

May 10, 2023

CADG Dallas 163 LLC  
1800 Valley View Lane #300,  
Farmers Branch, TX 75234

**RE: CA223-342(RD)  
REVIEW OF YOUR CERTIFICATE OF APPROPRIATENESS APPLICATION  
2002 COMMERCE ST**

Dear CADG Dallas 163 LLC:

Enclosed is a copy of the Certificate of Appropriateness (CA) application that you submitted for review by the Landmark Commission on May 1, 2023.

Be aware that you may need to bring your CA and approved drawings and/or blueprints to Building Inspection for a building permit. Before starting any approved work, be sure to post your CA in a front window or other prominent location on the structure so it may be seen by City officials to ensure work is performed as approved by the Landmark Commission. Please see enclosed Certificate of Appropriateness for Details.

If you have any questions, please contact me by phone at (214) 671-5173 or email at [rhonda.dunn@dallascityhall.com](mailto:rhonda.dunn@dallascityhall.com).

A handwritten signature in blue ink that reads "Rhonda Dunn, Ph.D.".

Rhonda Dunn  
Senior Planner

Enclosure

**Certificate of Appropriateness**

May 1, 2023

|                          |                  |                      |                           |
|--------------------------|------------------|----------------------|---------------------------|
| Standard                 | May 1, 2023      | <b>PLANNER:</b>      | Rhonda Dunn               |
| <b>FILE NUMBER:</b>      | CA223-342(RD)    | <b>DATE FILED:</b>   | April 14, 2023            |
| <b>LOCATION:</b>         | 2002 COMMERCE ST | <b>DISTRICT:</b>     | Harwood Historic District |
| <b>COUNCIL DISTRICT:</b> | 14               | <b>MAPSCO:</b>       | 45-Q, 45-L                |
| <b>ZONING:</b>           | PD-357           | <b>CENSUS TRACT:</b> | 0031.01                   |

**APPLICANT:** CADG Dallas 163 LLC  
**REPRESENTATIVE:**  
**OWNER:** ALLRIGHT PARKING SYSTEM

The Landmark Commission decision is: Approved with Conditions

Information regarding requests:

- 1) Construct addition to previously approved new construction.  
Approve with Conditions

Conditions: That the request for a Certificate of Appropriateness to construct addition to previously approved new construction be approved in accordance with drawings and specifications dated 5/1/23 with the following conditions: that "Brick Color 3" be altered to match the predominant brick color of the main (previously approved) building or be altered to a lighter neutral color (e.g., beige, taupe, gray, cream, white, or brown); and that black metal panels be replaced with rectangular canopies (commercial grade) in a lighter neutral color(s). Implementation of the recommended conditions would allow the proposed work to be consistent with Harwood district's preservation criteria Sections 4.1, 4.4, and 4.5 pertaining to 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).



Landmark Commission Chair

May 1, 2023

Date

Please take any signed drawings to Building Inspection for permits.

# Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 223 - 342 (RD)  
Office Use Only

Name of Applicant: CADG Jackson Parking A LLC

Mailing Address: 1800 Valley View Lane Suite 300

City, State and Zip Code: Farmers Branch Texas 75234

Daytime Phone: 5G 214-670-0050

Alternate Phone: Yen Ong 214-226-1945

Relationship of Applicant to Owner: Developer's Architect

## OFFICE USE ONLY

Main Structure:

☐ Contributing

☒ Non-contributing

PROPERTY ADDRESS: 2002 Commerce St

Historic District: Historic Overlay District No. 48 (Harwood Historic District)

## PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT write "see attached."**

The proposed work consists of an addition to a building previously approved by COA (COA File Number:

CA202-016(LC). The addition is a multifamily residential building that will be 9 stories in height with

approximately 56 apartments and 68,337 GSF. The 8 levels of apartments sits above a retail podium and

another entrance for additional apartments.

Signature of Applicant: [Signature]

APPROVED BY

Date: 04-06-2023

Signature of Owner: \_\_\_\_\_

(IF NOT APPLICANT)

MAY 01 2023

Date:

Office of Historic Preservation (OHP)

## APPLICATION DEADLINE:

Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON. (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

## OTHER:

In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☒ **APPROVED.** Please release the building permit.
- ☒ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please do not release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

Signed drawings and/or specifications are enclosed ☒ Yes ☐ No

Rhonda Dun, Ph.D.  
Office of Historic Preservation

5/15/23  
Date

CONCEPT PACKAGE

2002  
COMMERCE  
STREET

DALLAS TX

APRIL 06 · 2023



5GSTUDIO.COM

1217 MAIN STREET | SUITE 500

DALLAS | TX

75202

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MAY 01 2023

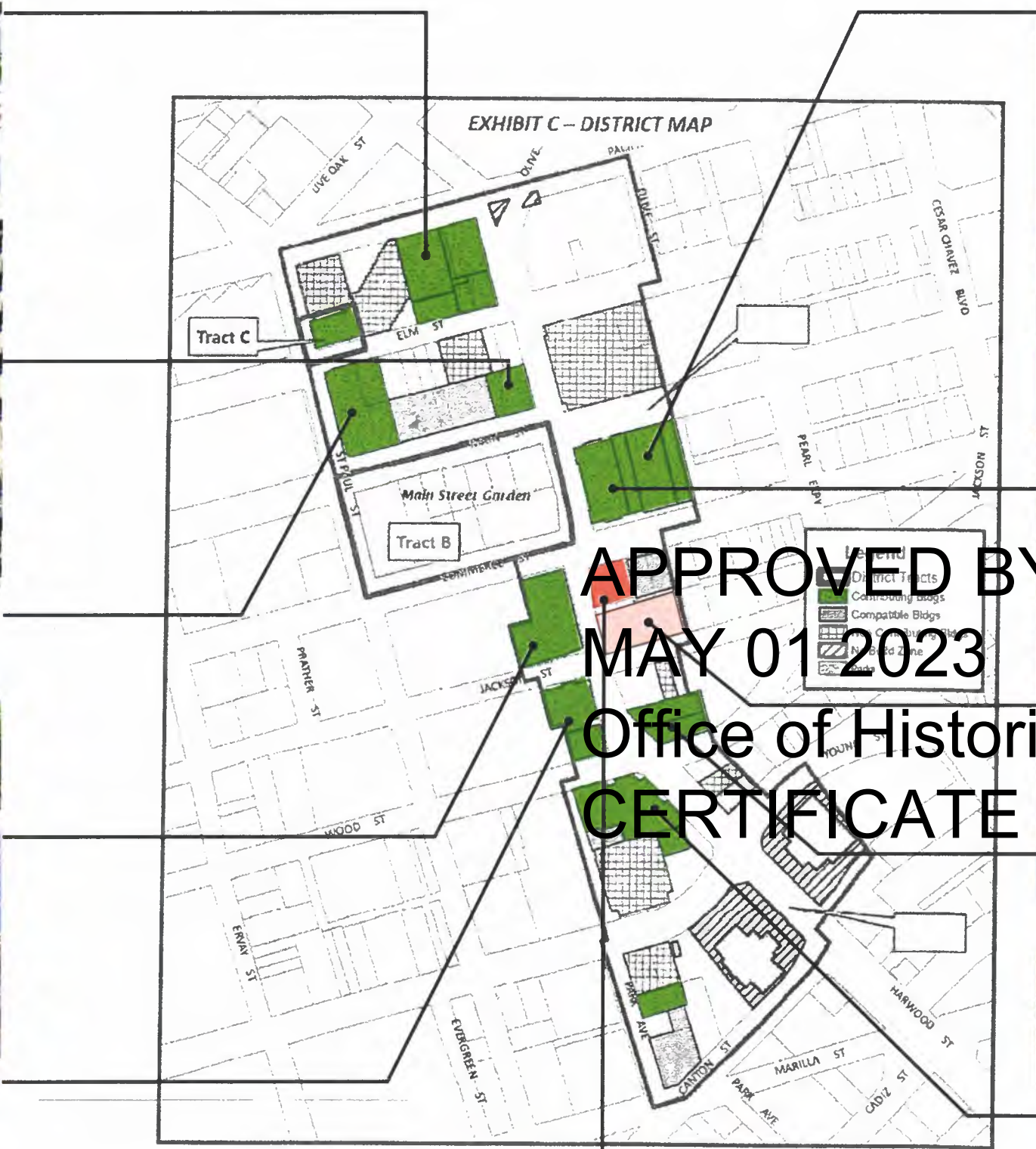
*See CA for Conditions (RD)*

Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS









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MAY 01 2023  
Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS

NOTE:  
See CA for Conditions (RD)  
PREVIOUSLY APPROVED:  
JACKSON STREET  
APARTMENTS  
FILE NUMBER:  
CA 2022-018 (L)





①

OLD DALLAS CENTRAL LIBRARY



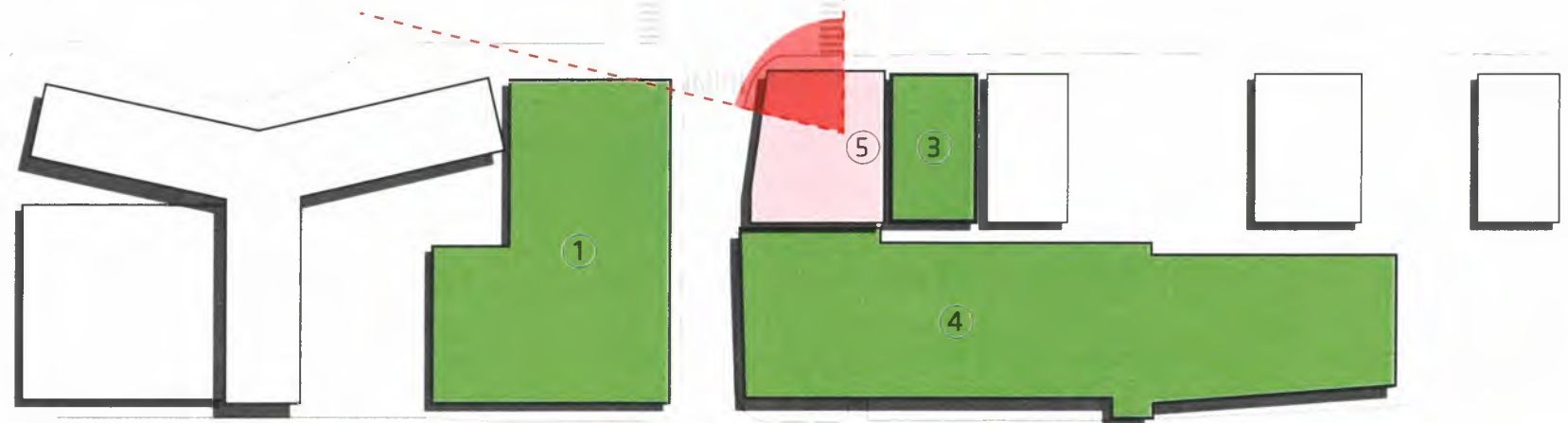
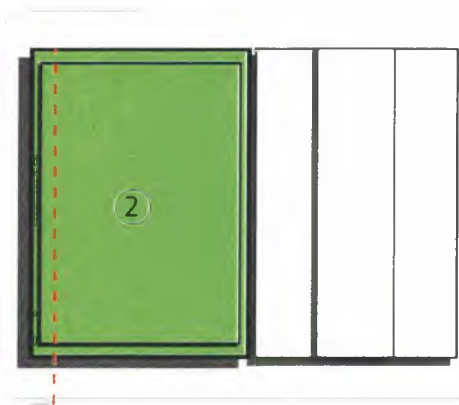
②

OLD CITY HALL



③

2008-2014 COMMERCE ST



N SCALE: 1/120" = 1'-0"

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Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS



④

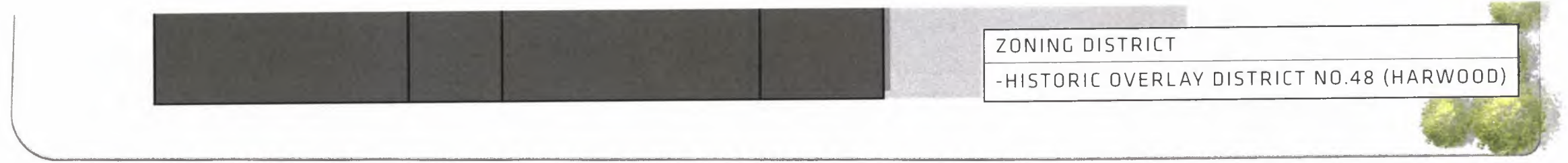
JACKSON APARTMENTS



⑤

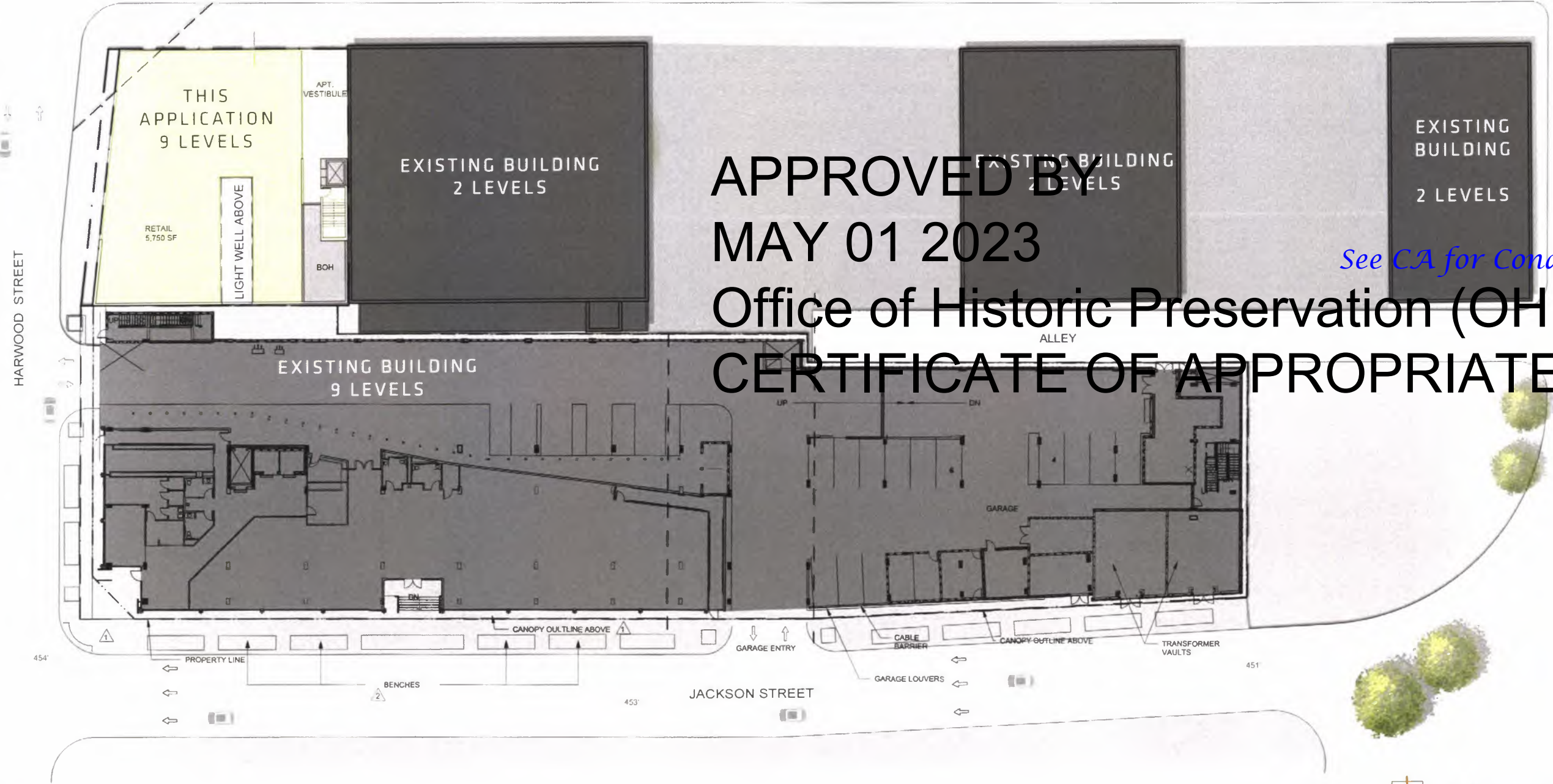
VIEW FROM THE BUILDING





ZONING DISTRICT  
-HISTORIC OVERLAY DISTRICT NO.48 (HARWOOD)

COMMERCE STREET



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MAY 01 2023  
Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS

*See CA for Conditions (RD)*



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*See CA for Conditions (RD)*



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*See CA for Conditions (RD)*





SUBMISSION: 07/06/2022

APPROVED BY  
MAY 01 2023  
Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS

*See CA for Conditions (RD)*





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MAY 01 2023  
Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS

*See CA for Conditions (RD)*



SUBMISSION: 01/31/2023

APPROVED BY  
MAY 01 2023  
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CERTIFICATE OF APPROPRIATENESS

*See CA for Conditions (RD)*





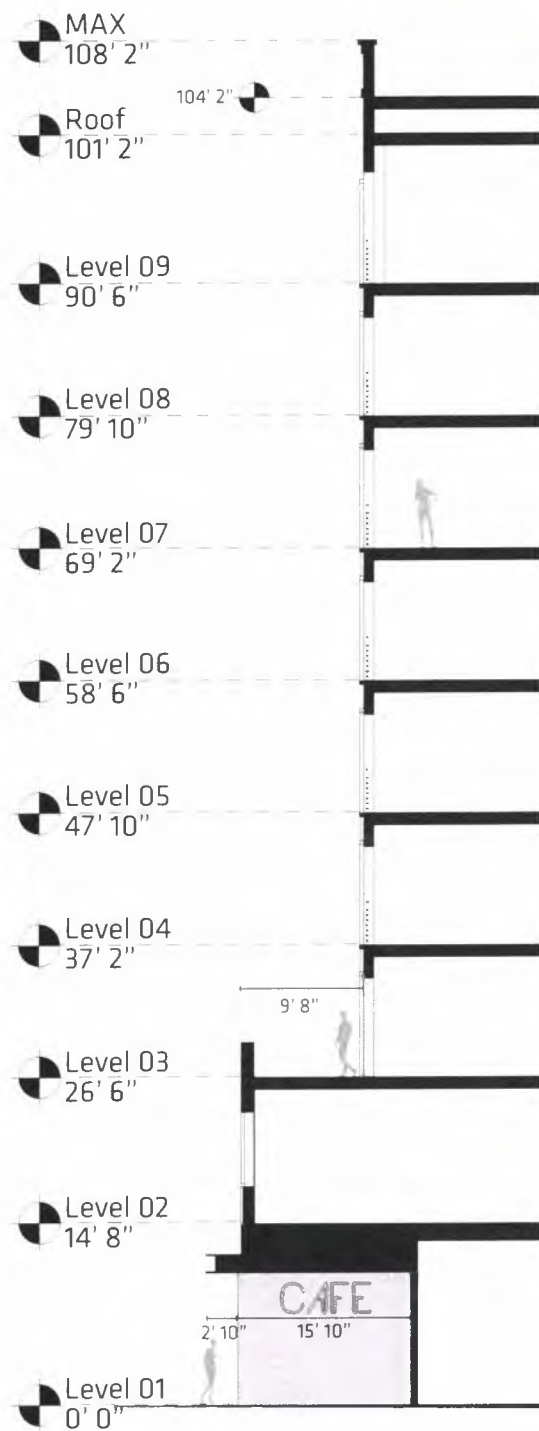
SUBMISSION: 04/06/2023  
CURRENT

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MAY 01 2023  
Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS

*See CA for Conditions (RD)*







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Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS

*See CA for Conditions (RD)*

BLACK METAL PANEL

BRICK COLOR 2

TEXTURED BRICK PATTERN

SCALE: 1/16" = 1'- 0"

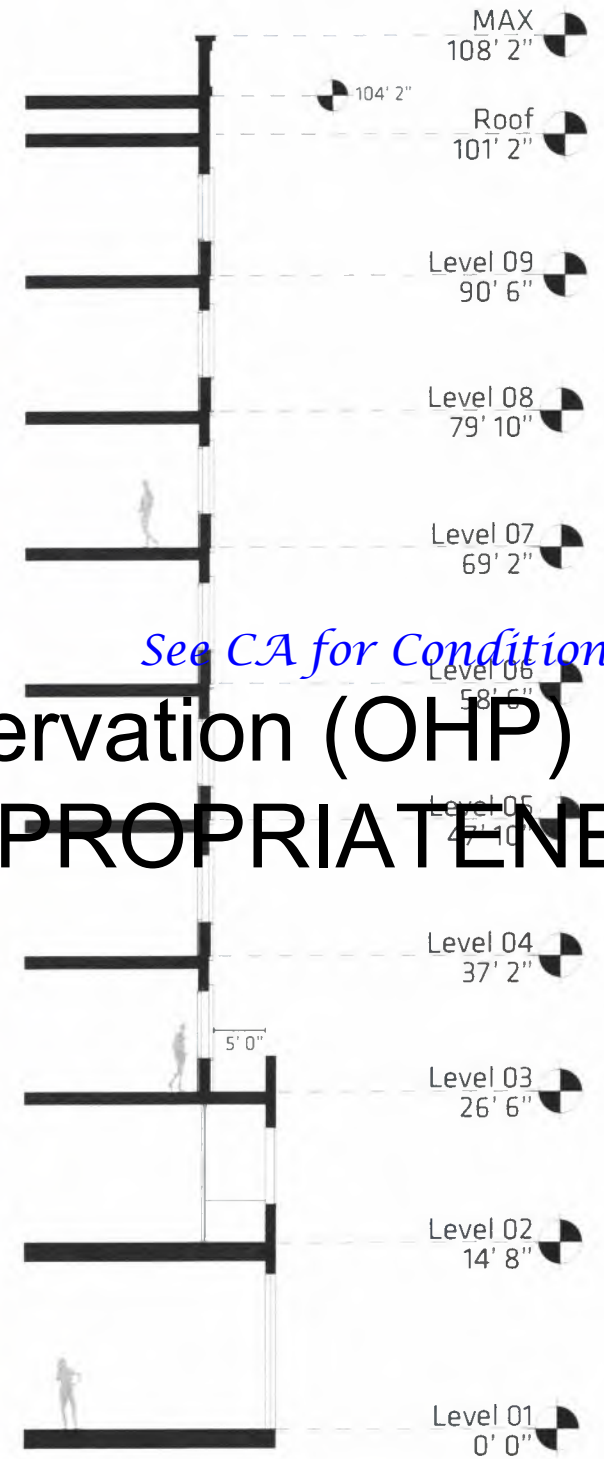
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*See CA for Conditions (RD)*









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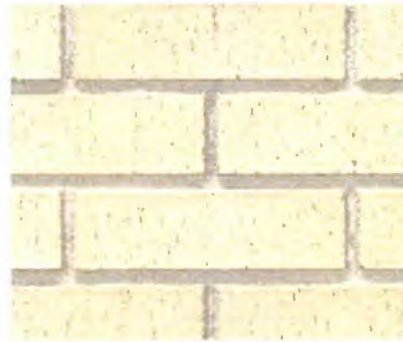
EXISTING BUILDING  
9 LEVELS

FILE NUMBER:  
CA202-016(LC)

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MAY 01 2023  
Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS

*See CA for Conditions (RD)*





BRICK COLOR 1



BLACK METAL PANEL

*Change to  
commercial grade  
canopies RD*



BRICK COLOR 2



METAL GUARDRAIL

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MAY 01 2023

*See CA for Conditions (RD)*

Office of Historic Preservation (OHP)

CERTIFICATE OF APPROPRIATENESS



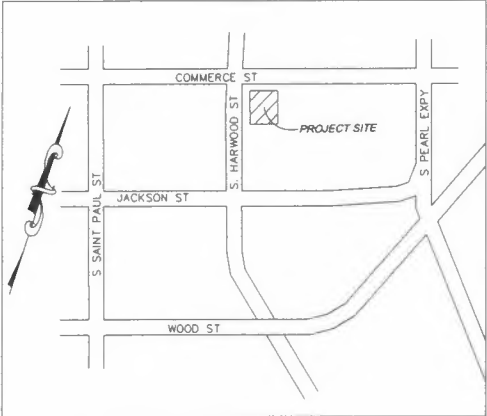
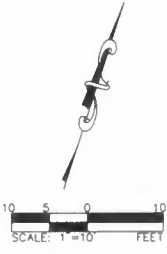
BRICK COLOR 3

*Change to a  
lighter neutral  
color. Too  
dark for  
historic compatibility  
w/ the district.*





- LEGEND:
- F.I.R. FOUND IRON ROO
  - INST. NO. INSTRUMENT NUMBER
  - VOL. VOLUME
  - PG. PAGE
  - O.P.R.D.C.T. OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - POB PLACE OF BEGINNING
  - EX EXISTING
  - LP LIGHT POLE
  - WW WASTEWATER
  - WMH WASTEWATER MANHOLE
  - WV WATER VALVE
  - R.D.W. RIGHT-OF-WAY
  - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - SQ.FT. SQUARE FEET
  - TR TRASH RECEPTACLE
  - UGT UNDERGROUND TELEPHONE LINE
  - UGE UNDERGROUND ELECTRIC LINE
  - STP STOP SIGN
  - PBE POLE BOX ELECTRIC
  - TS TRAFFIC SIGNAL
  - TSB TRAFFIC SIGNAL BOX
  - EB ELECTRIC BOX



VICINITY MAP  
N.T.S.

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See CA for Conditions (RD)

LEGAL DESCRIPTION

BEING ALL OF TRACT 1, BLOCK 127 AS CONVEYED BY SPECIAL WARRANTY DEED TO CADG JACKSON PARKING A, LLC, AND RECORDED IN DALLAS COUNTY CLERK INSTRUMENT NUMBER 201400148181, O.P.R.D.C.T., SITUATED IN THE J. GRIGSBY SURVEY, ABSTRACT 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND X-CUT AT THE INTERSECTION OF THE EAST LINE OF SOUTH HARWOOD STREET (VARIABLE WIDTH R.O.W.) WITH THE SOUTH LINE OF COMMERCE STREET (78.90' R.O.W.);

THENCE NORTH 76°00'00" EAST, A DISTANCE OF 84.00' TRAVERSING SAID SOUTH LINE OF COMMERCE STREET (78.90' R.O.W.) TO A FOUND PK NAIL FOR CORNER, SAID CORNER BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO 2008 COMMERCE LLC, RECORDED IN INSTRUMENT NO. 201700348279, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 135°33'11" EAST, A DISTANCE OF 90.00' TRAVERSING THE COMMON LINE OF SAID TRACT 1 WITH SAID 2008 COMMERCE LLC TRACT TO A FOUND PK NAIL FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 94.00' TO A FOUND X-CUT FOR CORNER, SAID CORNER BEING IN THE EAST LINE OF SOUTH HARWOOD STREET (VARIABLE WIDTH R.O.W.);

THENCE NORTH 07°33'11" WEST, A DISTANCE OF 90.57' TRAVERSING SAID EAST LINE OF SOUTH HARWOOD STREET (VARIABLE WIDTH R.O.W.) BACK TO THE PLACE OF BEGINNING AND CONTAINING 0.184 ACRES (8,010 SQ.FT.) OF LAND.

STATEMENTS

1. THE EXISTING WALL ENCROACHES IN TO THE 4.5' RIGHT-OF-WAY DEDICATION
2. THE PROPERTY IS CURRENTLY UNDER CONSTRUCTION.

SURVEYOR'S CERTIFICATION

TO ACORE CAPITAL MORTGAGE, LP, A DELAWARE LIMITED PARTNERSHIP, THEIR AFFILIATES AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, CADG JACKSON PARKING A, LLC, AND MM JACKSON PARKING B, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1 THROUGH 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, AND 16-19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 30, 2020.

DATE OF PLAT OR MAP: APRIL 21, 2020

*Victor Lissiak, Jr.*

VICTOR LISSIAK, JR.  
RPLS NO. 3752  
FRM NO. 10155800



OWNERS:  
CADG JACKSON PARKING A, LLC  
1800 VALLEY VIEW LN, STE. 300  
FARMERS BRANCH, TX 75234  
PHONE: (469)892-7200

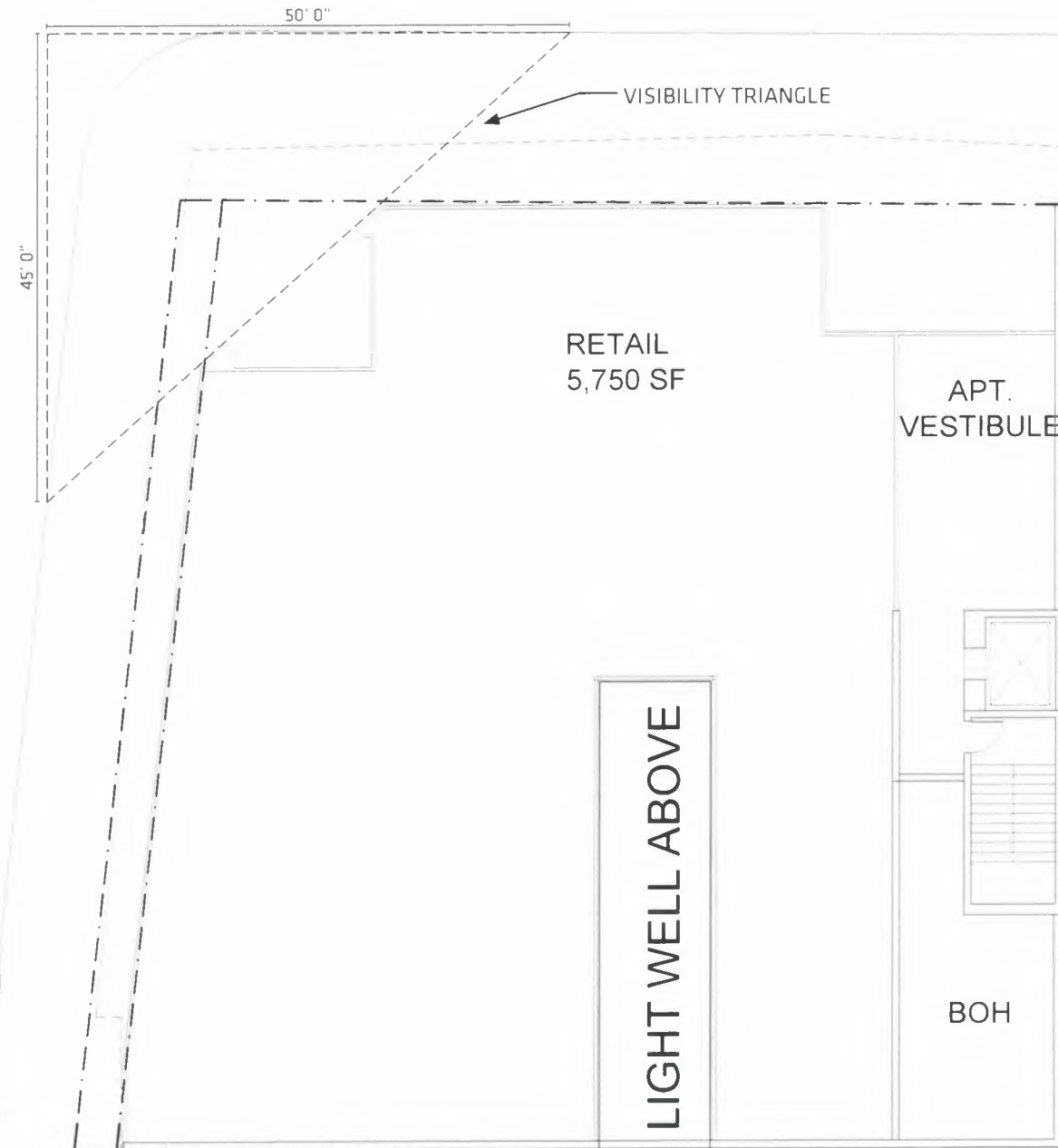
SURVEYOR:  
VIEWTECH INC.  
4205 BELTWAY DRIVE  
ADDISON, TEXAS 75001  
PHONE: (972) 661-8187  
FAX: (972) 661-8172  
CONTACT: VICTOR LISSIAK, JR.  
EMAIL: vl@vtinc.net

ALTA/NSPS SURVEY  
OF  
TRACT 1, BLOCK 127  
0.184 ACRES  
OUT OF THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
APRIL 21, 2020



HARWOOD STREET

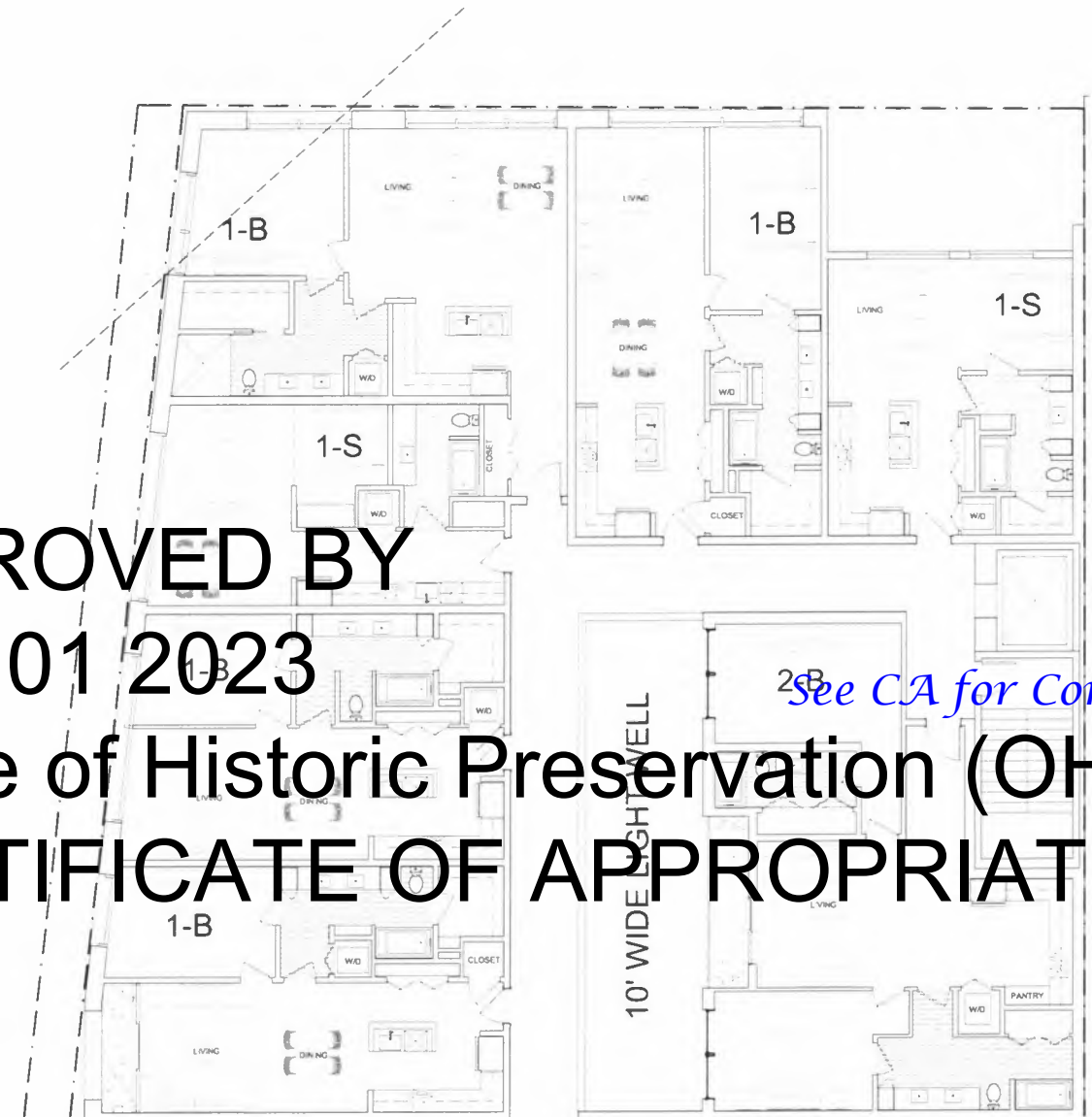
COMMERCE STREET



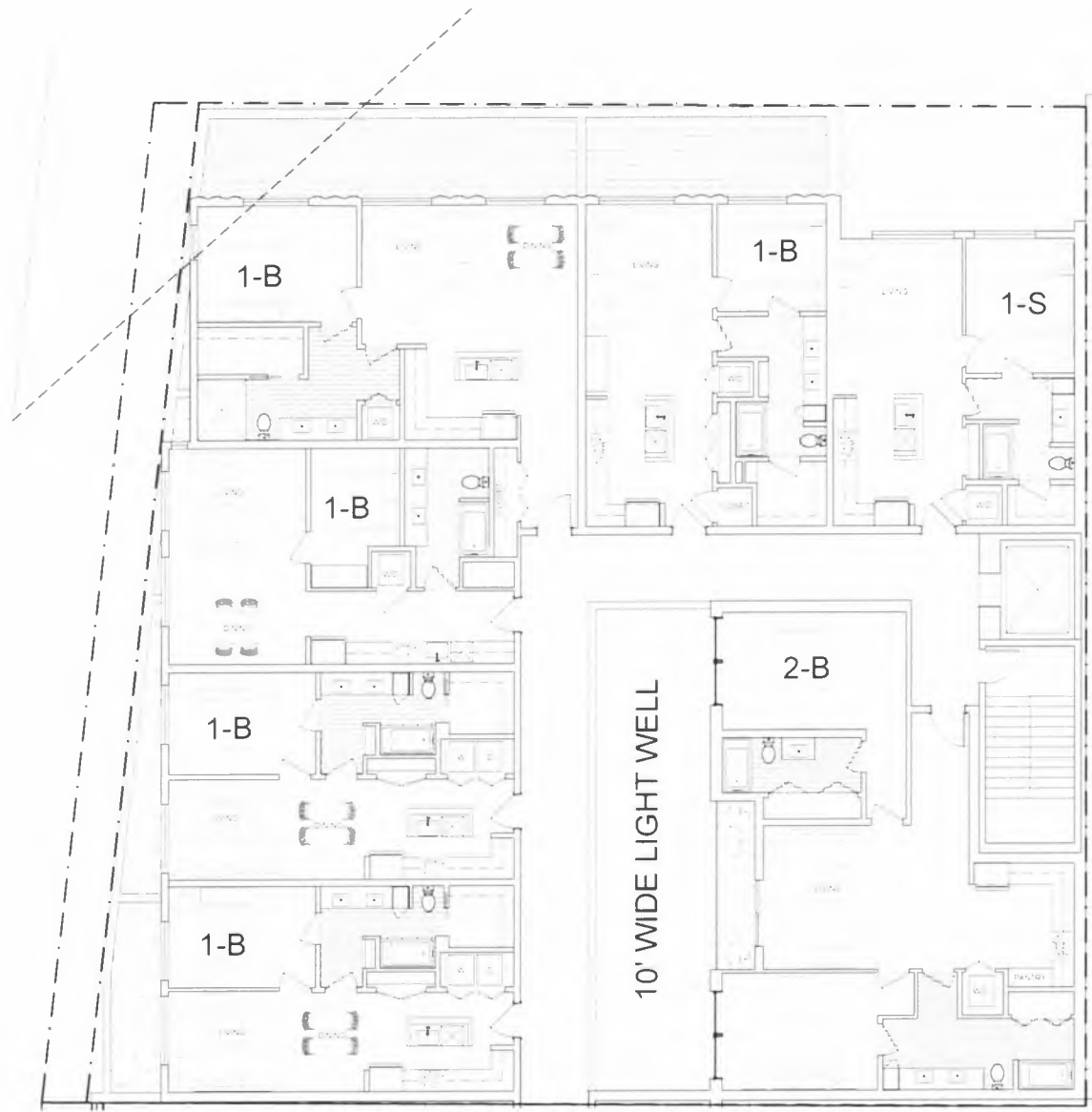
① LEVEL 01 - FLOOR PLAN  
SCALE: 1/16" = 1'- 0"

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MAY 01 2023  
Office of Historic Preservation (OHP)  
CERTIFICATE OF APPROPRIATENESS

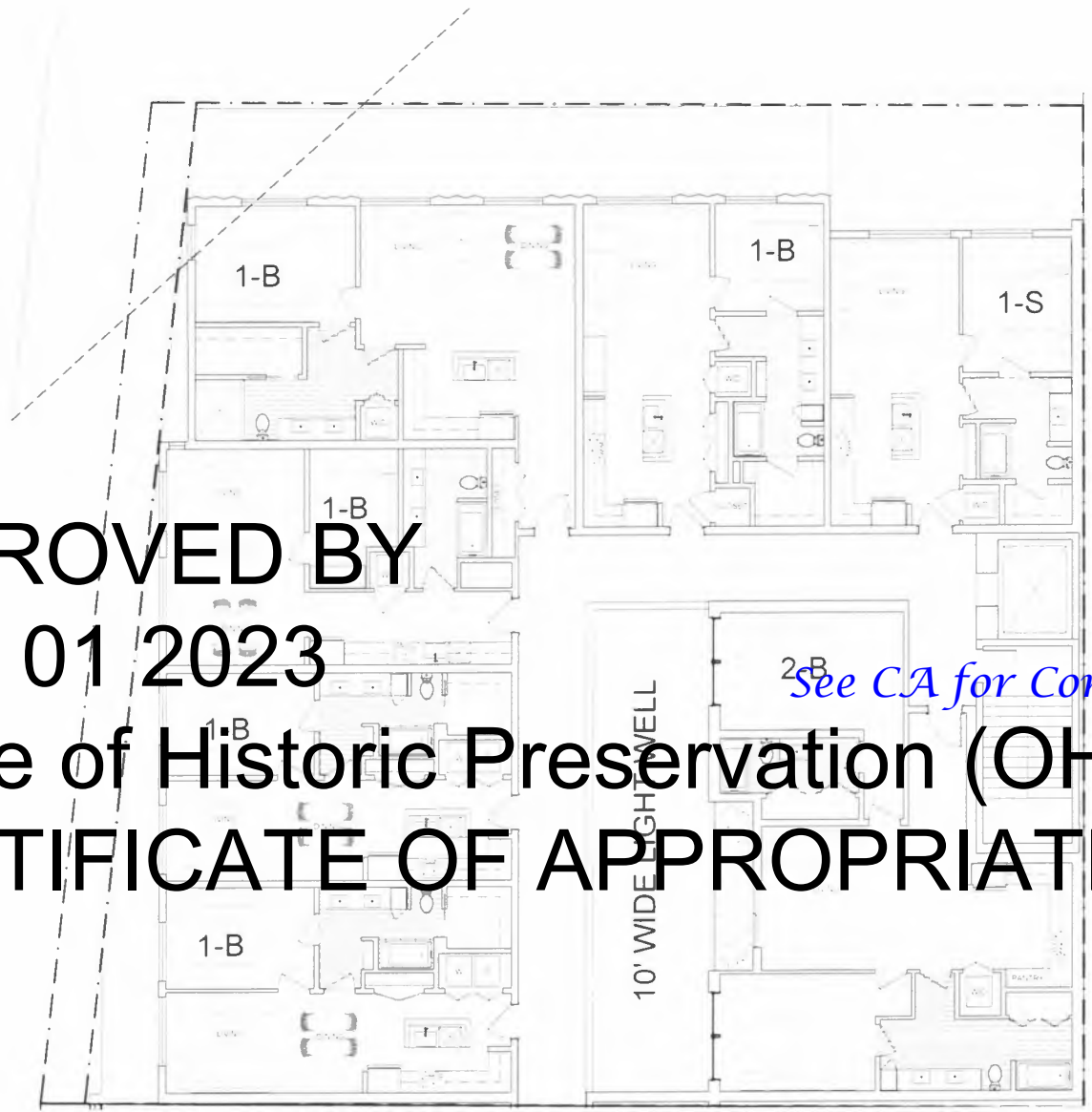
② LEVEL 02 - FLOOR PLAN  
SCALE: 1/16" = 1'- 0"







③ LEVEL 03 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

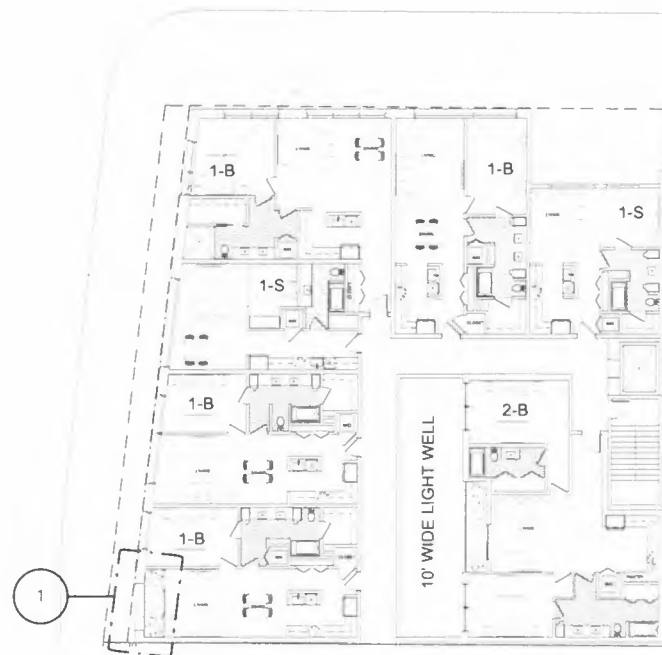


④ LEVEL 04-09 - FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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*See CA for Conditions (RD)*





PLAN - LEVEL 02



PLAN - LEVEL 03

KEY PLAN



BALCONY - LEVEL 02



BALCONY - LEVEL 03

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*See CA for Conditions (RD)*



5G STUDIO  
COLLABORATIVE



5G STUDIO  
ARCHITECTURE

1217 MAIN st.  
Suite 500  
Dallas, TX 75202  
214 670 0050

Yen Ong  
yen@5gstudio.com

Mike Voegtli  
mike@5gstudio.com

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MAY 01 2023

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