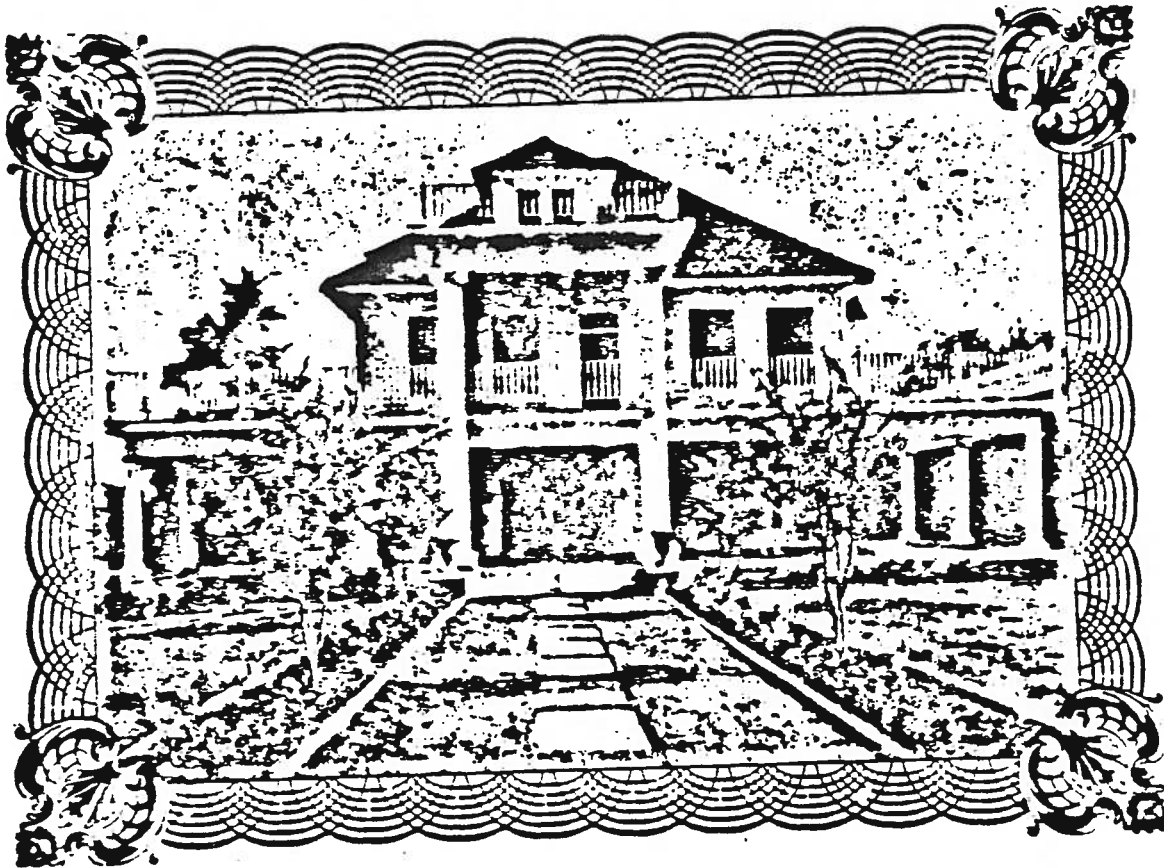




— CEDAR CREST —



DESIGNATION REPORT
CITY OF DALLAS

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Architectural Significance

Located at 2223 West Jefferson Boulevard, Cedar Crest is an excellent example of a transitional Victorian country estate. The home was built in 1905 and boasts a spacious floorplan of over 5,000 square feet. At one time the home was situated on 27 acres, but that was subsequently subdivided. However, Cedar Crest and its site still exhibit the grandiose proportions of an early twentieth century residential estate.

Cedar Crest could almost be described as a large Victorian farmhouse that also exhibits some Greek Revival detailing. The proportions and styling are Victorian with the narrow windows and high pitched hip roof creating a dramatic sense of verticality. Greek Revival influences are expressed in the homes columns and in the large wrap around porch. As a country estate, the structure is enormous in size and substantial in appearance. Three stories in height, Cedar Crest's size is augmented by its simplicity in design and detailing.

The most dominant architectural features of the home are the wrap around porch at the first and second level and the abbreviated widow's walk at the third level. The porch exhibits a ballustrade as a railing on the second level and is supported by small Greek Revival columns. The third level porch is supported by two massive columns. Wooden dentils help form the cornice lines at the second and third floors, while a porte cochere is integrated into the wrap around porch on the west facade.

The house is of wood construction on a brick foundation, with clapboard siding throughout. Some wood shingles are found on the gables and dormers at the third level. The high pitched hip roof is covered with composition shingles.

The windows in Cedar Crest are a simple one over one arrangement, with narrower windows being found on the side and rear facades. Bay windows protrude on the east and west facades, and transoms can be seen over both doors. Period architectural features include pocket doors; ornate wood paneling on the staircase; newell post lamps; beveled, leaded glass bay windows on the staircase landing; a pie-shaped sitting room dominated by a 19th-century Regency chandelier; sidelights and transom set off the front entry; and, outside, two, seven-foot brick pillars mark the entrance to a 65-foot walkway leading to one of two wraparound porches.

Cedar Crest is a visual and architectural landmark in Oak Cliff that evokes memories of country estate living in the early twentieth century. The home has been meticulously renovated by its new owners and will continue to serve as a landmark for the community.

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

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: December 13, 1983

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

 Jef Botwin
Chairman, Landmark Survey Task Force

 Michael Stevens

Program Manager, Historic Preservation Programs

..... 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

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

COLOR

- | | | |
|--------------|----------------------|--------------|
| <u> x </u> | 1. Surface Materials | <u> x </u> |
| <u> x </u> | 2. Trim and Details | <u> x </u> |
| | 3. Roof | <u> x </u> |
| | 4. Utilities | --- |
| | 5. Signs | --- |
| | 6. Site Fixtures | --- |
| | 7. Accent Color | --- |

..... Land Use Analysis

Proposed zoning change:

from: Office - 1 (0-1) _____
 to: No Change _____

Recommended use variances:

None _____

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PRESERVATION CRITERIA

Cedar Crest has been totally renovated and is currently being used as office space. No additional renovation or new construction is anticipated at this time, therefore, staff recommends that all existing elements be preserved as is. All repairs and replacements due to maintenance and/or accidental damage shall meet the following guidelines.

CRITERIA

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only wooden elements of equal texture, width, color and module size of the existing main structure as practicable. Reconstruction, renovation or repair of the brick and tile of the foundation and porch shall employ only brick or tile of equal texture, grain, color and module size of the main structure as practicable.

2. Fenestrations and Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. The relationship existing between wood walls, windows and door openings shall be maintained and preserved as is. No tinted or reflective glass shall be permitted.

3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. No new vertical extensions shall be allowed and all existing extensions, gables, and dormers shall be preserved. All replacements or repairs to the structure shall employ a roofing material comparable with the existing roof in texture, design and color.

4. Embellishments and Detailing

All ornamental detailing enumerated below shall remain intact. Any reconstruction, renovation or replacement of the listed items shall be identical in composition and texture as practicable:

- A. Porches and columns: The wrap around porch at the first and second level and the supporting columns. The porch at the third level and supporting columns.
- B. Ballustrade: The ballustrade that serves as railing on the porches.
- C. Cornices: The cornices and wooden dentils exhibited at the second and third floors.
- D. Projecting Bays: The projecting bays and windows found on the east and west facades.

5. Color

The coloring of existing facade materials shall remain as is. Any painting or use of new materials due to additions, extensions, alterations, repairs and maintenance shall comply with the coloring of existing materials and paint schemes.

Predominate facade material: The existing color of the wood shall be preserved. There will be no alterations with the exception of maintenance cleaning as necessary. The color of any additions or alterations to the structure shall coincide as nearly as practicable to the existing color range.

6. Lighting and Landscaping

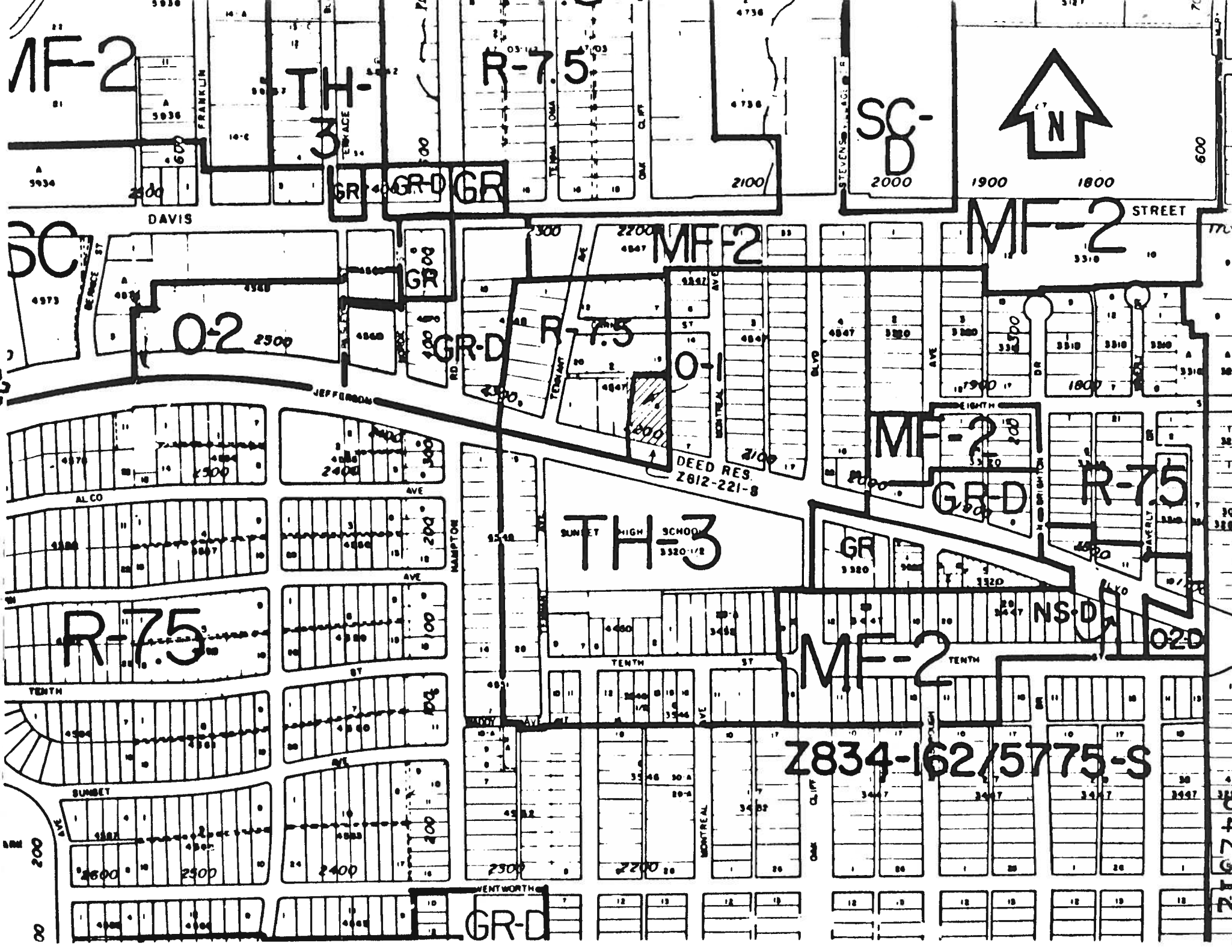
Exterior lighting and the placement and removal of trees and shrubs shall be approved by the Landmark Committee prior to commencement of work.

7. Public Improvements

All proposed public improvements of streets and associated R.O.W. abutting the structure shall be approved by the Historic Landmark Preservation Committee prior to commencement of work.

8. Signs

Upon passage of the ordinance, all signs and their structural supports shall be removed from the existing building facade. All new signs shall be designed to be compatible with the architectural qualities of the existing main structure. All new signs shall be approved by the Landmark Committee prior to the issuance of a sign permit.



MF-2

TH-3

R-75

SC-D



BC

O-2

MF-2

MF-2

R-75

GR-D

O-1

MF-2

GR-D

R-75

TH-3

GR

R-75

MF-2

NS-D

O-2

Z834-162/5775-S

GR-D

DEED RES.
Z812-221-8

SUNSET HIGH SCHOOL
3520-1/2

