

HISTORIC LANDMARK NOMINATION FORM
CITY OF DALLAS LANDMARK COMMITTEE

1. NAME:

a) Historic name of property F.A. Brown Farmstead
b) Common name of property F.A. Brown Farmstead

2. LOCATION:

a) City address: 4611 Kelton d) Land survey name: C.G. Cole, Abst. #320
b) Location in city: North Dallas e) Size of tract: 20,089 sq. ft.
c) Neighborhood name: Love Field East Block, lot, tract: 1/4993,11

3. CURRENT ZONING: MF-2

4. CLASSIFICATION (CHECK ALL APPROPRIATE):

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

5. CURRENT OWNER: Historic Preservation League, Inc. PHONE: 821-3290
ADDRESS: 2902 Swiss Ave. STATE: TX ZIP: 75204-9990

6. FORM PREPARED BY:

a) NAME AND TITLE: Al Cox, Historic Preservation League; Ron Emrich
b) ORGANIZATION: F.A. Brown Farmstead Council
c) CONTACT PERSON: Al Cox PHONE: 871-8774

7. REPRESENTATION ON EXISTING SURVEYS (CHECK ALL APPROPRIATE IF KNOWN):

ALEXANDER SURVEY (CITY WIDE) LOCAL STATE NATIONAL
 BEASLEY H.P.L. SURVEY (CBD) A B C D
 1985 SURVEY (CITY WIDE) STATE MARKER
 MASON SURVEY (OAK CLIFF) NATIONAL REGISTER
 VICTORIAN STRUCTURE SURVEY
 OTHER: _____

FOR OFFICE USE ONLY

8. FORM RECEIVED: DATE: 12/1/86; SURVEY VERIFIED: Y N; BY: ME

9. FORM FIELD CHECKED: DATE: 12/10/86; BY: pa

10. TYPE OF NOMINATION:

ARCHEOLOGICAL STRUCTURE(S) DISTRICT
 SITE ONLY STRUCTURE AND SITE PETITIONS NEEDED

11. NAME OF ORIGINAL OWNER OF STRUCTURE(*): Mrs. Ellen Price Stewart
12. DATE(S) OF ORIGINAL CONSTRUCTION AND MAJOR ALTERATIONS(*): c. 1880, attic conversion to bedrooms prior to 1900, concrete greenhouse built about 1930, frame two-car garage built in 1960's.
13. NAME OF ARCHITECTS/CONTRACTORS/OTHERS INVOLVED IN BUILDING DESIGN AND CONSTRUCTION(*):
 a) ORIGINAL: Unknown
 b) ALTERATIONS: _____
-
14. NATURAL/URBAN DESIGN FEATURES OF SITE: Farm house is on original site and still has working wells and cisterns used for both domestic and dairy farm production.
15. PHYSICAL DESCRIPTION
- | | | |
|---|---------------------------------------|---|
| Condition: | Check one: | Check one: |
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | |
| | <input type="checkbox"/> altered | |

Uncharacteristically large and well-detailed for a North Texas farmhouse of the period, the Brown home is situated on a 20,000 square foot, heavily wooded site surrounded by mid-sized apartment buildings and 20th century single-family houses. Built on land that slopes slightly to the west, the house faces east, a two-story, five-bay wood structure with a side-gabled roof at the front and a one-story, gable-roofed extension at the rear.

The primary elevation is dominated by a full-width, shed-roofed front porch supported by six smooth, square columns that, in turn, sit atop square brick bases. Tall, 1 X 1 windows pierce the two bays flanking the center entry, while a similar window appears in the large gabled dormer centered in the side-gabled roof above. Undressed lumber and oversized clapboard siding were used to construct the house, as well as square, hand-wrought iron nails without heads or points.

The original south screened porch, used for good weather dining, has been enclosed in glass, while the north porch, originally used for cool storage of food, milk, butter and eggs, has been replaced by a modern bathroom. A long center hall, dominated by a wide staircase, separates the parlor and dining room on the north from two bedrooms and a small bath on the south and leads to the glass-enclosed porch and the kitchen and bedroom at the rear. The four front rooms have 14-foot ceilings, with 12-foot windows, and walls of lime and sand plaster on small wood lath. The remaining rooms and porches of the house are of beaded wood. The stair in the center hall leads to the second-story bedroom/office and an attic room once used by the Brown sons as a bedroom. Seven fireplaces originally heated the house, one in each downstairs room.

16. HISTORICAL SIGNIFICANCE:

The F.A. Brown Farmstead is believed to be the oldest, unaltered farmhouse on its original site in the City of Dallas. It is an outstanding example of how a 516-acre land grant and producing farm of the nineteenth century has shrunk to a one-half acre city lot as a result of urban expansion, while, remarkably, remaining in the same family for 100 years. Virtually unaltered, the only known twentieth century changes are the addition of two lean-to baths and enclosure of the rear porch. In addition, a substantial portion of the original furniture and memorabilia of the occupancy of the Brown family remains in the house, and much of the original interior design elements have been preserved, including faux bois paint finishes, beaded wainscot and faux marble mantles.

The dwelling known as "Brownwood" or the Brown Homeplace was built before 1885 on land which was part of the Calvin Cole headright. It was the home of the Brown family from 1885, when Francis Asbury Brown purchased it and 200 acres of farmland, until 1985, when his granddaughter's bequest of the house and remaining land to the Historic Preservation League, Inc. took effect.

F.A. Brown purchased 200 acres of land near the country road known as Lovers Lane in 1885 from Ellen P. Stewart and her husband William¹, who had been the eighth owners of the property since its granting to Calvin Cole by virtue of Peters Colony Certificate #57 in 1850². The deed, which crossed the Atlantic Ocean four times in order to be fully executed (the Stewarts having lived in Paris for some time), included an obligation by Brown to provide insurance for the residence on the land, indicating that the house that survives today was constructed prior to 1885.

Francis Asbury Brown (1836-1922) moved with his family from Tennessee to Fulton, Kentucky where he met and married Fannie Moss in 1867. When the Brown's only son, Ernest (1868-1943) was nine years old, he and his father travelled to Dallas County, Texas, seeking a suitable place to move Fannie Brown, who was in ill health. They settled in Wheatland, Texas, where Brown had relatives; in less than a year, Fannie Brown died of pneumonia. In 1885, Francis and Ernest moved to the farm north of Dallas which had recently been purchased from Ellen Stewart, and in the next year Francis brought his new bride, Anne Bradshaw Taylor, to live at the homeplace.

Ernest brown married Nancy Annette Cochran in April 1894 and the couple made their home first on a farm on Walnut Hill Lane and, later, on another farm in what was to become the Bluff View area of Dallas. The Cochrans had settled in this area of northern Dallas County during the Texas Republic and later contributed to construction of the Cochran Methodist Chapel near their home. Their relationship to the Browns, through the marriage of Nancy and Ernest, was to remain close for the next 80 years, despite the changing conditions of the respective families and their farms.

The Ernest Browns and their seven children moved to the homeplace when Ernest's stepmother Anne Taylor Brown died, Ernest continuing to farm the land, run dairy cows and nurture notable gardens. Apparently much of the land was sold by Ernest in 1922, upon the death of

¹ Deed Records, Dallas County Courthouse, V.73, pp. 386-388.

² Ibid. Book D, p. 357, No. 84, Vol. 10.

F.A. Brown, as residential development reached farther toward the North Dallas area. The house and remaining 3.6 acres passed to Ernest's daughter, Anna (Mrs. W.T. Baker), upon his death in 1943³. The address of the house, which had once been on the narrow dirt road called Lovers Lane, became Kelton Street, as apartment buildings and houses surrounded the lot. Anna Brown Baker died in 1980, leaving the property in trust to her husband, with the Historic Preservation League, Inc. as ultimate beneficiary, and in 1985 the house and remaining one-half acre passed to the ownership of the League.

³ Baker, Anna A. and Cochran, Anne A., Memories Live On and On, Cochran Chapel United Methodist Church, Steve Hodge Printers, Dallas, Texas, 1974.

17. ATTACHMENTS (CHECK ALL APPROPRIATE):

<input checked="" type="checkbox"/> DISTRICT OR SITE MAP	<input checked="" type="checkbox"/> SLIDES, PHOTOS, ETC. (EACH FACADE)
<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> ADDITIONAL DESCRIPTIVE MATERIAL
<input type="checkbox"/> ANNOTATIONS(*)	<input type="checkbox"/> BIBLIOGRAPHY

18. INVENTORY OF STRUCTURES FOR DISTRICTS ONLY, SEE ATTACHED SHEETS.
(NOTE: SEE ATTACHED INSTRUCTIONS BEFORE PROCEEDING)

NUMBER OF STRUCTURES: _____ NUMBER OF ATTACHED SHEETS: _____

(*) Must be annotated

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

Recommendation

The Designation Task Force requests the Landmark Committee to deem this nominated landmark meritorious of designation as outlined in Chapter 51, Dallas Development Code.

Date: *January 27, 1987*

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

Robert Canavan Jr

 Robert Canavan, Chairman
 Designation Task Force

Ronald P. Emrich

 Ron Emrich, Senior Planner
 Historic Preservation

..... 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

..... Land Use Analysis

Proposed zoning change:

from: N/A
to: N/A

Recommended use variances:

 MUSEUM

APPENDIX

Preservation Criteria: F.A. Brown Farm Home

The following guidelines will serve as the basis for certificate of appropriateness review of the F.A. Brown Farmhome. The guidelines define the most important physical elements of the property's unique physical appearance, and state the appropriate means of preserving these elements in future maintenance, rehabilitation or restoration.

Existing Buildings to be Retained on Site

1. Protected Facades and Building Setbacks

All existing building elevations of the main farmhouse building and the concrete greenhouse shall be considered protected facades and shall be preserved. The existing south yard setback of the protected structures along Kelton Street and the side yard setback to the east shall be preserved and maintained.

2. Surface Materials

Renovations of the opaque elements of each elevation of the main house shall employ only wood or shingle material of equal texture, color and size to the existing structure as practicable. Reconstruction, renovation or repair of wood or concrete elements of each protected elevation shall employ the same material, size and profile as existing or documented original construction.

3. Fenestrations and Openings

Existing door and window openings, except for the enclosed breezeway on the south elevation of the main house or to replace documented original construction, shall be preserved. Reflective, mirrored or tinted glass shall not be permitted. Existing wood windows shall be preserved and may be reconditioned when necessary. New window openings may be created only in order to comply with health and safety code provisions.

Existing door openings in the protected facades shall be preserved as openings unless they are not part of the original design. New door openings may be created only in order to comply with health and safety code provisions. Doors shall be compatible with the character of the building.

4. Existing Brick Chimneys

Existing brick chimneys shall be preserved and not painted. Repointing or repair of mortar and brick must match original or existing composition.

5. Roof

The character, configuration and slope of the existing roofs shall be maintained and preserved. No new vertical addition shall be allowed above the protected building; all existing gables and dormers shall be preserved.

6. Porches

Existing porches shall be maintained and preserved and shall not be enclosed. All columns and railings that are part of a porch configuration shall be preserved. The enclosed breezeway porch on the south elevation may be reconfigured to match its original design following certificate of appropriateness review and approval.

7. Embellishments and Detailing

The following embellishments and detailing shall be preserved and maintained. Any reconstruction, renovation or replacement of these items due to irreversable damage shall be as similar in composition texture, color and size as practicable.

- | | |
|-----------------------------|-------------------------|
| a. Window mullions | d. Columns and railings |
| b. Window sills and lintels | e. Decorative detailing |
| c. Gables | f. Shutters |
| | g. Porch decking |

8. Color

Color used on any portion of the main building shall be determined to be original to the building.

New Construction

All new construction on the property shall be reviewed and approved in the certificate of appropriateness process.

1. Site

No new building construction will be allowed in the yards fronting Kelton Street or the east or west of the house, which shall be regarded as the protected public zone, except as follows:

New construction may replace the non-contributing garage structure at the rear of the property on the existing building footprint. Construction of any additional structures is limited only to possible replication of original farm outbuildings, and site improvement elements to the east or north of the resource structure may occur following review and approval in the certificate of appropriateness process.

2. Surface Materials

Facade materials for new construction shall be compatible in texture color and module size to the materials in the existing building. The relationship of glass to opaque areas of new facades shall be compatible with the rhythm of solid-to-void extant on the protected main house, structure.

3. Massing

Building massing of new construction shall not overpower existing protected structures. New construction shall conform to existing building setbacks.

4. Fenestrations and Openings

Window articulation shall respond to the existing structure and should correspond in scale in any new construction. No continuous glass or spandrel and glass curtain walls shall be allowed.

5. Landscape Plan

A landscape plan for the entire site that details plant materials and location, fences, screening for parking, walkways, drives and sprinkler systems must be submitted for approval prior to issuance of a building permit.

6. Cornice Lines

The cornice lines articulated on the building shall also be reflected in any new construction on the site.

7. Signs

All exterior signage and graphics will be reviewed for compatibility by the Landmark Committee.

8. Color

Primary and accent paint colors to be used on reconstruction on the site of the existing garage shall comply with hue, value and chroma content of the Munsell Color System as outlined in the Munsell Book of Color, neighboring hues collection, 1973.