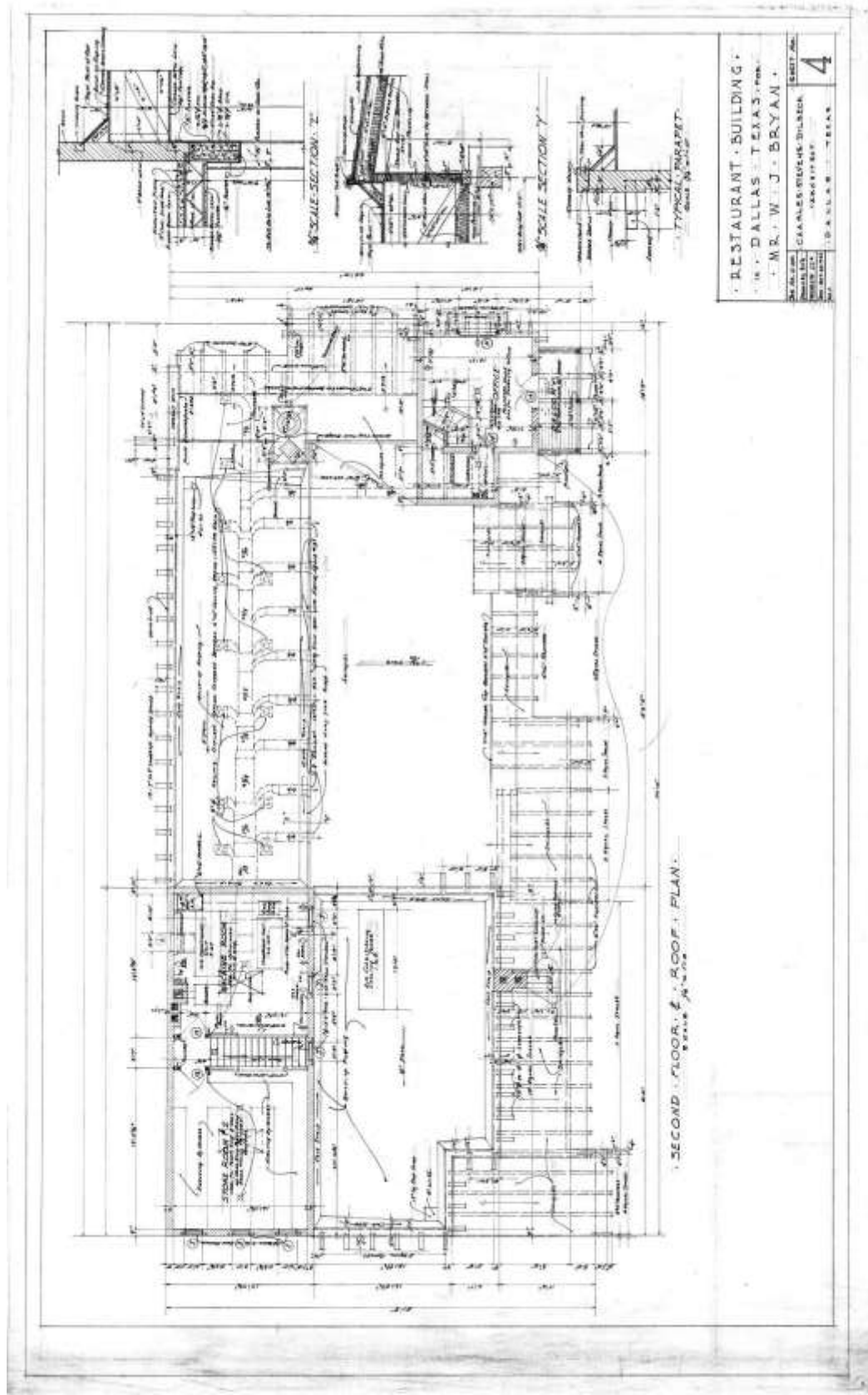


Figure 13. Original architectural drawing by Charles Dilbeck – Second Floor and Roof Plan. Courtesy of Willis Winters, FAIA.

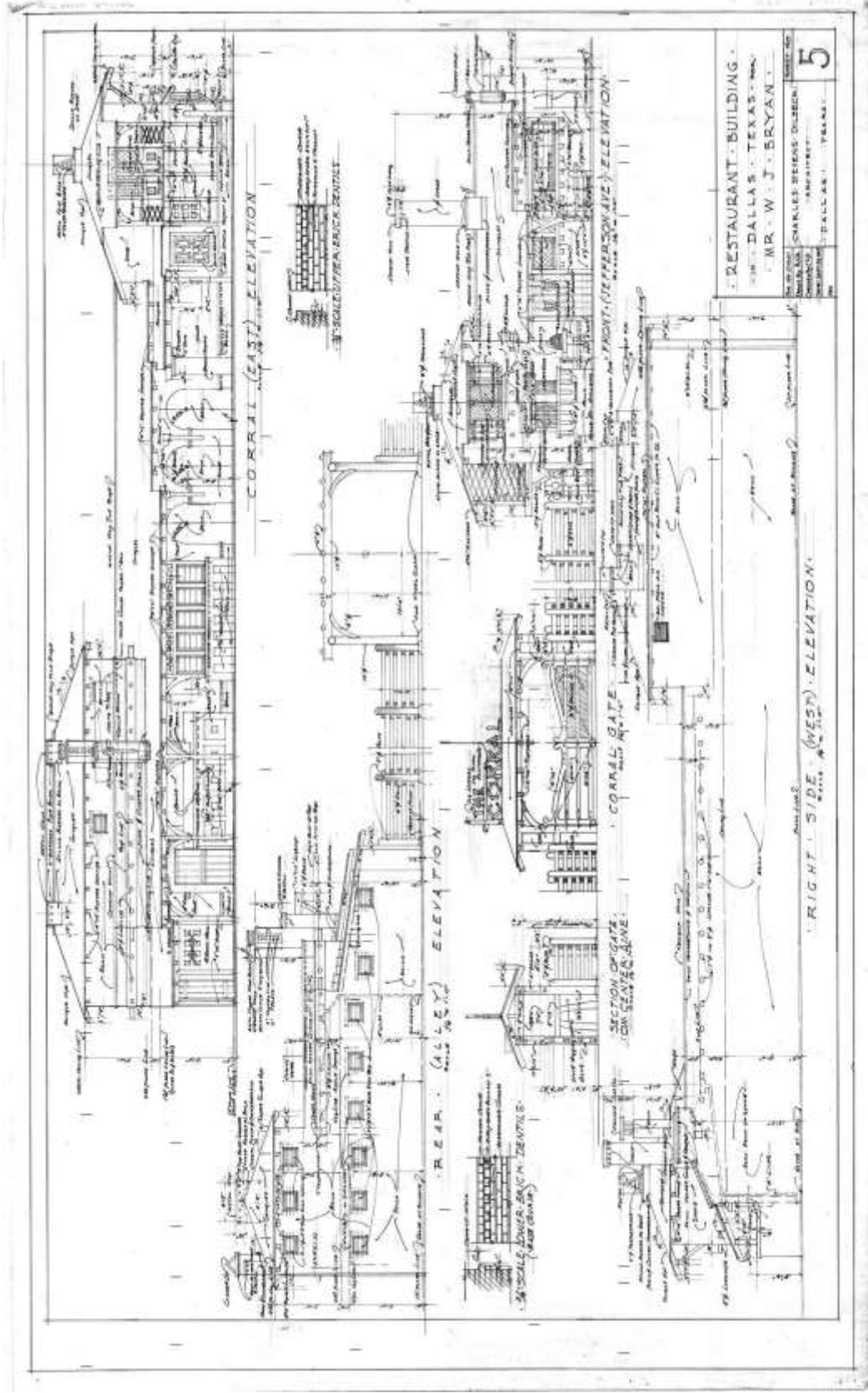


Figure 14. Original architectural drawing by Charles Dilbeck – Elevations. Courtesy of Willis Winters, FAIA.

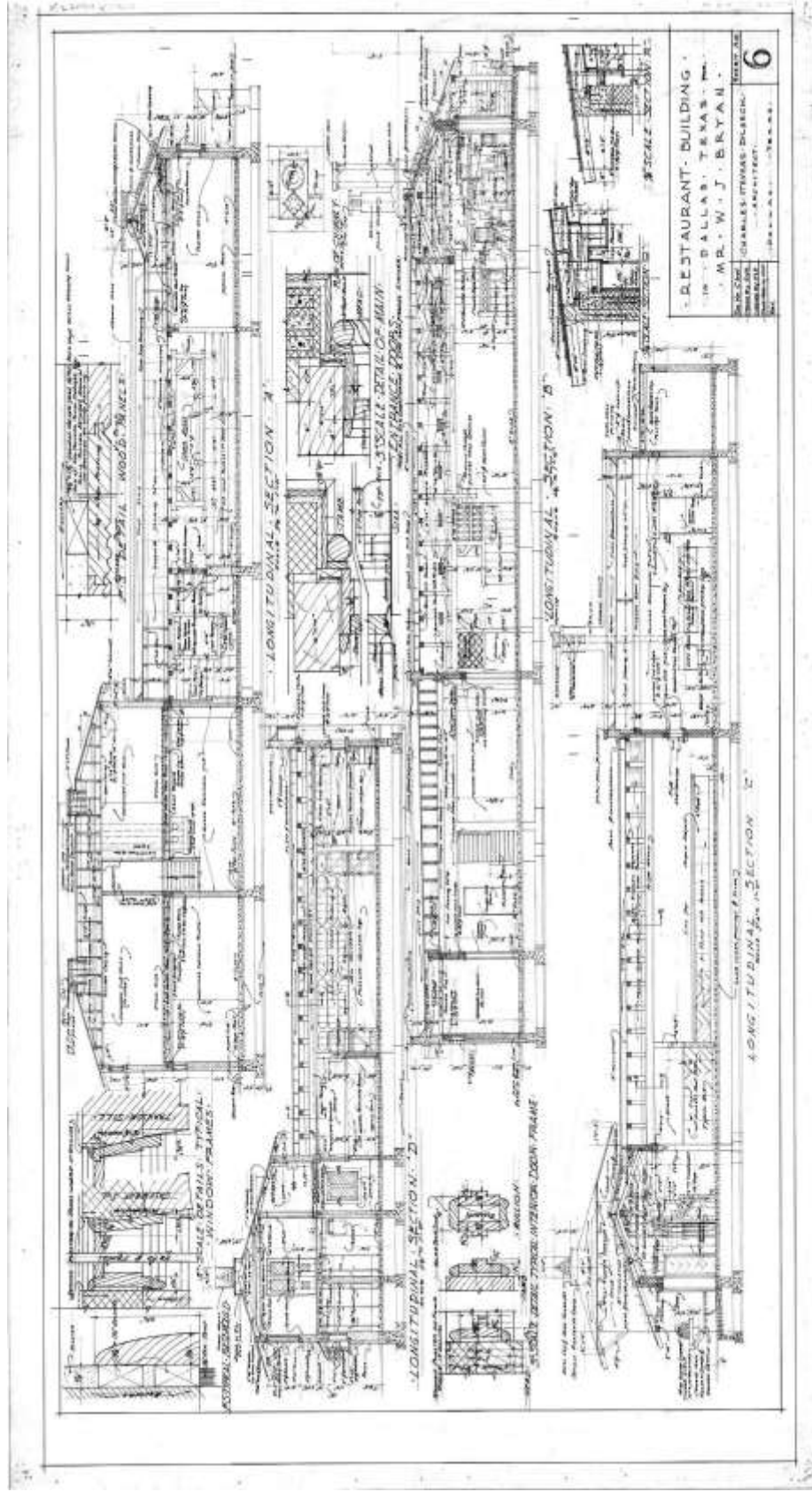


Figure 15. Original architectural drawing by Charles Dilbeck – Longitudinal Sections. Courtesy of Willis Winters, FAIA.

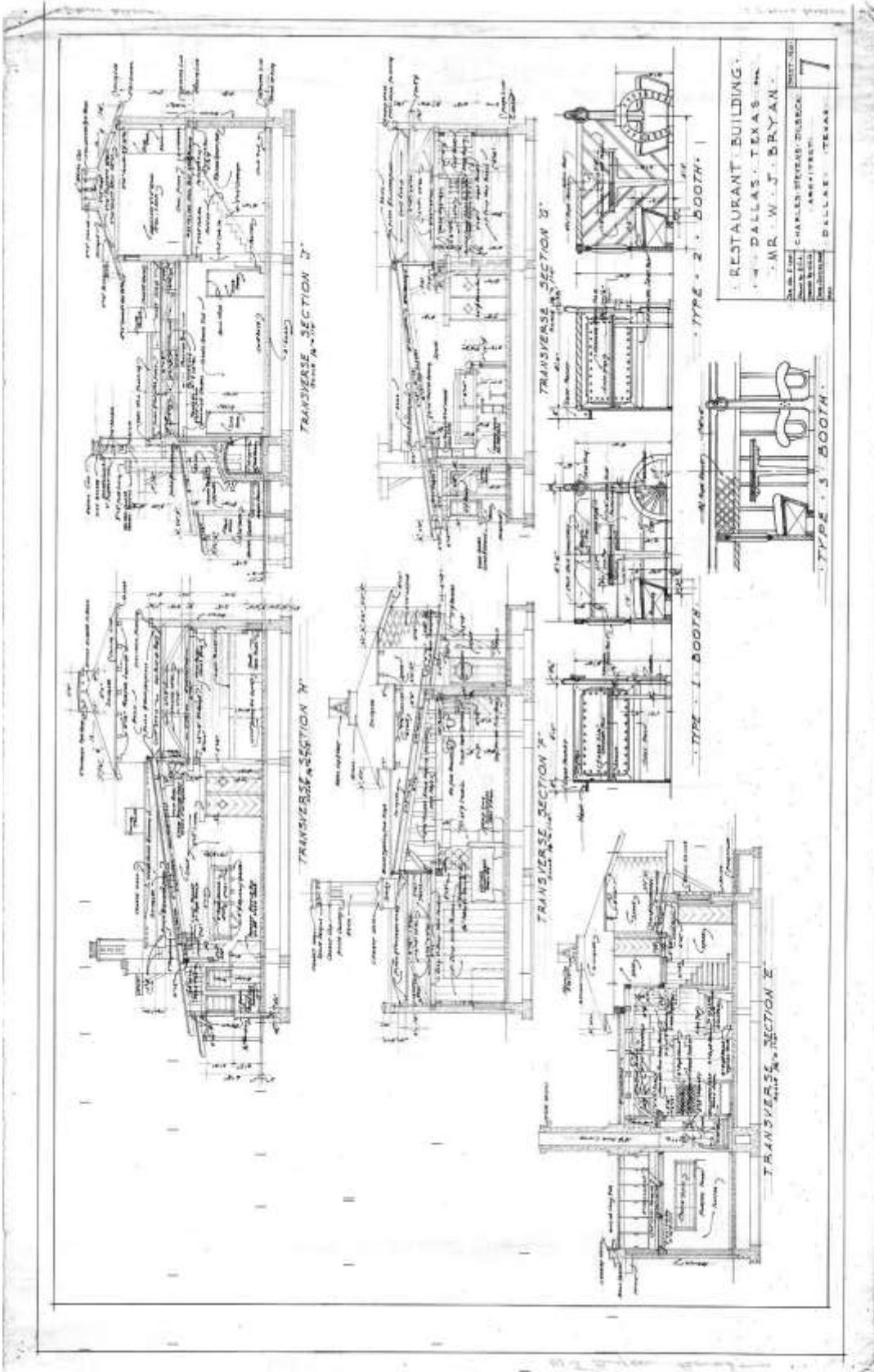


Figure 16. Original architectural drawing by Charles Dilbeck – Transverse Sections. Courtesy of Willis Winters, FALA.

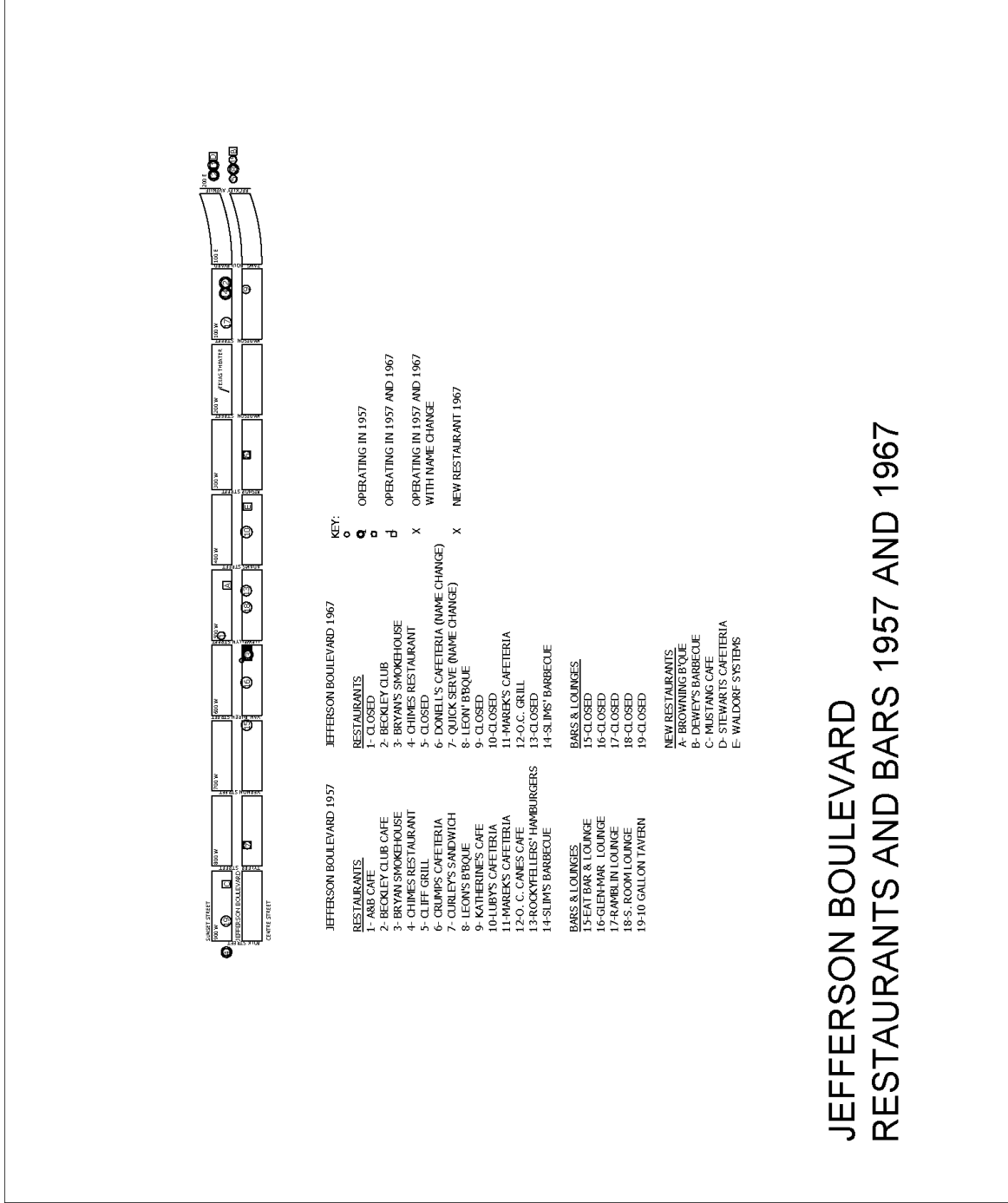


Figure 17. Jefferson Boulevard -- Restaurants and Bars comparison 1957 vs 1967. Courtesy of Daron Tapscott.

16. Designation Criteria

x **History, heritage and culture:** Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

 Historic event: Location of or association with the site of a significant historic event.

x **Significant persons:** Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

x **Architecture:** Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

x **Architect or master builder:** Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

x **Historic context:** Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

x **Unique visual feature:** Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

 Archeological: Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

x **National and state recognition:** Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

x **Historic education:** Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

17. Recommendation

The Designation Committee requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Development Services.

Date:



*Daron Tapscott - Chair
Designation Committee*



*Rhonda Dunn
Historic Preservation Planner*

[Date]

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

Being all of Lots 11, 12 and 13 in City Block 144/3203; fronting approximately 170 feet along the southwest line of Jefferson Boulevard; fronting approximately 160 feet along the southwest line of Llewellyn Avenue; and containing approximately .374 acres;

by establishing Historic Overlay District No. 157 (El Ranchito Restaurant); providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the Property described in this ordinance; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed by establishing Historic Overlay

District No. 157 on the following property (“the Property”):

Being all of Lots 11, 12 and 13 in City Block 144/3203; fronting approximately 170 feet along the southwest line of Jefferson Boulevard; fronting approximately 160 feet along the southwest line of Llewellyn Avenue; and containing approximately .374 acres.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT A
PRESERVATION CRITERIA
El Ranchito Restaurant
610 W. Jefferson Blvd.

1. GENERAL

1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.

1.2 Any alterations to property within this district must comply with the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.

1.3 Certificate of appropriateness

a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.

b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.

c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.

d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.

1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code.

1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, also available <https://www.nps.gov>.

1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in

this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code for regulations concerning demolition by neglect.

1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code for tax incentives that may be available in this district.

1.8 The period of historic significance for this district is the period from 1947 to 1984.

2. DEFINITIONS

2.1 Unless defined below, the definitions contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, apply.

2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.

2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.

2.4 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.

2.5 CORNERSIDE FACADE means a facade facing a side street.

2.6 CORNERSIDE FENCE means a fence adjacent to a side street.

2.7 CORNERSIDE YARD means a side yard abutting a street.

2.8 DIRECTOR means the Director of the Department of Planning & Urban Design or the Director's representative.

2.9 DISTRICT means Historic Overlay District No. 157, the El Ranchito Restaurant Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B.

2.10 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.

2.11 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

2.12 INTERIOR SIDE FACADE means a facade not facing a street or alley.

2.13 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.

- 2.14 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.15 MAIN BUILDING means the residential building, as shown on Exhibit B. *(For a historic district with a single building)*
- 2.16 NO-BUILD ZONE means that part of the lot in which no new construction may take place.
- 2.17 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.18 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 3.2 The main building is protected.
- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, decomposed granite, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Parking areas may be asphalt or concrete paving.
- 3.5 Any new mechanical equipment may not be erected in the front yard, and must be screened.
- 3.6 Landscaping
 - a. Outdoor lighting must be appropriate and enhance the structure.
 - b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades. Existing landscaping may remain and be maintained.
 - c. It is recommended that landscaping reflect the design intent of the historic structure.
 - d. At Jefferson Boulevard the original raised planting beds of limestone with red brick caps remain. These are protected.
 - e. Plant materials less than 30 inches in height do not require a

certificate of appropriateness.

3.7 Fences

- a. Fences are not permitted in the front yard.
- b. Fences in side yards must be located a minimum of ten feet back from the front facade of the structure, except existing fences may remain and be maintained.
- c. Interior side fences and fences in rear yards may not exceed eight feet in height.
- d. Fences must be constructed of brick, wood, or metal a combination of these materials, or other appropriate materials.
- e. Existing fences may be maintained or replaced, without review.

4. **FACADES**

4.1 Protected facades

- a. The facades shown on Exhibit B are protected.
- b. Reconstruction, renovation, repair or maintenance of protected facades be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- c. Historic solid-to-void ratios of protected facades must be maintained.
- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
- e. Brick, cast stone and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.

4.2 Reconstruction, renovation, repair, or maintenance of non-protected facades must be compatible with protected features.

4.3 Wood siding, trim, and detailing must be restored wherever practical.

4.4 All exposed wood must be painted, stained, or otherwise preserved.

4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.

4.6 Paint must be removed in accordance with the Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior prior to refinishing.

4.7 Aluminum siding, EIFS, stucco, and vinyl cladding are not permitted.

4.8 Exposing and restoring historic finish materials is recommended.

4.9 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS

5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.

5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.

5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.

5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.

5.5 Glass and glazing must match historic materials as much as practical. Reflective films are not permitted. Metal oxide film with a transparency rating of 90 percent or greater may be installed. New glazing of existing windows may be performed, as routine maintenance.

5.6 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

5.7 The Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS

6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.

6.2 The following roofing materials are allowed: clay tile shingles, wood shakes or synthetic wood shake shingles, membrane roofs on slopes less than 3 inches over 12, and composition shingles only where they exist currently. The following roofing materials are not allowed: synthetic tile, slate or synthetic slate, metal panels or composition shingles (where wood shakes were originally installed).

6.3 Historic eaves, coping, cornices, dormers, bell tower, and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.

6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of the adjacent right-of-way.

7. PORCHES AND BALCONIES

7.1 Historic porches and balconies on protected facades are protected.

7.2 Porches and balconies on protected facades may not be enclosed. The breezeway separating the house from the carport is allowed to be screened or enclosed.

7.3 Historic columns, detailing, railings, and trim on porches and balconies are protected.

7.4 Porch floors must be brick, concrete, stone, or wood. Brick, concrete, and stone porch floors may not be covered with carpet or paint. A clear sealant is acceptable on porch floors.

8. EMBELLISHMENTS AND DETAILING

8.1 The following architectural elements are considered important features and are protected:

- a. Limestone veneer
- b. Brick veneer
- c. Masonry patterns
- d. Roof overhangs and exposed rafter tails
- e. Roof form and red barrel tile shingles
- f. Heavy timber headers, corners, sills, frotwork, and columns
- g. Vigas tails
- h. Chimneys

9. NEW CONSTRUCTION AND ADDITIONS

9.1 Stand-alone new construction is permitted in the areas shown on Exhibit B.

- 9.2 Vertical additions to the main building must be set back so that they are not visible to a person standing at ground level on the opposite side of the adjacent right-of-way.
- 9.3 Horizontal additions to the main building are permitted as shown in Exhibit B.
- 9.4 Color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- 9.6 The height of new construction and additions must not exceed the height of the historic structure.
- 9.7 Aluminum siding, EIFS, stucco, and vinyl cladding are not permitted.
- 9.8 The setback of new construction and additions must conform to the setback of adjacent historic structures.
- 9.9 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

10. SIGNS

- 10.1 Existing signs are recognized as appropriate.
- 10.2 Signs may be erected if appropriate or required.
- 10.2 All signs must comply with the provisions of the Dallas City Code, as amended.
- 10.3 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and temporary real estate signs may be erected without a certificate of appropriateness.

11. ENFORCEMENT

- 11.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.

11.2 A person is criminally responsible for a violation of these preservation criteria if the person owns part or all of the property where the violation occurs, the person is the agent of the owner of the property and is in control of the property, or the person commits the violation or assists in the commission of the violation.

11.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.

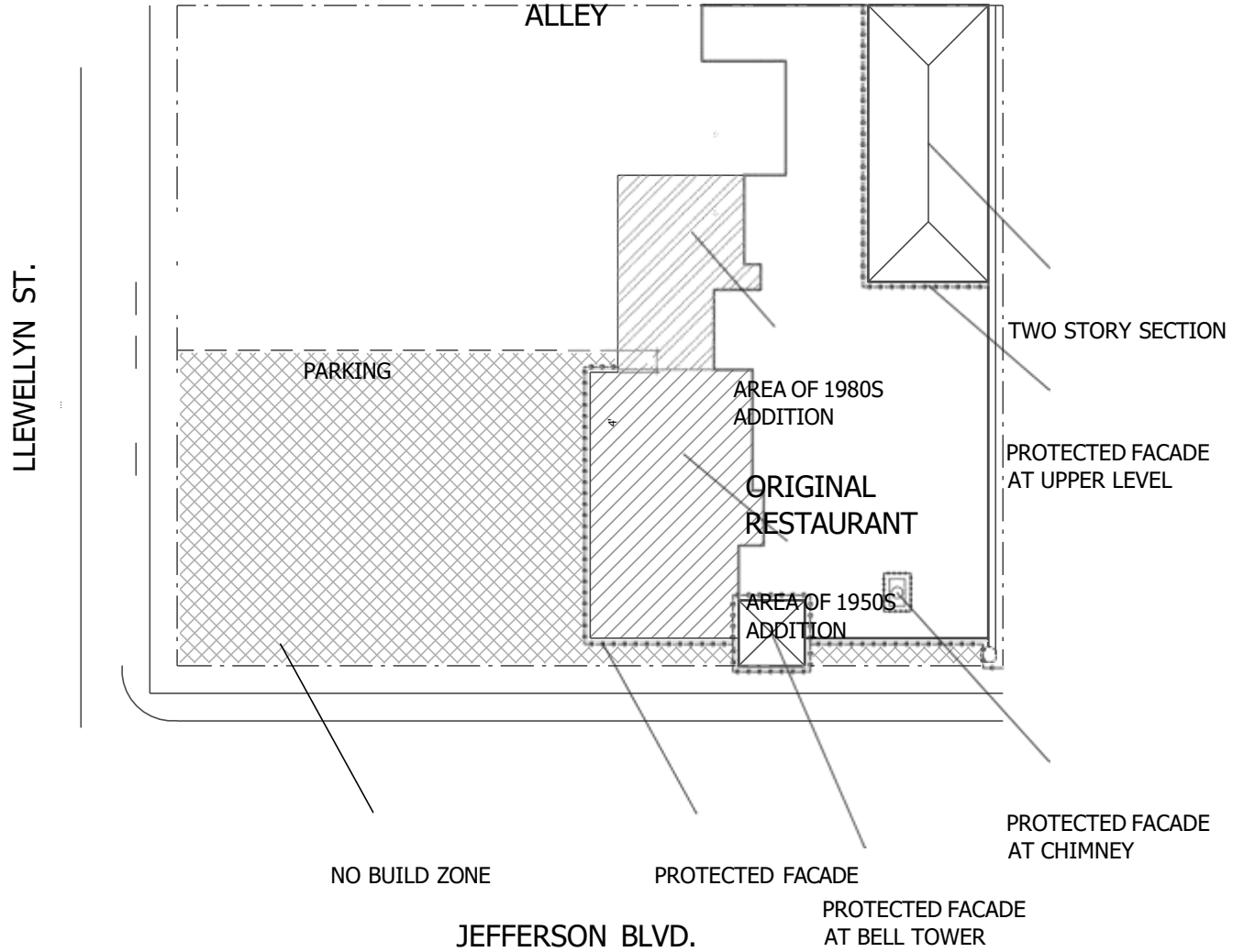
11.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

(Rev. 10-31-23)

EXHIBIT B

El Ranchito Restaurant

610 W. Jefferson Blvd.



SITE PLAN



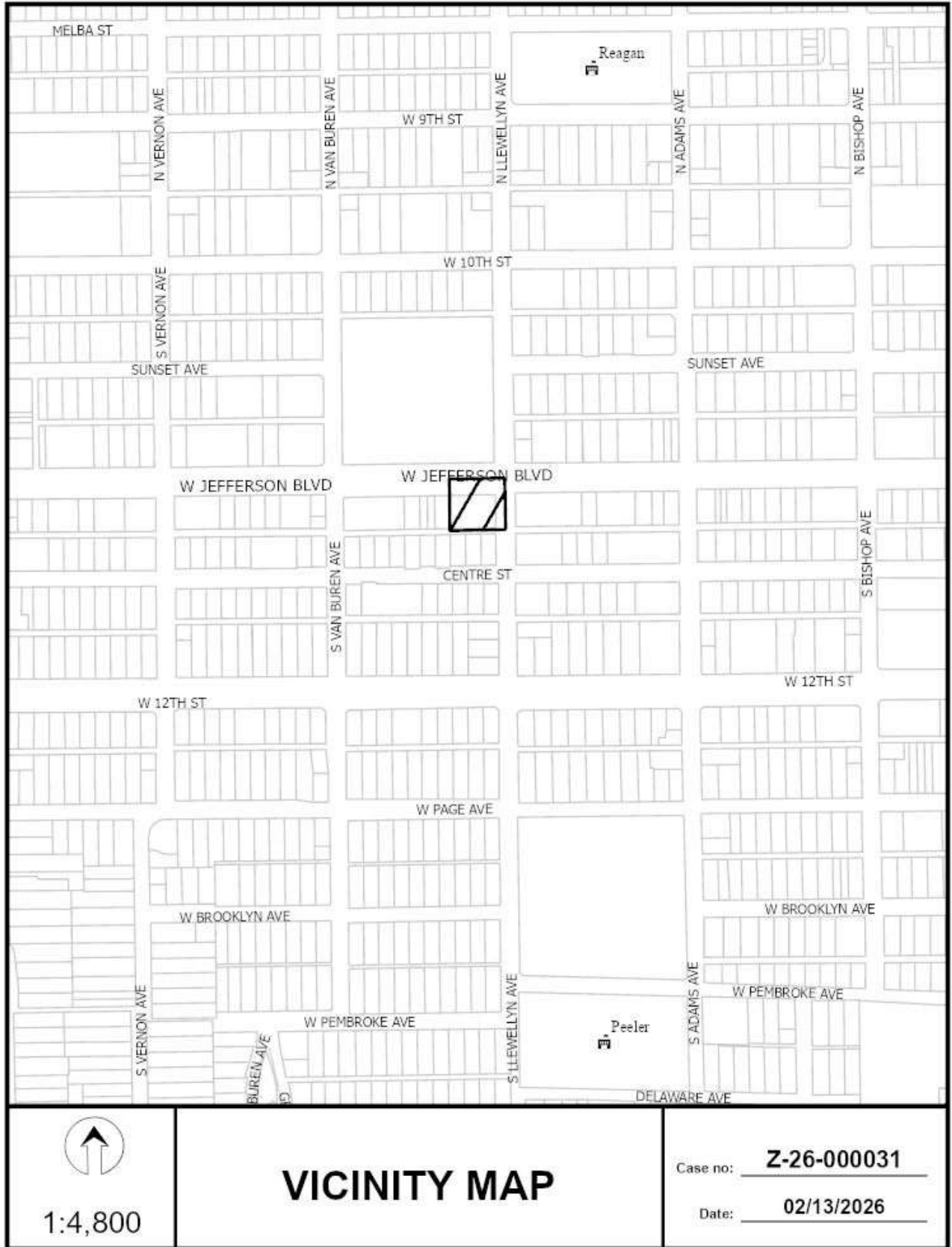
AREA OF 1950S ADDITION

AREA OF 1980S ADDITION

PROTECTED FACADE

NO BUILD ZONE

PROPERTY LINE/DISTRICT BOUNDARY



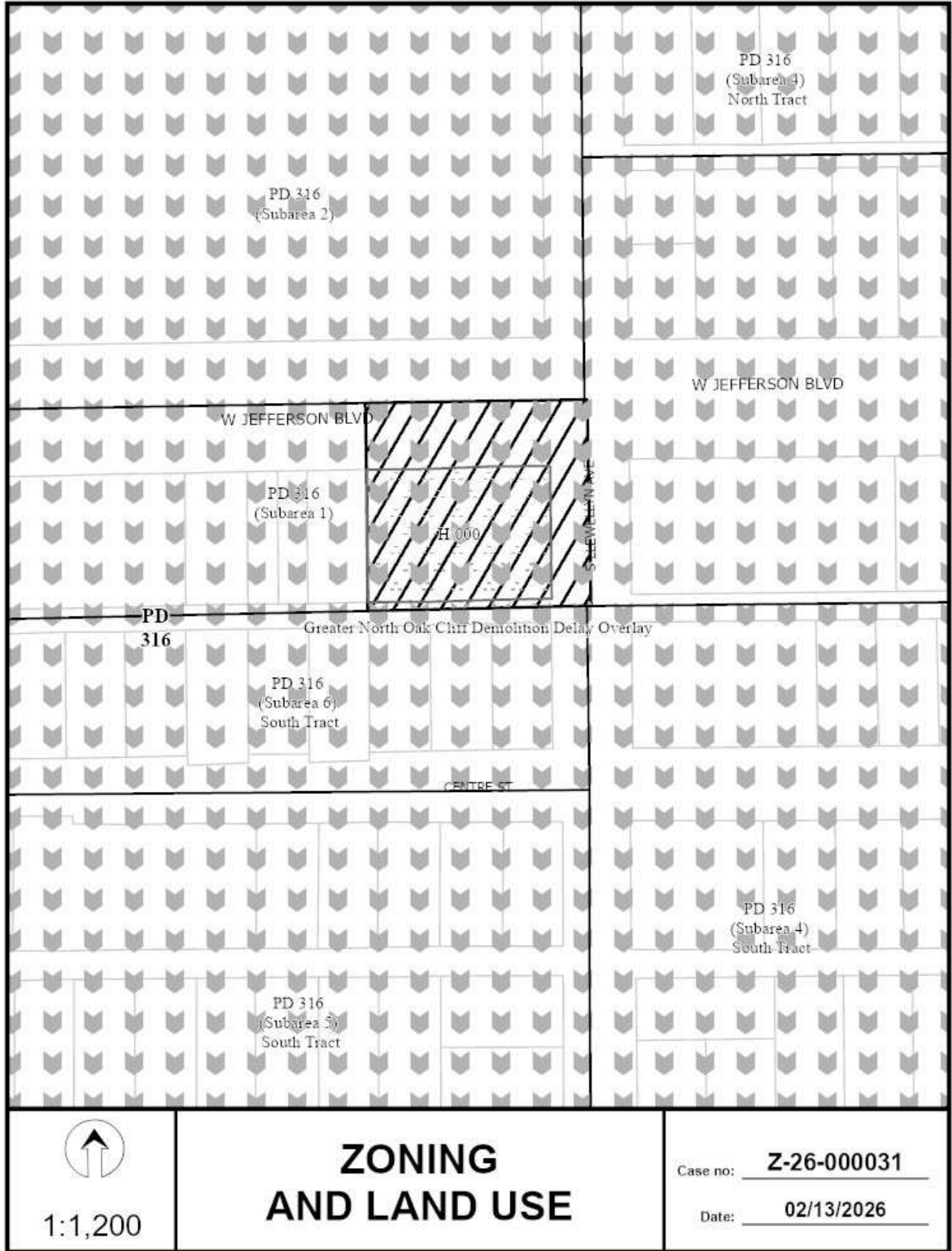


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AERIAL MAP

Case no: Z-26-000031

Date: 02/13/2026

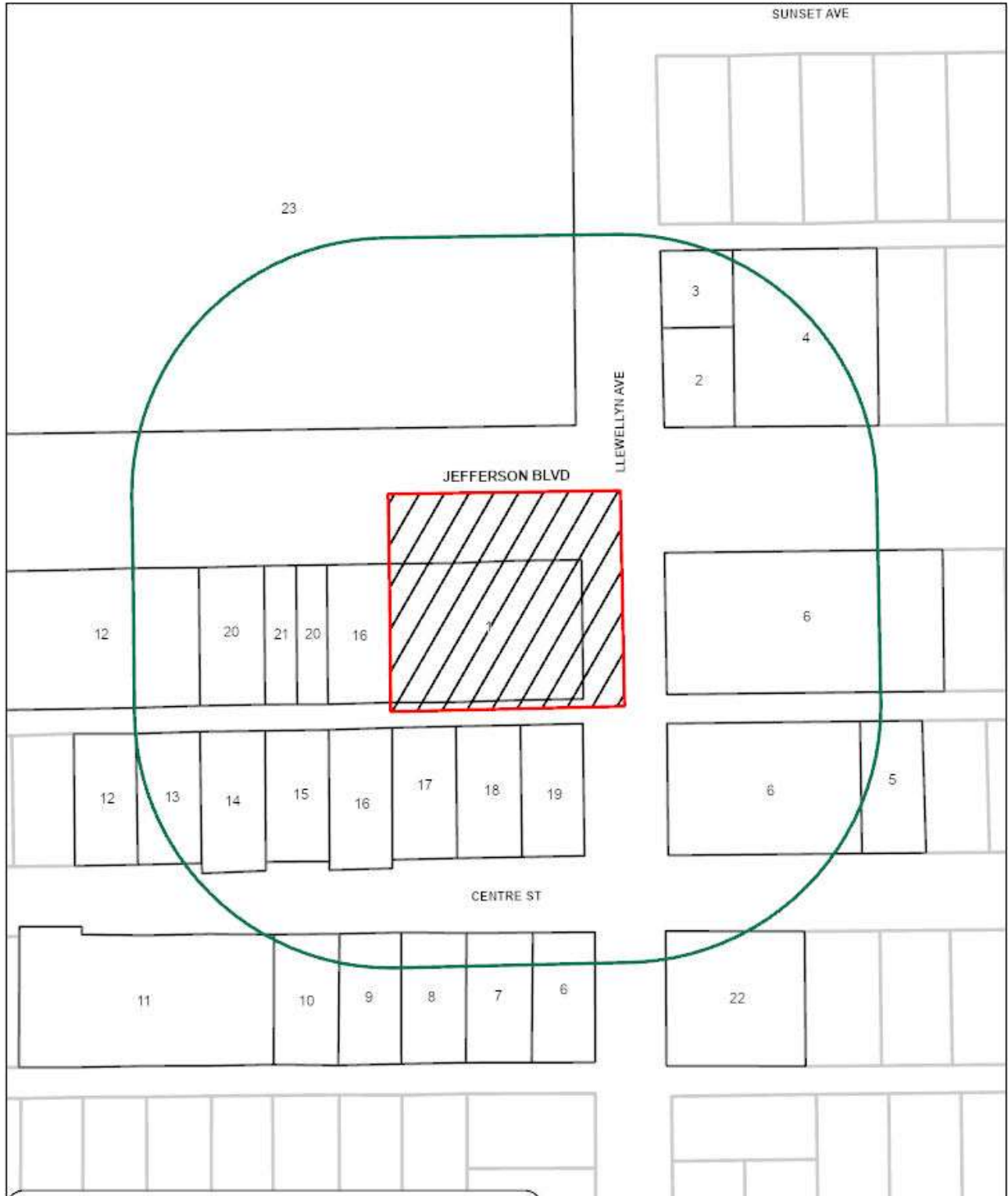


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ZONING AND LAND USE

Case no: **Z-26-000031**

Date: **02/13/2026**



<u>23</u>	Property Owners Notified (28 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>3/5/2026</u>	Date

Z-26-000031
CPC



1:1,200

03/04/2026

Reply List of Property Owners***Z-26-000031******23 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	600	W JEFFERSON BLVD	SANCHEZ & SANCHEZ LLC
2	541	W JEFFERSON BLVD	541 W JEFFERSON LLC
3	214	S LLEWELLYN AVE	LLEWELYN PPTIES LLC SERIES B
4	531	W JEFFERSON BLVD	RODRIGUEZ RAUL
5	529	CENTRE ST	GILLILAND PPTIES II LTD
6	531	CENTRE ST	JSM DEVELOPMENT CO LP
7	606	CENTRE ST	FORD NEAL &
8	608	CENTRE ST	DENOVA ERIKA
9	614	CENTRE ST	CASTILLO AJEJANDRO
10	616	CENTRE ST	MENDEZ MARIA
11	628	CENTRE ST	BLACK OPERATIONS LLC
12	631	CENTRE ST	KW 626 LLC
13	625	CENTRE ST	BALLAS VICTOR &
14	621	CENTRE ST	AJA NICHOLAS &
15	617	CENTRE ST	GARCIAIBANCOVICH MARIA &
16	615	CENTRE ST	MARTINES MILAGRO D
17	611	CENTRE ST	SANCHEZ & SANCHEZ INC
18	601	CENTRE ST	OLIVAREZ MARCIANO & ROSA FRANCO DE
19	601	CENTRE ST	OLIVAREZ MARCIANO
20	616	W JEFFERSON BLVD	K&A PARTNERS LLC
21	618	W JEFFERSON BLVD	A N INTERESTS LLC
22	530	CENTRE ST	LOPEZ FELIPA R
23	611	W JEFFERSON BLVD	PF JEFFERSON LLC