



LANDMARK COMMISSION

JULY 6, 2026

FILE NUMBER: COA-26-000306
LOCATION: 1240 Washington St
STRUCTURE: Contributing
COUNCIL DISTRICT: 7
ZONING: CR, CS, IM, MC-1, MF-2(A),
NS(A), PD-288

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: June 7, 2026
DISTRICT: Fair Park Historic District
MAPSCO: 46-K, 46-L, 46-P, 46-Q, 46-R,
46-U
CENSUS TRACT: 0203.00

APPLICANT: Jose Soto

REPRESENTATIVE: N/A

OWNER: DALLAS CITY OF

REQUEST(S)

1. A Certificate of Appropriateness to construct a new accessory structure in the left (west) side yard of the main building -- a freestanding, metal carport.
2. A Certificate of Appropriateness to install an eight-foot-high (8') screened perimeter fence with a sliding gate (to obscure the proposed carport).

STAFF RECOMMENDATION(S)

1. That the request for a Certificate of Appropriateness to construct a new accessory structure in the left (west) side yard of the main building -- a freestanding, metal carport -- be **approved** in accordance with drawings and specifications dated 6/7/2026 **with the following condition(s):** that metal columns and roof structure be painted Centennial Tan (Plochere 183) or a compatible muted neutral color. Implementation of the recommended condition(s) would allow the proposed work to be consistent with preservation criterion Section 3.5 under Paint; Dallas 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).
2. That the request for a Certificate of Appropriateness to install an eight feet high (8') screened perimeter fence with sliding gate (to obscure proposed carport) be **approved** in accordance with drawings and specifications dated 6/7/2026 **with the following conditions:** that color of screening (mesh) be black or dark gray as opposed to green; and that fencing must not physically alter, cut into, or attach to the main building. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.11(d) pertaining

to fencing; Dallas 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(S)

1. That the request for a Certificate of Appropriateness to construct a new accessory structure in the left (west) side yard of the main building -- a freestanding, metal carport— be approved as submitted.
2. That the request for a Certificate of Appropriateness to install an eight-foot high (8') screened perimeter fence with sliding gate (to obscure proposed carport) be approved as submitted.

BACKGROUND / HISTORY:

Sited at 1240 Washington St. the main building is identified as a contributing (i.e., circa 1935) to the Fair Park Historic District. Presently, the building is being utilized as a service building by Park & Recreation (PKR) to store maintenance equipment including heavy vehicles. Recently, a vehicle was stolen by lifting it over the existing fence. Therefore, PKR intends to secure the remaining vehicles with perimeter fencing and a freestanding carport.

There are no previous applications for Certificates of Appropriateness (CA) filed for this property that are pertinent to this CA.

RELEVANT PRESERVATION CRITERIA:

Fair Park Historic District (H-33), Ordinance No. 27079

SEC. 3.5. Paint.

3.5(a)

“Paint and color are important considerations in the design of the district. A comprehensive color design was developed for the district using a palette of earthy colors that could be described as southwestern. The most prominent color is Centennial Tan, also described as the color of the Texas sun. Other colors included browns, brown-reds, orange, blues, and blue-greens. Accent colors were also used. Decorative painting was incorporated into the exterior and interior of many of the plaster buildings in the Esplanade of State and Agrarian subdistricts. Colors were coordinated with the painted and unpainted artwork that also adorns the otherwise blank walls of the exhibition buildings. The city has commissioned historic paint analysis reports for many of the buildings in the district and this information should be consulted when new work is proposed and when new paint analyses are prepared. Refer to the Park and Recreation Department for reference

documents concerning the historic colors and finish treatments documented within the district.”

SEC. 3.11. Fencing.

3.11(d)

“New fencing is only permitted for new service areas and loading docks and as provided in Sections 3.11(e), 3.11(f), and 3.11(g).”

3.11(e)

“New perimeter fencing must be 50 percent open and must match the metal fencing installed along Robert B. Cullum Boulevard.”

3.11(f)

“Fencing with a maximum height of one-foot that matches the historic half-round loop fence is permitted to protect plantings.”

3.11(g)

“Fencing used to screen mechanical equipment or intended to enclose outdoor exhibit space may use solid concrete or stone walls or other materials appropriate to the adjacent building. Concrete walls may be composed of concrete masonry units with plaster finish.”

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:** *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).*

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

- (g) Certificate of Appropriateness.
- (6) Standard certificate of appropriateness review procedure.
- (C) Standard for approval. The landmark commission must grant the application if it determines that:
 - (i) for contributing structures:
 - (aa) *the proposed work is consistent with the regulations*

contained in this section and the preservation criteria contained in the historic overlay district ordinance.

(bb) the proposed work will not have an adverse effect on the

architectural features of the structure.

(cc) the proposed work will not have an adverse effect on the

historic overlay district; and

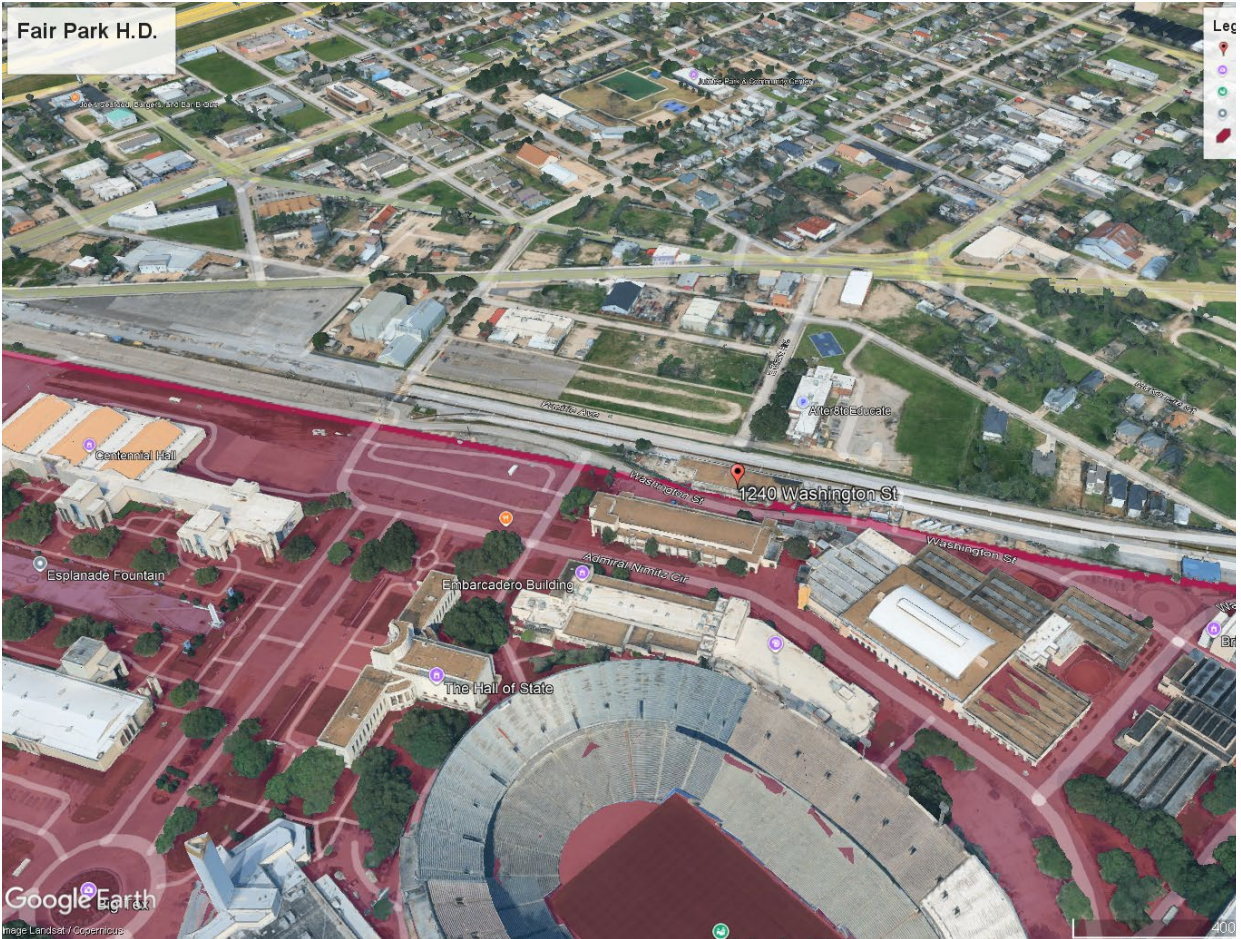
(dd) the proposed work will not have an adverse effect on the

future preservation, maintenance and use of the structure or the historic overlay district.

SITE MAP

1240 Washington St

Basemap Source: Google Earth



Subject property: The small red balloon demarcates 1240 Washington St. The purple shading indicates Fair Park Historic District coverage. (Note: the building is within the local landmark district.)

CURRENT PHOTOS
1240 Washington St



Subject Property: Front entrance faces south. Source: Google Maps -- Streetview.



Subject Property: Close-up of side yard where new screened fencing and freestanding carport will be installed. Source: Google Maps -- Streetview.

ATTACHMENTS:

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

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 06/10/2026
TIME: 11:00 am
MEETING PLACE: 2922 Swiss Ave, Wilson House

Applicant Name: Jose Soto
Address: 1240 Washington St.
CA/CD/CR Request: 5/25/2026

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments / basis:

Task force members present

<input checked="" type="checkbox"/> Ann Piper	<input type="checkbox"/> David Chase (Chair)	<input type="checkbox"/> Nancy McCoy (Vice Chair)
<input checked="" type="checkbox"/> Jason Hays	<input checked="" type="checkbox"/> Jade Broadnax	<input type="checkbox"/> Brett Wulke <input type="checkbox"/> Lindsey Rider
<input checked="" type="checkbox"/> Faith Golden	<input type="checkbox"/> Gary Skotnicki	<input checked="" type="checkbox"/> Matt Wood

Ex Officio staff members Present Rhonda Dunn, Ph.D.

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

Maker: Ann
2nd: Jason
Task Force members in favor: All 5
Task Force members opposed: none
Basis for opposition:

CHAIR, Task Force Matt Wood - Acting Chair DATE: 06/10/2026

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 6ES, starting at 9:30 am with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6ES, the Council Chamber, which allows the applicant and citizens to provide public comment(s).

BIRD'S EYE VIEW (LOOKING DOWN FROM ABOVE)

DIMENSIONS

Length (Along Fence): 60'-0"

Width (Out From Fence): 16'-0"

Height: 7'-9" (93")

Post Size: 3"x3" Steel Posts

Fence Height: 8'-0"

**STRUCTURE HEIGHT: 7'-9" (93")
BELOW FENCE LINE**



FRONT VIEW (FROM STREET LOOKING AT STRUCTURE)

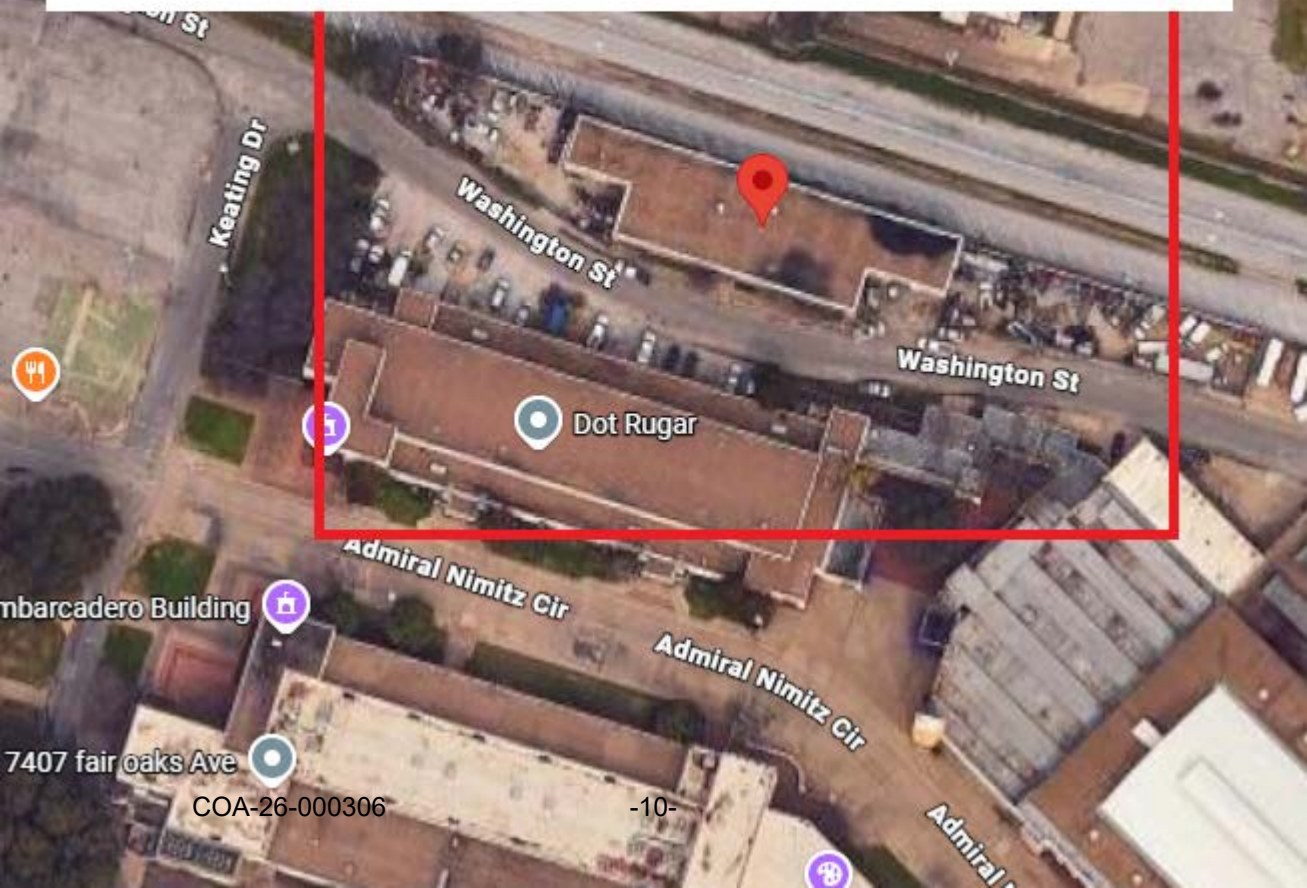


NOTES:

- Structure is set in the ground with 3" steel posts.
- Structure height (7'-9") is below fence height (8'-0").

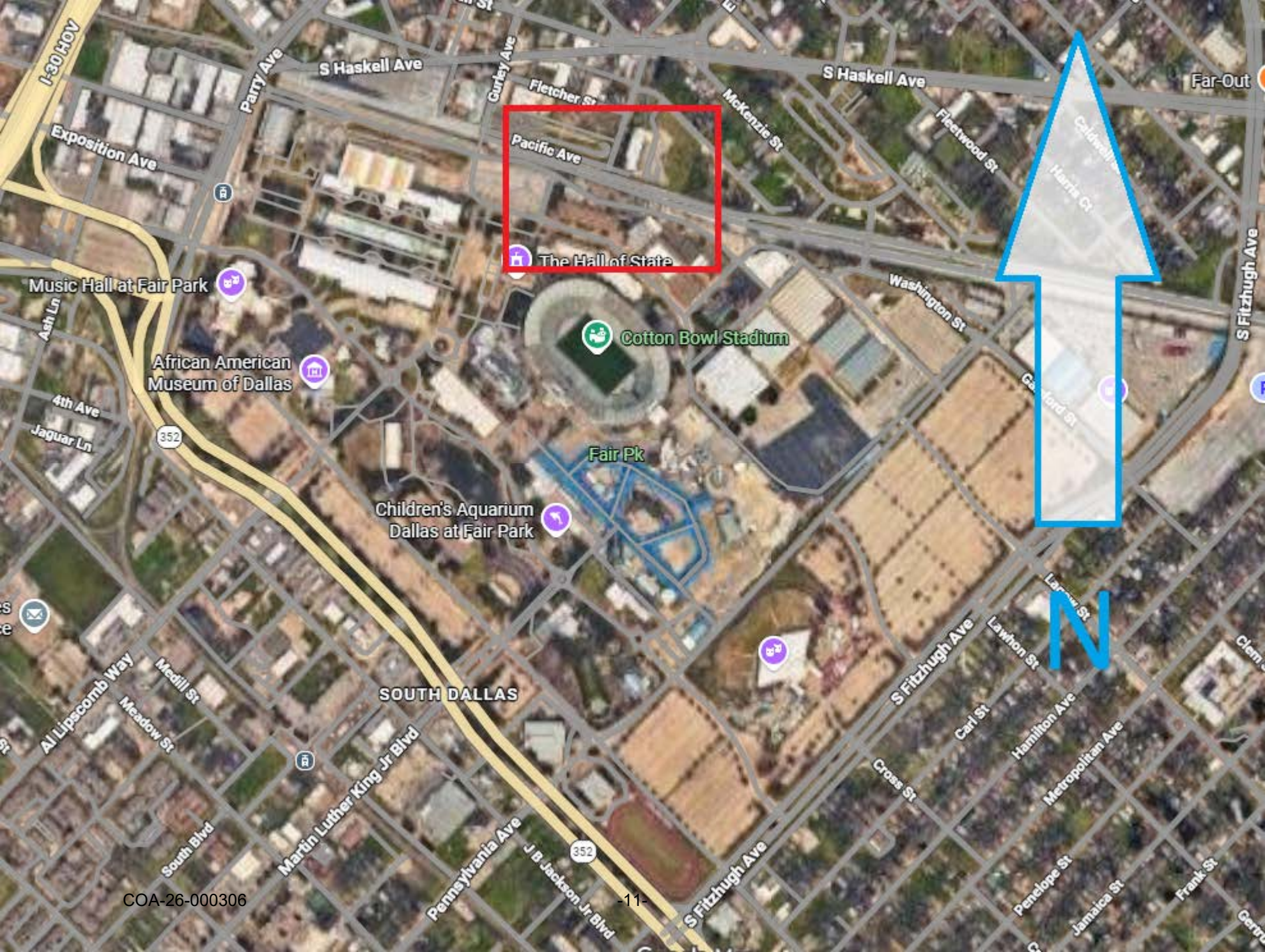
**STRUCTURE HEIGHT: 7'-9" (93")
BELOW FENCE LINE**

1240 Washington St,
Dallas, TX 75210



COA-26-000306

-10-



The Hall of State



N

SOUTH DALLAS



Lock up structure to be below fence line and not touch any existing building.

These gates swing out

Washington St

Washington St

Washington St

Washington St

Washington St



Fence will slide vs swinging out



Below fence line
and will provide better security for
equipment.





Gurley Ave

Pacific Ave

Pacific Ave

Pacific Ave

Fletcher St
E Grand Ave
E Grand Ave

Washington St

Keating Dr

~~Washington St~~

Washington St

Admiral Nimitz Cir

Dot Rugar

Admiral Nimitz Cir

Embarcadero Building

COA-26-000306

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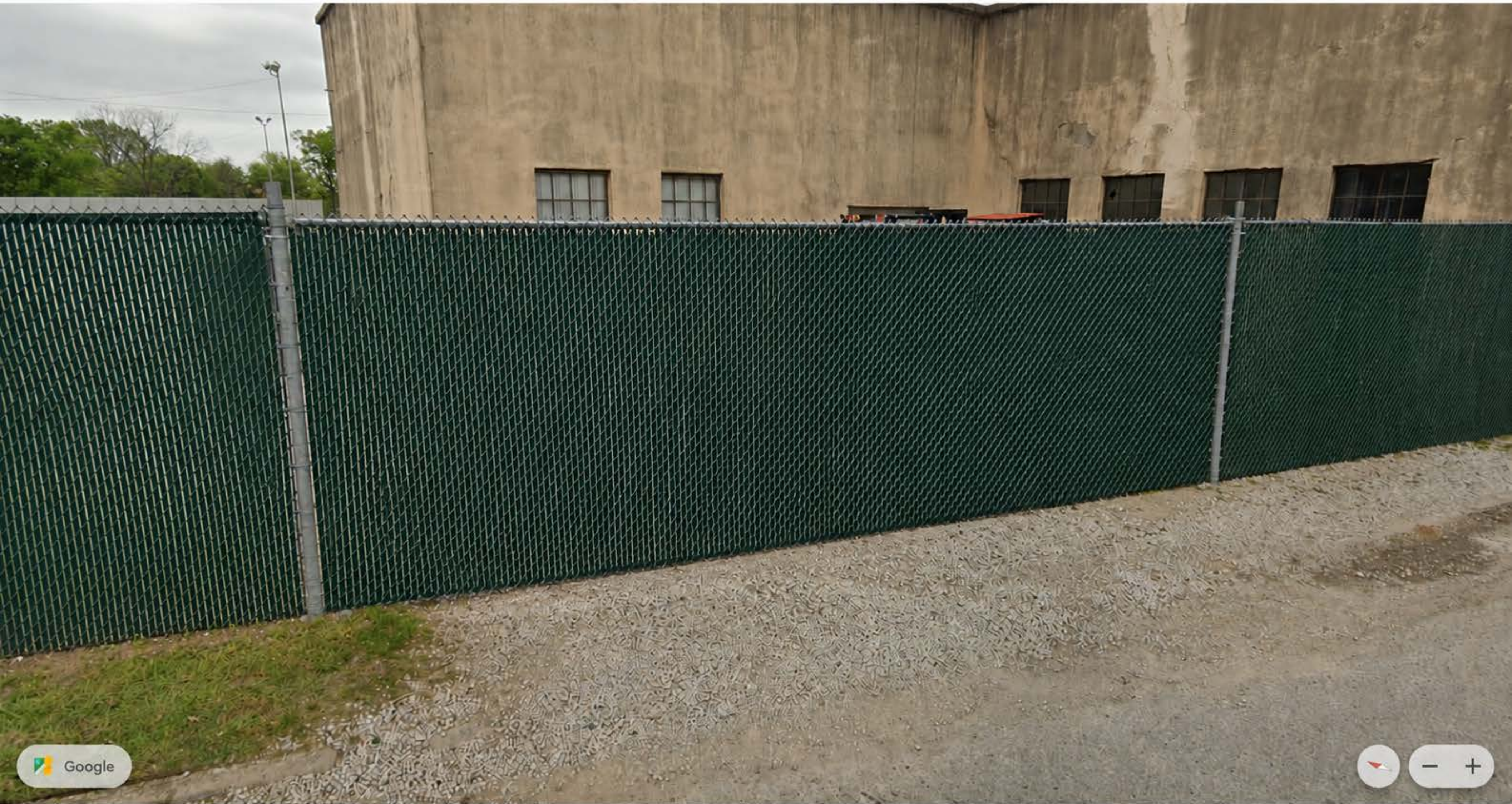




1233 Washington St

Dallas, Texas

See more dates



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Dallas, Texas

See more dates

