

**Dallas Landmark Commission  
Landmark Nomination Form**

**1. Name Bishop Court**

historic: 901-903 and 905-907 Bishop

and/or common: 901-903 and 905-907 Bishop

date: 1923

**2. Location**

address: 901-903 and 905-907 Bishop

location/neighborhood: Oak Cliff

block: 12/3334 lot: 6 and pt. of 5 land survey: Miller-Stemmon tract size:

**3. Current Zoning**

PD 160

**4. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	<input type="checkbox"/> museum
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> park
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> residence
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> site	<b>Public</b>	<b>Accessibility</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> scientific
<input type="checkbox"/> object	<b>Acquisition</b>	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> transportation
	<input type="checkbox"/> in progress	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> other, specify
	<input type="checkbox"/> being considered	<input type="checkbox"/> no	<input type="checkbox"/> military	

**5. Ownership**

Current Owner: EBT, Ltd.

Contact: Trey Bartosh

Phone: 942-0637

Address: 408 N. Bishop #107

City: Dallas

State: TX

Zip: 75208

**6. Form Preparation**

Date: May 24, 1993

Name & Title: Kate Singleton

Organization: Tom Niederauer and Assoc.

Contact: Kate Singleton

Phone: 821-7533

**7. Representation on Existing Surveys**

Alexander Survey (citywide)  local  state  national

National Register

H.P.L. Survey (CBD)  A  B  C  D

Recorded TX Historic Ldmk

Oak Cliff

TX Archaeological Ldmk

Victorian Survey

Dallas Historic Resources Survey, Phase 3  high  medium  low

*For Office Use Only*

Date Rec'd: \_\_\_\_\_ Survey Verified: Y N by: \_\_\_\_\_ Field Check by: \_\_\_\_\_ Petitions Needed: Y N

Nomination:      Archaeological      Site      Structure(s)      Structure & Site      District

**8. Historic Ownership**

original owner: E.T. and Nina Donnelly

significant later owner(s): R.H. Clem

**9. Construction Dates**

original: 1923

alterations/additions: late 1940's

**10. Architect**

original construction: James A. R. Smith, contractor

alterations/additions: unknown

**11. Site Features**

natural:

urban design:

**12. Physical Description**

Condition, check one:

 excellent good fair deteriorated ruins unexposed unaltered altered

Check one:

 original site moved(date \_\_\_\_\_)

*Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.*

Stylistically, these apartment buildings are unique in Dallas. Built in 1923, by local carpenter James A. R. Smith, these buildings exhibit an eclectic style : Neo-classical in form and massing with Arts and Crafts detailing on the columns and Italianate brackets. The Neo-classical styling of the structures makes them an imposing presence on North Bishop. The building permit for the first building (905-907) was taken out on January 3, 1923, and for the second building (901-903) on March 23, 1923. This may account for the minor differences on otherwise identical buildings.

These buildings are Neo-classical in form and massing. The identifying features of this style is a facade dominated by a full-height porch with classical columns supporting the roof and symmetrically balanced facade with windows and doors. These buildings exhibit exhibit the full-height entry porch that does not span the full width of the facade.

Neo-classical was the dominate style for domestic building in the first half of the 20th century. The Neo-classical style became popular during the 1893 World Columbian Exposition held in Chicago. The exposition's planners mandated the Classical theme and, in response, the best known architects of the day designed dramatic colonnaded buildings. The exposition was widely publicized; and the Neo-classical genre became the latest fashion around the country. There were two waves of popularity for this style: from 1900 to 1920 which emphasized the hipped roof and elaborate correct columns and the second phase from 1925 to the

1950's which emphasized the side-gabled roof and simple slender columns. During the 1920's this genre was overshadowed by other Eclectic styles including Arts and Crafts. The popularity of several genres often lead to the combination of two or more fashionable styles.

The Arts and Crafts or Craftsman style flourished between 1905 and 1930. This style was influenced by the English Arts and Crafts movement and was inspired, in the United States, by the California firm of Greene and Greene. Their projects and other similar residences were given a great deal of publicity in such national magazines as Ladies Home Journal, House Beautiful, Good Housekeeping and, locally, Holland's magazine. Through this extensive exposure, the Arts and Crafts house or bungalow became one of the most popular housing styles in the country. In the Miller-Stemmons Addition on such streets as Madison, Woodlawn and Haines, there are several high quality Arts and Crafts style bungalows. The ornamentation on the Bishop apartment buildings reflects this style and that of the surrounding neighborhood houses.

The two apartment buildings are identical except for minor differences which are noted in the following description. The buildings are dark red brick veneer with cast stone accents. Each building has a simple massed plan and symmetrical facade. The principle roof is hipped with a centered gable supported by three colossal brick columns. The buildings are "I" shaped. The front facades (east) are distinguished by a Neo-classical full-height entry porch. There are three full-height columns across the front with an interesting Arts and Crafts motif in cast stone just below the column capital. The capital itself is unadorned, plain cast stone. The two outer columns on each front facade have two Italianate brackets which support the wide overhang. The pediment on each building is unadorned except for a circular vent window on the tympanum which has an egg and dart molding on either side of an acanthus molding. There are for evenly placed keystone motif decorations which echo the keystones on the surround or coping of the first floor windows. The configuration of the gable on 901-903 differs slightly from 905-907 N. Bishop. Both gables were originally the same, however the gable of 905-907 was later changed due to deterioration. The balconies are wood with Arts and Crafts railing. There are four Italianate brackets beneath the balcony on the columns for each of the buildings. On the balconies, the openings are spaced door, window, window, door. They are single one over one double hung with cast stone sills. The doors are single width doors. Downstairs on

each porch, there are four single doors. The porches are partially enclosed by a seat-height brick wall capped with cast stone. The piers at the end of the porch wall have the same cast stone Arts and Crafts motif as the large brick columns. The upstairs windows on either side of the porch for each building are single one over one double windows with cast stone sills. The downstairs windows on either side of the porch for each building are single one over one double hung windows with a cast stone sill and flat arch with pronounced keystone on the lintel-type window heads.

The south and north sides of the buildings have the same window, door and bracket configurations. They are described as follows for both buildings, noting differences where appropriate. There are Italianate brackets under the eaves at each corner on the buildings. All the upper and lower story windows have cast stone sills; only the lower story windows have the lintel-type window heads with the flat arch and pronounced keystone. All of these windows are one over one double hung sash. On the side there is a bank of three windows on the upper and lower floors. The next windows are a set of two windows on the lower and upper stories. Another set of double windows is next on the upper and lower stories. Next is an entrance with an arched canopy made of wood and metal (possibly copper); columns extended from the canopy but they have been stolen. There are two single entry doors into the building. Above the doors, in the arched transom area, is an unadorned round vent window similar to that on the front pediment. On the north side of 901-903 and the north and south sides of 905-907, this entrance has been partially bricked and converted to a window. This change was probably made in the late 1940's. The new owners intend to return these to doors. On the upper floors, above these entrances there are two smaller one over one double hung windows with cast stone sills. Beside the entrance on the first floors, there is a single window on the upper and lower stories. Next, there is a bank of three windows on the upper and lower stories same as those near the front of the buildings.

On the back (west) side of the buildings, there are two banks of three windows on the upper and lower floors; the lower floor windows do not have the cast stone lintel-type window head. The two lower floor banks of windows of 901-903 are separated a small attached brick shed which conceals the wiring. Above this shed is a small single one over one double hung window. On the back of 905-907 between the banks of windows on the lower story is a small wooden porch with plain square columns. There is no second floor window above this porch. Each

building has a brick chimney which displays the Arts and Crafts motif shown on the full-height front columns.

These buildings merit historic designation because of their architectural significance to the community. The buildings represent a time of growth and change in Oak Cliff and Dallas. Stylistically, they blend the popular genres of the day to form very imposing structures that compliment the large homes on Bishop Avenue. With minor exterior changes, the apartment buildings are intact and in good condition. Historic designation of these unique structures will help to stabilize this transitional neighborhood.

### **13. Historical Significance**

*Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.*

The two Neo-classical apartment buildings, 901-903 and 905-907 North Bishop Avenue, were constructed in 1923 in the Miller-Stemmons Addition (NR 1992) of Oak Cliff. Stylistically unique, these buildings which front North Bishop Avenue were part of the transformation of the Miller-Stemmons Addition from an affluent neighborhood to primarily a middle class area. The street car line on Bishop contributed to this change in economic status for the neighborhood yet also proved its major selling point.

The suburban growth of Oak Cliff was determined by transportation lines. Marsalis' dreams of an upper class enclave were dashed in the panic of 1893. Those dreams were somewhat revived when the City of Dallas annexed Oak Cliff in 1903. The Miller-Stemmons Addition was to cater to wealthy families who wanted to live in this new area of the city. Most of the large homes were built on N. Bishop along the street car line and within view of the prospective home buyers. Many locally prominent businessmen, lawyers and doctors owned homes along Bishop. However, the neighboring streets developed more slowly and consequently the area was transformed into a middle class neighborhood. It was the street car service, providing convenient and cost effective transportation, which played a major role in the shift from an affluent to a middle class neighborhood.

Between 1910 and 1920, the population of Oak Cliff increased by 125%. The street cars transported this population around Oak Cliff and into downtown Dallas, the major employment center. The transit line originally came across the Trinity River on Jefferson Boulevard and split, one route continuing along Jefferson and eventually linking to the Inter Urban to Fort Worth and the other route, the Junius-Tyler, a loop route which went down Colorado, south to Bishop, east on West Seventh then south again on Tyler to West Jefferson. The Junius-Tyler route served the neighborhoods in the area including Dallas Land and Loan #3, Miller-Stemmons and Lake Cliff. People living in these areas could easily take the street car to the businesses and stores along Jefferson and to the other neighborhood services in the area.

These two apartment buildings were constructed in response to the transition of the neighborhood from affluent to middle class and because of the proximity to the street car line on North Bishop. These properties provided stylish living accommodations to professionals, doctors and widows. The quality of apartment living here could be compared to that of later apartments such as Cliff Towers.

Many of the tenants lived in the apartments for several years. The various property owners lived on site from the 1920's to the 1940's.

The buildings were constructed in 1923, by E.T. and Nina Connelly. The Connelys had purchased the vacant property in 1919 for \$4,250. Mr. Connelly is described in the City Directory as a "Traveler". He hired a local carpenter, James A. R. Smith, to build the imposing Neo-classical structures. It is interesting to note that the building permits were taken out separately on the buildings and not together. The first building, 905-907 N. Bishop, was permitted in January 1923, and the second building, 901-903, was permitted in March of that year. This may explain the minor design differences in the structures.

The Connelys moved into the property in 1924 and continued to live there until the property was sold in 1931. During the 1920's, the apartments housed several local businessmen, a dentist, a chemical engineer and a few widows. Mrs. Connelly, herself a widow by 1931, sold the property to Streeter and Sadie Moore for \$40,000. Mr. Moore was the manager of the KC Steak and Chop House and also worked at the U.S. Sanitary Grocery and Market both in Oak Cliff. It is interesting to note that the Deed of Trust was held by H.H. Landauer and Charles Levi. Mr. Landauer was Secretary of the Titcher-Goettinger Company and lived in Cliff Towers. Mr. Levi was an agent for Travelers Insurance.

R.H. Clem acquired the property from Mrs. Moore in 1938. Clem and his family owned two large lumber companies in Dallas, Clem Lumber Company and Builders Lumber and Loan. The lumber companies provided not only building materials but financial services such as construction loans. The Clem family owned and developed property in additions around Dallas including Highland Park High School Addition, Arcadia Gardens Addition, Greenland Hill Annex and Owenwood Addition. Mr. Clem owned the buildings until the 1940's when 901-903 was sold to Ruby Black. Both buildings were purchased by T.V.C. Sedgewick in the 1970's.

The two buildings represent the change of Oak Cliff from an affluent city to a middle class suburb of Dallas. The proximity of the street car lines made these lots perfect for apartment development. These two buildings with their unique architectural style epitomize the role of the street car lines to the suburban development of Oak Cliff.

## **14. Bibliography**

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City Directories 1920, 1921, 1922, 1924, 1925-26, 1930, 1931, 1934-35 and 1940.

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Longstreth, Richard, **The Buildings of Main Street**. Washington, D.C.: Preservation Press, 1987.

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McDonald, William L., **Dallas Rediscovered**. Dallas: Dallas Historical Society, 1978.

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Poppeliers, John, Chambers, Allen and Schwartz, Nancy, **What Style Is It?** Washington, D.C.: Preservation Press, 1977.

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Warranty Deeds, Dallas County, volume 2181 page 127, volume 2114, page 509-511, volume 1737 page 407, volume 2109 page 356, volume 781 page 204.

Whiffen, Marcus, **American Architecture Since 1780, A Guide to the Styles**. Cambridge, Massachusetts: MIT Press, 1977.





**Designation Merit**

- |  |                                     |  |                                     |
|--|-------------------------------------|--|-------------------------------------|
| A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Dallas, State of Texas or the United States. | <input type="checkbox"/>            | H. Embodiment of elements of architectural design, detail, material or craftsmanship which represent a significant architectural innovation.                               | <input type="checkbox"/>            |
| B. Location as the site of a significant historical event.   | <input type="checkbox"/>            | I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. | <input checked="" type="checkbox"/> |
| C. Identification with a person or persons who significantly contributed to the culture and development of the city.   | <input type="checkbox"/>            | J. Unique location of singular physical characteristics representing an established and familiar feature of a neighborhood, community or the city.                         | <input type="checkbox"/>            |
| D. Exemplification of the cultural, economic, social or historical heritage of the city.   | <input type="checkbox"/>            | K. Archaeological value in that it has produced or can be expected to produce data affecting theories or historic or prehistoric value.                                    | <input type="checkbox"/>            |
| E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.                                | <input type="checkbox"/>            | L. Value as an aspect of community sentiment of public pride.  | <input checked="" type="checkbox"/> |
| F. Embodiment of distinguishing characteristics of an architectural style or specimen.   | <input checked="" type="checkbox"/> |  |                                     |
| G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.                            | <input type="checkbox"/>            |  |                                     |

**Recommendation**

The Designation Task Force 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 Task Force endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Planning and Development.

Date:



Kathleen Cothrum Chair  
Neighborhood Designation Task Force



Jim Anderson, Urban Planner  
Historic Preservation