



LANDMARK COMMISSION

JUNE 1, 2026

FILE NUMBER: COA-26-000176
LOCATION: 112 N 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
CENSUS TRACT: 0041.00

APPLICANT: James McGee

REPRESENTATIVE: N/A

OWNER: KH SOLUTIONS INC

REQUEST

Construct a new main residential building (on a vacant corner lot) with an accessory structure – a rear detached two-car garage.

STAFF RECOMMENDATION

That the request to construct a new main residential building (on a vacant corner lot) with an accessory structure – a rear detached two-car garage be approved in accordance with drawings and specifications dated 4/27/2026 with the following conditions: that windows be all-wood (i.e., no cladding) with lite configuration one over one (1 over 1); that length of louvered vent on front dormer be increased; that paired windows be added to the left side elevation, front 50 percent; that paint colors for the body and trim be selected from a historic paint color collection; that foundation be a minimum of 15 inches above grade and be either pier and beam or concrete posts and beam; and that driveway(s), walkway(s) and steps be of brush finished concrete. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section (c) pertaining to site and site elements, and Section (b) under New Construction and Additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior’s Guidelines for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION

That the request to construct a new main residential building (on a vacant corner lot) with an accessory structure – a rear detached two-car garage be approved with the following condition(s)/comment(s):

1. Resize louvered vent (too small).
2. Increase number of windows on left side elevation.
3. Use 1104 Tenth St as an example/model.
4. Include porch column details.
5. Make sure Material Sheet and drawings/plans match and include photos of materials.

BACKGROUND / HISTORY:

Presently, 112 N Cliff Street is a vacant corner lot at the intersection of North Cliff Street and Noah Street – in the southeast quadrant. The proposed new construction will be identified as non-contributing to the Tenth Street Historic District.

Previous applications for Certificates of Appropriateness (or Demolition) filed for this property that are pertinent to this CA include the following (a Courtesy Review was conducted for this project by the landmark commission in March of 2026):

Case Number	Review Type	Date	Owner	Decision
CD112-017(MD)	Standard	5/7/2012	RICHARDSON ARETTA H EST	
Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).				Approved

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.

PROJECT DESCRIPTION & ANALYSIS

The applicant proposes new construction on a vacant corner lot at 112 N. Cliff Street, located at the southeast corner of N. Cliff Street and Noah Street within the Tenth Street Historic District (H/60). The project consists of a new detached single-family residence and a rear accessory structure in the form of a detached two-car garage. As the lot is currently undeveloped and the new build will be classified as non-contributing, the primary review considerations center on compatibility with the district's established historic character — specifically massing, roof form, setbacks, fenestration patterns, cladding materials, and site features.

The submittal materials demonstrate general alignment with the Tenth Street Historic District Preservation Criteria and the City Code provisions governing noncontributing structures. The proposed house reflects an overall massing and roof form typical of contributing structures in the district. Staff analysis indicates that with several modifications, the project can meet the standards for new construction, including appropriate solid-to-void ratios and material integrity consistent with historic patterns in the district.

District regulations require that new construction on a corner lot maintain a front yard setback within five percent of the average on the blockface. The applicant must submit documentation confirming compliance with this requirement. Additionally, because vinyl, aluminum, or other imitation cladding is not permitted for new primary structures, all exterior materials must be compatible with historic precedents. The windows must be all-wood (non-clad) with a one-over-one lite configuration. Staff also recommends increasing the length of the louvered vent on the front dormer to maintain proportionality and adding paired windows to the forward half of the left elevation to better address the street and reinforce district-typical fenestration patterns.

Foundations in the district must retain traditional height and expression; therefore, staff recommends a minimum foundation height of 15 inches above grade, executed as pier-and-beam or concrete posts-and-beam rather than a monolithic slab. Site elements, including driveways, walkways, and steps, should be finished in brush-textured concrete to remain consistent with the district's established material palette. Exterior paint colors must be selected from a historic color collection to ensure visual compatibility.

The proposal is consistent with the Secretary of the Interior's Guidelines for Setting insofar as it introduces new construction that reinforces the district's established pattern of residential forms, scale, and spacing. With the recommended revisions, the project maintains the character-defining features of the district and avoids introducing incompatible visual elements.

Overall, staff finds that the project—subject to the outlined conditions—will be compatible with the historic overlay district and meets the approval standards for noncontributing structures under Section 51A-4.501(g)(6)(C)(ii).

SITE MAP
112 N Cliff St.



The yellow square highlights 112 N Cliff St. The orange shading indicates Tenth Street Historic District coverage. *Basemap Source: Google Earth*

CURRENT PHOTO
112 N Cliff St.



Front, west elevation – at the intersection of N. Cliff St. and Noah St (depicts multiple vacant lots along Noah St.). Source: Google Maps - Streetview.

CONTEXT PHOTO(S)

112 N Cliff St.



ATTACHMENTS:

- **Task Force Recommendation Form**
- **Certificate of Appropriateness 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: J Mcgee

Address: 112 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:

Resize the louvered vent , increase number windows on the left side elevation

Refer to 104 Tenth St, updated material sheet and attach picture. Column details

Task force members present

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

Ex Officio staff members Present: Dr. Rhonda Dunn

Simple Majority Quorum: yes _____ no

Maker: Jordan Fancher

2nd: Shani Dixon

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).

Task Force members in favor: All
Task Force members opposed: None
Basis for opposition:

CHAIR, Task Force:

DATE: 05/12/2026

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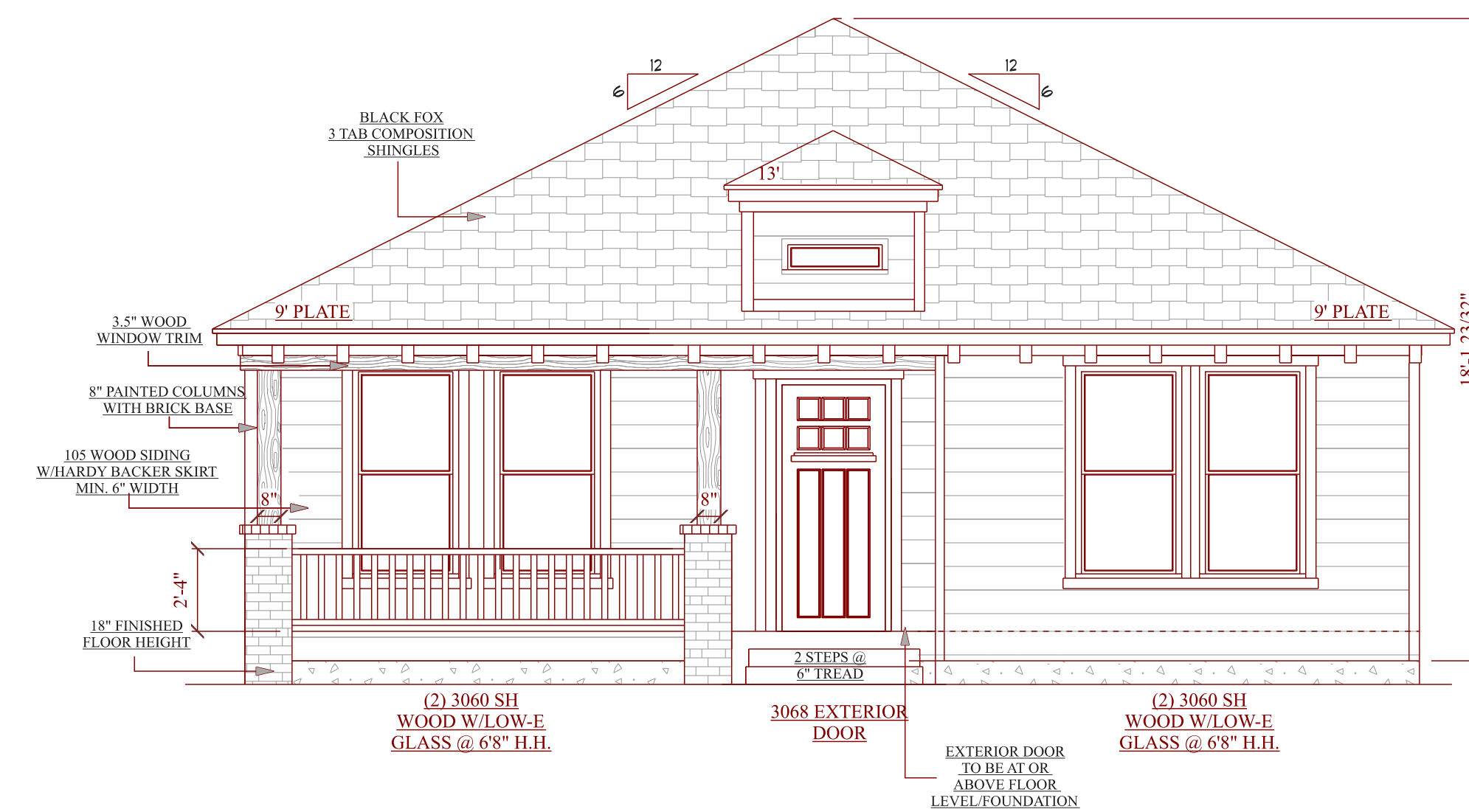
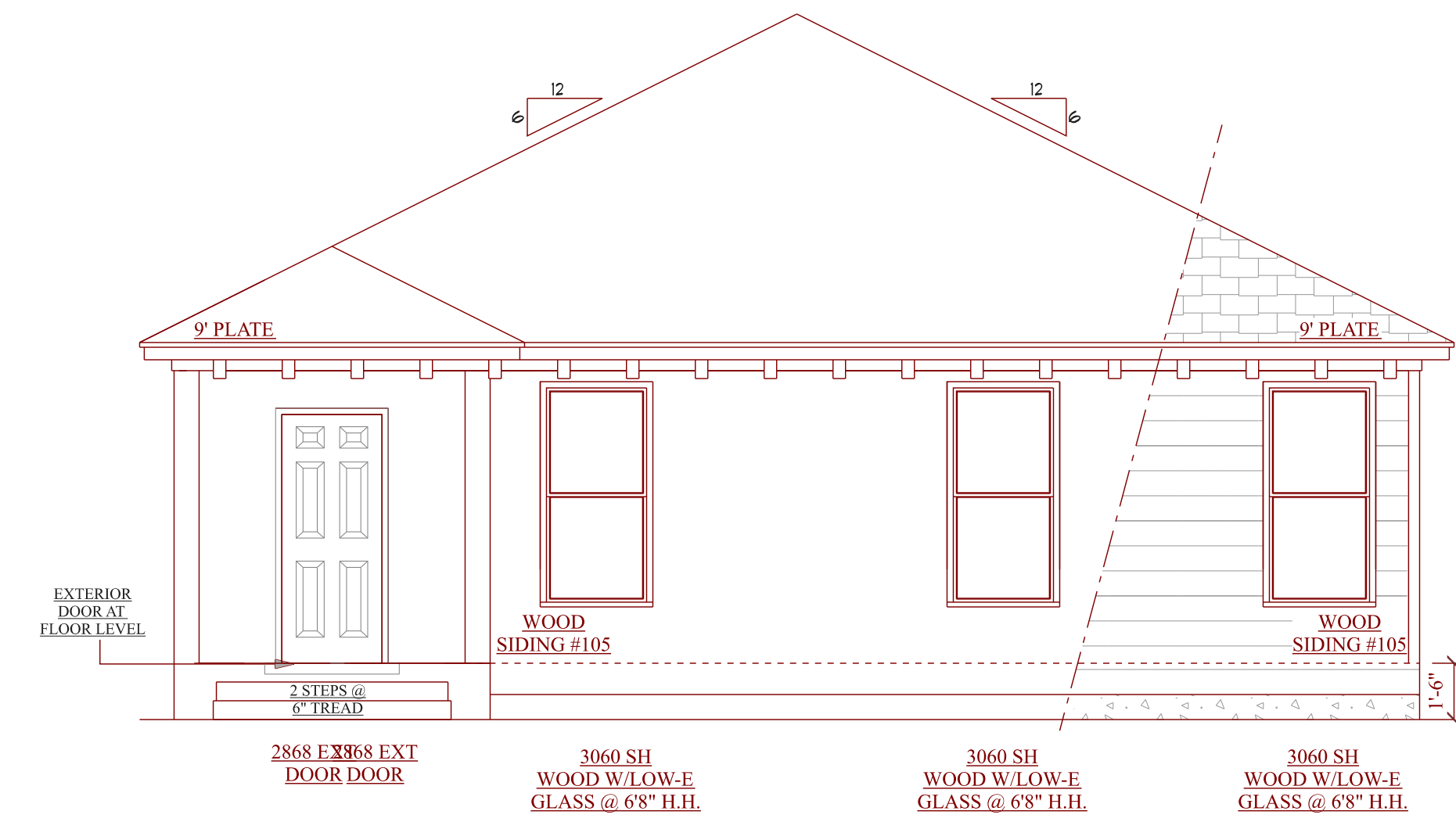
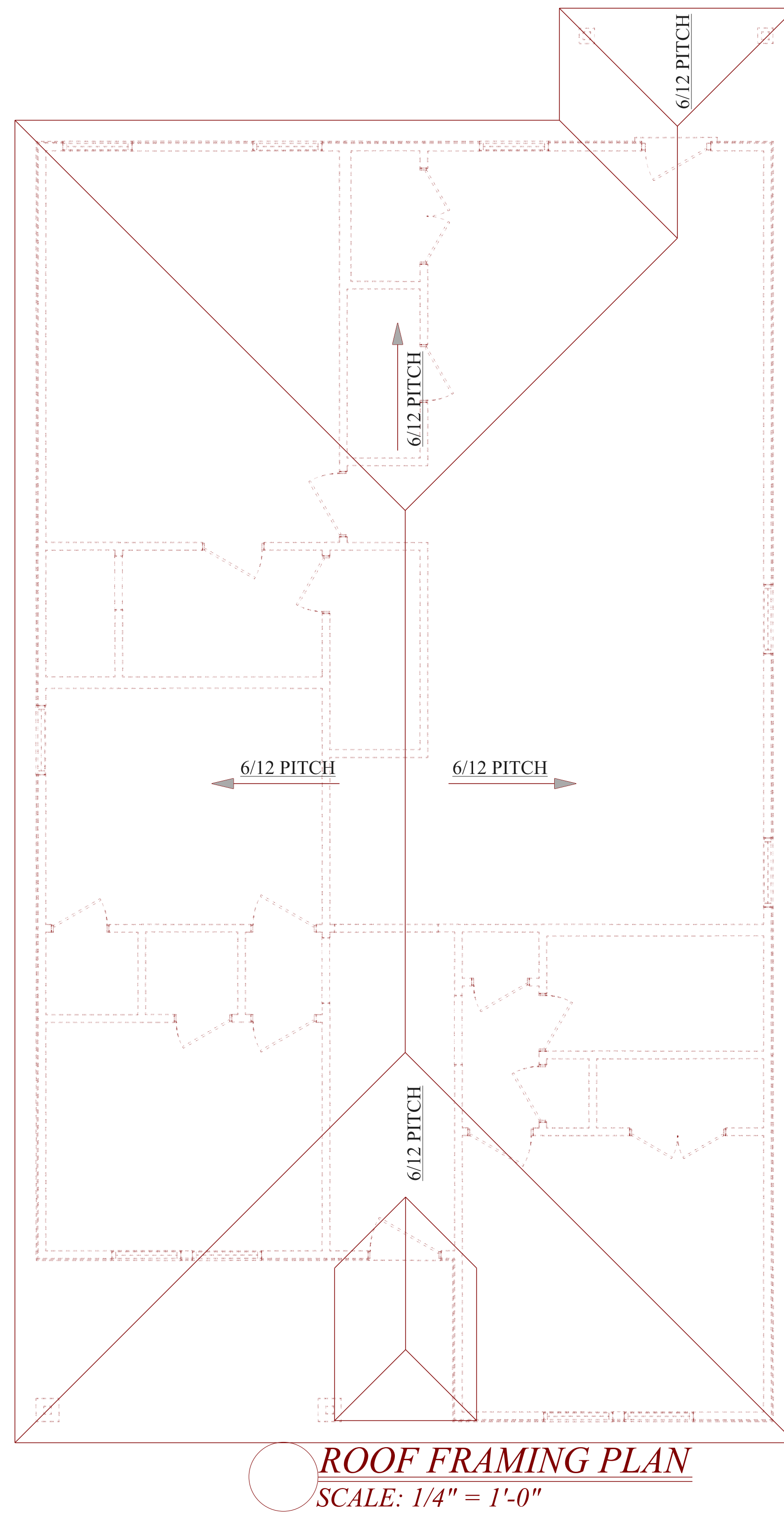
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4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries to have 5 shelves unless otherwise noted.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of nailing schedule prepared by designer or engineer, and accepted by building office use Table R602.3 in the International Residential Code.
10. Lot drainage to comply with the International Residential Code.
11. Building area to be cleared of all humus roots and vegetation. Cut stumps to a minimum of 8" below grade and 4" below beams.
12. Check plans for level changes, floor outlets and plumbing fixture locations.



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A NEW SINGLE FAMILY HOME
 TO BE CONSTRUCTED @
 112 N CLIFF STREET
 LOT 1 & 2 BLOCK D/3084
 DALLAS LAND & LOAN SUBDIVISION
 DALLAS, TX - DALLAS COUNTY

QUEENETRA
 ANDREWS

JANUARY 17th, 2026

PLAN ID
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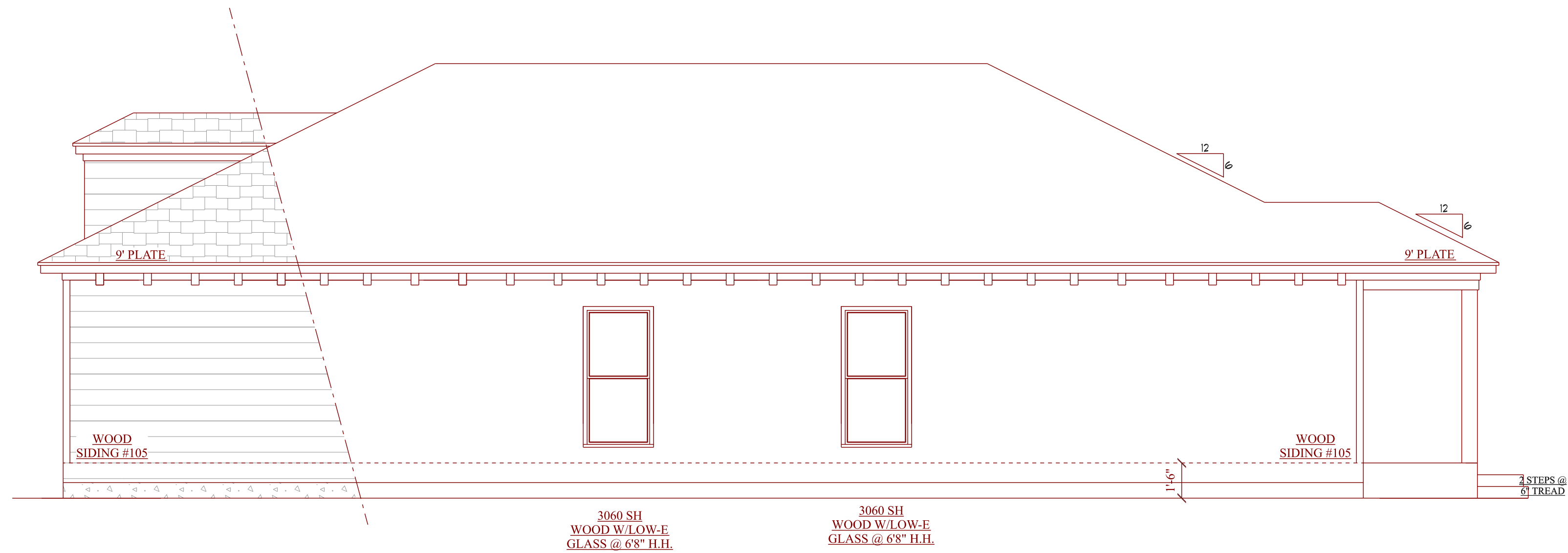
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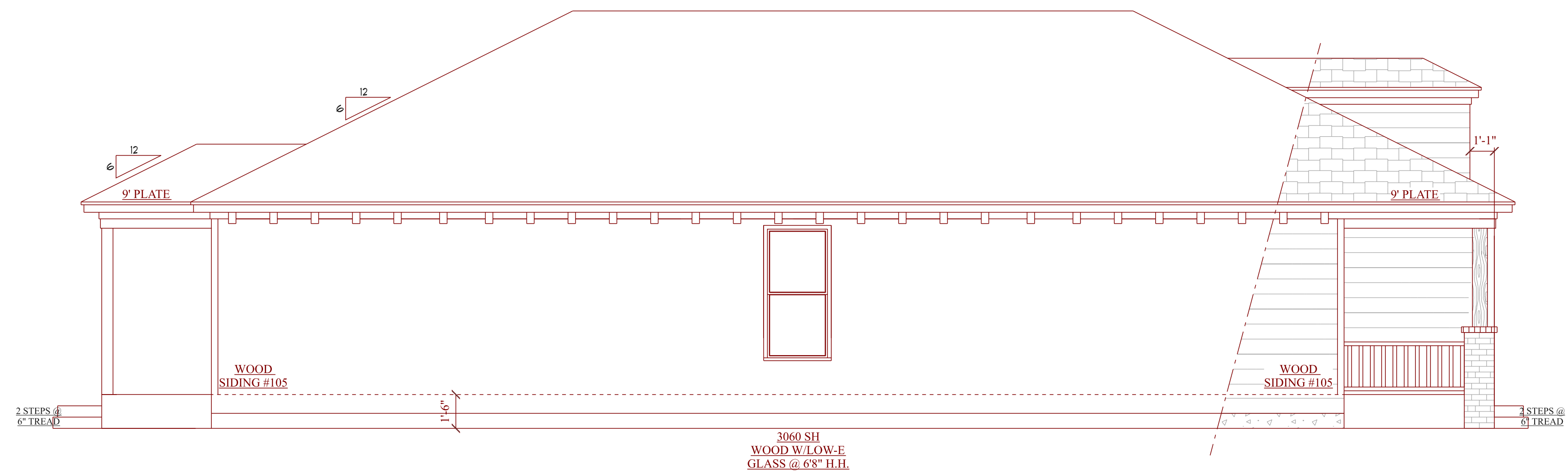
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3060 SH
WOOD W/LOW-E
GLASS @ 68" H.H.

3060 SH
WOOD W/LOW-E
GLASS @ 68" H.H.

RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



3060 SH
WOOD W/LOW-E
GLASS @ 68" H.H.

LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

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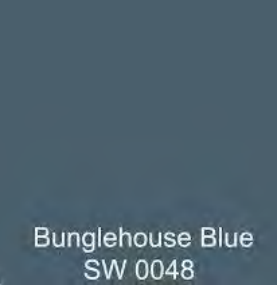
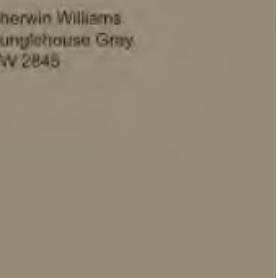
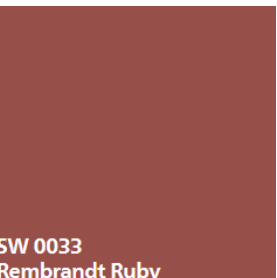
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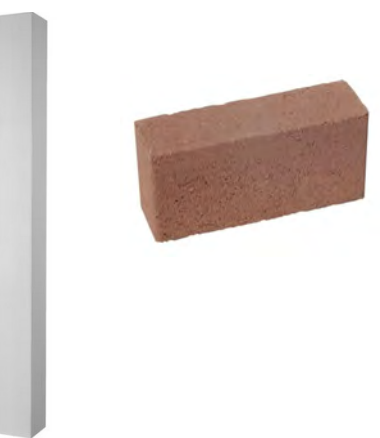



MATERIAL SCHEDULE

<u>MATERIAL LOCATION</u>	<u>DESCRIPTION</u>	<u>PICTURE REFERENCE</u>
<u>EXTERIOR WALL</u>	<u># 105 NOVELTY DROP SIDING</u>	 <p>105 Drop Siding TW628</p>
<u>ROOF</u>	<u>30 Year Shingle WEATHERED WOOD</u>	 <p>Weathered Wood</p>
<u>FRONT DOOR</u>	<u>36"x80" CRAFTSMAN EXTERIOR WOOD DOOR W/LITE</u>	
<u>WINDOW</u>	<u>SIX OVER 1 GRID WOODING ON OUTER WINDOWS</u>	

PAINT COLORS

<u>MAIN BODY</u>	<u>SW0048 BUNGLEHOUSE BLUE</u>	 <p>Bunglehouse Blue SW 0048</p>
<u>TRIM</u>	<u>SW2845 BUNGLEHOUSE GRAY</u>	 <p>Berlin Williams Bunglehouse Gray SW 2845</p>
<u>MORTAR</u>	<u>GRAY</u>	 <p>SW 0033 Rembrandt Ruby</p>

MATERIAL SCHEDULE

<u>MATERIAL LOCATION</u>	<u>DESCRIPTION</u>	<u>PICTURE REFERENCE</u>
<u>PORCH POST</u>	<u>36" TALL BRICK SW7008 ALABASTER BRICK COLUMN W/TAPERED 10" CEDAR POST</u>	
<u>FRONT DOOR HARDWARE</u>	<u>Exterior Door Hardware (Typ)</u>	
<u>LIGHTING</u>	<u>Front Porch</u>	
<u>GABLE VENT</u>	<u>Front Exterior</u>	

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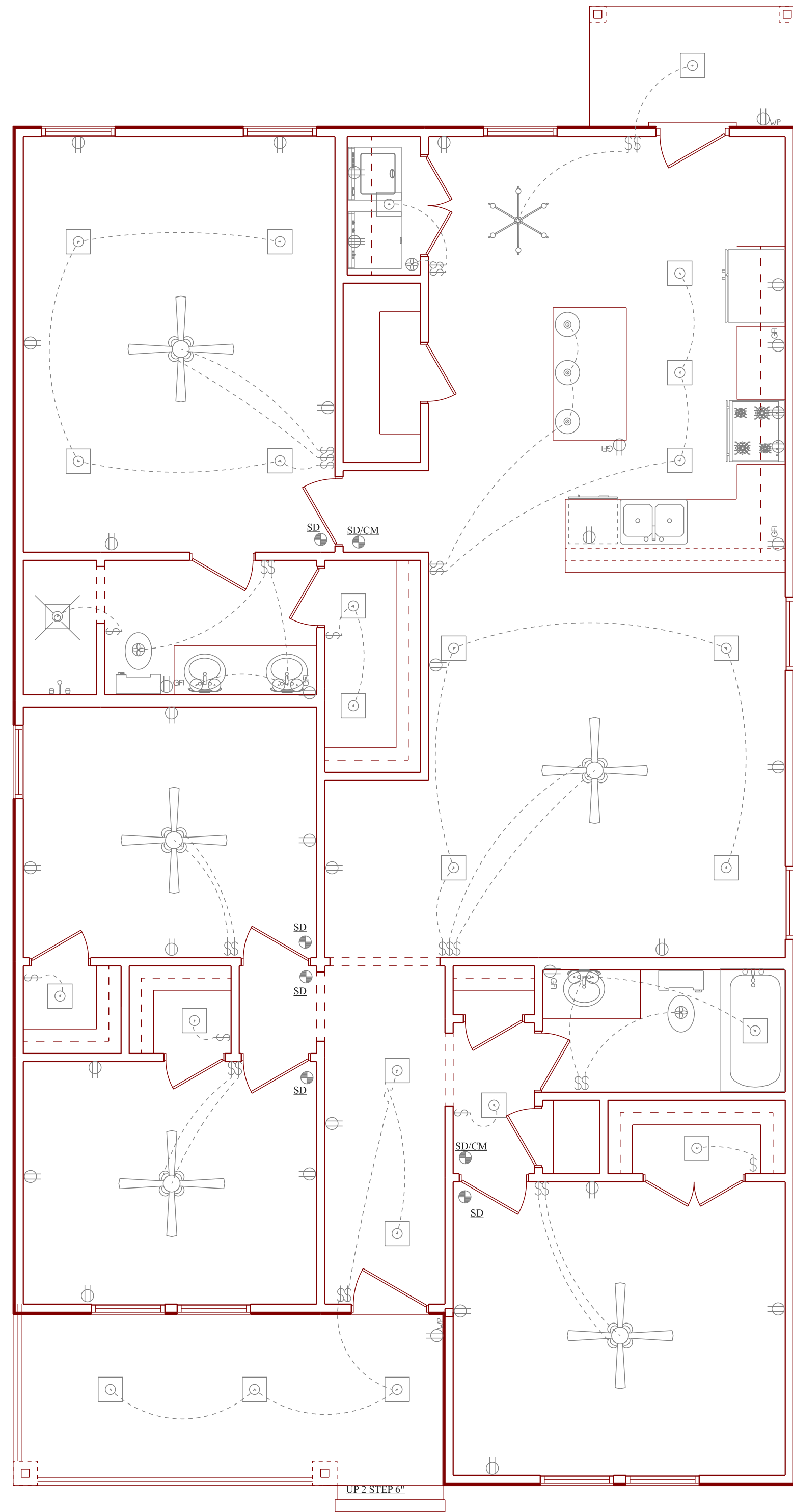
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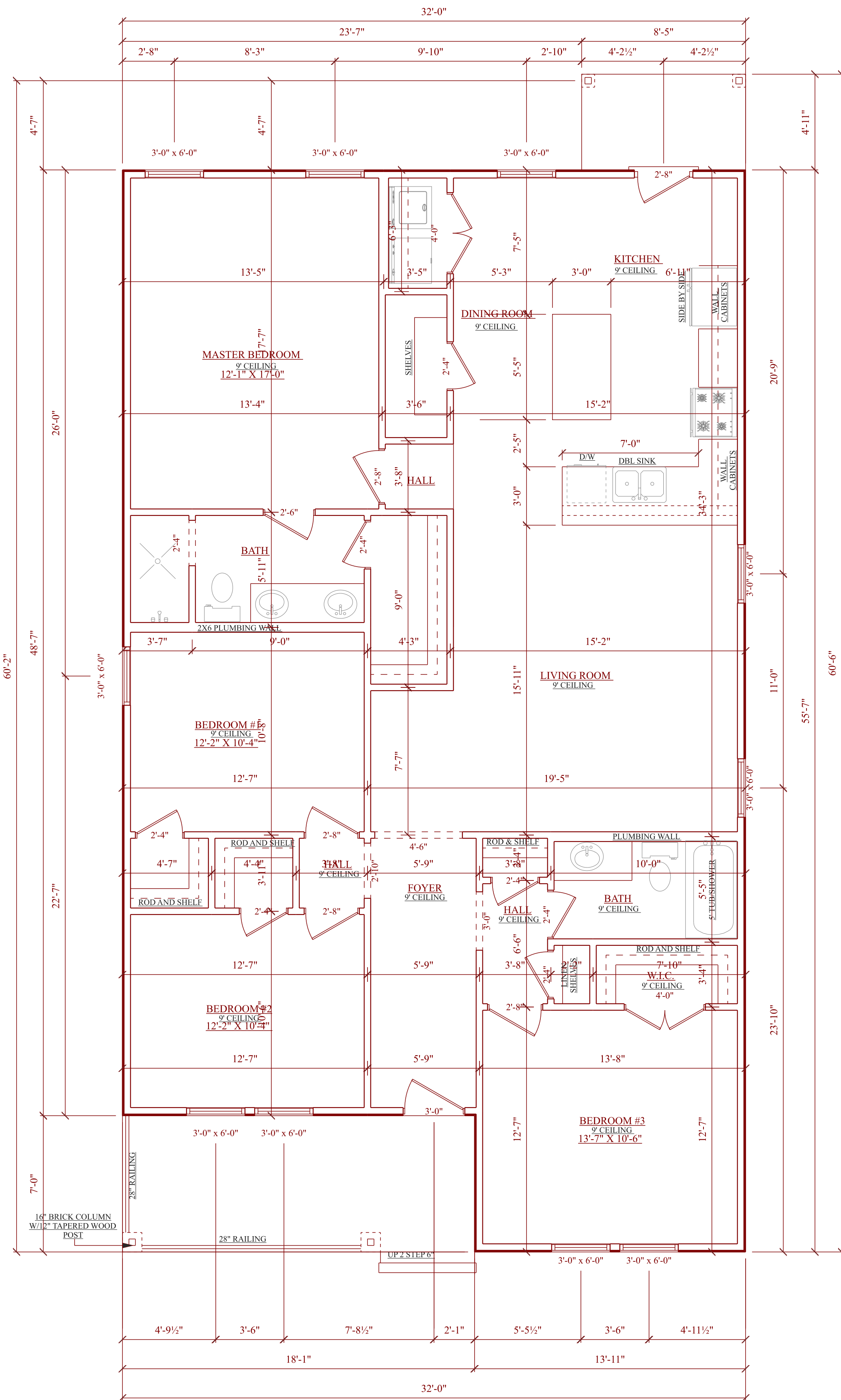
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1. VERIFY ALL EXTERIOR ELECTRICAL, FLOOR PLUGS, PHONE & TV JACKS, SECURITY AND SOUND SYSTEM WIRING WITH OWNER OR BUILDER PRIOR TO CONSTRUCTION.
2. VERIFY DOOR HEIGHTS W/BUILDER PRIOR TO CONSTRUCTION.
3. INSTALL ARC FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL SLEEPING ROOMS.
4. DEDICATED CIRCUITS FOR MICROWAVE, WASHER, REFRIGERATOR AND DISHWASHER.
5. PROVIDE SWITCHED LIGHTING AND 110 VOLT RECEPTACLE IN ATTIC @ MECHANICAL PLATFORM.

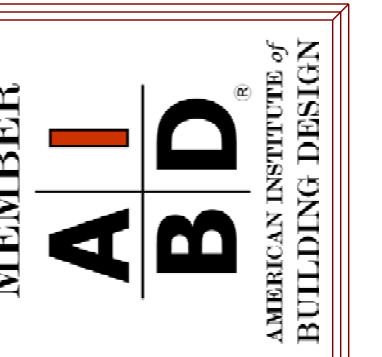
ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"



OPENING SCHEDULE		
SIZE	COUNT	LIBRARY NAME
2'-8"	1	Exterior Door/Colonial
2'-8"	5	Exterior Door/Colonial
2'-6"	1	Interior Door/Colonial
2'-8"	2	Interior Door/Colonial
4'-0"	2	Interior Door/Colonial
3'-0" x 6'-0"	12	Window/Single Hung
2'-4"	1	Interior Door/Colonial
2'-4"	1	Interior Door/Colonial
3'-0"	1	Interior Door/Colonial

AREA TOTALS	
LIVING AREA	1,662
COVERED PORCH	115
COVERED PATIO	41
TOTAL FOUNDATION	1,818

FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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