

WILSON BLOCK
DESIGNATION REPORT
CITY of DALLAS



September 12, 1980

Mrs. Ruthmary White
Chairperson
Historic Preservation Landmark Committee
City Hall
1500 Marilla Street
Dallas, TX 75201

Re: Historic District Designation
Wilson Block, Dallas, Texas

Dear Mrs. White:

We are interested in having the Wilson Block on Swiss Avenue in East Dallas designated as a Historic District under Chapter 19A of the City of Dallas Zoning Ordinance. Please start the process within your Committee so that this may take place.

Your assistance in this matter is appreciated.

Best regards,


David G. Fox

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cc: Michael Stevens ✓
Urban Plan Department
City of Dallas
City Hall
1500 Marilla Street
Dallas, TX 75201

Architectural Significance

The five residential buildings and their associated outbuildings which comprise the Wilson Block are unique for Dallas in that they represent the most cohesive multi-structure grouping of turn-of-the-century architecture in the city. Bounded by Swiss Avenue on the northwest, Oak Street on the northeast, Floyd Street on the southeast, and Liberty Street on the southwest, the houses on the Wilson Block exhibit the form and massing reminiscent of the vanishing Victorian era, combined with the renewed interest in classical motifs associated with early 20th century architecture. The group of one and one and one-half story residences which front on Swiss Avenue share many architectural elements (details) - frame construction, clapboard siding, hipped roofs with projecting gabled dormers, irregular massing, decoratively corbeled brick chimneys, one-story porches attached below the eave line, classically detailed porch columns, extensive use of decorative shingle patterns, ornately carved door moldings and stained or beveled door and window lights. The fine craftsmanship acts as a unifying element, although each building has a quality of its own expressed in the various combinations of structural and ornamental elements.

Largest and most dominant of the Wilson Block structures is the Wilson House at 2922 Swiss Avenue. Sited on the northwest corner fronting Swiss Avenue, the home was designed in 1899 for the Wilson family as their residence. The smaller and less ornate homes which comprise the remainder of the Wilson Block were built by 1902 by Wilson, but were constructed to serve as employee and rental housing. The asymmetrical plan of the one and one-half story Wilson House is expressed by a multiplicity of gables and dormers, as well as the conical turret at the northeast corner which projects through the steeply pitched hipped roof. A texture is created by patterns of imbricated shingles applied as a continuous band above the first story windows upward to the boxed eave and within the gables and on the turret. Additional decorative detail is provided by the various moldings found beneath the bracketed eaves on the porch as well as the garland relief in the pediments over the main (north) and east entrances. The one-story porch extends from beneath the eave line across the north and a portion of the east elevations. Classical influence is indicated by the porch detailing, which includes turned balustrades, bracketed eaves, and the pedimented gables. Windows and doors vary in size, arrangement, and the number and arrangement of lights. The front door, with its beveled oval glass, has two flanking oval sidelights and a single transom. Carved moldings decorate the door around the inset panel of glass. Two broadly proportioned windows on the north elevation contain a large, single clear pane below a smaller stained glass pane. Double hung windows in the upper story are comprised of a single clear pane in the lower sash, while the upper sash is divided by muntins arranged in a diagonal pattern. The rear (south) elevation rises a full two stories and is screened at both floors.

Associated outbuildings include the servant's quarters, and a one and one-half story carriage house. The servant's house is a small rectangular building with a gabled roof. Doors and windows are irregularly spaced and dimensioned. The carriage house more closely resembles the main house in its proportions and configuration. A pyramidal roofed cupola is centered on the top ridge of the roof. Irregularly spaced windows and doors are placed on each elevation. Shed additions are attached at the east and west elevations.

West of the Wilson House is 2910 Swiss Avenue, one of the three smaller homes built by Fred and Henrietta Wilson as rental property. Outstanding features on the one-and one-half story structure are the unique window arrangements in the gables and dormers, the tapered square fluted columns which support the porch and the careful attention to the detail of the door and pediment which mark the main entrance.

Immediately to the west is 2906 Swiss Avenue, another similar frame one and one-half story residence. Elements associated with the other Wilson Block Homes, such as an asymmetrical plan, hipped roof, and decorated shingled dormers are present, but are enriched by details unique to this structure. These details include the foliated relief work in the upper portion of the front gable and in the pediment above the front door, and in the decorative millwork of the lap siding. Classically detailed round wooden columns support the porch on the north and a portion of the east elevations.

Almost as elaborate as the Wilson House, 2902 Swiss Avenue is not as large. Its physical characteristics reflect the irregular massing, detailing, hip roof and projecting gables of the other Wilson block residences. Wrapping around the north and west facades, the one-story porch is supported by paired round columns with molded bases and capitals on brick piers. A shingled arched spandrel wall extends from each set of columns. This arched motif is repeated in a three part window grouping in the projecting gables of the north and west facades. The central window in the group is a single one over one sash window flanked by smaller triangular lights under a molded round arch. Sidelights and a three-part transom frame the broad front door which is pierced by round-glass in the top half of the door. The house rests upon a raised pier foundation with brick foundation walls. A one and one-half story wood frame carriage house at the rear exhibits a rectangular plan and cross gables projecting from a north-south main gable.

The house at 2907 Floyd Street demonstrates a similar appearance. The symmetrical front facade and the attached porch reinforce the building's similarity to the rest of the block. However, the house differs in that it has a smaller pedimented dormer and square fluted columns.

Cultural Significance

The Wilson Block, located near Dallas' Central Business District, consists of five houses and their associated outbuildings at the turn of the century. These Victorian period homes range in style from small, four room frame structures to a large Queen Ann style mansion complete with carriage house and barn. The houses stand in an area where many of Dallas' oldest residents, the La Reunion colonists, resettled after their society collapsed.

La Reunion was the name given to a Fourierist colony of French, Swiss, and Belgian immigrants who settled along the banks of the Trinity River, just west of Dallas, in what is now Oak Cliff or Southwest Dallas. Arriving in the Spring of 1855, these idealistic immigrants, under the leadership of Victor Considerant, founded a colony based upon communistic principles, sharing everything within their society - work, food and chores. Most were highly skilled artisans and professional people, yet they were ill-suited and unprepared for the rigorous conditions and hardships of frontier life. Settling in an area of poor farming land, they were plagued by unusually bad weather conditions and crop failures, and soon discovered the practical application of their ideals differed from the original intentions. La Reunion never flourished as an organized society, and by 1857 the colony dissolved forcing the colonists to resettle in other areas.

Many of the La Reunionists and their descendents resettled in East Dallas. This part of the city began to grow when the Houston and Texas Central Railroad (later the Southern Pacific) came through the area in 1872. East Dallas was established as a town in 1882 and consisted of 1,429 acres. Three years later, it had grown into a fairly substantial city. The railroad station was located a mile from the business district that was near the courthouse square. The railroad encouraged people to move away from the Trinity River area and into the eastern suburb. In 1890, East Dallas merged with the city of Dallas as a single municipality.

During this period of rapid growth, many fine residences were built by the La Reunion colonists and their descendents. The Bolls, Frichots, and Nussbaumers were a few of the colonists who chose to live in this flourishing area. This was also the area where Fred Wilson decided to build his elegant Queen Ann style home in 1899.

Frederick P. Wilson, originally from Ontario, Canada, came to Texas in the late 1800's, and joined his wealthy brother, John B. Wilson, in the cattle business. Fred was a leader in Dallas' civic affairs as a member of the Park Board and a charter member of the Citizen's Association. In the early 1900's, he was manager of the Wilson Building which was constructed in downtown Dallas by his brother in 1904. On June 6, 1894, Fred married Henrietta Frichot, the daughter of C. D. and Susanna Frichot.

Henrietta's parents were both members of the La Reunion colony. Her mother, Sussanna Boll, was a native Zurich, Switzerland. She came to Texas in 1856 with her parents and sister, Dorethea, to join her brother Henry in the La Reunion commune. On October 16, 1858, Susanna married Christopher Desire Frichot who had come to La Reunion with his brother and nephew in 1855. Christopher, a native Parisian, was a well educated man who had mastered astronomy in the best schools and observatories in Europe. He and his brother, Pierre, left the La Reunion colony after its failure and established one of the first brick manufacturing plants in Dallas in the 1860's.

In 1898, Henrietta Frichot Wilson acquired the land where she and her husband, Fred, built their home. This tract of land had been owned by her aunt, Doretha Boll Nussabaumer. Dorethea and Jacob Nussbaumer are believed to have built one of the first houses on Swiss Avenue. Henry Boll, the brother of Susanna Frichot and Dorethea Nussbaumer, also built his home in this area.

In keeping with this family tradition, the Wilsons built their home at 2922 Swiss Avenue and three adjacent houses at 2902, 2906, and 2910 Swiss Avenue. The Wilson homestead is a large one-and-a-half acre lot. The house contains many fine Victorian architectural details such as patterned windows, jigsaw ornamentation, bullseye and flower moldings, and spacious porches. The foyer ceiling is painted in scenes depicting the four seasons: Winter, Spring, Summer, and Fall. The music room also contains beautiful ceiling paintings.

The three adjacent houses on Swiss Avenue were built to be used as rent houses with the idea of the Wilsons being able to choose their own neighbors. Each of these homes is located on a 65 x 100 foot lot, and are not as large, nor as grand as the Wilson homestead. However, they do display fine craftsmanship and are good examples of smaller houses built during the Victorian period. Located behind the Swiss Avenue homes are two smaller, four room houses, 2901 and 2907 Floyd Street, which were probably used as servants' quarters.

The Wilson Block homes remained in the Wilson family even after Fred Wilson's death in 1923. His son Laurence sold the property in 1977, and it is now owned by Dave Fox, a Dallas homebuilder. The property is included in a development plan for new inner city residences. These houses represent some of the finest examples of Victorian architecture left in Dallas and symbolize a period of Dallas' architectural history which has almost totally been lost to modern building trends.

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Designation Merit

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| <p>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. <u> X </u></p> | <p>H. Embodiments of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation. <u> </u></p> |
| <p>B. Location as the site of a significant historical event. <u> </u></p> | <p>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. <u> </u></p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <u> X </u></p> | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city. <u> X </u></p> |
| <p>D. Exemplification of the cultural, economic, social, or historical heritage of the city. <u> </u></p> | <p>K. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. <u> </u></p> |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <u> X </u></p> | <p>L. Value as an aspect of community sentiment or public pride. <u> X </u></p> |
| <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen. <u> X </u></p> | |
| <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. <u> </u></p> | |

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Recommendation

The Landmark Survey Task Force requests the Historic Landmark Preservation Committee to deem this proposed landmark meritorious of historic recognition as outlined in city ordinance 19-A.

Date: October 24, 1980

Further, this task force endorses the preservation criteria, policy recommendations, and landmark boundary as presented by the Dept. of Urban Planning staff.

Chairman, Landmark Survey Task Force

Urban Design Program Manager
Department of Urban Planning

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Preservation Analysis

STRUCTURE

- 1. Surface Materials
- 2. Fenestration and Portals
 - a. style, type
 - b. o/w ratio
 - c. rhythms
 - d. placement
- 3. Trim and Detailing
 - a. style
 - b. unique trim or detailing
 - c. structural members
- 4. Roof
 - a. style, form
 - b. slope
 - c. materials
- 5. Design Concepts
 - a. stylistic demands
 - b. functional concepts
- 6. Utilities
 - a. design
 - b. placement
- 7. Signs
 - a. style, design
 - b. placement
- 8. Exterior Connections
 - a. design
 - b. penetration points

SITE

- 1. Prohibited Structure Areas
 - a. approach
 - b. view corridors
 - c. site feature protection
 - d. vertical additions
- 2. Access/Egress
- 3. Adjacent R.O.W.'s
 - a. existing treatment
 - b. proposed changes
- 4. Landscaping
 - a. existing plant removal
 - b. new plant selection
 - c. site design
- 5. Site Fixtures
 - a. furniture
 - b. sculpture, art
 - c. paths
 - d. utility units
 - e. signs
- 6. Lighting
 - a. exteriors
 - b. grounds

COLOR

- 1. Surface Materials
- 2. Trim and Details
- 3. Roof
- 4. Utilities
- 5. Signs
- 6. Site Fixtures
- 7. Accent Color

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Land Use Analysis

Proposed zoning change:

from: _____

to: _____

Recommended use variances:

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PRESERVATION CRITERIA

- A. QUALITIES OF THE BLOCK: All new construction, redeveloped or move-in structures in the Wilson Block Tract I shall be based on the following criteria:
1. Rhythm of Spaces Between Buildings -- Moving past a sequence of buildings, one experiences a rhythm of recurrent building masses to spaces between them. The rhythm established by a recurrence or repetition of the ratio between building widths and the spaces between them shall be maintained. Each blockface shall be evaluated to determine the appropriate rhythm of spaces.
 2. Landscaping -- The open expanse of front yards and the quantities of planting within them serves as a transitional area between public and private space and can serve to unify the streetscape:
 - a. There shall be no fence, except as described herein (see Section A.8), or any hedgegrowth allowed in any space of the front yard. Trees, floral plantings, (annual and perennials) and groundcover are allowed in the front yard. Plantings adjacent to the building's front facade (foundation plantings) shall not exceed three (3) feet in height.
 - b. All sidewalks, driveways and curbing shall be constructed of concrete or brick. Circular drives are not compatible to the district and therefore are not permitted.
 - c. All driveways, except for existing shared driveways, shall be a maximum width of nine (9) feet in the front yard. This width shall extend to the front building setback line at which time the width can be extended to 18 feet (two car widths). Concrete ribbon drives are allowed.
 3. Coverage -- Coverage of any new, redeveloped or move-in structure shall not exceed of the total lot area.
 4. Screening -- Screening must conform to the fence requirements in Section 8 below.
 5. Signs -- City, state and national historic markers for the area will be allowed on the parkways after approval of the Historic Preservation Landmark Committee. Historic plaques on each house must also be reviewed by the H.L.P.C.
 6. Accessory Buildings -- Existing accessory buildings attached to the main buildings shall be considered as part of the main

building for the purpose of front, side and rear yard requirements.

- a. New detached accessory buildings may only be constructed to the rear and no closer than ten (10) feet to the main building and shall be subject to the provisions of Section 22 of the Comprehensive Zoning Ordinance. No new attached accessory buildings will be allowed in the district.
 - b. Garages must be architecturally compatible to the primary structure in shape, roof form, facade openings, materials and color.
 - c. All other accessory buildings and improvements to the rear facade or yard must be compatible with the primary structure if they can be easily seen from the street. Otherwise, all improvements and accessory buildings fall under "review and recommend" by the H.L.P.C.
7. Platting -- For any proposed new development or moved-in structure, a subdivision plat defining the area or areas to be developed as a unit shall be reviewed and acted upon by the City Planning Commission after the Historic Landmark Preservation Committee has reviewed said plat and made its recommendation.
8. Fences -- To ensure that the qualities of the block and the architectural significance of the buildings in the Wilson Block be preserved and enhanced, the following structural, architectural and aesthetic criteria for fences are established for existing, new or move-in structures.
- a. Rear and Sideyard fences shall:
 - (1) not exceed nine feet in height.
 - (2) be constructed of the following materials:
if it is a side or rear yard fence, and not facing the alley.

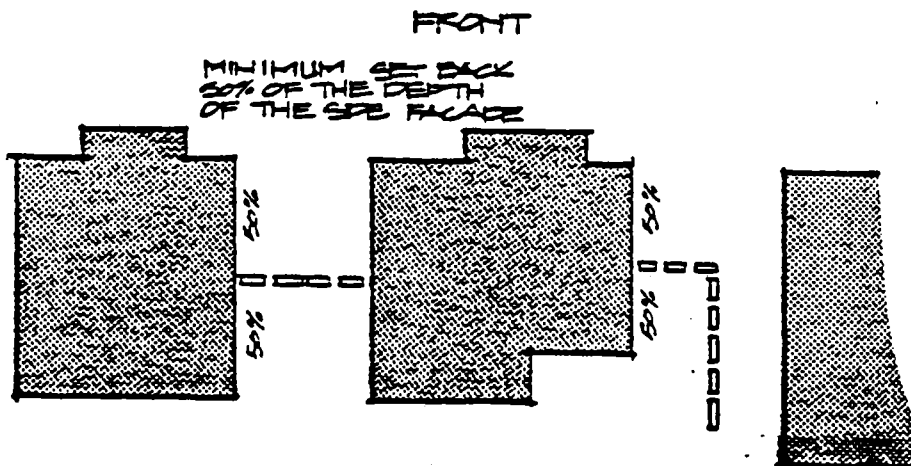
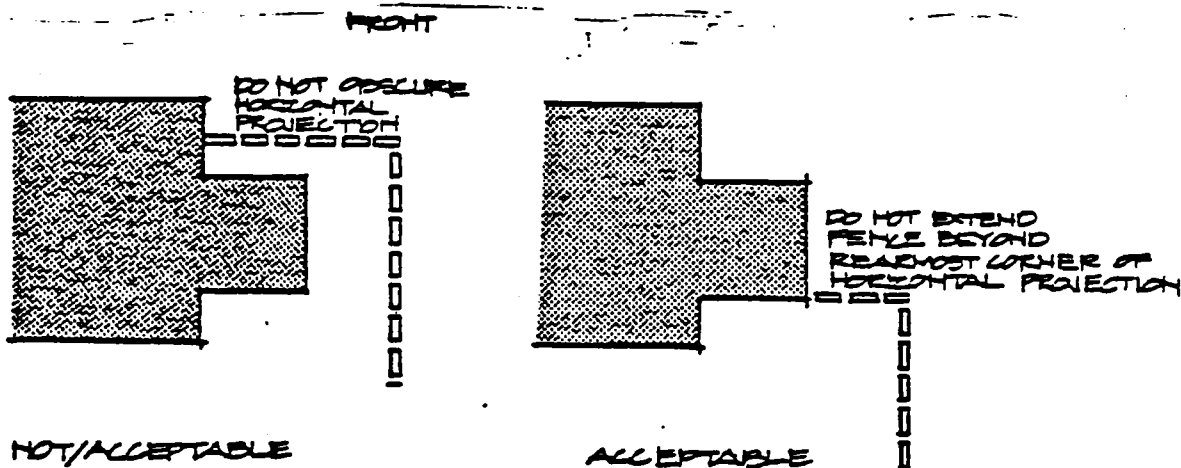
Chain link. Chain link fences must be landscaped with evergreen landscaping which covers the fence.

Wrought Iron. The use of wrought iron shall be evaluated on each block for compatibility. The wrought iron shall be painted black, dark green or the same color as the main building facade.

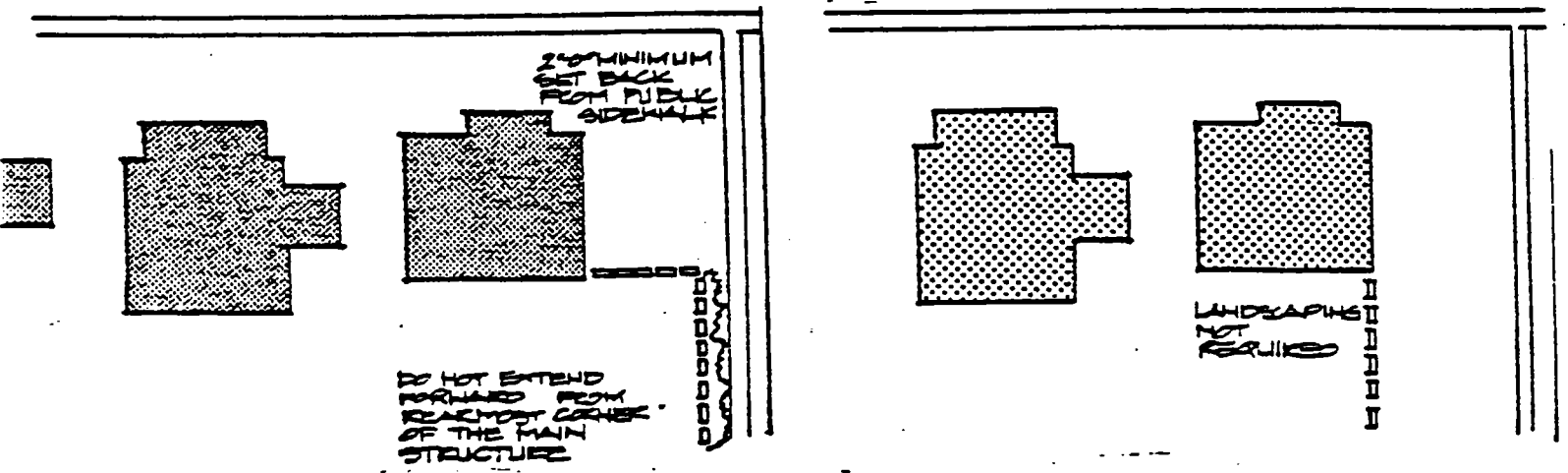
wood. Wood fences may be painted or stained and color must be reviewed by the H.L.P.C. Picket fences will be permitted. Each fence shall be trimmed at the top with a horizontal wood cap or horizontal wood trim running the length of the fence. On a corner lot, the sides facing a public street shall be a finished side and shall be landscaped. Landscaping is required to cover the right angle juncture created by the fence and the ground. Evergreen landscaping is required with a six inch height minimum.

Masonry. The color, texture, and dimensions of masonry shall match the existing masonry structure as near as is practicable. The color, width, type and elevation of mortar joints shall be the same as in the existing masonry structure as near as practicable. All exposed brick shall be fired brick as defined by the American Standard Testing Materials designation C-126-75A, type grade FBS-SW.

- (3) not extend toward the front of the structure beyond the rear most horizontal projection of the structure. If there is no horizontal projection, a fence shall be set back from the front line of the structure a minimum of 50 percent of the side depth of the structure, and shall not extend toward the front of the structure beyond that point.



A fence constructed on a corner lot shall not extend toward the front of the structure beyond the rearmost corner of the main structure on the side street. A fence shall be set back from a public sidewalk at least two feet and landscaped. If the fence extends back from the rearmost corner of the main structure, the side facing a public sidewalk does not have to be landscaped.



No fence or hedgerow shall be allowed on a vacant lot except at the rear property line. Trees and other landscaping elements are allowed.

b. Front yard fences shall:

- (1) not exceed feet in height;
- (2) be constructed of the following materials:

Wire and Wrought Iron. Wire and wrought iron are the most common materials used. The wire fence is a construction of a rectangular or oval wire pattern between iron posts with ornamental tops. The iron fence has a continuous base supporting vertical rows of straight bars slightly pointed at the top. The posts are usually plain and surmounted by a small ornament.

Picket Fences. Wooden picket fences are used around Victorian gardens and are acceptable.

Wire Fence
(Illustration)

Picket Fence
(Illustration)

Wrought Iron
(Illustration)

- c. A fence shall be constructed in a plumb and vertical position, the top edge being level and horizontal. A fence shall run parallel to or at a 90 degree angle to the property line.
- (1) Each vertical structural component shall be secured in the ground with a foundation sufficient to prevent leaning, and shall be spaced at a constant interval no greater than feet.
 - (2) Wooden structural posts shall be no less than four inches square. The portion of a wooden post set below ground level shall be treated with pentachlorophenol or other water-repelling wood preservative.
- d. The Historic Landmark Preservation Committee in its review of a Certificate of Appropriateness Application, and the City Plan Commission in its review of a recommendation of the Historic Landmark Preservation Committee as to whether a certificate of appropriateness should be issued, may allow variances to the fence requirements as contained in this subsection as follows:

The standards relating to fence placement contained in this section (A.8) may be varied if (i) they conflict with a specific architectural feature of the structure, or (ii) existing partial walls extend from the structure and the owner wishes to extend the wall using the same

materials and design as near as practicable, or (iii) more visual screening is necessary to insure privacy because of the unusually close proximity of a neighboring structure. Furthermore, with a respect to the standards pertaining to placement of a fence on a corner lot, a variance may be allowed if the lot is on a corner with high pedestrian or vehicular traffic or the distance from the street curb to the side of the structure is less than thirty (30) feet.

The H.L.P.C. and C.P.C. may allow a variance to permit a sideyard fence between two structures to come to the front setback lines, and to bridge between fence and structure. While the above criteria does not necessarily apply to these fences, the design, material, color and placement must be reviewed and approved by the H.L.P.C. and C.P.C.

- B. QUALITIES OF THE BUILDING FORM: The original qualities and characteristics of the Wilson Block Tract I building form of height, width, massing, shape of the facade and roof forms shall be preserved and restored. The basic shape and form of the facades of new construction, move-ins or additions shall be compatible with facade shapes and forms already existing in the area. All new, redeveloped or move-in structures shall comply with the following:
1. Height of Structures -- No new or move-in structures shall be less than 20 feet in height or more than 36 feet in height; most Dallas Victorian houses are between one and two and one half stories tall.
 2. Width of Structures -- The minimum width for structures on interior lots shall be feet, while the minimum width for structures on corner lots shall be feet. Maximum building widths will be determined by the side yard setback provisions.
 3. Shape of Facade -- The building facade which results from the structure's geometric configuration - height, width, horizontal/vertical lines and projections, roof slope, shall be preserved. Most Victorian structures exhibit a vertical directional emphasis achieved by a combination of the height/width ratio, steep roof forms, the tall and narrow proportions of windows and doors and the detailing.
 4. Roof Forms -- In order to maintain the predominant building characteristics of the district, each structure, redeveloped, new construction or move-in will be reviewed based on the following:

- a. Overhang: new or move-in structures or new roofs on redeveloped buildings constructed after the effective date of the ordinance shall have a roof overhang of
 - b. Pitch and Multiplicity of Roof Forms: new move-in structures or new roofs on redeveloped buildings shall exhibit the Victorian characteristics of adjacent structures 1) pitch: 19th Century houses typically possess steeply pitched roofs usually greater than 45 degrees or a 1/1 ratio; and 2) roof form: gables, peaks, ridges, valleys, pent roofs and dormers being typical.
 - c. Alterations or additions: to any roof should maintain the established complexity, pitch and vertical emphasis found on existing structures.
 - d. Color and type of roof materials: Slate or wood are the most common materials and are preferred.
5. Physical Additions -- All physical additions to the primary structure (i.e. enclosed rooms physically attached to the house) must be architecturally compatible in shape, roof form, facade openings, materials and color.

C. QUALITIES OF BUILDING TREATMENT: In order to further the preservation of the architectural qualities of the existing structures, all new, redeveloped or move-in structures in Wilson Block Tract I shall comply with the following criteria:

1. Color -- Color and color scheme are to be reviewed by the H.L.P.C. and should harmonize within the structure's facade as well as compliment the overall character of the district. The following criteria shall be applied:
 - a. Polychrome: the use of polychrome (multi-chrome colors) is a favored painting scheme of the Victorian era and the color scheme shall harmonize within the structure itself.
 - b. Bright Colors: should be used sparingly as an accent and are most effectively used on the front door.
 - c. High gloss paints: should be avoided as the light reflections from this paint distract from the color and reveal surface imperfections.
 - d. Roof colors: strong bright colors should be avoided on the roof; compatible treatment would recommend traditional slate grey or tile colored burnt red.

2. Facade Materials -- Wood is the primary material used in the Victorian structures and shall be used for redeveloped, new or move-in structures. Variety is achieved through the different textures resulting from the combination of various geometrically-shaped pieces of wood and rehabilitation should reflect the original texture variety. The major surface area is covered with horizontal, narrow clapboards finished with a vertical corner board and geometrically shaped shingles. Use of artificial and synthetic imitation material such as artificial stone or brick, asbestos wall shingles, and aluminum siding and imitation details from other stylistic periods are not acceptable.
3. Front Entrances and Porches -- The restoration of the original porch treatment such as porches and columns and decorative trim will serve to restore the textural quality of the structure and streetscape. The porch and entries shall conform to the following criteria:
 - a. Porch enclosures are inappropriate and not permitted as this destroys the design relationship of solids to voids.
 - b. Flat porch roofs are not original and are not allowed in the front of the building.
 - c. The vertical supports should carry the visual weight as well as the actual weight of the porch.
 - d. The original entrance treatment (i.e. door transoms, sidelights, stained glass, and trim), should be retained in the original location.
4. Facade Openings -- Facade openings on the front and side facades shall conform to the following criteria:
 - a. Original window openings in the front facade of buildings existing at the time of passage of this ordinance shall be preserved as openings.
 - b. The windows are usually informally arranged and elongated to reinforce the verticality of the Victorian structure. The earlier structures exhibit a tall and narrow 2/2 configuration (two panels of adjacent glass on top and bottom), whereas improvements in glass production made larger, single-paned windows possible.
 - c. Decorative wood moldings and bull's eye details are often used around windows and doors.

- d. Reflective, tinted, mirrored and opaque glass is not permitted in any facade opening.
- e. The trim of storm windows must be painted to match the trim color.
- f. The front doors shall be designed with recessed panels or with recessed panels and harmonious embellishments such as develed or stained glass window. Transoms and side lights were often used around the door to admit additional light and provide ventilation.
- g. Aluminum screen or storm doors are allowed on front doors, if painted.
- h. Shutters, if utilized, shall be of sufficient size to perform their intended function. Awning and sun screens are inappropriate and detract from the original fenestration and therefore, are not allowed.

D. QUALITIES OF THE FACADE ACCENTUATION: The architectural detailing and trim on exterior facades shall be preserved. All new, redeveloped or move-in structures in Wilson Block Tract I shall comply with the following elements:

- 1. Porch or Entrance Projection -- The size, shape and prominence of the primary buildings entry. See criteria in Section C.3.
- 2. Detailing -- The committee shall review the manner in which materials are used, the way in which materials or structural elements are joined, and the fashion in which elements such as columns, brackets under eaves, turned jigsaw spandrels along the top of the porch and turned balustrades.
- 3. Embellishment and Trim -- The use of applied decoration such as , stained glass, etc., shall be located along roof lines and above facade openings and reviewed by the committee.

E. OFF STREET PARKING: A minimum of one paved off-street parking space shall be provided for each dwelling unit. In the case of institutional use which periodically requires additional parking for membership meetings or special events, evidence must be shown that off-street parking space is available to accommodate 70% of the projected parking load. No parking except in driveways shall be permitted in the front yard of any lot. No tract of land within Planned Development District shall be converted solely to parking use.