

DALLAS HISTORIC LANDMARKS SURVEY

by

Drury B. Alexander

University of Texas, Austin

SUMMARY BY: Department of Urban Planning Staff

INTRODUCTION

To the casual visitor, Dallas is a twentieth century city. Yet, if one looks beyond the glass and aluminum clad skyscrapers or the rows of mansard roofed apartment complexes, it is possible to find evidence of its nineteenth century beginnings. In The Prairie's Yield, an architectural guide to Dallas published in 1962, the authors list eight buildings dating before 1900. Since that guide was published, four of those nineteenth century buildings have been demolished. There are many early twentieth century buildings as well which deserve recognition yet lie neglected.

The purpose of this survey is to show what makes Dallas a unique city, and to suggest ways to preserve those buildings and sites which provide the citizens of Dallas and those who visit here a sense of place, an identity with the past, and a guide to the orderly and responsible planning for future growth.

HISTORIC LANDMARK PRESERVATION COMMITTEE
January, 1975

Dr. Bryghte Godbold, Chairman
Director, Goals for Dallas

Ruth Montgomery, Vice Chairlady
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Member of Planning Commission

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Chairman Mexican-American Coalition Council
Member of Planning Commission

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Roger Keane
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Ed Beran
Beran-Shelmire Architects

Kay Gallagher
citizen

Virginia Talkington
Historic Preservation League

Julia Scott Reed
Newspaper Columnist

Louise Kahn
Board Member of Dallas Symphony

Phil Huey
ex-officio

Tom Jones
ex-officio

Review and Decision on Landmark Survey

1. Completion of Landmark Survey report by Professor Alexander.
2. Task Force appointed by the Dallas Historic Landmark Committee.
3. Briefing of Task Force by Planning Department Staff on preservation ordinance, criteria, survey report.
4. Task Force review Alexander's report, determine priority of actions.
5. Field trips and studies by Task Force.
6. Meeting with property owners by Task Force.
7. Task Force make recommendation to Landmark Committee.
8. Landmark Committee review Task Force recommendations.
9. Landmark Committee make recommendations to Plan Commission.
10. Plan Commission holds public hearing and submits its recommendations to City Council.
11. City Council holds public hearing and takes action.

Concurrent with this established procedure is the development of a preservation plan by the Landmark Committee and the city staff. After completion of this study, the plan will be included in the Comprehensive Master Plan for the City.

DALLAS HISTORIC LANDMARK SURVEY

Presented by: Drury Blake Alexander
School of Architecture
University of Texas
Austin, Texas
1975

CONSULTANT RECOMMENDATIONS OF LANDMARK SITES AND DISTRICTS

Note: Citation in this report does not confer official landmark recognition. This report will be studied by the Dallas Historic Landmark Committee and recommendations will be made to the Dallas Plan Commission and City Council at a later date.

Landmark Priority Designation

*** = First Priority

** = Second Priority

* = Third Priority

In drawing up this list of landmarks I have used three priorities to indicate my evaluation of their relative importance. These are to be considered only as recommendations to the Historic Landmarks Committee for their guidance. The final determination whether a building is worthy of the designation "historic" is, of course, the responsibility of the Committee. The use of three priority grades is only an indication of the relative value of each landmark according to my judgement, and is to be used at the discretion of the Committee. After a landmark has been designated, there should be no distinction or priority indication.

It should be understood that no judgement is totally objective; each individual has certain prejudices which affect his decisions. My evaluations, subject to such prejudices, were based on my familiarity with the individual buildings, the information that I have regarding the history of the

buildings and those individuals associated with them, and my knowledge of architectural styles. It is my responsibility as consultant architectural historian to recognize and evaluate the importance of a building architecturally, that is as an example of a given style or period, and to determine the building's historic importance in terms of people or events that are associated with the building. The third area of significance, the cultural or social value of the building is more difficult to ascertain. This value may be better assessed by local citizens who are familiar with the popular sentiment attached to the building. A church, for example, may not be architecturally or historically important, but it may, nevertheless, have great meaning to a minority group or a neighborhood for which it is a symbol of identity.

It would be convenient if we could make a chart listing the criteria with assigned values or points for each and then check off those for which a building qualifies. These would then be added up and the score would determine what the priority of the building should be. This, however, is not possible. It would be soon discovered that a building which everyone recognizes as being of prime importance might come out a poor second to one which had very little popular appeal but qualified in other ways. The criteria are too intangible to

lend themselves to a point system of this kind. This is why the final decision must rest in the hands of a committee of citizens serving in the interest of the public.

Although the Historic Landmark Ordinance clearly specifies the criteria to be used in determining a landmark, it is helpful to have some guidelines in establishing priorities. Landmarks and historic sites may be of significance to a neighborhood or district, to the city, or to the nation. They may be important in several ways. They may be important architecturally as examples of a style or period or as examples of exceptionally fine craftsmanship and design. They may be important historically as the site or location of a significant event, the home or address of an important historical personage. And, they may be important as a locale associated with a segment of the population which is distinctive culturally or racially. Each of the landmarks on this list is in some degree significant to the preservation of Dallas' cultural and architectural heritage.

The priorities are ranked as follows:

- First priority - landmarks significant on a national scale
- Second priority - landmarks significant to the City of Dallas
- Third priority - landmarks significant to a neighborhood or district

Periodically the Committee will be required to issue certificates of appropriateness for certain alterations to the exterior of a designated historic landmark. This requirement will need to be clearly explained to the public in order to overcome the objection that their rights as property owners are unduly restricted. The question whether they must apply for a certificate every time they need to repaint is frequently raised. With the help of the city attorney or other legal counsel, the Committee should publish a statement designed to allay such fears. In this statement it should be made clear that normal maintenance such as repainting (using the same or similar color scheme), re-roofing, patching, etc., requires no certificate. Likewise, emergency repairs, such as those needed to prevent further damage following a fire, storm, or tornado, should not require a certificate. Any changes, including remodeling, additions, re-landscaping, changing exterior surfaces or materials, and significant changes in colorscheme which will affect the architectural character of the exterior of the building must be approved by the Committee and receive a certificate of appropriateness.

DALLAS HISTORIC LANDMARK SURVEY

***	1.	Adolphus Hotel	1912	1321 Commerce
**	2.	Branden House	1893, 1912, 1923	2800 Hickory
**	3.	Caruth House		7700 Northwest Hwy.
**	4.	Cumberland Hill School	1888	1901 N. Akard
**	5.	Dallas Architectural Club	1923	1711 Live Oak
***	6.	Dallas City Hall	1912	Main & Harwood
**	7.	Dallas Power & Light Bldg.	1930	1506 Commerce
**	8.	Dallas Women's Forum	1906	4607 Ross
*	9.	Elizabeth Chapel	1926	1028 East 10th
**	10.	"El Sibil" (Frank Reaugh Studio)	1928	5th & Crawford
***	11.	Federal Reserve Bank	1921	Akard & Wood
**	12.	Fire Station Museum		3801 Perry
***	13.	First Baptist Church	1891	Ervay & Patterson
***	14.	First Presbyterian Church	1912	Harwood & Wood
***	15.	John A. Gillin House	1958	9400 Rockbrook
**	16.	Higginbotham Bailey Co.		914 Jackson
**	17.	Hodgepodge	c. 1890	2603 Fairmont
*	18.	Hopkins House		1619 Beckley
**	19.	Hord Log Cabin	1845	501 Shelter Place
**	20.	Honest Joe's Pawn Shop		Elm
***	21.	Kalita Humphreys Theater	1959	Turtle Creek
*	22.	The Idle Rich Lounge		1914 Canton
***	23.	Kirby Building	1913	Main & Akard
**	24.	Sheppard King Sr. House	1925	3417 Gillenia

**	25. d	Joe Kovandovitch House	c. 1915	523 Eads
*	26.	Lakewood Library	1937	Lakewood Shopping Center
**	27.	Lone Star Gas Co. Bldg.	1931	301 S. Harwood
***	28.	Magnolia Bldg.	1921	Akard & Commerce
***	29.	Majestic Theater	1921	Elm
**	30.	M. K. T. Bldg.	1911	701 Commerce
***	31.	Neiman Marcus Bldg.	1914	Main & Ervay
*	32.	Ott's Locks		909 Elm
*	33.	R. I. Payne House		4524 Rawlins
***	34.	Pegasus "The Flying Red Horse"		Magnolia Bldg.
**	35.	Sacred Heart Cathedral	1898	Ross & Pearl
***	36.	Sanger Bros. Department Store	1910	
**	37.	Scottish Rite Cathedral	1907	Harwood & Canton
**	38.	Sears Roebuck Club	1913	1409 S. Lamar
***	39.	Security Mortgage and Trust Bldg.		
*	40.	Sullivan House		S. Akard & Beaumont
**	41.	R. L. Thornton House		6941 Gaston
**	42.	W. S. Trigg House		1503 Junius
***	43.	Trinity Methodist Church	1903	McKinney & Pearl
***	44.	Union Terminal	1916	Houston & Young
***	45.	Wilson Building	1902	1621 Main
**	46.	Oak Cliff Viaduct	1912	
**	47.	Dick Forner Farm		Langdon Rd. Rt. 2-406
**	48.	Shingle Style House		3506 Cedar Springs

Historic Districts

- *** 1. Cedar Springs Place 1937 2531 Lucas Drive
- *** 2. City Park
 - ** 2.1 Ambassador Hotel (Originally the Park Hotel)
1906 1312 Ervay
 - ** 2.2 Gano Log House
 - *** 2.3 Millermore
 - * 2.4 Miller Log Cabin
- *** 3. Courthouse District
 - *** 3.1 Dallas County Courthouse 1890 Main & Houston
 - * 3.2 Dallas County Records Bldg. 500 Elm
 - *** 3.3 Parlin & Orendorff Implement Co. (now the Purse
and Co. Bldg.) 106 Field St.
 - *** 3.4 John Deere Plow Co. (Texas Implement Co.)
501 Elm
 - ** 3.5 Texas School Book Depository (Byrd Bldg.)
Elm & Houston
 - ** 3.6 John Neely Bryan Log Cabin 1841 Founders Plaza
- *** 4. Fair Park District
 - *** 4.1 Hall of State
 - ** 4.2 Esplanade
 - ** 4.3 Museum of Fine Arts
 - ** 4.4 Cotton Bowl
- *** 5. Greenway Park District
- ** 6. South Boulevard District
 - ** 6.1 Marcus Levi House 2707 South Blvd.
 - ** 6.2 Sanger Library Park Row
- *** 7. Swiss Avenue District
 - ** 7.1 E. R. Brown House 1916 5314 Swiss

** 7.2 R. W. Higginbotham House 1913 5002 Swiss
** 7.3 G. C. Greer House 1916 5439 Swiss
*** 7.4 A. Lewis, G. N. Aldredge 1917 5500 Swiss
** 7.5 W. J. Lang House 1927 5640 Swiss

*** 8. Warehouse District

* 8.1 Allis Chalmers Co.
* 8.2 Awalt Furniture Co.
* 8.3 Southern Supply Warehouse Market Street

** 9. Wilson Block District

** 9.1 Frederick L. Wilson House 1896 2922 Swiss