

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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1. Name of Property

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Historic Name: Silberstein School (1922)

Other Name/Site Number: Rice School    THC Survey File: Phase IV-South Dallas  
DAL/DA 1356

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2. Location

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Street & Number: 2525 Pine

City/Town: Dallas

Not for Publication: N/A

State: TX    County: Dallas    Code: 113    Zip Code: 75215

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3. Classification

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Ownership of Property: Public

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
1	buildings sites structures objects
1	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:

Historic & Architectural Resources of East and South Dallas

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. See continuation sheet.

Signature of Certifying Official

Date

State of Federal Agency or Bureau

In my opinion, the property meets does not meet the National Register Criteria. See continuation sheet.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby certify that this property is

entered in the National Register

see continuation sheet.

determined eligible for the

National Register

see continuation sheet.

determined not eligible for the

National Register

removed from the National Register

other (explain):

Signature of Keeper

Date of Action

6. Function or Use

Historic: Education

Sub: School

Current: Education

Sub: School

7. Description

Architectural Classification  
Late 19th & 20th Century Revivals

Other Description  
Classical Revival

Materials: foundation concrete  
walls brick  
roof unknown  
other

Describe present and historic physical appearance.

  x   See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria:  A  B  C  D

Criteria Considerations (Exceptions):  A  B  C  D  E  F  G

Areas of Significance: Architecture

Period(s) of Significance: 1922

Significant Dates: 1922

Significance Person: N/A

Cultural Affiliation: N/A

Architect/Builder: original - unknown

Mark Lemmon/J.Allen Boyle - 1957 addition architects

David Asch & Co. - 1957 addition builders

Mark Lemmon/Donald B. Kleinschmidt - 1962 addition architects

Canterbury Eng. Co. - 1962 addition builders

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

  x   See continuation sheet.

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9. Major Bibliographical References

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See Historic Context List of References

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67)  
has been requested  
previously listed in the National Register  
previously determined eligible by the National Register  
designated a National Historic Landmark  
recorded by Historic American Buildings Survey #  
recorded by Historic American Engineering Record #

Primary Location of Additional Data:

State Historic Preservation Office  
 Other State Agency  
 Federal Agency  
 Local Government  
 University  
 Other -- Specify Repository:

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10. Geographical Data

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Acreage of Property: 6 acres

UTM References: Zone/Easting/Northing Zone/Easting/Northing

A	B
C	D

Verbal Boundary Description

Addition: Block: A/1737 Lot: 1

Boundary Justification

Property includes area historically associated with structure.

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11. Form Prepared By

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Name/Title: Daniel Hardy, Project Director  
Terri Myers, Historian

Organization: Daniel Hardy,  
Preservation Consultant

Street & Number: 2112 Rio Grande St.  
City or Town: Austin

Date: July, 1991  
Telephone: 512-478-8014  
State: TX Zip: 78705

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7

Silberstein School

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The Silberstein School (1922) is a large, 2-story institutional building at 2525 Pine in South Dallas, and displays architectural detailing indicative of the Classical Revival style. The structure has a rectangular plan and a flat roof, and the walls are finished with brick and cast stone. Classically inspired detailing highlights the symmetrical facade, both at the front entrance and also along the roofline and on the slightly projecting end bays. The building is located in a middle-class neighborhood in South Dallas which has mostly modest-sized frame dwellings built in the 1920s. The Silberstein School (1922) is in good condition and is still used as an educational facility. The only significant exterior alteration is the replacement of the original wood-sash windows with modern metal-sash windows. Another building was erected to the southwest of the Silberstein School (1922) but is detached from the main structure. This addition is not included in the property being nominated to the National Register.

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The Silberstein School (1922) was built on level ground on the northwest side of the 2500 block of Pine Street. The land is slightly higher than street grade. Minor landscaping features include trees on either side of the sidewalk that leads to the primary entrance. The building, which rests on a concrete-slab foundation, utilizes either steel or reinforced-concrete construction, and has brick exterior walls. Although the roof is not visible from public right-of-ways, it is probably flat or slightly inclined with tar and gravel used as covering.

The facade, which faces southeast onto Pine Street, has slightly projecting corner bays. The primary entrance is in the mid-section of the facade and has double doors that are set within sectional Ionic pilasters and a classical pediment. The end bays have no window openings, in contrast to the main body of the facade which has paired windows throughout. The end bays, however, display ornate masonry work including quoin-like corners and 2-story "panels" that are created by the use of different colored brick and bonding. The panels also have a cast-stone garland that is inlaid the wall. A simple cast-stone cornice caps the facade and continues along the remaining sides of the school. The other walls have detailing similar to that seen on the front.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8

Silberstein School

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The former Ascher Silberstein School, now Charles B. Rice School, is an impressive Classical Revival-style school building in South Dallas and is nominated to the National Register under Criterion C for its noteworthy architecture. The school was built in 1922 to serve the growing suburban residential communities of the lower Colonial Hill additions in far South Dallas. Silberstein School has changed little from its construction and retains its original appearance and architectural fabric to a high degree. The name change, which honored an early black Dallas educator, occurred in 1953 as a result of the school board's designation of the building as a "Negro" school. The change was a response to the racial transition that took place in South Dallas when the black communities to the north, east and south began to expand into the area in the post-war era prompting many white families to move. A new Silberstein School was constructed on Hollis Road in 1956 and the former Silberstein School continues to serve neighborhood students as Charles B. Rice School.

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By 1921, the City of Dallas had already outgrown its 1915 city limits and was expanding into the suburban lands that included the lower Colonial Hill additions to Hatcher Street and eastward to the semi-rural additions along Pine Street in far South Dallas. The need for elementary schools surpassed available facilities, and in 1921 eight portable frame buildings were installed in the block northwest of the current school site until a permanent school could be construction. The portable buildings already bore the name "Silberstein School" according to 1922 Sanborn fire insurance maps (Sanborn maps 1922, and Schiebel, 1966: 58). Ascher Silberstein, for whom the school was named, was a Dallas businessman who emigrated from Germany after the Civil War and arrived in Dallas about 1878. He eventually became vice-president of the Dallas Oil and Refining Co. At his death in 1909, Silberstein left \$5,000 to the Dallas Public Schools to be used for public school purposes. His widow, Rosa Silberstein, operated a nursery school in the Colonial Hill area and may have been responsible for having the Silberstein portable buildings erected and named for her husband (City directories and Dallas Public Library, vertical files).

The 1922 Sanborn maps that depicted the portable buildings also showed Block 1738 B set aside for a school building. The current brick building was erected about 1923 and first appears in the city directories by 1924, with E. G. Gafton as its first principal. Frances Jewell was one of the longest-serving principals serving the school from the mid-1930s through the 1940s (Sanborn map, 1922, and city directories, var.). In 1953, after many of the white families moved to other areas of Dallas, the school was designated for "Negroes" by the school board. The name of the school was changed to honor Charles B. Rice, who had been the principal of Wright Cuney School ("Colored School No. 1") from 1902 until 1908, and Booker T. Washington School ("Colored School No. 2") from 1908 through 1913. (Schiebel, 1966: 243-253). Floyd F. Wilkerson served as first principal of Charles B. Rice School after its designation as a "Negro" school (City directories).

A new school for white students opened on April 24, 1956 at 5840 Hollis and was named Ascher Silberstein School (Dallas Morning News, September 2, 1956).

The Silberstein School (1922), with its Classical Revival detailing, is indicative of the type of educational facility erected by the Dallas School Board during its aggressive building campaign of the early 20th century. The Classical Revival style was a particularly popular architectural expression at that time, and was used on many contemporaneous schools. The Silberstein School, however, is noteworthy because it is virtually unaltered and retains its historic integrity to a high degree.

