

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

historic: Lincoln High School

and/or common: Lincoln High School

date: July 5, 1994

2. Location

address: 5000 Oakland Avenue, Dallas Texas

location/neighborhood: South Dallas

block: 4437 (ck) lot: _____ land survey: _____

tract size: _____

3. Current Zoning

HC (Heavy Commercial)

4. Classification

Category

district
 building(s)
 structure
 site
 object

Ownership

public
 private
 both

Public Acquisition
 in progress
 being considered

Status

occupied
 unoccupied
 work in progress

Accessibility
 yes: restricted
 yes: unrestricted
 no

Present Use

agricultural
 commercial
 educational
 entertainment
 government
 industrial
 military

museum
 park
 residence
 religious
 scientific
 transportation
 other, specify _____

5. Ownership

Current Owner: Dallas Independent School District

Ph: 824-1620

Contact: _____

Address: 3700 Ross Avenue, Dallas Texas 75204

6. Form Preparation

Date: July 1994

Name & Title: Marcel Quimby

Organization: Designation Task Force, Landmark Commission

Contact: Jim Anderson, Planning and Development Department Phone: 214/670-4131

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 ____: 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 Ownershiporiginal owner: Dallas Board of Educationsignificant later owner(s): Dallas Independent School District**9. Construction Dates**original construction: 1938

alterations/additions:

10. Architect

original construction:

alterations/additions:

11. Site Featuresnatural: Flat siteurban design: n/a**12. Physical Description**

Condition, check one:

 excellent deteriorated unaltered

Check one:

 good ruins altered original site fair unexposed 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.

Lincoln High School is a two-and three-story building which sits on large expansive yard, facing Oakland Avenue, in the South Dallas area. The site is bounded by Oakland Avenue on the west, Hastings Street on the north, Nelson Park on the east and is adjacent to a residential neighborhood to the south. The immediate residential neighborhoods in this area of South Dallas are primarily one-story bungalows.

The design of this school facility is "International style"; this style is known for functionalism, asymmetry, its use of modern structural principals and materials, and the rejection of non-essential ornamentation. The hallmark features of this style are stark simplicity, vigorous functionalism and flexible planning, and is characterized by flat roofs, smooth and uniform flat wall surfaces, large expanses of unbroken glass and glass block, large expanses of windows (sometimes ribbon), metal windows set flush with the exterior wall, projecting or cantilevered canopies, and a sense of horizontality of the building.

This style was named following a major 1932 exhibition at the Museum of Modern Art in New York City, entitled *Modern Architecture*. The first international style building in Dallas, and possibly Texas, was the Magnolia Lounge in Fair Park, constructed in 1936 and designed by William Lescaze, a Swiss born, architect who practiced in New York and who was a leader in this style in the United States. Although the International style was late in reaching Dallas, Lincoln High School was one of the first building in Dallas to be built in this new style.

Continuation Sheet

Item # 12; Physical Description, continued:

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As with many buildings in Dallas of that era, the International style of Lincoln High School is tempered with regional influences.

Lincoln High School has a very functional floor plan, with the design of each component of the school responding to its distinct use and sited accordingly. The location on the site and design of the public entry and school administration, classroom areas, special classrooms, auditorium, gymnasium, cafeteria and central plant each reflect their unique programmatic and design requirements. Those components which are considered public spaces - the administration area, auditorium and the classroom areas - are located in the main building which faces Oakland Avenue, and each of these uses have public entries accessible from this major street. Those areas which require more privacy or separation from classrooms for acoustical purposes - the gymnasium, vocational shops and ROTC - are located in the back half of the property.

The building exterior is a light tan range of brick, running bond pattern, with large windows on most facades, which both express the function behind and provide excellent natural lighting throughout the facility. The exterior brick gives a sense of planar facades which is consistent with the International style. The structure of the building is steel frame with flat roof areas throughout. Cast stone coping, window sills and miscellaneous trim are used throughout the complex.

The main entry to the school is located at the north-west corner of the building; this entry has a cantilevered semi-circular concrete canopy flanked by the front wing of classrooms and a vertical stair tower. Above the entry canopy is the original wall-applied graphic name of the school, in a 1930's typeface, at the top of this wall. This is quite a unique and distinctive sign, and is in keeping with the style of the building. This adjacent stair tower provides the highest wall plane at this entry area and contains a large expanse of glass block at its end, wrapping three sides.

Adjacent to this stair tower, and located behind it is the school cafeteria with central plant below. This school originally only had heat, as central air-conditioning was not added to DISD properties until the 1960's and 1970's. This central plant has a tall smoke stack which served the boiler for the facility. This smokestack is octagonal in shape, and extends above the height of the adjacent stair tower by 20+ feet in height.

The front classroom wing is two-stories in height, with numerous vertical two over two aluminum windows which are tied together with a common cast stone sill and close spacing to give a look of horizontality to them. Currently, the windows at the first story have screens on them while those at the second story do not. At the opposite end of this front classroom wing is the Auditorium. This auditorium is treated as a separate component of the school, by its individual design which reflects its use. The public entry to the auditorium is at the south end of the auditorium (and school), at a curved exterior wall. A smaller cantilevered semi-circular concrete canopy extends over the entry doors at this curved wall. Windows into the auditorium are vertical, and are distinctly different from those of the classroom wings in proportion and height.

A second classroom wing extends behind this auditorium, and is similar in design to the front classroom wing.

Continuation Sheet

Item # 12; Physical Description, continued:

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To the rear of this main portion of the school were three separate structures - the gymnasium, Manual Training building and the ROTC (Reserve Officers Training Corps) facility. These structures were constructed of the same materials as the main structure (tan brick, aluminum windows) with several differences based on their unique use. The roof of the Manual Training Building is vaulted, cast-in-place concrete to span this large width; both it and the gymnasium have large window openings.

Since Lincoln High School was constructed in 1938, several changes have been made to the original complex. A three-story classroom wing was added behind the historic building and the Manual Training facility was demolished to accommodate this. This new classroom wing utilized the same tan brick with similar windows design and complements the original facility. A second gymnasium was added near the original; this second gymnasium also uses this same brick and, while this facility is not detrimental to the overall design of the complex, it is not as complementary as the newer classroom addition.

Few changes have been made to the original main structure, with the most significant being the removal of the glass block in the main stair tower at the front of the building and at a second stair tower near the auditorium; at both locations, dark brown brick was used to replace the glass block. Unfortunately, as this glass block was such an integral material of the design of the school, its loss has adversely affected the overall appearance of this building.

The most significant change to Lincoln High School since its construction has been the construction of the adjacent Humanities/Communication Magnet High School. While this new facility is located several hundred feet away and across a parking lot from the original school, it creates a far different context for the school from the residential homes that were previously located there. The historic school is now identified as the Lincoln Instructional Center.

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 history of Lincoln High School exemplifies Dallas' and the Dallas Independent School District's wavering attitudes towards ethnic character and diversity. While there was an identified need for an organized school system in Dallas, facilities and opportunities for the education of African-American children were limited. In 1892, almost ten years after the creation of the Dallas Board of Education, the first "Dallas Colored High School" was created for the education of African American high school students.

In 1922, the first large consolidated school for African-American high school students in Dallas was opened - Booker T. Washington High School. This school served all African-American students in Dallas county, including South Dallas, West Dallas (at that time a separate town), North Park, North Dallas, Lancaster, White Rock, Oak Cliff, Grand Prairie, the Joppa area (Miller Switch), and Wilmer Hutchins. During the 1930's, this school became very crowded - students were scheduled for half-day sessions, either morning or afternoon - and the need for a second high school for African American students became obvious. It was determined that this second high school would be located on Oakland Avenue near existing African American neighborhoods in the South Dallas area which was experiencing a growth in residential development. This school would serve those students in South Dallas (including those nearby historic neighborhoods of Queen City and Wheatley Place), East Dallas, The Prairie, Oak Cliff, and Joppa. Many of these students had quite long bus rides to get to school, while some students from outside the city boarded with local families during the week and then returned home for weekends. Booker T. Washington High School continued to serve those students from North Dallas, Elm Thicket (Love Field) and West Dallas.

This decision to locate an African-American high school in this area resulted in much controversy. At that time, South Dallas consisted primarily of white middle - and upper-class residential neighborhoods, a large Jewish community, with some African-American neighborhoods interspersed in the area. Lincoln High School was located near several of these white neighborhoods (Pine Street, Hastings Street) whose high school students attended Forest Avenue High School. These white neighborhoods were concerned about students from these two high schools (white and African-American) meeting while walking to and from school, and possible resulting violence. Additionally, this new high school was a modern facility and by some accounts, was considered to be one of the finest new schools in the state. This generated envy and resentment from a group of whites who considered it to be "too good" for non-white students¹.

Lincoln High School was named for Lincoln Manor, an adjacent residential development named for President Abraham Lincoln.

Funding for this school was through the federal government, using Works Projects Administration (WPA) funding. This was the only DISD school funded by such sources. Construction of Lincoln High School was completed in late 1938, and dedicated January 24, 1939² after delays caused by threats of bombs and other forms of violence by whites who lived in the area. When opened, the school had an enrollment of 1,255 students and 31 teachers. T. D. Marshall was the schools' first principal...

¹Lincoln Tiger-gram, 1976.

²Dallas Morning News, March 5, 1979.

Continuation Sheet

Item 13, Historical Significance, continued

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Due to concerns of the safety of the students at this high school, Lincoln students were required to stay in school until 4:30 p.m. so they would not meet white students from Forest Avenue High School on the way home. Following the end of the 1939 school year an injunction was filed to keep Lincoln from reopening in the fall "for the school was too good for Negroes and therefore should be a white school"³. Despite these distractions, the first graduation class was the summer of 1939. Parents of Lincoln High School students joined with their children to march to the school for the first few days of school that fall, until the injunction was lifted by the District Judge.

These resentments and threats of action against the students continued. By the summer of 1941, some white residents had threatened to form a guard around the school to prevent its opening again as a "Negro school". Another temporary injunction was issued that fall to keep Lincoln from reopening, but this also failed.

During this time frame, Lincoln High School was not the only target of such racism. St. Anthony Colored Catholic Church in South Dallas planned to construct a school at the church facility on Metropolitan Street; this plan was protested by white residents in the area who felt that the building would "depreciate the value of their Property"⁴.

This violence associated with this new school gradually declined, with fewer incidences reported. With the advent of World War II, and associated movement of more African Americans into the nearby neighborhoods following the end of the war, the controversies associated with Lincoln High School diminished. Lincoln was integrated in 1970, but due to the pre-dominance of African American residents in South Dallas, the student body at the school has remained almost totally African American.

In response to declining quality of education at the high school, an emergent education effort instituted in 1975 to upgrade the academic achievement level of the youth of South Dallas, was designed by the Development Division of the Dallas Independent School District⁵. Named the Lincoln High Renewal Project, this was approved by the Board of Trustees in May, 1975, and commenced at the high school in September of that year. This project was considered an opportunity to develop a program of quality education in an urban setting. This renewal project was also aimed at addressing problems that are unique to inner city education, and resulted in curriculum and facility improvements over five years. Concurrently, DISD allocated \$750,000 for the expansion of the library expanded with the addition of a media center.

Within the desegregation order of April 7, 1976, Judge William Taylor called for a new Lincoln Magnet School in South Dallas. Funds for this new facility were included in an \$80 million bond issue approved by voters in December 1976. DISD purchased an additional 11 acres of property adjacent to Lincoln High School. Jarvis Putty Jarvis Architects of Dallas designed this Humanities/Communications Magnet High School. at this site, with construction beginning in 1978. This new Humanities and Communications Magnet opened in August 1981. Its curriculum included courses in radio and television production, with a three-camera TV studio and radio broadcast facility, KTGR (Tiger)

³"The Dallas Express", summer of 1939.

⁴Dallas Times Herald, January 20, 1938.

⁵Dallas Times Herald, January 23, 1975.

Continuation Sheet

Item 13, Historical Significance, continued

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The historic school remains and is used for DISD professional staff offices and supplements the newer adjacent magnet facility; it is named the Lincoln Instructional Complex. Lincoln High School has a number of achievements to be proud of. In 1983, the Lincoln High School Maurine F. Bailey Concert Choir (named for a former choir director) traveled to Europe to participate in the 12th International Youth and Music Festival in Vienna and also visited West Germany and Austria. Active clubs and organizations at the school are Girl's reserves, Library Club, Leaders of the Purple Flash (1940's), Lincoln Queen, Lincoln High School ROTC Drill team, and Rifle team. The Lincoln High School song is "Lincoln High, we'll never forget you" written by the late Dr. J. Mason Brewer. Dr. Brewer was a renown folklorist and nationally known literary figure.

There have been many outstanding teachers at Lincoln since it opened in 1939. Among the first faculty were Dr. Thomas Tolbert (deceased) who became the first African American principal of Madison High School and later the first principal of Pinkston High School; A. W. Brashear, track coach whose teams still maintain unbroken records; J. Mason Brewer, folklorist mentioned earlier who distinguished himself throughout the country as a university literary scholar; Judge A. W. Asberry, attorney and wealthy real estate owner; the late C. C. Todford, writer; Mrs. Leola King, highly acclaimed Pep Squad and Drill Team director; and Mrs. Thelma Page Richardson, Spanish teacher and plaintiff in the landmark case which granted equal pay to black teachers in Texas.

Graduates of Lincoln High School include those who have become successful in numerous fields - including: Attorney James Abernathy, San Francisco; the late Dr. Robert Abernathy, a mathematics and physics professor at South Carolina State University; Gary Abernathy, Houston pharmacist; Judge Berlaind Brashear, Dallas; Hollis Brashear, engineer and current member of the DISD School Board; retired Colonel Reginald Carrington, former ROTC Commander; Dr. Barbara Dade, Chicago; Mrs. Kathlyn Gilliam, DISD School Board member, State representative Samuel Houston III; Mr. Al Lipscomb, City of Dallas Council member and Mayor Pro Tem; Dr. Mamie McKnight, Dallas County Community College District and founder of Black Dallas Remembered; Drs. James Sweat and James Gray, local physicians; Mary Lois Hudson Sweatt, local choreographer and Dance Studio owner; Judge Cleophus Steele, Dallas Justice of the Peace; Samuel and Lela Hill Wicks; Dr. Charles Vert Willie, Sociology professor at Harvard University; Lewis Willie, millionaire business man in Birmingham, Alabama; and the Revs. S. M. Wright, Sr. and S. M. Wright Jr., local ministers.

Principals of Lincoln High School have been: T. D. Marshall (1939 - 1955), H. I. Holland (1955 - ?), Napoleon B. Lewis, Sr., Mr. Otto M. Frida, Jr. (1965 - 1970), and Dr. Harold D. Lang, (1975 - ?).

14. Bibliography

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Saxon, Gerald, introduction. The WPA Dallas Guide and History, Dallas, Dallas Public Library, Texas Center for the Book, University of North Texas Press, 1992

Scheibel, Walter. Education in Dallas: Ninety-two Years of History, 1874-1966. Dallas Independent School District, 1966.

Contributors: Mrs. Mamie McKnight, Frances James.

Designation Merit

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

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.

Kate Singleton, Chair
Designation Task Force

Jim Anderson, Urban Planner
Historic Preservation

Date:

Exhibit A

PRESERVATION CRITERIA Lincoln High School Historic District

Except as otherwise provided in these Preservation Criteria, all public and private right-of-way improvements, renovation, repairs, demolition, maintenance, site work and new construction in this district shall conform to the following guidelines and a certificate of appropriateness must be obtained for such work prior to its commencement.

Except as otherwise provided in these Preservation Criteria, any such alterations to the property must conform to the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these Preservation Criteria control.

Unless otherwise specified, preservation and restoration materials and methods used shall conform to those defined in the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

1. DEFINITIONS

Unless provided below or the context clearly indicates otherwise, the definitions contained in Sections 51A-2.102 and 51A-7.102 of the Dallas City Code, as amended, apply.

- 1.1 **APPLICANT** means an owner of property within this district, or an owner's duly authorized agent.
- 1.2 **CERTIFICATE OF APPROPRIATENESS** means a certificate issued by the city in accordance with Section 51A-4.501 of the Dallas City Code, as amended, to authorize the alteration of the physical character of real property in the district or any portion of the exterior of a structure in the district, or the placement, construction, maintenance, expansion, or removal of any structure in or from the district.
- 1.3 **COLUMN** means the entire column including the base and capital, if any.
- 1.4 **COMMISSION** means the Landmark Commission.
- 1.5 **DIRECTOR** means the director of the Department of Planning and Development or that person's representative.

- 1.6 **DISTRICT** means the Lincoln High School Historic Overlay District. This district contains the property described in Section 1 of this ordinance.
- 1.7 **ERECT** means to build, attach, hang, place, suspend, fasten, fix, maintain, paint, draw or otherwise construct.
- 1.8 **FENCE** means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 1.9 **MAIN BUILDING** means a building on a lot intended for occupancy by the main use.
- 1.10 **NO BUILD ZONE** means that part of a lot in which no new construction may take place.
- 1.11 **PRESERVATION CRITERIA** means the standards considered by the director and commission in determining whether a certificate of appropriateness should be granted or denied.
- 1.12 **PROTECTED FACADE** means a facade that must maintain its original appearance, as near as practical, in all aspects.
- 1.13 **REAL ESTATE SIGN** means a sign that advertises the sale or lease of an interest in real property.
- 1.14 **ROUTINE WORK** includes both minor exterior alterations and routine maintenance and replacement work, and falls into the following categories:
- (A) **MINOR EXTERIOR ALTERATIONS** means minor alterations to the exterior of any structures within this district in accordance with the Dallas City Code.
 - (B) **ROUTINE MAINTENANCE AND REPLACEMENT** means work necessary to maintain the landmark and to slow deterioration in accordance with the Dallas City Code.

2. SITE AND SITE ELEMENTS

- 2.1 New construction is prohibited in an area designated as a "No Build Zone" on Exhibit B.
- 2.2 The existing original and historic structure must be retained and protected.
- 2.3 New sidewalks, walkways, steps, and driveways must be of brush finish concrete or other material if deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.

- 2.4 Exterior lighting must be appropriate to and enhance the structure.
- 2.5 Landscape must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of the main building or from the main building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.
- 2.6 Existing mature trees will be protected. Unhealthy or damaged trees may be removed if deemed appropriate.
- 2.7 No fences are permitted in the no-build zone, except as required for school security.

3. STRUCTURE

Facades

- 3.1 The front facade (facing Oakland Avenue) and those portions of the side facades (facing north to the parking lot and facing south) that is within the "no build zone" are protected facades.
- 3.2 Reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.
- 3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
- 3.4 Brick must match in color, texture, module size, bond pattern and mortar color. Original brick on a facade may not be painted, with the exception that portions of the original structures that had previously been painted may remain painted.
- 3.5 Stone, cast stone, and concrete elements must be renovated or repaired only with materials similar in size, grain, texture, and color to the original materials.
- 3.6 Historic materials should be repaired; they should be replaced only when necessary. Badly deteriorated paint should be removed in accordance with the Department of Interior standards prior to refinishing. All exposed wood must be painted, stained, or otherwise protected. Resurfacing with vinyl or aluminum siding or stucco is not permitted.
- 3.7 Original color and original materials must be preserved and maintained wherever practical. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions.

- 3.8 Exposing and restoring original historic finish materials is encouraged.
- 3.9 Exterior cleaning must be accomplished in accordance with Department of Interior standards. No sandblasting or other mechanical abrasive cleaning processes are permitted.
- 3.10 After the effective date of this ordinance, any new mechanical equipment must be erected in side or rear yards and must be screened.

Embellishments and Detailing

- 3.11 The following architectural elements are considered special features and will be protected and preserved unless otherwise determined by the Commission: original school sign on exterior wall at main entry, exterior aluminum windows and their repetitive pattern at all facades, glass block windows, entry canopies at main entry and Auditorium, curved entry wall and steps at Auditorium, cast stone window sills, coping and other details, and the Manual Training Building windows.

Fenestrations and Openings

- 3.12 Original doors and windows and their openings should remain intact and be preserved. Where replacement of an original door or window is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match the original or existing doors and windows.

Total replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.

Exterior storm windows, storm doors and window screens may be permitted if they are sensitive additions and match the existing windows and doors in frame width and proportion, glazing material, and color.

- 3.13 Burglar bars are permitted over existing doors and windows of protected facades if required for security reasons. These should not be of a highly decorative or ornamental design, and should align with or complement the window or door muntin pattern.
- 3.14 Glass and glazing shall match original materials as much as practical. No tinted or reflective glazing or films is permitted.
- 3.15 New door and window openings in protected facades are permitted only where there is evidence that original openings have been infilled with other materials or the safety of life is threatened.
- 3.16 The Department of the Interior standards should be referred to for acceptable techniques to improve the energy efficiency of historic fenestrations.

Roofs

- 3.17 The slope, massing, and configuration of the roof must be preserved and maintained.

Existing parapets, cornices and coping and roof trim must be retained and when repaired, should be done so with material matching in size, finish, module and color.

- 3.18 The following roofing materials are allowed on the main structure: built-up, single-ply membrane or other roofing systems as deemed appropriate are permitted on roofs of the main structure.

New roofing materials on the Manual Training Building shall provide a appearance similar to that of the original roofing material.

- 3.19 Solar panels, skylights, and mechanical equipment must be set back or screened so that it is not visible to a person standing at ground level on the opposite side of Oakland Avenue and at a reasonable point from the adjacent parking lots or playing fields where adjacent to the "no build zone" of the site.

Entry Canopies

- 3.20 Existing original entry canopies on protected facades must be retained and preserved and may not be enclosed.

- 3.21 All original columns, railings, stairs, and other trim and detailing that are part of the canopy configuration must be preserved.

- 3.22 Canopy and stair floor finishes must be of brush finish concrete only and may not be covered with paint or carpet. A clear sealant is acceptable.

4. NEW CONSTRUCTION AND ADDITIONS

- 4.1 The form, materials, general exterior appearance, color and details of any new construction or accessory buildings must be compatible with the existing historic structure.

- 4.2 New construction, additions to historic structures, accessory buildings, canopies, and balconies must be of appropriate massing, roof form, shape, materials, detailing and color and have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.

- 4.3 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures or facades must not exceed the height of the historic structure.
- 4.4 Vinyl, aluminum, and stucco are not acceptable cladding materials for the construction of a new accessory structure in this district.
- 4.5 New construction and connections between new and existing construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new and existing construction shall be established and maintained.

Historic details in the parapet and coping must be preserved and maintained where abutting new construction.

5. SIGNS

- 5.1 Temporary and permanent school information signs and temporary political signs (as defined in Chapter 15A of the Dallas City Code, as amended) may be erected.
- 5.2 Street signs, protective signs, movement control signs, and historical markers may be erected.
- 5.3 All signs must conform with all applicable provisions of the Dallas City Code, as amended and be compatible with the architectural qualities of the historic structure.

6. REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

- 6.1 The review procedure outlined in Section 51A-4.501 of the Dallas City Code, as amended, applies to this district unless otherwise noted in this section.
- 6.2 Upon receipt of an application for a certificate of appropriateness, the director shall categorize the application as one of the following:
 - (A): Routine Work, and
 - (B): Work requiring review by the commission.

A certificate of appropriateness shall not be required for the following items: the installation of a chimney located on an accessory building; replacement or repair of a roof of the same or an original material that does not include a change in color; a chain link fence that is not painted; replacement gutters and downspouts of a color that match or complement the dominant, trim, or roof color; the application of paint that matches the

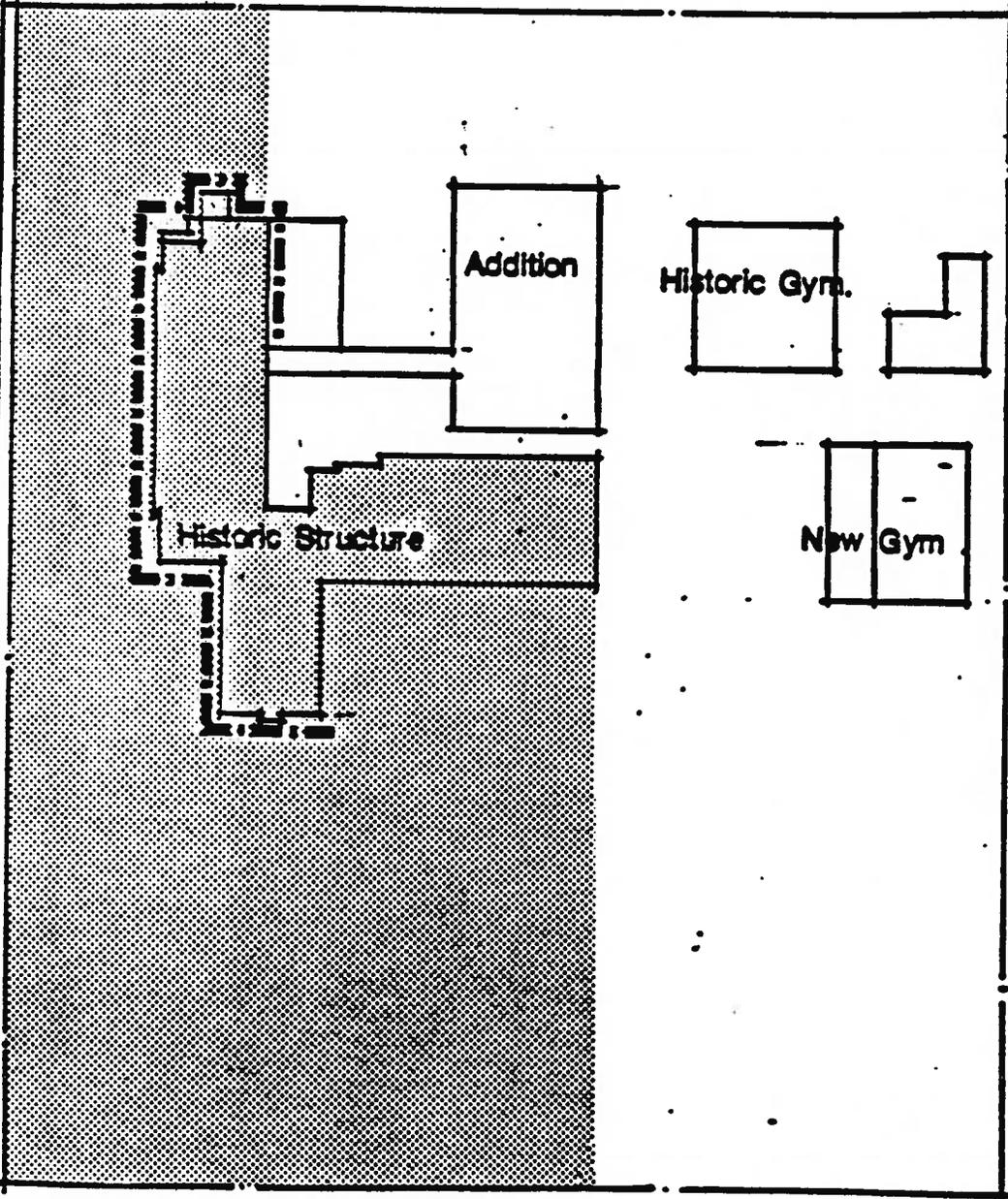
dominant, trim, or accent color; the restoration of original architectural elements; addition of window and door screens that complement the existing doors or windows; graffiti removal; maintenance and replacement by cleaning (including but not limited to water blasting and stripping), painting, replacing, duplicating, or stabilizing deteriorated or damaged architectural features (including but not limited to roofing, windows, columns, and siding) in order to maintain the landmark and to slow deterioration.

- 6.3 A certificate of appropriateness is not required to erect temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) or real estate signs.
- 6.4 The director shall review and grant or deny certificates for applications categorized as routine work within ten (10) days of receipt of a completed application. To be considered complete, an application shall include any exhibits or attachments deemed necessary by the director.
- 6.5 No decision by the director to approve a certificate of appropriateness for proposed routine work may be appealed. A decision to deny a certificate of appropriateness in such instances may be appealed by the applicant or property owner. Appeal is made to the Landmark Commission by submitting a written request for appeal to the director within ten days after the decision to deny.
- 6.6 Proposed work requiring review by the commission shall be reviewed by the commission within 45 days following the standard review procedure as outlined in Section 51A-4.501 of the Dallas Development Code, as amended.
- 6.7 Certificates of appropriateness denied by the Landmark Commission may be appealed to the City Council in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

July 5, 1994

OAKLAND AVENUE

NELSON PARK



LINCOLN HIGH SCHOOL
HISTORIC DISTRICT
EXHIBIT "B"

Area of Designation
No Build Zone
Protected Facades

