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of the  
CITY OF DALLAS, TEXAS

## Executive Summary

### Dallas Historic Preservation Plan February 12, 1987

#### INTRODUCTION

The City of Dallas' commitment to historic preservation was established in 1973 with the adoption of Chapter 19A (now Section 51-3.103 and 51-4.501) of the Development Code. As the enabling legislation, Chapter 19A established historic preservation as public policy, created the Landmark Committee (formerly the Historic Landmark Preservation Committee), and declared the following goals:

- to protect, enhance and perpetuate historic landmarks
- to safeguard the City's historic landmarks
- to stabilize and improve property values in such areas
- to foster civic pride in accomplishments of the past
- to protect the City's attractions for tourists and visitors
- to strengthen the economy of the city
- to promote the use of historic landmarks

As a result of these goals and mechanisms to implement them, the City preservation program has now designated over twenty landmark structures and nine landmark districts that contain over twelve hundred structures. In 13 years of historic preservation, the program has also fostered the reuse of abandoned properties, helped to stabilize inner city neighborhoods, revitalized commercial properties, improved the city's tax base and created a new awareness and public recognition of our historic resources.

#### PURPOSE OF THE PRESERVATION PLAN

The 1973 enabling legislation charged the Landmark Committee to prepare a preservation plan for the City of Dallas. This document is the response to that charge. In order to prepare the preservation plan the Landmark Committee:

- evaluated all aspects of the program to date
- identified a variety of past, present and future issues that affect preservation in Dallas
- prepared feasible alternatives to resolve those issues
- documented Dallas' historical development and architectural history
- solicited input from local, state and national preservation organizations
- made recommendations concerning legal, policy and administrative changes

The Dallas Preservation Plan is the result of over eleven years of work involving the Landmark Committee, numerous preservation organizations, and staff from a variety of city departments. The Plan was originally presented to the City Plan Commission in August, 1981, and was tabled as the Plan Commission felt that many of the issues presented warranted more study. Since that date, several of those issues have been resolved and implemented. The 1983 Plan was adopted by City Council, and included several issues that also have been resolved: streamlining the C.A. process, survey of inner city historic resources, and certification of the Landmark Program by the State of Texas. This 1987-88 Plan contains a range of new issues as well as earlier issues that still need resolution.

The Dallas Preservation Plan serves a variety of purposes for the city. First, it is a preservation guide and policy statement on the state of the art of preservation in Dallas. The Plan clarifies the workings of the city's program and emphasizes the goals and accomplishments of the past ten years.

A second purpose is to explain all the preservation processes and clarify them by presenting them in standardized formats. This standardization of many aspects of the program simplifies understanding by the public while providing a thread of continuity to the program as City staff and the Landmark Committee changes. The Plan will serve as an introductory guide to future Landmark Committee members.

The third purpose is probably the most important, for it recognizes that the emphasis of the program and the challenges it faces change with changing circumstances. The Plan serves as a public forum for issues discussion, conflict resolution, and for the establishment of new goals and priorities. Each new Landmark Committee evaluates the current issues in Dallas preservation and proposes discussions concerning a number of subject areas, which eventually become a matter of record and history, replaced by new concerns and new chapters in the Preservation Plan. Once a horizon is reached, others are established to serve as the program's work plan.

Finally, the Plan serves as a "preservation workbook", a compendium or appendix of all the legal instruments, incentives and planning tools of preservation in Dallas. By compiling these materials in one source, the city's program is easily available to the general public and to local preservation groups.

#### ISSUES AND RECOMMENDATIONS

During the development of the Preservation Plan several issues were identified by the Landmark Committee as priority items that should serve as the basis for the next Committee's work program. Recommendations concerning future action accompany each issue and offer a range of possible alternatives. In approving the Preservation Plan, The City Plan Commission and City Council will endorse these recommendations in concept only, thereby establishing the Landmark Committee work program. After



the conceptual approval, it will be the responsibility of the Landmark Committee and its staff to further investigate the issues and develop the appropriate ordinances or policies necessary to implement concept recommendations. These ordinances and policies would again be reviewed by the City Plan Commission and City Council with the required public hearings for adoption.

Issue One deals with the refinement and expansion of Dallas' much publicized Preservation Incentives and seeks to provide an avenue for approaching designation through negotiation rather than confrontation. Financial incentives also provide a means of economic relief that will make the burden of preservation easier for the individual property owner to bear.

Issue Two deals with the broadening and strengthening of the enforcement machinery. The true strength of the program is determined by the extent to which the process of review and the conditions of conformance that it imposes can be implemented. Without enforcement, the preservation program is voluntary and the quality of resulting preservation is ultimately whimsical. Therefore, management of the landmark inventory depends upon a strong and clearly understood enforcement mechanism.

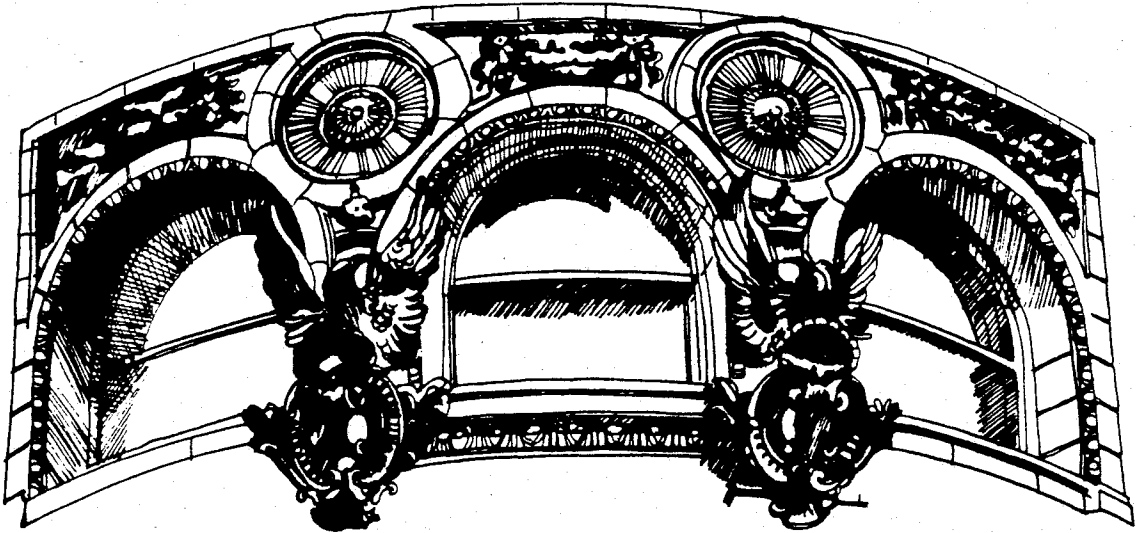
Issue Three deals with compilation, synthesis and expansion of the four major landmark surveys undertaken since 1972. Continued building of the landmark inventory depends upon an ongoing process of selection and evaluation of historic resources. The historic survey is the beginning of this process of selection and evaluation. In that the city is ever-changing, the survey must be an ongoing activity that contributes to the designation process.

Issue Four recommends the expansion of the preservation program's goals in order to address neighborhood preservation concerns in low- and moderate-income neighborhoods. In many cities, historic preservation efforts have often served to displace existing residents in such neighborhoods; the Dallas landmark program should serve the entire community by endeavoring to avoid such phenomena.

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# INTRODUCTION



**Progress with Preservation**  
PLANNING FOR HISTORIC LANDMARKS  
CITY OF DALLAS

The expansion of the City of Dallas Historic Preservation program, first established in 1973, and the shifting emphasis it has experienced during the past 14 years has prompted the development of this 1987-88 Preservation Plan. The city must ensure that historic preservation continues to broaden its impact and support while accomplishing its original goals of designation, protection and enhancement of landmark structures and sites. As the national preservation movement has diversified, so must the local program.

The Preservation Plan serves a variety of purposes in Dallas. First of all, it serves as a preservation guide and policy statement to the public on the state of the art of preservation in the city. Often the public does not understand the overall workings and mechanics of the program, nor the accomplishments that have been made to date. The Plan clarifies those workings, emphasizes the program's goals and highlights past accomplishments.

A second purpose is to explain all the preservation processes and clarify them by presenting them in standardized formats. This standardization of many aspects of the program simplifies understanding by the public while providing a thread of continuity to the program as city staff and the Landmark Committee changes. The Plan serves as an introductory guide to future members of the Committee.

The preservation plan is a dynamic document which both describes the Dallas Landmark program of today and prescribes its direction for the future. As a compendium of documents, issue papers and ordinances relevant to the Landmark Program, the plan is ever growing and changing. It embodies the contributions of individuals, Task Forces and Committee to the construction of an increasingly comprehensive historic landmark program. As a blueprint for tomorrow, the issues section of the Preservation Plan outlines the need for future action. Therefore, the Plan sets out steps by which issues of pressing importance to the continued viability of the landmark program can be resolved.

Each successive term of the Landmark Committee is charged with the responsibility of re-defining the critical issues facing the historic preservation program and formulating recommendations as to how members of the next Landmark Committee can address them. These recommendations take the form of action agendas. In this way the prescriptive dimension of the preservation plan is continually reassessed and redirected. As a new term Landmark Committee addresses the issues which have been passed forward from the previous Committee, it begins to augment and expand the landmark program, keeping it relevant and raising new issues of concern. It is this process that is the substance of the preservation plan.

To say that the responsibility of the Historic Preservation Program is to preserve "historic" structures does not fully address the complex and multi-faceted scope of this challenge.

Table 1 presents a typological view of the program's accomplishments over the past 14 years (1972-1986) as represented by its designations. The designations (with few exceptions) represent some of the best of the city's architectural heritage and when viewed together with most nominations currently under review for designation suggests that the historic program has been overwhelmingly focused on architecture as the determinant of what should be preserved. This is inconsistent with the common understanding that landmark status also encompasses sites and buildings of cultural or historical merit.

The body of theory and objective measures of quality that are associated with architecture also make the continued review of landmarks and/or landmark districts more manageable. However, it is the responsibility of the preservation program to raise the public awareness of cultural value as a basis for designation and to create preservation approaches that are responsive to the human spirit of the city. In this way, Dallas is not only enriched by the continued presence of our architectural achievements but it also remains familiar due to the continued visibility of events, people and activities that have shaped our emergence as a significant southwestern city.

In recent years, the landmark program has shifted its operational emphasis from establishing a landmark inventory to managing a landmark inventory. While the emphasis may have shifted, the need to identify and designate has not disappeared. The complexity of this management challenge only grows with an increasing inventory of significant resources and a growing constituency for preservation advocacy.

MOTIVE Designation's Reasoning	DESIGNATION'S IMPACT Either Intended or Unintended	JUSTIFICATION For Designation Action		LOCATIONS
		1. Remnant of disappearing urban fabric	2. A set of urban structures which defines an urban character	
1. The owner requests or agrees to the action	1. Creates an environment for reinvestment to revitalize decreasing property values.	3. Example of a single style or kind	4. Legacy of a cultural reference	Trinity Methodist Church
2. The threat of impending demolition	2. Is conducive to establishing viable activity that will maintain the landmark(s)	4. Legacy of a cultural reference	5. Critical support environment for a landmark or set of landmarks	Union Station
3. Occupies a highly visible or culturally significant place	3. Provides management of re-development in the context of rising property values (development pressure)	6. Site of a cultural reference	7. Prominent built feature of the city, an urban point	Federal Reserve Bank
4. Uniquely important step in a strategy of revitalization	4. Creates a condition that preserves or restores a pattern of activity (brings an activity back)			Magnolia Building
5. To enhance public investment	5. Legislates the design of new construction and creates a counterbalance for desired change			Cedar Springs Fire Station
6. To recognize or reward restoration already done	6. Assures responsive reconstruction and makes restoration more likely			Old Tighe
				Grace Methodist Church
				Elizabeth Chapel
				Shingle Style House
				First Presbyterian Church
				Turtle Creek Pump Station
				King Mansion
				Old City Hall
				St. Paul Methodist
				Ambassador Hotel
				Scottish Rite Cathedral
				Majestic Theater
				Meirose Hotel
				U.S. Post Office
				Cedar Crest
				Higginbotham-Bailey Building
				Oak Lawn Methodist
				Dallas Plaza Hotel
				DP&L North Substation
				Old Parkland Hospital
				Munger Place
				South Boulevard
				Swiss Avenue
				West End
				Wilson Block
				Winnika Heights
				State Thomas
				Fair Park
				Continental Gin Co.

TABLE 1

The preservation of history is the preservation of the process of change and a recognition that the built legacy protected for future generations must continue to perform a purpose in the dynamic environment of the city. Therefore, designation seeks to protect what is valuable without necessarily interrupting the influences of life, culture, and technology. To accomplish this, the preservation program cannot be burdened with elitism or personal preference -- to be so burdened is to ignore the fiduciary responsibility to the future. Therefore, it is the responsibility of the preservation program, particularly in its emphasis on cultural resource management, to advance an operating philosophy that serves to guide the daily and minutely specific decisions that must eventually and collectively serve a single goal. Advancing a philosophy also means formulating a philosophy that is publicly supported.

The preservation issues passed forward in the 1983 Preservation Plan included one aspect of formulating such a philosophy. The issues included a call for certification of the Dallas Landmark Program under federal historic preservation guidelines published by the U.S. Department of the Interior and include the "Secretary of the Interior's Standards for Rehabilitation." These guidelines reflect the national preservation philosophy regarding building restoration and rehabilitation in rather general terms. These elements of a preservation philosophy should be restated and expanded to have a direct bearing on the daily certificate of appropriateness decisions in Dallas.

The operational philosophy of the program is evidenced in three areas: 1. what is designated; 2. the preservation criteria imposed; 3. the directives ensuing from the Certificate of Appropriateness process. The vertical axis of Table 1, page 3, qualifies the designations listed on the horizontal axis by identifying the justifications for designation, the impacts of designation, and the motives for designation that they hold in common. As evidenced by Table 1, the overwhelming justification for action has been architectural excellence, and the overwhelming motives for action have been the recognition of restorations already completed and property-owner agreement to designation. However, even with such a single purpose, the impacts of designation have been quite varied. The diverse outcome of such a narrowly-focused action suggests that the impacts are largely unintended. Yet, it is the impacts of designation that make the preservation program valuable to the quality of life in Dallas. With the understanding that 14 years of historic preservation has provided, it seems that justifications and motives could be broadened so that the impacts of preservation could benefit a larger segment of the community, contribute to the public health and welfare and allow the city to act in a proactive rather than reactive posture.



To broaden these justifications and motives, there must be a philosophical underpinning which recognizes historic value in other than simple architectural terms and expands the understanding of preservation criteria beyond regulation of such individual items as windows and doors to address such issues as: the quality of materials, establishment of continuities, the recognition of trade offs, the treatment of public space, and the relationship to surroundings.

Consistency in the decisions resulting from Certificates of Appropriateness review is a critical element in such a guiding philosophy; recent refinements to the historic district designation ordinances which have made the criteria more comparable and parallel illustrates an initial step toward such consistency.

The issues presented in this 1987-88 Preservation Plan clearly illustrate that the program is now in a management mode (hence the focus on enforcement and incentives) but also shows that the responsibility to identify and designate is not forgotten (hence the focus on historic survey).

Issue One deals with the refinement and expansion of Dallas' much publicized Preservation Incentives and seeks to provide an avenue for approaching designation through negotiation rather than confrontation. Financial incentives also provide a means of economic relief that will make the burden of preservation easier for the individual property owner to bear.

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Issue Three deals with compilation, synthesis and expansion of the four major landmark surveys undertaken since 1972. Continued building of the landmark inventory depends upon an ongoing process of selection and evaluation of historic resources. The historic survey is the beginning of this process of selection and evaluation. In that the city is ever-changing, the survey must be an ongoing activity that contributes to the designation process.

Issue Four recommends the expansion of the preservation program's goals in order to address neighborhood preservation concerns in low- and moderate-income neighborhoods. In many cities, historic preservation efforts have often served to displace existing residents in such neighborhoods; the Dallas landmark program should serve the entire community by endeavoring to avoid such phenomena.

## THE HISTORIC PRESERVATION MOVEMENT IN THE UNITED STATES

"Historic preservation" is a term which generally has been used to describe the efforts of citizens and professionals who attempt to save architecturally and culturally significant buildings from destruction. Preservation was originally seen as commitment to providing a tangible record of a civic past and visual perspective of a built history. However, historic preservation activity has evolved to a point where it serves communities in a variety of ways: economically, it serves to recycle old structures and raw materials; socially, it helps to revitalize and stabilize neighborhoods; and symbolically, it links the culture of the past to that of the present through the juxtaposition of architectural styles, forms and types.

Only in recent years has the real potential of urban preservation in America been recognized. The earliest preservation efforts, undertaken in the 19th century, focused on saving significant structures and sites such as Mount Vernon, the home of George Washington; the Hermitage built by Andrew Jackson; and portions of Williamsburg, Jamestown Island and many other sites in Virginia. The goal of preservation was accomplished and tourism benefited from these efforts. However, tourism was incidental to the work of the early preservationists. The salvation of structures and the protection of historically significant buildings were their goals and are tributes to their work.

Gradually, however, the scope of historic preservation in America has changed to encompass parks, neighborhoods, commercial districts and downtowns. Preservation became viewed as an alternative to the large scale clearance programs of urban renewal in the fifties and sixties, but only after the enactment of the Preservation Act of 1966, which included the development of the National Register, the creation of state based preservation programs and matching grants-in-aid. The National Register has proved to be an effective planning tool and has expanded to include bridges, highways, streets, harbors, airplanes and airports. Only after experimentation in cities such as Savannah, Charleston, Columbus and Mobile did historic preservation appear as a means of revitalizing urban America. It seems that the movement's goals are not only to preserve the scale and diversity of the urban fabric, but to revitalize it and provide the opportunity for alternate uses.

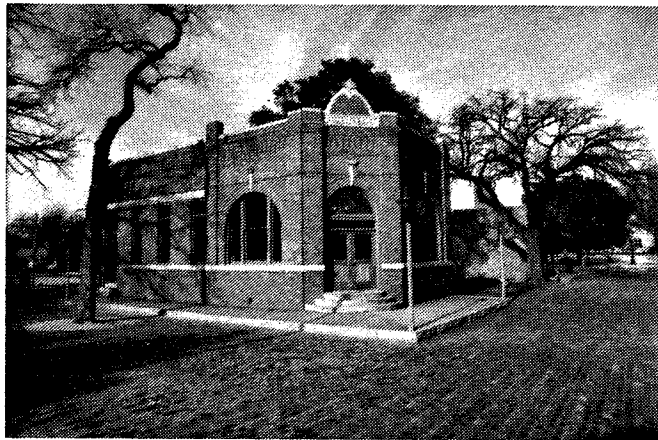
Historic preservation is widely accepted and is seen as a legitimate and effective tool of planning. The movement has very strong political roots and lobbying powers, a legality which has been upheld in the U.S. Supreme Court, and a broad base of appeal. Early in the movement it was recognized that preservation works only when negative economic impacts are addressed. Consequently, Congress expanded the national preservation program with the Tax Reform Act of 1976, which permitted accelerated depreciation for historic structures and outlined disincentives for those who razed historic structures. These incentives were updated by the Economic Recovery Tax Act of 1981, which provided a 25 percent investment tax credit for rehabilitation of certified historic buildings and 15 and 20 percent tax credits for other historic buildings. Tax reforms enacted in 1986 retained the Investment Tax Credit at 20 percent for certified rehabilitation of qualified historic structures. Even more governmental support for preservation as an urban policy occurs in the form of urban homesteading, state tax abatement acts, and hundreds of municipal ordinances.

Perhaps Robertson E. Collins, Vice-Chairman of the National Trust for Historic Preservation, best summed up the preservation movement in America when he said...

"Diversity is the word to describe the preservation movement today. After the decades of saving presidents' birthplaces and war heroes' headquarters, the preservation movement has leap-frogged into alliances with environmentalists, developers, and merchandisers. Following an era during which preservation was equated with patriotism, the movement today is fused into governmental goals for energy conservation, urban social improvements, and jobs."

## THE CITY PROGRAM

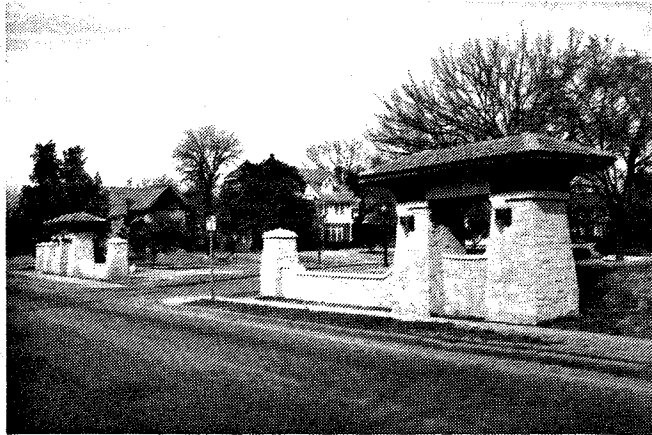
Although a new city by most standards, Dallas possesses a wealth of physical reminders of its history. Several log cabins, distinctive turn-of-the-century warehouses, elaborately detailed early skyscrapers and hotels, formally landscaped inner-city parks, as well as fashionable neighborhoods of the twenties all contribute to an interesting and diverse, albeit relatively recent, built environment. Unfortunately, like most of the nation, Dallas has lost many of its historical and architectural resources to neglect, freeway development, inner-city decline, and new construction in the downtown area.



The initial impetus for an official program for historic preservation occurred in 1966 with the inception of the Goals for Dallas program. As a result of working with the community through neighborhood meetings, a specific goal--landmark preservation--was identified as one element in a plan to improve overall city design. This goal was first implemented by private preservation organizations in the city: the Dallas County Heritage Society was establishing Old City Park as a haven for move-in historic structures that would otherwise be demolished; the Dallas Historical Society was preserving photographs, histories, and other archive information at the Hall of State; private nonprofit organizations were purchasing historic structures as their headquarters; and the Dallas County Historical Commission was recognizing landmarks through their county marker program. Landmarks were being saved through these efforts, yet there was still no widespread City effort and coordination.

The City of Dallas' commitment to historic preservation was established in the early seventies. A reorganized Department of Urban Planning included historic preservation as one of its primary new

goals; an early indication of this commitment was a survey conducted of the residents in the Swiss Avenue area to discover if they would support the creation of a historic district. Encouraged by the positive results of the City's survey, resulting in the designation of the Swiss Avenue Historic District, a group of the residents formed the Historic Preservation League, Inc., the first private preservation organization in Dallas. Its purpose was to support the creation and continuing preservation of historic districts and landmarks in the Dallas area. Their direct efforts and the support of the already established historical organizations provided a high level of public input into the intense study by the Planning Department of all phases of landmark programs.



Upon recommendation of the City Plan Commission, the City Council passed an ordinance creating the landmark program in March, 1973. The Dallas program was designed to pragmatically work the old into a tasteful blend with the new, reinvigorate older, often decaying, neighborhoods, identify and recognize landmarks, and instill pride and sensitivity in the local citizenry while promoting understanding of the program.

With the adoption of Chapter 19 (now Section 51-3.103 and 51-4.501 of the Dallas Development Code) the preservation of landmark structures, sites and districts became public policy of the City of Dallas. Various goals were established to guide the program:

- to identify, protect, enhance and perpetuate historic landmarks
- to safeguard the city's historic landmarks
- to stabilize and improve property values in such areas
- to foster civic pride in accomplishments of the past
- to protect the City's attractions for tourists and visitors
- to promote the use of historic landmarks.

These goals provided the initial and fundamental recognition of the importance of landmark preservation in Dallas. But to be effective, the goals had to be translated into implementation tools. Therefore, Chapter 19A established a variety of mechanisms that could be used to accomplish the city's goals of preservation. Specifically, Chapter 19A established the following mechanisms:

- City policy in support of preservation which increased public awareness.
- A historic landmark survey of Dallas.
- The Historic Landmark Preservation Committee (now the Landmark Committee) to administer the program.
- A designation/zoning process for the recognition and protection of landmark sites, structures, and districts.
- Protective zoning overlays and accompanying preservation criteria.
- Twelve designation criteria used to evaluate sites, structures and districts as to their landmark eligibility.
- A Certificate of Appropriateness (C.A.) review which monitors alterations to the exterior of designated landmark structures.
- Review of and possible delay of the demolition of a landmark structure or district.
- Ultimately, the development of a preservation plan.

These mechanisms function as a set of interrelated tools, each dependent on the other for the smooth operation of the program.

## THE DALLAS LANDMARK COMMITTEE

The Historic Landmark Ordinance (Chapter 19A) called for the formation of an eleven member citizen committee, the Historic Landmark Preservation Committee (HLC), to oversee and administer the program. The committee was subsequently expanded to include fifteen members and the name was changed in 1982 to the Landmark Committee for clarification. Members are nominated by various historic interest groups and are appointed by the Chairman of the City Plan Commission. Representatives of several professions must be represented, including planning, architecture, landscape architecture, history and real estate. This provides a strong basis of knowledgeable citizens with expertise in a variety of preservation-related fields.

The Landmark Committee is the heart of the program, unifying all groups into one decision-making body and providing a public forum for preservation issues. The Committee reviews all city policies related to preservation, reviews landmark designation requests, and forwards recommendations to the City Plan Commission and City Council on appropriate preservation matters. The Committee is also subdivided into various task forces to consider specific issues on both a temporary and continuing basis depending on need.

## TASK FORCES

The task forces are groups charged with the implementation of specific projects, issues or areas of concern. Membership is through appointment by the Landmark Committee, and includes Committee members as well as representatives from the community. They are composed of persons with expertise pertaining to the specific task they are to address.

The following task forces have been established by the Committee:

DESIGN REVIEW TASK FORCES -  
Currently includes seven task forces that review all building permits in the city's landmark historic districts.

SITE TASK FORCE - reviews all building permits for individual city landmark sites and buildings.

LANDMARK DESIGNATION TASK FORCE - considers specific sites, structures and districts for designation as Dallas historic landmarks.

PUBLICITY TASK FORCE - coordinates marker dedication ceremonies for city landmarks and promotes the program through slide shows and communication with local preservation organizations.

C.B.D. TASK FORCE - works with property owners of downtown buildings eligible for designation in order to discuss financial incentives, adaptive reuse or other alternatives to the demolition of potential landmarks.

PRESERVATION PLAN TASK FORCE - responsible for the development of the Preservation Plan. After adoption, the task force will continue to make recommendations on new issues that should periodically be included in the Plan.

The Department of Planning and Development and the Department of Housing and Neighborhood Services work closely with the various task forces to provide staff support and technical assistance in surveying, permit review, enforcement and the preparation of ordinances and development plans.



## LANDMARK SURVEYS

The landmark ordinance specified that the Committee conduct a citywide survey of landmarks for the purpose of identification and future designation. For this survey, the City of Dallas received a grant from the U.S. Department of Housing and Urban Development in July, 1973. The survey report, done by consultant Professor Blake Alexander (University of Texas at Austin), serves as the basis for landmark designations. The Dallas Historic Landmarks Survey is devoted to the architectural development of Dallas, from its earliest log cabin beginnings to its emergence as a major American city. The survey recommended 47 individual sites and nine districts and included photographs and documentary material on surveyed buildings and districts.

Several other landmark surveys have been used by the City of Dallas as preservation planning tools. The Cultural Resource Inventory of the Central Business District was sponsored by the Historic Preservation League and adopted by the City Council in 1981. An inventory of every structure in the C.B.D., the survey identified buildings eligible for City designation and prompted a demolition moratorium to protect them. The Historic and Architectural Survey of Oak Cliff, sponsored by the Old Oak Cliff Conservation League, Inc., was adopted by City Council in 1981. The survey identified potential landmarks in Oak Cliff and resulted in the designation of the Winnetka Heights Historic District.

As a result of a proposal in the 1983 Preservation Plan, the Dallas Historic Resource Survey was conducted in 1984-85. The area within the 1940 city limits, except for those areas previously studied, was inventoried. Some 3,000 structures and sites were recorded, and more than 300 listed as significant. Future phases of the Survey are expected to identify other important cultural resources throughout the city.



## LANDMARK DESIGNATION PROCESS

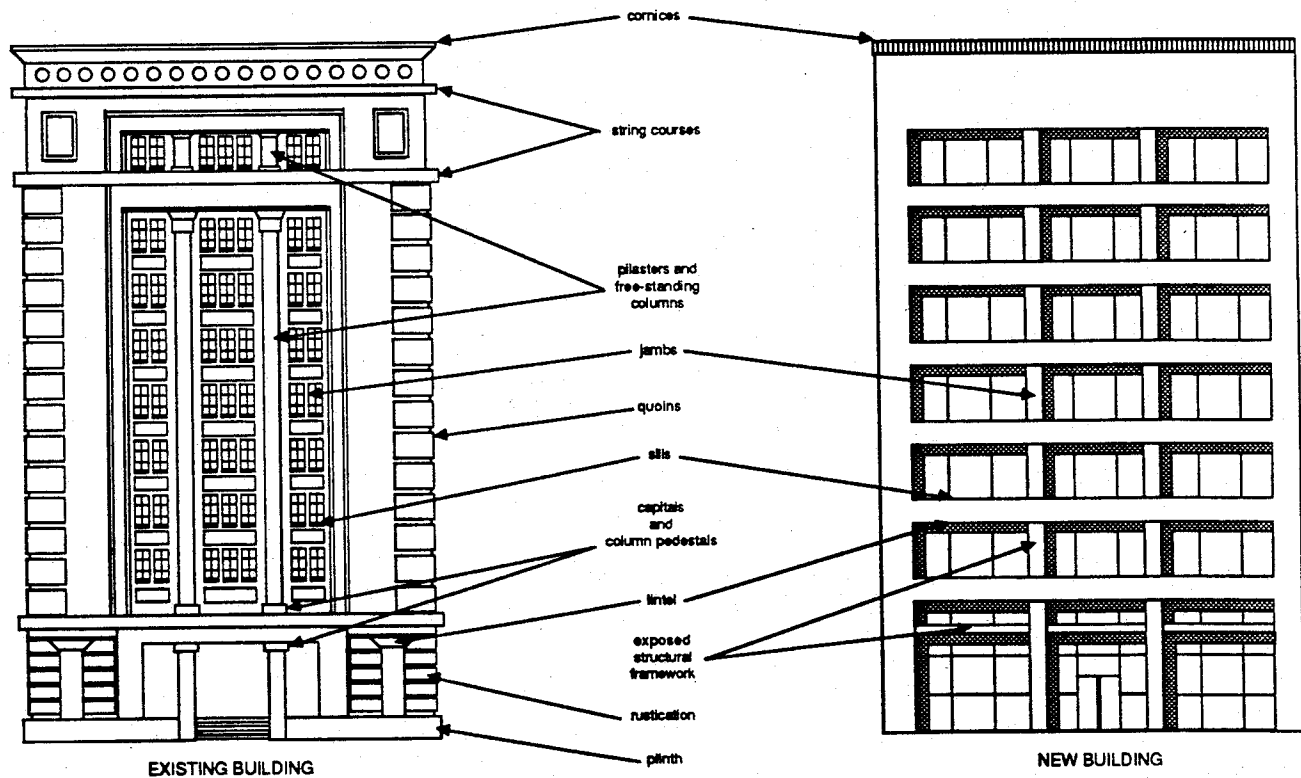
Following completion of the Blake Alexander Survey, the Landmark Designation Task Force was organized to review and recommend potential areas for designation. The task force, based on outside requests and Landmark Committee priorities, develops a workable program for a specific period of time and investigates the merits of designation of significant structures and areas. The Task Force is the initial contact with owners of eligible properties, either through outside requests or their own initiative. Priorities for designation have been determined by owner support, architectural and cultural significance, and extenuating circumstances such as "endangered status". The criteria that determine eligibility are set forth in the enabling legislation and basically refer to architectural and historic value or "importance to the community".

As a result of a 1981 Preservation Plan recommendation, the Designation Task Force has actively undertaken research efforts, and has prepared and published a nomination form. The 1981 Plan recommendation that a staff researcher be hired in the Department of Planning and Development to facilitate more expeditious preparation of landmark designation reports has not to date been acted upon. Nevertheless, designation activity has continued, with two additional historic districts and four individual landmarks adopted by City Council since 1983.

Upon completion of the Designation Task Force report, which includes a site analysis, meeting(s) with property owner, historic and architectural analysis and, if merited, a draft of an ordinance defining specific preservation criteria, a presentation is made to the Landmark Committee. The Committee, in turn, recommends to the Plan Commission which forwards its report to the City Council. While public meetings are held at Landmark Committee, Plan Commission and Council levels, although only at the latter two are all property owners within a specified distance from the site notified, it is at the City Council level that the site is designated as an official city historic resource. The City Attorney's Office then prepares the preservation ordinance governing the area with the report submitted by the Landmark Committee and Planning Staff. The preservation ordinance consists of three components: the boundary description, permitted uses and preservation criteria. The designation is an overlay zone that provides for an "H" (Historic suffix) to the basic zoning categories. Additional flexibility is provided to accommodate these older structures in that additional permitted uses over and above the basic permitted zoning uses can be attached. In this manner, for example, an old church zoned in an O-2 (Office Category) can be permitted to have restaurant facilities although this is not ordinarily allowed in the O-2 Zone.

## PRESERVATION CRITERIA

Preservation criteria reflect the specific exterior components (no interior controls are provided at present) that are judged as critical to the preservation of the site or district's integrity. This varies with each site and district considered, although some basic principles are readily apparent. District criteria generally regulate massing, materials, placement and openings as critical elements.



Trim Elements  
Color and Materials

Site criteria are more specific and often refer to additions, color, details and embellishments. Preservation criteria are always developed in conjunction with the affected property owner(s) to ensure that the owner will have a workable set of guidelines. The criteria are often viewed as guidelines for compatible renovations and have done much to protect property values.

#### CERTIFICATE OF APPROPRIATENESS REVIEW

Once designated and the ordinance approved by Council, all Dallas Landmarks are subject to review of exterior alterations and modifications to ensure compliance with the preservation criteria. All applications for exterior work in designated residential historic districts, landmark sites and the West End and Fair Park Historic Districts are forwarded to the Department of Planning and Development. After staff review, the appropriate Design Task Force reviews and recommends approval or denial to the Landmark Committee and Plan Commission. In cases of approval, the latter issues a Certificate of Appropriateness that releases the building permit. Any denial can be appealed to the Council or modified and resubmitted for review. This systematic review procedure minimizes delay and confusion assuring that nothing is missed and a fair review is given to each applicant. Following a recommendation in the 1981 Preservation Plan, certain maintenance categories were defined as "routine", and a shorter review period was established, in order to streamline the C.A. process.

## DEMOLITION REVIEW

The original landmark ordinance established a policy of demolition delay for all landmark structures. A landmark's demolition could be delayed in increments of sixty days with a maximum delay of 240 days. These delays would allow the Landmark Committee, City Plan Commission and City Council to review the merits and economics of the demolition request, the current use and condition of the landmark, and to find alternate owners to purchase the building. Because of a variety of factors, the maximum delay was reduced by the Council to 120 days for downtown landmarks. However, the Council also established a 35-day demolition delay on all buildings eligible for city designation in the downtown area. The demolition delays have been invoked several times, thereby affording the preservation community time to discuss alternatives to demolition with the owner.

## ACCOMPLISHMENTS TO DATE: A DECADE OF PRESERVATION

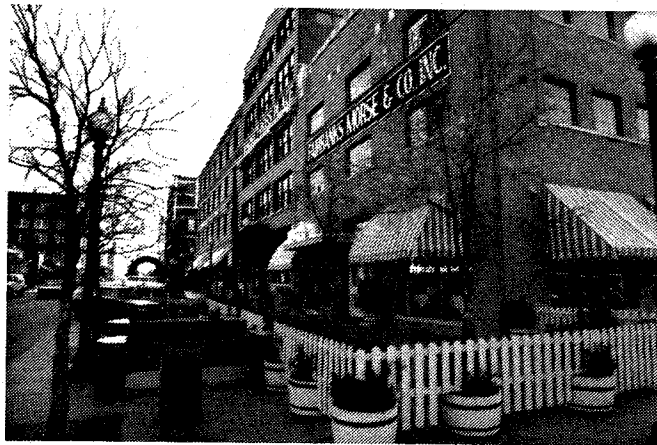
More than a decade of preservation in Dallas has passed and great strides have been made in saving our historic and architectural heritage. The preservation program continues to gain momentum locally and is broadening its base of support, impact and appeal. It is developing a national reputation, serving as an example to other communities.

As a result of the mechanisms established by Chapter 19A, the city program has now designated 24 individual structures and nine historic districts containing nearly two thousand structures. But more importantly, preservation is now viewed as a strong planning tool, especially in the areas of neighborhood stabilization and commercial revitalization.

Implementation of landmark preservation has been a strong point of the city's program. Following designation, the real work of implementing and preserving historic environments begins, for the city encourages maintenance, embellishment and enhancement of the landmarks. Many examples illustrate the city's past involvement with historic districts. Community development funds have been targeted for residential historic districts to achieve:

- . Landscaping - following designation the city has assisted in the landscaping and maintenance of districts' common green spaces.
- . Street Lights - period street lights providing color corrected mercury vapor lights have been installed.
- . Streets, Curbs, Sidewalks - all have been repaired or replaced where necessary.
- . Historic Marker - placed in a visible location within each district.

For the commercial West End Historic District, a development plan creating a five-stage redesign of public rights-of-way was devised. First stage funds (City bonds) have already been implemented in the form of Market Street Mall - a \$1.5 million semi-pedestrian mall that includes special paving, landscaping, lighting and street furniture. Additional bond monies have been expended to complete reconstruction of Ross Avenue and Houston Street. Public funds have also been used to expand public utilities, improve other public rights-of-way, and provide pedestrian amenities that have encouraged retail and restaurant uses in the district.



Much like the national movement, the city program realized that the economics of a building are often the bottom line of preservation. In most cases, if a building cannot be profitable when preserved and reused, then the likelihood of preservation is greatly diminished. Even with the federal tax incentives, the Landmark Committee and City Council realized that Dallas was losing too many significant landmarks because the costs of preservation and rehabilitation could not be justified by the potential return. Therefore, after much study by a special task force designated by the Mayor, a set of financial incentives for downtown historic landmarks was adopted by the Council in 1982.

The Mayor's Task Force created "Preservation Incentives for Downtown Historic Landmark Buildings" which have been described as "...one of the most progressive set of financial incentives in the United States," by Michael L. Ainslee, past President of the National Trust for Historic Preservation. An eight-point package, the incentives offer real economic bonuses to the owners of historic landmarks.

The major points of the package are:

- An eight-year tax freeze available to renovated landmarks.
- The ability to transfer development rights and sell a building's unused development potential.
- The establishment of a facade easement program.
- Possible code revisions to rehabilitation/renovation code standards.
- The use of Industrial Development Bonds for parking garages used in conjunction with renovated landmarks.
- Review procedures of all capital improvement plans and C.B.D. plans to ensure compatibility with downtown landmarks.
- A reduction in the demolition delay process from 240 days maximum to 120 days.

This is by far the most concrete commitment to historic preservation that the city program could offer. More than \$43 million in rehabilitation has occurred on Landmark buildings that have taken advantage of the financial incentives, with many more anticipated. Application of the incentives has subsequently been expanded; several are available to landmark property owners in the State-Thomas Historic District and the Deep Ellum/Near East Side Planned Development District.

Other accomplishments of the past ten years, while not directly related to financial incentives, are no less significant. In Dallas, the need for public exposure and education on preservation is critical. The 1981 Preservation Plan suggested creation of a Publicity Task Force to coordinate information and outreach programs. Public education is of primary importance in conveying the subtleties and philosophy of the program and through the Publicity Task Force of the Landmark Committee, the process has been conducted in a number of ways:

- development of a marker and marker ceremony to publicize each Dallas landmark
- development of publications, brochures, posters, museum exhibits and slide shows to increase public awareness
- cooperation with neighborhood organizations and preservation-conservation associations

- cooperation with professional groups and Chambers of Commerce
- cooperation with affected property owners of designated sites
- promotion of information sharing and communication between local preservation groups
- liaisons on the state and national level in all areas affecting the City program on historic preservation

As a result of these efforts and others, the practical aspects and benefits of preservation are becoming better known: energy conservation, zoning protection, adaptive reuse, preserving scale, texture and the familiar. The City program's emphasis is designed to include other resources as they are identified, and it continues to broaden its base of impact and support.

#### IMPLEMENTATION OF THE 1983 PLAN

The 1983 Preservation Plan addressed four issues that the Landmark Committee recommended for study. As a result of these recommendations, several new or expanded programs have been implemented.

1. Investigation of possible state certification of the city Historic Preservation program.

The city program was deemed eligible to participate in the Certified Local Government program by the Texas Historical Commission, with two minor modifications to the Dallas enabling ordinances required: (a) codification of the already established practice of staggered terms of office for Landmark Committee members and (b) formal adoption of a set of rehabilitation design standards, using as a guide the U.S. Secretary of the Interior Standards for Rehabilitation. The Landmark Committee reviewed the requirements and benefits of the CLG program and, in September 1986, the Texas Historical Commission certified the Dallas program, making it eligible for planning grants.



2. City Council approval of the funding request for a city-wide historic resources survey, and work with other preservation organizations to seek matching funds.

City Council authorized expenditure of \$20,000 in FY 1984-85 as a match for Dallas County Historical Commission and Texas Historical Commission grants to conduct an inner-city survey. A Steering Committee composed of representatives from the Historic Preservation League, Landmark Committee, Dallas County Historical Commission, Park Cities Historical Society and Old Oak Cliff Conservation League sought proposals and contracted with a historic preservation consultant to conduct the survey. Some 3,000 structures were recorded in areas within the 1940 city limits and over 200 sites and structures were listed as High and Medium priority for further research and attention.

3. Investigation and evaluation of methods to reduce review time and program costs for the Certificates of Appropriateness process.

Routine maintenance and replacement categories were streamlined as a result of the 1983 Plan recommendation. The possible negative effects of a C.A. application fee were weighed against recovery of part of the administrative costs of the program. The fee proposal was determined to be a potentially discouraging factor toward renovation in the historic districts; few other cities charge fees for similar design review procedures. The Landmark Committee recommended, therefore, that no C.A. application fee be instituted. Computerization of the records of the C.A. program continued.

4. Extending Financial Incentives Beyond the C.B.D., based upon an assessment of the benefits and financial impacts of the proposed policy, addressing such areas as the number and types of eligible properties, cost effectiveness of extending incentives and other incentives that might be developed.

The 1985 Historic Resources survey identified numerous properties that are potentially eligible for landmark designation and hence could qualify for a financial incentives program, thus addressing the first recommended stage of the Issue paper. Other aspects of studying the Incentives program for their impacts are addressed in the 1986 Plan.

## ISSUE ONE

### LANDMARK PRESERVATION INCENTIVES

#### ISSUE

In January of 1983, the City of Dallas adopted certain Landmark Preservation Incentives to encourage the preservation and rehabilitation of historic buildings within the Central Business District (CBD). While these incentive measures were a good first step toward the encouragement of private sector preservation, it has become apparent that there are significant problems which must be addressed before these measures constitute an effective, comprehensive preservation incentive program. These problems include the limited geographic area in which the incentives are available, the limited use of incentives due to unrealistic qualification requirements imposed for project eligibility and the limited number and type of incentives actually available.

#### BACKGROUND

The Landmark Preservation Incentives program adopted in 1983 consisted of an eight-point incentive scheme to encourage preservation of historically significant structures and sites. The eight points enumerated were:

1. Tax Relief. This section provided for a freeze of the pre-rehabilitation land value for an eight-year period.
2. Construction and Use Codes. This section provided for flexibility in code interpretation and/or the process for variances, where a hazardous condition is improved and where there is no increase in non-conformity. Further, this provision called for staff training in preservation techniques and improved staff communication concerning preservation policy. Finally, this provision called for continued efforts to implement the provisions of the 1976 Code Analysis Report.
3. Transfer of Development Rights. This provision provided for the sale or transfer of unused development rights from historic sites to other property.
4. Facade Easement. This provision provided for the donation of facade easements to either the City of Dallas or other Council-designated organizations. The value of the easement donation constitutes a charitable deduction for federal tax purposes.

5. Public Parking Garage Participation. This provision permits the use of city Industrial Revenue bonds for construction of needed public parking spaces in conjunction with private sector restoration of City designated landmark structures in the CBD.
6. Capital Improvement Policies. This provision provides a capital improvement project review procedure for addressing preservation concerns during the formulation and implementation of Capital Improvement Programs. Further, it requires submission of an impact report on project compatibility with preservation policy and effect on historic landmarks in the CBD.
7. CBD Planning Policies. This provision requires a review procedure to ensure Central District planning that is consistent with and supportive of preservation policy and adaptive reuse strategies.
8. Landmark Designation/Demolition Process. This provision reduced the time that a Demolition Permit may be delayed, but increased the documentation and disclosure required at the time of Demolition permit application.

#### NEED

Incentives such as those listed above are an integral element in any comprehensive historic preservation program. They are the "carrot" that makes preservation efforts economically attractive to the private sector. The incentive program outlined above, while conceptually strong, was diluted by the implementation constraints placed upon it. For example, the use of incentives was originally limited to the Central Business District, and later expanded only to the Deep Ellum and State-Thomas areas. Thus, structures and districts outside of these areas may not take advantage of any of the incentive provisions except the facade easement.

A second major limitation to widespread use of the preservation incentives is the myriad of requirements with which structures must comply to be eligible. Under the program adopted by the City, to receive tax relief, major rehabilitation must occur following designation and the value of improvements must exceed 50 percent of the building's pre-rehabilitation value. Further, West End Historic District buildings must be a contributing structure listed in the National Register of Historic Places.

The City of Dallas Building and Land Use Codes present another obstacle to effective implementation of the incentive program. The Building Code does not include the exemption provision found in the Uniform Building Code for Historic Structures. Further, the Land Use Statement which must be submitted as part of a zoning application does not require identification of eligible and/or designated historic structures or districts. The Dallas Development Code does not currently contain parking or similar credits for eligible or designated sites.

The Transfer of Development Rights provisions of the incentive program is quite narrow in scope. Only properties in the CBD and Deep Ellum are eligible to sell or receive the increased rights. Thus, the only recipients of the benefits of this provision are those owners with property located in a relatively small downtown area. Further, the provision requires a minimum transfer of 20,000 square feet, thus eliminating many smaller scale preservation efforts. Finally, as in the case of the property tax freeze, significant rehabilitation must occur following designation in order to qualify for Development Rights' transfer.

The facade easement provision suffers from a significant lack of public awareness regarding the existence of and tax advantages resulting from a facade easement. There is also a lack of awareness of the benefits offered by public participation in the construction of private parking garages.

Finally, the incentive program is hampered by the limited number and type of incentives actually offered. For example, there are no incentives to encourage below-market housing development in historically significant areas.

#### CONSTRAINTS

There are, of course, several problems which would result from an expansion of the incentive program. For example, broadening the availability of incentives beyond the three original areas and increasing the number and type of incentives available could be costly because of both a decrease in the tax base and an increase in the administrative staff time necessary to run the program.

## RECOMMENDED WORK PROGRAM

- A. Limited Geographic Application. The city needs to explore the expansion possibilities for each incentive offered. This effort should include analysis of the effect of citywide application of the program. Only then should criteria be established to limit the number of potential sites. Finally, an effort must be undertaken to increase public awareness of the expanded program. Even the most comprehensive program will be ineffectual unless the public knows of its existence.
- B. Limited Use Due to Unrealistic Restraints.
1. Tax Relief. The city needs to explore the effects of providing tax relief to a greater number of preservation projects. This expansion could be achieved in a number of ways including:
    - (a) reducing the 50 percent rehabilitation requirement to 25% or replacing this minimum value requirement with a provision for completion of specific exterior renovations that remove inappropriate alterations;
    - (b) requesting County participation in the program;
    - (c) extending the length of the tax relief period.
  2. Rehabilitation Trigger. The city should explore eliminating the requirement that significant rehabilitation needs to occur in order for a landmark property to be eligible for the Transfer of Development Rights programs.
  3. Construction and Land Use Codes. The City of Dallas Building Code should be revised to include the exemption provisions contained in the Uniform Building Code for Historic Structures. The Dallas Development Code should be revised to require that the Zoning Application Land Use Statement include identification of eligible and designated historic sites and districts. Further, the Planning Staff should be required to inform the Landmark Committee of any zoning applications received which contain identification of designated or eligible structures. The Development Code should also include revised provisions to benefit designated sites.
  4. Transfer of Development Rights. The City should study and consider:
    - (a) elimination of municipal programs such as the sale of development rights from public rights-of-way which reduce the market for transferred development rights;
    - (b) reduce the current minimum square footage requirement to a minimum of 1,000 square feet.
    - (c) establishing receiving zones outside the Central Business District to which development rights can be transferred.



5. Other Incentives. The City needs to implement an aggressive public awareness campaign to disseminate information concerning the existence of and benefits conferred by the Preservation Incentive Program. Specifically, the City needs to publicize the availability of facade easements and public parking garage improvements. Additionally, the City should consider establishing a revolving fund for the acquisition and/or rehabilitation of structures for below-market housing in historically significant areas.
6. Incentive to Landmark Program. The City should support the Landmark Program by earmarking a portion of the recaptured funds, resulting from increased property values at the end of an abatement term, for Landmark Program projects.

#### RECOMMENDATION

The City Plan Commission and City Council should consider amendment of the Preservation Incentives for downtown buildings to expand the applicability of the incentives to designated landmarks citywide and to make adjustments to specific provisions with the Incentives program to increase both public awareness and property-owner participation in the program.

## ISSUE TWO

### PRESERVATION ENFORCEMENT

#### ISSUE

The City of Dallas is currently operating under a preservation plan which has very limited enforcement mechanisms. The inadequacy of the available enforcement tools is evidenced by the large number of significant structures which have already been lost or are presently endangered by demolition, neglect and/or inappropriate alterations. As preservation efforts in Texas and around the country become more sophisticated, Dallas should take another look at the level of protection which it currently affords its significant and contributing structures. The stated goal of this "second look" should be to prevent further demolition by either action or inaction (i.e., neglect) on the part of the property owner. This goal can best be realized through the twofold approach of, first, enacting increased standards and second, educating the owners of significant and contributing structures that increased enforcement tools have become available and will be utilized, since the penalties suggested herein will better serve as a deterrent to demolition than as a punishment after the structure has been lost.

#### BACKGROUND

Prevalent attitudes in the City of Dallas, for many years, have strongly disfavored restrictions on the use of private property, particularly when the purpose of the restrictions was the preservation of a historic structure. A focus on new buildings, with accompanying increased efficiency and maximization of development rights, has traditionally worked to the detriment of preservation goals. In recent years, however, the cause of the preservationist has strengthened, because of the efforts of a strong Landmark Committee, planning staff, and local preservationists, who have supported the establishment of local historic districts such as Munger Place, State-Thomas, and Winnetka Heights. As a result of these efforts, and federal and local preservation tax incentives, such as those available in the Central Business District, there has been an increasing recognition of the need for and advantage of historic preservation.

## NEED

The need for stronger preservation tools is evidenced by the number of significant or contributing structures within the City of Dallas which have been lost in recent years. It has been estimated that 23% of the structures listed on the Category One list of eligible structures in the Central Business District have already been demolished; structures on the Category Two list have also been lost and the Historic Preservation League has predicted a loss of 10 to 15% of significant structures listed in all existing surveys within the next year. The delay of demolition which currently makes up the bulk of the enforcement procedures is simply a delay and not a deterrent, as it carries no penalties or disincentives to demolition. As the city grows, the need to preserve its past also grows; but the portion of our history which is left intact has already decreased with alarming speed. The growth in the strength of the neighborhood, with its accompanying emphasis on community and quality of life, make this the time to act, to prevent further destruction of the city's past.

## CONSTRAINTS

Case law and ordinances supplied by other jurisdictions indicate that certain procedural requirements must be met before stringent enforcement mechanisms can be justified. Specifically, the following guidelines should be considered for enactment, in order to make the preservation plan reasonably resilient to challenge.

1. Notice to property owner and public hearings prior to final designation of a structure.
2. Opportunity for owners to make a showing that preservation and adaptive reuse will result in economic hardship and unreasonable return on investment, pursuant to a prepared checklist.
3. Availability of local incentives to relieve the hardship to property owner of enforcing the preservation of a structure. (e.g., tax incentives, loans or grants, building code modifications, zoning changes to permit more viable uses, transfer of development rights.)



Although many examples of stringent preservation guidelines can be found around the country, precedent within the State of Texas is limited. The strongest preservation ordinance within Texas is the San Antonio ordinance, which places a moratorium on the issuance of a building permit for up to two years on the site of a demolished landmark, and permits the business license of a demolition contractor who acts illegally to be suspended for a period up to one year. Because the City of Dallas has become more sophisticated than most of its Texas counterparts in the scope and complexity of its municipal codes, the lack of Texas precedent for certain of the recommendations listed herein should not be permitted to deter its adoption of stricter preservation measures.

#### WORK PROGRAM

The following provisions should be adopted and made applicable to all structures within the City of Dallas which either:

1. Have been locally designated by the City Council as a Landmark; or
2. Are located within and contribute to a locally designated historic district; or
3. Would, under the guidelines to be recommended by the Survey Issue Paper herein, be eligible for a delay of demolition in the event that application for a demolition permit is made; however, these recommendations should apply regardless of whether application for demolition permit is actually made.

Non-application of these provisions to structures which may be significant but have not yet been designated would, under certain circumstances, encourage unsympathetic alteration and/or neglect which may cause the building to lose its potential for designation. Therefore, it is imperative that the additional measures recommended herein be available to supplement the delay of demolition before irreversible damage can be done to significant or contributing structures.

To permit enforcement of preservation objectives to extend to cases of owner neglect and mistreatment of historic fabric by inappropriate alteration and remodeling, it is recommended that the following definitions be adopted:

1. Demolition - whole or partial removal of historic fabric of building.
2. Alteration - any construction or change in exterior appearance of a building, object, site, or structure.
3. Demolition by Owner Neglect - any action or inaction of a property owner which results, directly or indirectly, in a structure being in violation of Chapter 27, "MINIMUM URBAN REHABILITATION STANDARDS," of the Dallas City Code.

Limited staff and budgets severely restrict the City's ability to identify cases of neglect, unsympathetic alteration, and unauthorized demolition while there is still time and opportunity to save a building. Widespread knowledge of the previously loose enforcement standards have already encouraged the demolition of some buildings, and merely failed to prevent the destruction of others. An intensive education program should be established to accomplish the objectives of deterring harmful action by owners and inviting the voluntary assistance of inspectors, neighbors and local preservation organizations in identifying and correcting possible violations. The following minimum educational tools should be employed to make the stricter guidelines known:

1. Media. The Publicity Task Force of the Landmark Committee should be encouraged to enlist the assistance of the press as well as local preservation organizations in publicizing the guidelines.
2. Staff Education. Upon initial adoption of the final plan recommendations, we encourage the Planning Department Staff to conduct a training program to alert those branches of the City government who are in a position to identify possible violations. In particular, the field inspectors from Housing and Neighborhood Services should be encouraged to take note of listed "landmark" or "eligible-for-landmark" status as they discover structures in disrepair, and to take appropriate steps to set the enforcement tools in motion. Also, building inspectors should be trained to identify listed landmarks or eligible-for-landmark structures during routine reviews of submitted demolition permits, and to respect the delay of demolition requirement. In addition, a prepared information sheet should be printed and distributed to owners who apply for permits to demolish or remodel a potential landmark or contributing structure.

After an initial briefing of current inspectors, education could be handled through the same information sheet, being distributed to trainees. Action Line should also be notified of the guidelines.

3. Direct ongoing notification to owners of all inventoried or listed structures of building status. The city should explore mechanisms for periodically reminding current and new owners of historic structures of the privileges and restrictions attached to them.

DETERRENTS TO DEMOLITION. The city should consider for adoption all or a portion of the following civil penalties, all of which have been adopted or considered in other cities, as an additional deterrent to demolition:

- a. Increase punitive damages for violations, and add a minimum as well as a maximum fine.<sup>1</sup>
- b. Require reconstruction of a partially demolished structure.<sup>2</sup>
- c. Initiate a moratorium on issuance of building permits for new structures on the site of a demolished landmark.<sup>3</sup>
- d. Revoke the local business license of the demolition contractor who proceeds to demolish a landmark illegally.<sup>4</sup>
- e. Zoning controls - restrict new buildings on the site of a demolished landmark to the same square footage as the landmark or less.<sup>5</sup>

- 
1. San Antonio fine - up to \$1,000.00 per day; San Jose - up to \$2,500.00 per day.
  2. San Jose, California - proposed ordinance permits city to reconstruct and place lien on property to recover costs; State of Indiana ex. rel. Historic Landmarks Foundation of Indiana, Inc., et al, v. White River Park Development Commission, et al, Court required reconstruction of facade following partial demolition of school.
  3. San Antonio - one-year moratorium for demolition pursuant to permit, if issuance of permit was contested two years if a determination of owner neglect is made; Chicago ordinance - no permit for five years; review of permit for landmark committee for 20 years. San Jose - no permit issued for five years, landmark committee review period for new permits is open-ended.
  4. San Antonio - for a period not to exceed one year.
  5. Examples can be found in historic districts, but no cases have been found in which individual landmarks were similarly restricted.

## RECOMMENDATION

The City Plan Commission and City Council should consider amendment of the Dallas Development Code provisions establishing the Landmark program and processes to require the following procedures:

When demolition, as defined above, occurs, the Landmark Committee should be empowered to determine, after a public hearing, whether the structure has been demolished, altered, or permitted to deteriorate such that "the overall integrity of the building has been irretrievably lost." (36 CFR Part 67). If the Committee determines that enough historic fabric has been left to restore the building, then it may recommend to the court that the property owner be required to reconstruct the partially demolished structure, pursuant to approved plans. Additional authority to the Committee might be warranted to permit the City of Dallas to reconstruct the building if the owner fails to do so, and place a lien on the property for the full cost of reconstruction.

Should the Landmark Committee determine that the building has been irretrievably lost, then the following provisions should apply:

1. Designated or Non-designated buildings.

Place a moratorium on the issuance of a building permit on the site of the demolished structure for a period of not less than two nor more than five years. During this time, the property shall not be permitted to be used for surface parking, golf courses or driving ranges, or other recreational uses open to the public and for which a fee is normally charged.

2. Designated Buildings.

In addition to provision #1 above, the provisions of the Dallas Development Code 51-4.501 (Historic Overlay District) should be amended so that for a period of five years after the expiration of a moratorium, any building permit issued on the site of a demolished landmark shall not exceed the square footage or height of the demolished structure.

In addition, the local business license should be suspended for one year for a demolition contractor who demolishes a protected building without a proper permit, and enact a minimum fine of \$200 per day per offense for illegal demolition.

In the case of a legal permit request for demolition of a listed structure the Landmark Committee should require a demolition permit application to include:

1. A fully documented rehabilitation and re-use feasibility study. Several reasonable alternative uses should be investigated, with rehabilitation cost and income projections based upon resulting assumptions. The following items should be specifically addressed:
  - (a) High- and low-end projected economic returns may be reflected, but a pro forma that yields a reasonable return should also be included.
  - (b) Study should include: structural analysis; acquisition cost and current and projected debt service; rental and sale potential after rehabilitation; level of tax and other financial encumbrances.
  - (c) Projections should also include alternatives that reflect potential Federal and local tax relief and other economic benefits available to renovated Landmark buildings.
2. Proposed design and cost analysis of an effective stabilization and mothballing program for the structure should an economic use not currently be feasible, indicating adequate public health and safety protection.
3. Documentation of bona fide efforts to sell the property for a reasonable price for a minimum of one year, also indicating efforts to pursue other feasible and economic alternatives, including land trade, joint venture development, rent or lease.
4. Proof that a bona fide building will be constructed within a specified time period following demolition of the resource building. Required documents include:
  - (a) Application for building permits for new structure.
  - (b) Proof of contractual obligations with architectural and general contractors.

No surface parking lot will be accepted as a replacement use on the site of a demolished resource building.

5. Should the Landmark Committee recommend that a demolition permit be issued, the owner/applicant should be required to provide to the Committee:

- (a) Full documentation and record of the structure, based on drawing or photographic standards of the Historic American Buildings Survey.
- (b) Require a study of salvageability of significant building parts or elements, including a plan for retrieval and distribution of those elements, to be submitted to the Landmark Committee.



### ISSUE THREE

#### SURVEY ADOPTION

##### ISSUE STATEMENT

A number of surveys of historic buildings in Dallas have been undertaken and completed since the inception of the historic preservation program in the early 1970's. Since each survey was performed by different professionals with different methodologies and different objectives, a number of issues regarding the use of the surveys have arisen over time:

differing methodologies for identifying structures has made integration of the qualitative aspects of the findings difficult.

surveys have not been produced for public consumption, and not promoted; therefore, the identified properties are unknown to most of the (interested) lay public and owners.

no mechanisms have been devised for cataloging , keeping up with, and following up with identified properties.

there has been only limited protection of identified properties.

not all of the city has been surveyed.

As a result of the above stated concerns, five goals have been identified:

##### GOAL ONE:

City Council should formally accept all surveys and adopt a legal tool, such as a resolution, to protect all listed structures from demolition without appropriate review by Landmark Committee.

##### GOAL TWO:

City staff should incorporate identification, by address, of all listed historic structures in the Geographic Information System (GIS) currently being developed. This program would integrate Building Inspection permit/address files, and allow for pertinent historical and architectural data to be added to each address.

### GOAL THREE:

All existing surveys should be combined in one document with appropriate text, including maps, with a listing of all eligible structures.

### GOAL FOUR:

All historic resource surveys and their findings should be publicized to historic organizations and other interested groups, such as the American Institute of Architects, Chambers of Commerce and neighborhood groups. In addition, each owner of identified properties listed in the survey should be notified about the benefits of designation and potential penalties for destruction.

GOAL FIVE: Identification of areas of the city remaining to be surveyed and possible funding sources to continue the Dallas Survey should be undertaken.

### BACKGROUND

The city recognized that to undertake a Landmark Preservation program, a survey of significant properties must accompany a program proposal to give initial substance to the Landmark Committee's work. Since the inception of the program in the early 1970's other eligible (but not identified) structures were lost, prompting the need for a closer, more comprehensive scrutiny of areas of the City that contained such property. The four surveys completed to date are:

Alexander Survey - Conducted in 1974 by Drury Blake Alexander (Austin) for the City of Dallas to accompany the initial landmark ordinance. The list contained forty-eight significant structures and nine districts considered worthy of preservation. The survey was not comprehensive, but did include buildings from all areas of the City. Each property was identified in one of three categories.

Old Oak Cliff Survey - Conducted by Alan Mason (Dallas) in 1980 for the Old Oak Cliff Conservation League. The survey was confined to a relatively small area of Oak Cliff and notes 102 structures of merit.

Cultural Resource Inventory of The C.B.D. - Completed by Ellen Beasley (Galveston) in 1981 for the Historic Preservation League. The entire Dallas C.B.D. was surveyed with every property being inventoried. Four categories of significance were devised with eighty-nine structures and seven districts listed as exceptional or of interest. This survey, along with protection against demolition for certain properties, was adopted by City Council in October 1981 by Resolution #813083.



1985 Dallas Historic Resource Survey. - Completed by Ron Emrich (Denver) in 1985 for the City and County of Dallas and the Historic Preservation League. This survey was comprehensive in methodology and included all unsurveyed areas of the City within the 1940 corporate limits of the City of Dallas. The survey lists 205 structures and nine districts, described as high or medium research categories.

All four of the surveys include some text regarding the historical development of their respective areas. Only one, the C.B.D. Survey, has been officially adopted by City Council with protection against demolition.

#### NEED

The need to integrate, endorse and publicize the surveys, and hence the existence of important buildings, can be clearly seen in terms of the significant number of eligible buildings recently lost in the C.B.D. and the inner city. The 1985 Survey came too late to save many buildings in Oak Lawn and in the Southland/City Place project area. Many buildings were planned out of existence before the survey was completed, due to the building boom in those areas. If the surveys are not publicized, and the buildings listed not protected by Council action and Building Inspection attention, then surely many more sites will be lost as a result of community ignorance.

Due to the anticipated existence of a number of important structures beyond the 1940's boundary such as the Brown Farmhouse, Greenway Parks and the Caruth Homeplace, it is important to continue the comprehensive survey of Dallas. This would then complete the Survey of Dallas County as mandated by the Texas Historic Commission several years ago.

#### CONSTRAINTS

The constraints in carrying out the proposed goals are those usually found in preservation work: manpower and funding. No serious legal obstacles are foreseen, since all tasks have been undertaken in Dallas before. It is worth pointing out certain specifics in accomplishing these goals:

Legal - Goal One, protecting listed buildings, is the only goal for which legal research might be required. It is suggested that a review period of considerably more time than the currently established 35 days in the C.B.D. be sought. Since this might be construed as a "taking" or at least "delaying" of rights, the time period should not be arbitrary. Also, proper notice to those owners, prior to establishing the protection, would presumably be required.

Economic - Funds should be sought from the State of Texas, National Trust, and other preservation organizations. The funds could be applied in the following priority: (1) continued survey, (2) editing and publishing of survey findings, and (3) preparing computer program.

Manpower - There are a number of groups and individuals in Dallas who would volunteer their time to accomplish some of the priorities. The need is more for management of those volunteers to accomplish in priority order: (1) programming of survey listing after computer program is prepared, (2) editing and preparing surveys for publication, (3) promoting, distributing and lecturing to groups using the published surveys; and (4) assistance in continued survey work.

#### WORK PROGRAM

The specific task-related work program to achieve each goal would be as follows:

##### GOAL ONE - Council acceptance and protection

Prepare legal instrument to protect all listed properties (City Attorney's Office/Staff)  
Prepare slide show from each survey  
Prepare address lists of all property owners (Staff and volunteers)  
Recommend adoption of each survey, with protection mechanisms to Plan Commission and Council Staff

##### GOAL TWO - Creation of Computer Program

Prepare computer program to list all survey addresses to interface with Building Inspection permit program (Staff with outside funds).  
Program all addresses and pertinent information (Volunteer/Staff).  
Map all addresses for reference (Volunteer/Staff).

##### GOAL THREE - Prepare and publish surveys

Integrate all surveys into one primary document by editing texts and listing addresses geographically (Staff/Volunteers).  
Prepare sub-geographic maps (Volunteers).  
Work with County Historical Commission and Texas Historical Commission to format material and seek funds.

#### GOAL FOUR - Promote the Surveys

With one primary document, and/or sub-area documents, prepare a slide show and lecture script (Staff/Volunteers).

Prepare a list of all interested groups to which survey and/or lecture should be exposed (Volunteers).

Prepare a one-year itinerary to promote the surveys.

#### GOAL FIVE - Continued surveys

Identify remaining survey areas (Staff).

Seek funding (Staff/HPL/County/Landmark Committee).

#### RECOMMENDATION

The City Plan Commission and City Council should adopt the Old Oak Cliff and 1985 Historic Resource Surveys and their findings, accepting the structures and sites listed as significant and imposing a moratorium on demolition of a period of time greater than 35 days, to begin upon application for a demolition permit. In addition, a project should immediately be undertaken to integrate all existing surveys, and to publish the resulting document. Additional city, state and private funds should be located in order to continue additional phases of the Dallas Historic Resource Survey.

## ISSUE FOUR

### PRESERVATION WITHOUT DISPLACEMENT

#### ISSUE

Historic preservation has been one vehicle by which well-established, low- and moderate-income neighborhoods have been maintained in numerous American cities. Over the years, due to development, absentee ownership and other forms of neglect, structures which represented specific socio-economic portions of a community have been razed to make room for high-rise office, retail or high-cost housing uses. As a result, low- and moderate-income communities specifically, and the entire community generally, have suffered from displacement, mental anguish and the loss of the historic built environment.

#### BACKGROUND

In Dallas, as elsewhere in the United States, historic preservation has been used to stabilize and enhance many neighborhoods to the benefit of all citizens. South Boulevard/Park Row, Winnetka Heights, State Thomas, Munger Place and other areas have been successfully restored and are presently viable neighborhoods, all through the use of historic preservation programs. However, other cities across the nation have successfully used economic programs and incentives, coupled with historic preservation, in order to maintain low- and moderate-income neighborhoods without significant relocation and gentrification. The improvement of the housing stock in these neighborhoods allows for a better built environment, creates positive surroundings in which to live and raise a family, increases property values and adds to the cultural and economic well being of the City.

Examples of the use of historic preservation programs as part of municipal efforts to maintain both quality housing stock and the existing residents in low- and moderate-income neighborhoods can be seen in Savannah, Georgia; Charleston, South Carolina; Shreveport, Louisiana; Cincinnati, Ohio; Louisville, Kentucky and Pittsburgh, Pennsylvania, among other cities. All of these programs have used federal, state and local preservation legislation, including economic incentives, to improve the quality of the existing built environment and elevate the quality of life for many people.

The Landmark Committee recognizes that the Dallas historic preservation program, too, can be used as a means to improve the quality of life in low- and moderate-income neighborhoods, while at the same time encouraging those who live within those neighborhoods to continue to enjoy that improved environment. In order to achieve these ends, the following goals have been identified:

1. Historic preservation districts should be established in low- and moderate-income neighborhoods where significant built resources have been identified.
2. The proper and necessary economic incentives and programs should be developed which will allow for the restoration and maintenance of these historic districts, and to encourage home ownership and pride in the neighborhood.
3. A Revolving Fund should be set up, using a combination of public and private money, that will ensure preservation and maintenance and encourage acquisition of structures within the historic districts.
4. Governance of the Revolving Fund should be shared by both the public and private partners, with a broad base of representation from the affected neighborhoods and the entire community.
5. A plan for neighborhood associations in the historic districts should be developed, in order to create strong mechanisms to inhibit gentrification.

#### CONSTRAINTS

Possible constraints to such a preservation policy include both public perception and funding issues. Yet, federal and state legislation exists that can encourage and support such an approach to neighborhood stabilization and historic preservation. Other cities across the U.S. have used historic preservation as one tool by which neighborhoods have been revitalized and transformed into viable communities which continue to be the residence for low- and moderate-income families. Both a positive and creative economic climate and legislative enactments are needed to stimulate such revitalization. Developers and absentee landlords may find objection to efforts that may be perceived as interfering with redevelopment opportunities in an area. However, historic preservation has been used as one of many items in the community's arsenal of zoning tools; the goal of stabilizing and improving the quality of life in older, low- and moderate-income areas can be reached through this approach, in order to answer the community's concerns about affordable housing and pride of ownership.



Justifiable concern that neighborhoods, once designated and qualified for incentive programs, might experience the gentrification that has occurred in other historic districts across the country may cause skepticism about the possible success of such an undertaking. Established programs nationwide have utilized various means to inhibit these displacement and gentrification phenomena, including formation of strong neighborhood associations and development of neighborhood-based acquisition and management corporations.

Funding sources for the revolving fund and other financial aspects of the program should be identified, and may be difficult to tap during city or nationwide economic downturns. Community Development Block Grants, private foundations and corporations might all be considered potential funding sources. An appropriately funded, managed and monitored funding pool can be a valuable asset to the city as a whole, serving as a model of encouragement for home ownership and stability for residents in all neighborhoods of the city.

#### WORK PROGRAM

##### GOAL ONE:

City Council to establish historic preservation districts in low- and moderate-income neighborhoods by instructing the Planning staff to identify potential areas using existing historic resource surveys and encouraging the Landmark Committee to recommend their designation;

##### GOAL TWO:

City Council to establish economic incentives program for preservation by instructing staff to identify existing local, state and federal programs and legislation that can contribute to establishment and funding of an appropriate preservation incentives package and make recommendations regarding its establishment;

##### GOAL THREE:

City Council to establish Revolving Fund, using both public and private money, and, with appropriate guidelines, maintain and administer the fund to ensure the fulfillment of the goal of forming new historic districts;

GOAL FOUR:

Establishment of neighborhood associations in the historic districts, whose members, along with the Landmark Committee and Departments of Housing and Neighborhood Services and Planning, can identify what provisions should be made to prevent speculation and gentrification.

RECOMMENDATION

The City Plan Commission and City Council should encourage use of the tools for historic preservation to ensure the perpetuation of affordable housing stock in low- and moderate-income neighborhoods. The Council should instruct staff and the Landmark Committee to undertake the necessary steps that will lead to enactment of designation, economic incentives and other legislation that will ensure retention and stabilization of historic resource structures in such areas in order to provide affordable housing and stimulate home ownership and community pride.

# DALLAS HISTORY



Progress with Preservation  
PLANNING FOR HISTORIC LANDMARKS  
CITY OF DALLAS



## A DALLAS HISTORY

### WHY DALLAS?

Dallas: often described as a city that should not have been--a city with no natural resources, no geographical advantages, a city that sprang up out of the prairie soil only because of the grit and determination of its citizenry. In many ways the description is accurate. Dallas is where it is and what it is largely because of tireless promoters--John Neely Bryan himself, for example; the Confederate "Colonels" who bent the railroad into Dallas in the 1870's; R. L. Thornton and his fellow bankers and businessmen who captured the Texas Centennial celebration in the 1930's. But there were other reasons as well--for example, geography.

Once John Neely Bryan had decided on the Trinity River area for the city he dreamed of building, his choice of sites was almost inevitable. His town would be at the point where the newly designated National Road linking the Capital of Texas to the United States at the Red River, had been marked to cross the Trinity, the only hard rock crossing for many miles in either direction.

### BRYAN WAS NOT THE FIRST

The site was well chosen, and, although the evidence is scanty, others long before Bryan had apparently made the same choice. Man apparently lived and hunted in this area during late Pleistocene times. Human remains found in the Lagow sand pits east of the State Fair Grounds in 1921 have been correlated to be the same age as the artifacts found near Lewisville in Denton County in 1956.

The second group of people leaving traces of culture in the Dallas area came much later, sometime between 500 and 800 A.D. These inhabitants, presumably of American Indian stock, were hunters and fishers. The third people were definitely Indian. Of Caddoan stock, they were members of the large family of related tribes that had lived from earliest times in what would become the northeast corner of Texas. The Caddoan tribes occupying the Upper Trinity area were called the Kichai (Keechi Creek, a branch of the Trinity, gets its name from the tribe); there are also references to Yojune tribes in the area. Probably numerous Indian villages resembling the Kichai village known to have been occupied until 1841 existed, but they were abandoned as the area became settled.

The first white man in the area was probably a Spanish explorer named Luis Moscoso, who had been with DeSoto's expedition. He had gotten lost and in 1542 passed through the Dallas area in a wandering attempt to reach Mexico. Many years later, in 1690, a Mexican-born officer of the Spanish crown named Alonso de Leon gave the river its modern name: La Santisima Trinidad, The Most Holy Trinity. By the 1840's most of the Caddos in the Three Forks area of the Trinity had withdrawn to their ancestral homeland in East Texas, and the area was being settled by the Peters Colony of Louisville, Kentucky.

## THE FIRST DEVELOPER

John Neely Bryan, a Tennessee native, had wandered down into Texas from Arkansas in 1840, perhaps planning to set up a trading post on the Trinity. He came back in November, 1841, dug into the bluff on the east side of the river, and using a tent as part of his shelter, constructed a kind of dugout.

Bryan began plans for creating a city as early as 1843. His townsite made a neat grid plan, with eight streets running north-south and twelve running east-west. He donated the central block of his new town for a public square, and it remained the site of the courthouse until the 1960's.

Bryan was named postmaster in 1844 and persuaded the new State to create the County of Dallas as a thirty-mile square centered on his town. He donated a square block for a courthouse, and Dallas was made the temporary seat of the new county, a status which became permanent in 1850 after a three-way election contest with Hord's Ridge (future Oak Cliff) and Cedar Springs.

Where the name 'Dallas' came from, no one really knows. The name was being used in print as early as 1843, and early arrivals said later they had heard it called Dallas before they arrived in 1842. The county is named for George Mifflin Dallas, vice-president under Polk, but the city is probably named for a friend of Bryan's back in Arkansas.

There is also a good deal of confusion about the Bryan log cabin preserved today in downtown Dallas. No one questions that it is at least 75 percent reconstructed, but the original could have been any one of three cabins that Bryan built in the 1840's. It has been relocated to its present site from its original location farther west near the banks of the Trinity.

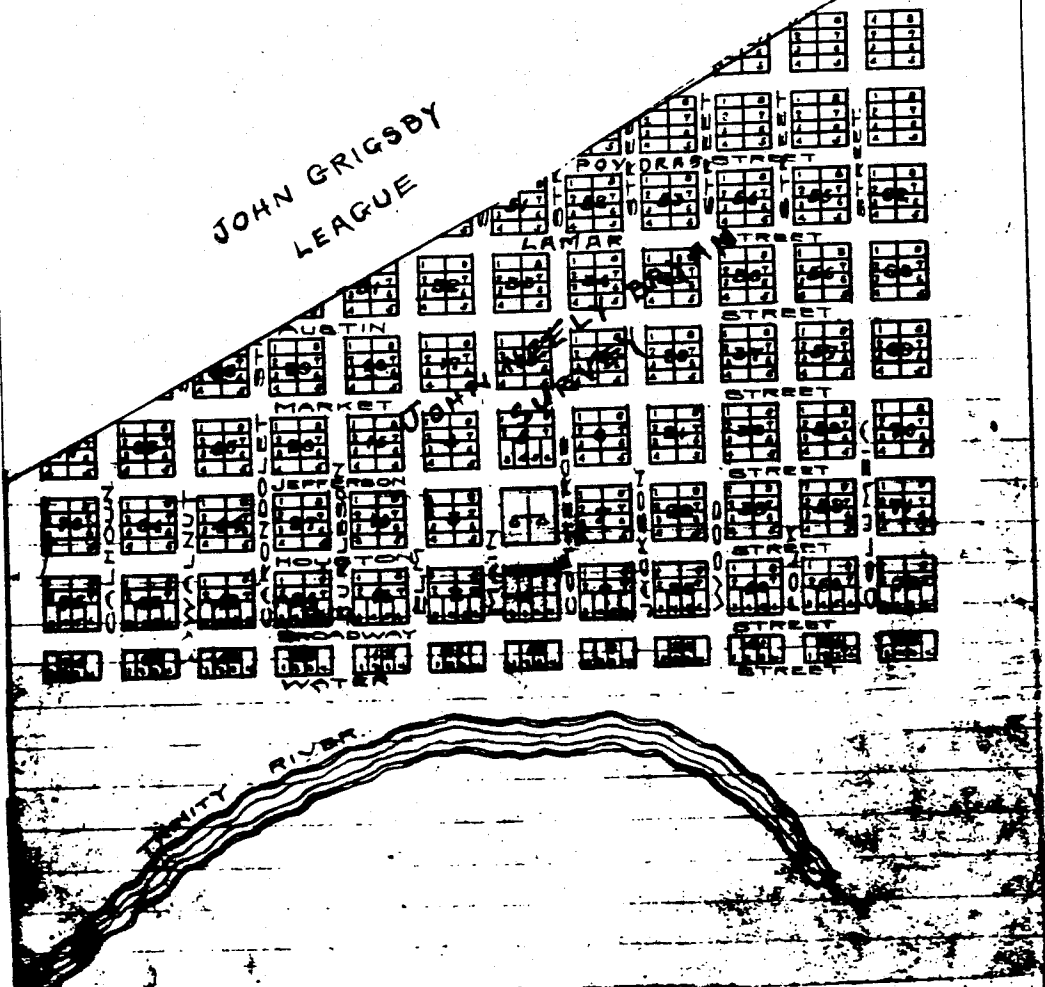
Another cabin surviving from the early years was built in 1845 by a Peters Colonist from Tennessee named Judge William H. Hord. He settled 640 acres just across the river from Dallas and built a cabin which stood 20 feet by 20 feet, with a fireplace at one end and a half-story above. This was the beginning of Hord's Ridge, a community which five years later almost became the county seat. Later Hord's Ridge became Oak Cliff.

In South Oak Cliff, a log house built by Samuel Sloan in the spring of 1846 still stands. Sloan, who had come to Dallas from Arkansas, built the house for his family six miles south of John Neely Bryan's cabin. Other immigrants settled near the Sloan farm and created a rural settlement out of which the town of Lisbon was born. Sloan's house is possibly the oldest in Dallas County to have been continuously occupied as a residence.

In 1856, the fifteen-year-old settlement called Dallas had grown enough to be incorporated as a real town. Seven hundred fifty people lived in the half-mile square Bryan had surveyed as a town. Several substantial structures had been built, including a double-cabin log courthouse in 1850 and a Greek Revival mansion called "Millermore" in 1855 (now located in Old City Park). The Cockrell Mansion, build by the man who constructed the first bridge over the Trinity, was considered one of the finest residential structures in town. Destroyed by fire long ago, the house was located near the present site of Dealey Plaza.

# Map of The Town of Dallas

JOHN GRIGSBY  
LEAGUE



The State of Texas,  
County of Dallas.

I, W. W. Peak, Clerk of the County Court, do hereby certify that the above foregoing is a true and correct copy of the map or plat of the Town of Dallas furnished to me for record April 15th 1863 and was duly recorded as above written.

Witness Under my hand, W. W. Peak.

REPRODUCTION OF MAP OF THE TOWN OF DALLAS LAID OUT IN 1846 BY JOHN NEELEY BRYAN AFTER THE CREATION OF DALLAS COUNTY BY THE FIRST LEGISLATURE OF THE STATE OF TEXAS ON MARCH 30TH 1846. THE BLOCKS AND LOTS SHOWN ON THIS MAP WERE ENTIRELY WITHIN THE JOHN NEELEY BRYAN SURVEY AND FORMED THE ORIGINAL TOWNSHIP OF DALLAS. THE AREA ABOVE THE DIAGONAL LINE WAS PART OF A LEAGUE AND A LABOR OF LAND PATENTED TO JOHN GRIGSBY IN 1842 AND KNOWN AS THE GRIGSBY LEAGUE.

## A TOWN GROWS AMID DIVERSITY

In 1855, a body of French, Belgian, and Swiss emigrants settled on 1200 acres of land on the west side of the river in an experiment in cooperative living called La Reunion. They were highly educated professional people--scientists, authors, artists, musicians, naturalists--but their utopian experiment failed. Some of the colonists returned to Europe, but most settled near the colony or moved to the town of Dallas, developing the Wilson Block and surrounding areas.

In the summer of 1860, just before the Civil War began, a great fire broke out near the courthouse square. It destroyed virtually the entire town, leaving only the brick courthouse standing. Recovery from the fire was delayed by the outbreak of the war.

After the Civil War and Reconstruction, Dallas began to grow again. In response to the promise of a new start, former plantation owners and farmers from all over the war-ravaged South came to the Dallas area, bringing intelligence, enterprise, energy, and agricultural skill. Among them were R.S. Munger and Sheppard King Sr.

A number of freed slaves in Dallas, who had comprised about 10% of the population, established several "Freedman's Towns" around the county. Out of these grew black communities along Alpha and Noel Roads in far North Dallas, Little Egypt near Northwest Highway and Abrams Road, along Ten Mile Creek and Bonnie View Road in South Dallas, and along Hall, State, and Thomas streets in East Dallas. Not far from the Hall Street area was the most famous Freedman's Town. Built immediately following the war in the vicinity of what would become Elm and Central and Preston and Good, the area was known for many years as Deep Ellum.

## THE CITY TAKES SHAPE

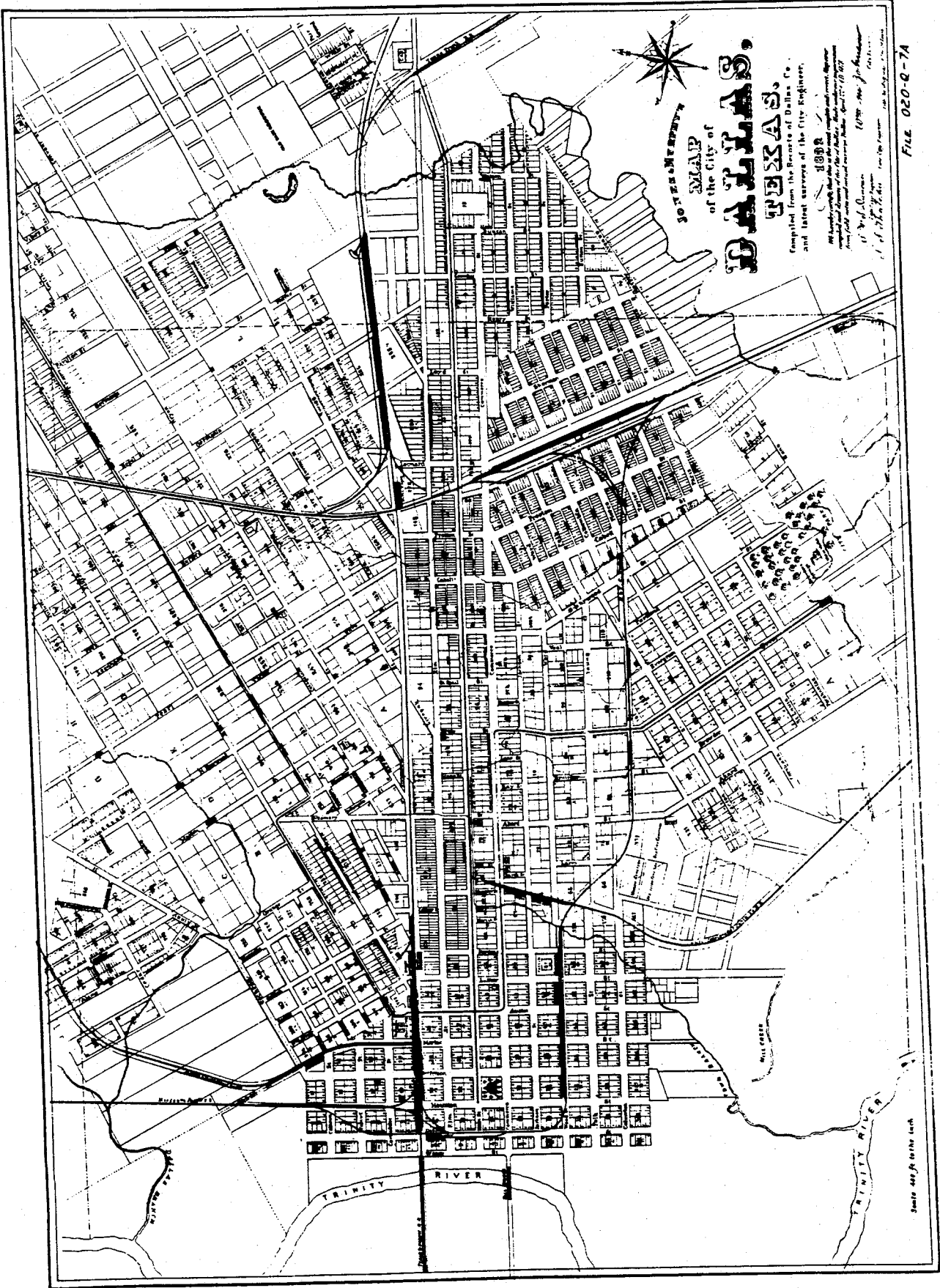
The 1860's were a difficult time for Dallas. Besides the fire and the war, the greatest flood in the Trinity's history occurred soon after the war--in 1866. All communication was cut off for a week, and Dallas itself became an island with only a narrow trail up Ross Avenue open now and then.

The flood waters were measured at 56 1/2 feet. Dallasites began to make plans to tame the river, plans which would culminate many years later with a change in the course of the river itself.

In 1868, a steamboat arrived from the Gulf and tied up at Commerce Street. Job Boat No. 1, captained by James H. McGarvey, had taken a year and four days to come from Galveston. Dallas and Kaufman County residents had raised \$15,000 to induce McGarvey to bring his 26-ton steamboat to Dallas.

Dallasites, encouraged by McGarvey's success, constructed their own steamboat, an 87-footer called the Sallie Haynes. Launched on December 17, 1868, the Sallie Haynes made several short trips down the river before sinking forty miles from Dallas.

Dallas at the time was still a typical frontier town. The town had grown slowly--not at all during the war--partly because it was so isolated. Dallas could be reached only after weeks of long and uncomfortable travel in stage coaches, and goods took months to arrive.



**DALLAS,**  
**TEXAS.**

MAP  
of the City of

Compiled from the Records of Dallas, Texas,  
and latest surveys of the City Engineers,  
1888

Published by  
J. W. Moore & Co.,  
117 North Commerce Street,  
Dallas, Texas.

FILE 020-Q-7A

Scale 400 ft. to the inch

Dallasites knew the railroad could change all that, so they put up \$5,000 to bring the rails of the Houston and Texas Central within a mile of the town instead of eight miles east. The first train arrived on July 16, 1872, and people turned out for miles around to celebrate at the picnic grounds where Baylor Hospital now stands.

The arrival of the Texas and Pacific on February 22, 1873, was even more important than the arrival of the H&TC, but it took a bit of chicanery to get the railroad to Dallas at all. It was to be built westward from Shreveport, generally following the 32nd parallel--which meant it would miss Dallas by 50 miles. Dallasites persuaded their legislator, John W. Lane, to attach a rider to the bill granting lands to the railroad that would require the T&P to cross the H&TC one mile from Browder Springs. No one bothered to inquire where Browder Springs was located--one mile south of the Dallas courthouse. Learning of the subterfuge, the railroad people threatened to make the crossing a mile south instead of north of Browder Springs, but they were appeased when Dallasites subscribed \$100,000 for the road.

### THE ECONOMY DEVELOPS

More than 900 buildings were erected in 1873 to accommodate the influx of businessmen who followed railroad construction and remained in Dallas to become leading business firms. These "terminal merchants" included Waples Platter, E. M. Kahn, the hardware company of Huey and Philp, and the Sanger Brothers, who in developing what was to be for decades the outstanding department store in North Texas played a role in Dallas similar to Marshall Fields in Chicago and Wanamaker's in Philadelphia and New York.

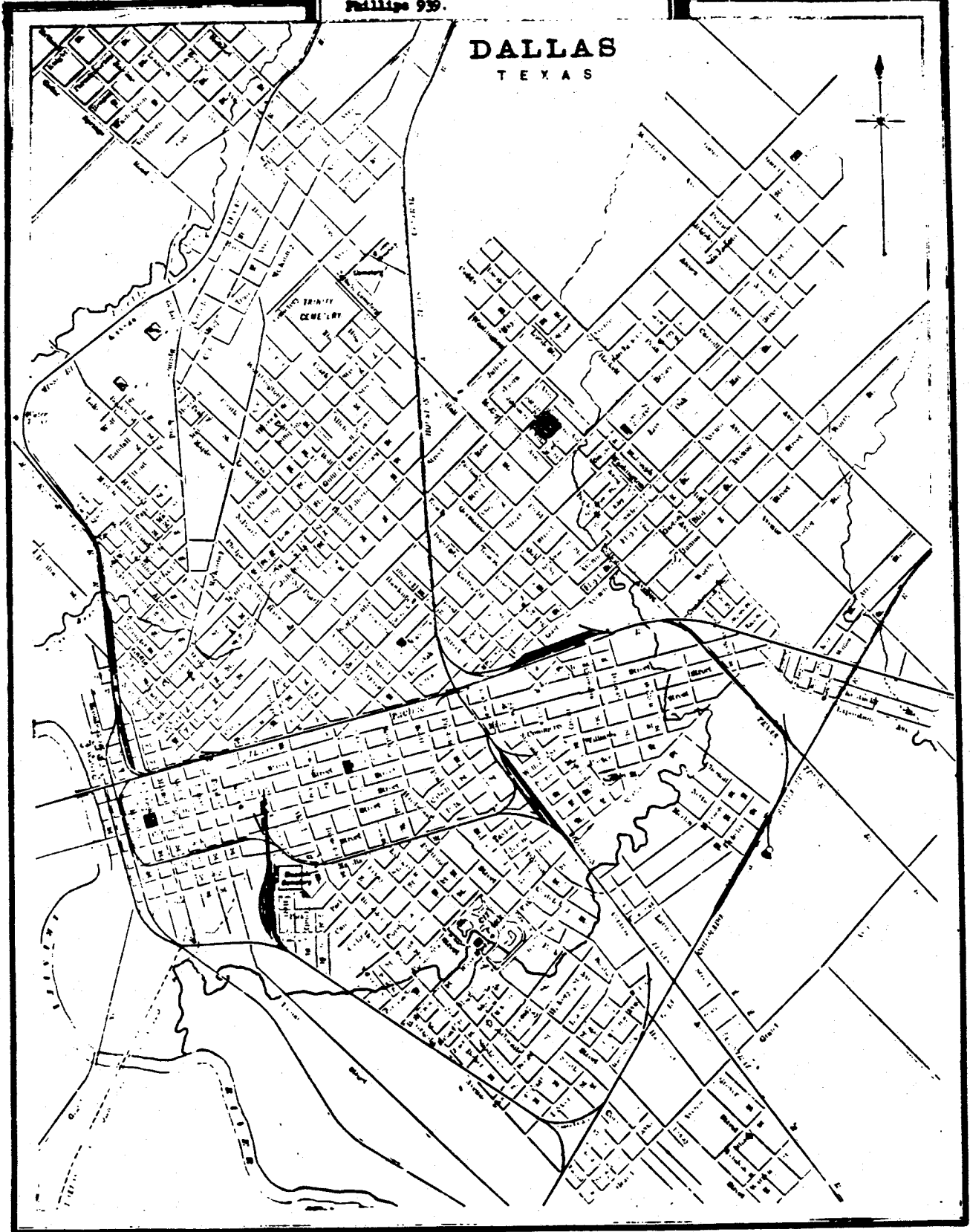
Another new industry--harness leather--took advantage of the tremendous herds of buffalo that still roamed the prairies. John R. Tenison established a saddle factory in 1867, and in 1869, Padgett Brothers and the Schoellkopf Company came to Dallas. During the next half century Dallas would become the biggest saddle, harness, and leather-goods center in the world.

Dallasites also got a new \$75,000 courthouse in 1872, as well as an iron bridge across the Trinity. The telegraph arrived with the first railroad. The first streetcars--muledrawn--began operating in 1872, and artificial gas light was used first in 1874, with streetlights snuffed out at midnight as an economy measure. Dallas got its first park--City Park--in 1876. (In 1936, City Park was re-named Sullivan Park in honor of Dan L. Sullivan, the city's first water commissioner. The Sullivan house still stands in South Dallas near Old City Park). The Cedars residential area developed around the park.

The 1880's opened with Dallas having an official population of 10,385; at the end of the decade, the population was 38,140. Along with more people, the eighties brought electricity to Dallas, and the telephone. The first telephone exchange opened June 1, 1881, on Elm near Market with 40 subscribers.

Electricity was introduced in 1882 when a privately owned plant was set up at Carondolet and Austin.

DALLAS, TEXAS. From George F. COHEN's Un-  
rivalled Atlas, 1897, edition of 1891,  
Phillips 939.



## THE CITY GROWS

In 1886, Hord's Ridge across the river, became Oak Cliff. For a time a Dallas rival, it became a part of the city in 1903. T. L. Marsalis, who had bought 2,000 acres north of Hord's original settlement, cut the area into 20-acre blocks to form a town bounded on the north by First Street (now Colorado), on the south by 13th, on the east by Miller (now Cliff), and on the west by Cliff (now Beckley). Also developing west of the Trinity was a neighborhood laid out by J. E. Flanders, architect of Trinity Methodist Church and a number of county courthouses. The West Oak Cliff development was called Flanders Heights.

Two rival fair groups pooled their efforts in 1886 to form the State Fair and Dallas Exposition, forerunner of the State Fair of Texas. The exposition was moved to the present fair grounds that same year, abandoning the Dallas Fair grounds on Gaston (site of the Great Train Arrival Celebration).

In 1885, Colonel A. H. Belo, publisher of the Galveston News, arrived in Dallas to launch the Dallas Morning News. He brought with him a 26-year-old English-born journalist named George Bannerman Dealey who in 1906 began his 40-year career as editor-in-chief of the News.

The Times Herald would get started in 1896 when Edwin J. Kiest, a young printer who had come to Dallas from Chicago, bought out the Times and the Herald and combined them as the Dallas Times Herald.

Dallas in 1890, after the remarkable decade of the eighties, had become Texas' largest city. With a population of 38,067, it edged out San Antonio in second place and Houston in third. East Dallas was annexed in 1890, and Oak Cliff was incorporated as a separate suburban town. The courthouse burned, and a new one was built--"Old Red"--which still stands in the middle of John Neely Bryan's original courthouse square.

Dallas' First Baptist Church, which had been organized in 1868, constructed a new building at Ervay and San Jacinto in 1890. A young Baylor preacher named George W. Truett became pastor in 1897 and remained until his death in 1944.

Compared to the 1880's, the decade of the 1890's was relatively quiet and uneventful, partly because of a nation-wide economic depression. The Panic of '93 hit Dallas fully in 1894, however, business revived, and by 1896, the wholesale and jobbing business was doing a total of \$30 million annually.

## CIRCA 1900, ARRIVAL

As it entered the twentieth century, Dallas already was the commercial, medical, communication, and trade center of the Southwest; the first decade of the new century consolidated the position. The city was also the center of the all-important cotton distribution industry. Cotton or cattle provided the wealth for most of the Dallas Establishment.

It was these people who probably read with interest a full-page advertisement in the Dallas Morning News on Sunday, September 8, 1907. The ad announced "the opening of the New and Exclusive Shopping Place for Fashionable Women, devoted to the Selling of Ready-to-Wear Apparel." Founders of the new





specialty shop, the first of its kind in the South, were the 27-year-old boys-clothing buyer at Sanger Brothers, the leading store in the Southwest; his 24-year-old sister, blouse buyer and top saleswoman at A. Harris & Company, another local store; and the young woman's husband. The store would be known as Neiman-Marcus.

The first decade of the new century also saw major transportation improvements, including the arrival of the Rock Island Railroad, extensions of the streetcar lines, and the beginning of the remarkable Electric Interurban system. The first interurban line began hourly trains to Fort Worth in 1902 via Oak Cliff's Jefferson Boulevard. Eventually six lines radiated out from Dallas to points as far away as Sherman and Waco.

Another major transportation improvement grew out of the Trinity River's rampage in 1908. During that flood, the river had reached a depth of fifty-one feet and a width of two miles, cutting off Oak Cliff for weeks from downtown Dallas and flooding many parts of South and North Dallas near the river. After the flood, the critical need for a permanent and flood-proof bridge over the Trinity was obvious, so voters authorized the funding of the high level reinforced-concrete Oak Cliff viaduct, at the time the largest such span in the world.

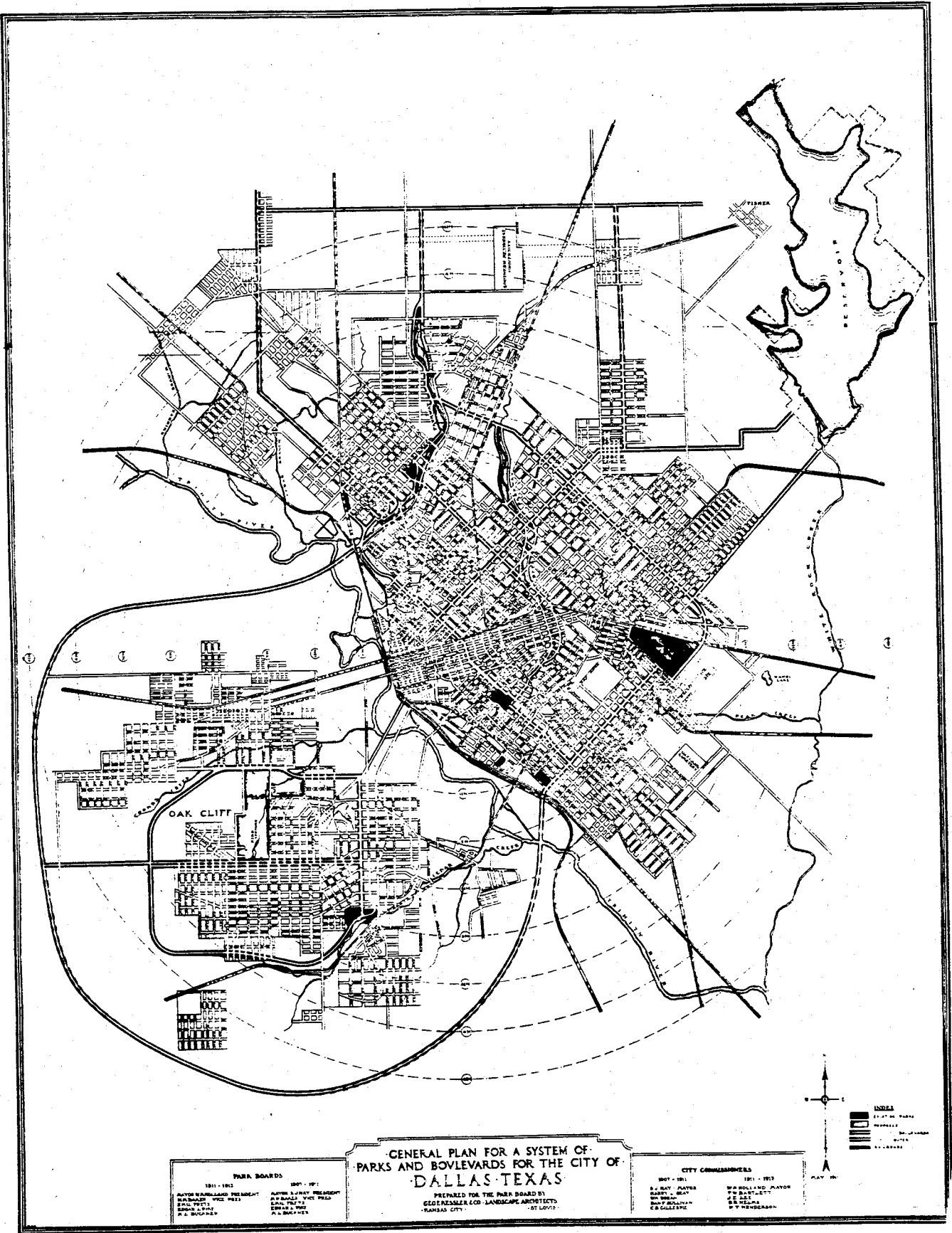
Dallas residential districts were rapidly developing along streetcar lines. Neighborhoods were springing up along Maple Avenue, resulting in the Vineyard area, on South Boulevard and Park Row in South Dallas, and in Oak Cliff, which voted by a narrow margin in 1903 to be annexed to Dallas. Two years later, Munger Place, just east of Dallas, was opened as a planned and deed-restricted subdivision along Swiss Avenue and parallel streets. In 1907, Highland Park, a few miles north of Dallas, was opened, also as a planned and deed-restricted community.

The coming of the automobile accelerated this suburban development trend. Dallas got its first traffic ordinance in 1901--prohibiting speeds in excess of 7 mph on downtown streets--its first automobile dealer in 1902, and its first rubber-tire store in 1909. Three thousand automobiles were registered in Dallas by 1912.

#### PLANNING FOR THE FUTURE, CIRCA 1910

The first decade of the twentieth century was another period of tremendous growth for Dallas--the population went to 92,105 in 1910. Some kind of orderly development was needed for the bustling city, and in 1910, the Dallas City Plan and Improvement League was organized. The League hired George E. Kessler of Kansas City (originally from Dallas) to prepare a city plan. Many of the major features of Dallas today, although carried out at various times, originated with Kessler.

Kessler proposed a consolidated Union Terminal to replace several outmoded stations scattered throughout Central Dallas. He called for removal of railroad tracks from Pacific Avenue and other downtown streets to improve access between downtown and North Dallas, as well as numerous street widenings and straightenings. He proposed the creation of Turtle Creek Boulevard, and he encouraged the development of the city's excellent park system. He also proposed the building of a wide divided boulevard, Central Boulevard, to



**GENERAL PLAN FOR A SYSTEM OF  
 PARKS AND BOULEVARDS FOR THE CITY OF  
 DALLAS, TEXAS**

**PARK BOARDS**  
 1911 - 1912  
 AVON WARELAND PRESIDENT  
 BALDWIN VICE PRES.  
 EDNA PETERSON  
 A. E. BUCKNER  
 1901 - 1911  
 AVON WARELAND PRESIDENT  
 BALDWIN VICE PRES.  
 EDNA PETERSON  
 A. E. BUCKNER

PREPARED FOR THE PARK BOARD BY  
 GEORGE BRELLER, COO. LANDSCAPE ARCHITECTS  
 - KANSAS CITY -  
 - ST. LOUIS -

**CITY COMMISSIONERS**  
 1907 - 1911  
 S. J. RAY, CHAIRMAN  
 DANIELS, VICE  
 DAN W. SULLIVAN  
 F. B. COLLIER  
 1911 - 1913  
 WASHINGTON PLAYON  
 JOE BARTON  
 S. S. WELLS  
 W. V. WENDESSON

INDEX  
 EXISTING PARKS  
 PROPOSED  
 BOULEVARD  
 PARK  
 STREET  
 RAILROAD

replace the H&TC tracks and its flanking dirt-paved Central Avenue--this would open up development to the north. (His proposal became, many years later, Central Expressway).

Kessler also suggested that a new and straightened channel with levees be built for the Trinity and its sprawling floodplain. This proposal, carried out over the following twenty years, resulted in a new channel for the Trinity and the development of the large Trinity River Industrial District. He also proposed a town lake for the Trinity--one of the few Kessler proposals that has (as yet) not been implemented.

In 1911, Dallas built its new Houston Street Viaduct and changed the skyline with the construction of a number of buildings--the 21-story Adolphus Hotel, a new City Hall, the Masonic Temple, and the First Presbyterian Church.

Southern Methodist University, a dream for some time, became a reality in 1912 when J. S. Armstrong, father of Highland Park, donated 133 acres of land for a campus, and the city raised several thousand dollars. Southern Methodist opened in 1915 with an enrollment of 700.

#### DALLAS: THE REGIONAL CENTER

The first bank in Dallas had been established in 1868; forty-six years later, in 1914, Dallas was awarded the 11th District Federal Reserve Bank, a tremendous boost for a small (about 100,000 people) city which would soon be the major financial center of the Southwest.

War in Europe in 1914 sent the cotton price down to 4¢ a pound, and Dallasites launched a 'buy-a-bale' campaign to save the area's cotton industry. Apparently the move was successful since cotton prices boomed after the war.

In January, 1917, a wide open space north of town was made into Love Field; on November 5, the U. S. Army made it an air training base. (Love Field was given to the city after the war and became the municipal air field in 1927). In 1918, a temporary tent city called Camp Dick was set up at Fair Park for draftees and volunteers.

At the end of the decade, Dallas had grown to a population of 158,976, another amazing growth surge. As the post-war boom started, Dallas lost its last living link with the original settlement of the Trinity when Margaret Beeman Bryan, the wife of John Neely Bryan, died at the age of 94.

Dallas during the twenties experienced continued business, industrial and financial growth. By 1925, Dallas was sixth among American cities as a headquarters for insurance companies, and it was the largest inland cotton market in the world. New skyscrapers included the Santa Fe Building, the Cotton Exchange, the Hilton Hotel (later the White Plaza), First National Bank, and Republic National Bank. The Magnolia Building (now the Mobil) was completed in 1922, and its Flying Red Horse sign immediately became the Dallas trademark. Signal lights and stop signs were inaugurated on Dallas streets to help control the mushrooming auto traffic, and in 1921, the last train traveled over Pacific Avenue.

The importance of Dallas as an air hub emerged in 1926. On May 12, the first mail plane of National Air Transport took off from Love Field for Chicago. In July, 1928, the first passenger service between Dallas, San Antonio, and Houston was begun by Texas Air Transport. American Airlines and other transcontinental carriers were flying into Dallas by 1930.

#### THE MIDDLE YEARS, 1930-1945

Although the Great Depression had already hit the nation in 1930, Dallas, with a population of 260,398, felt optimistic. It had four newspapers, a new federal building, and a new 46,000-seat stadium at Fair Park called the Cotton Bowl.

However, by 1931, the city had 18,500 unemployed, and the Chamber of Commerce raised \$100,000 for relief.

Depression relief, if not recovery, came from another source as well--several large theaters built along Elm during the 1920's during an era of 2000-3000-seat "cathedrals of cinema." The most opulent in Dallas was the Majestic, built for Karl Hoblitzelle, the man who put together the Interstate Theater Circuit, Inc.

The thirties was a period of little growth of Dallas, similar to the 1890's, but several significant events occurred during the decade. On January 1, 1930, for instance, C. M. (Dad) Joiner brought in the discovery well for the East Texas oil field--at that time the biggest oil field in the world. Dallas bankers began to lend money to oilmen accepting as collateral oil still thousands of feet underground. More and more oilmen headed for Dallas, until by 1950, more than 700 oil companies and operators had offices in the city.

The thirties saw the completion of the Trinity River Diversion Channel and levee system--a project which put some 1500 men to work--and the development of a state highway system plan for Dallas county. But the high point of the decade was the Texas Centennial Exhibition.

Banker R. L. Thornton and a hand-picked group of civic and business leaders determined that Dallas should be chosen as the site of the upcoming Pan-American Exhibition to celebrate the Centennial of Texas' Independence.

Thornton and his fellow promoters knew Houston, Galveston, San Antonio, or Austin were the logical choices for the site of the exhibition because of the active part they had played in early Texas history (Dallas did not even exist). But the unified civic and financial backing--\$5.5 million--the already substantial physical plant of the Texas State Fair Grounds, and a commitment to extensive expansion and new building at the Fair Grounds for the Centennial convinced the Texas Centennial Commission. The Centennial drew visitors from all over the world, including President and Mrs. Roosevelt, and national news coverage highlighted Dallas as a beacon of prosperity and optimism during the gloomy Depression era.

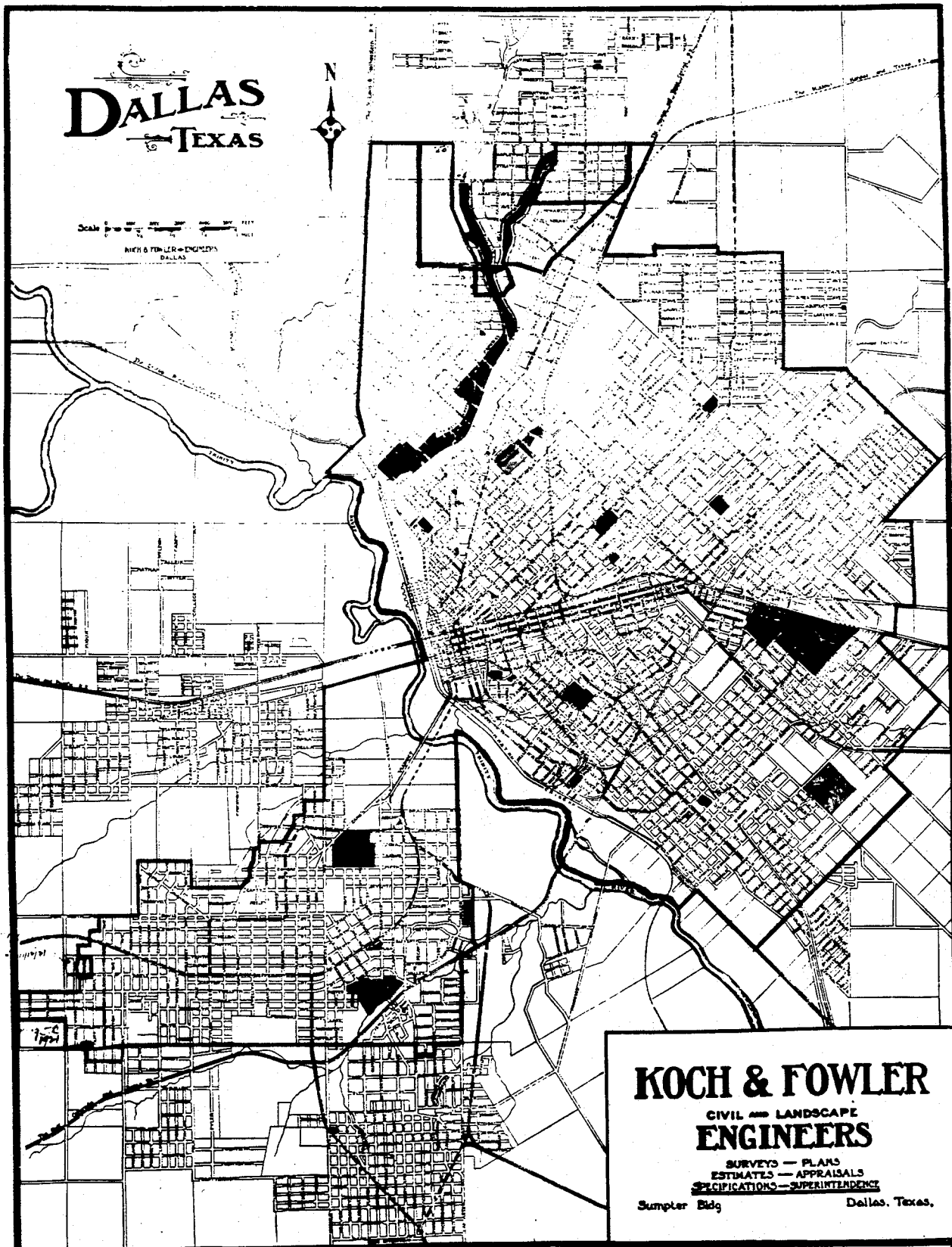
Dallas finished the decade with a population of 295,000, very little growth since 1930, although the city was the undisputed financial capital of the Southwest--with an emphasis on banking and insurance--and it had become a major apparel center.

# DALLAS TEXAS



Scale 1" = 100'

KOCH & FOWLER ENGINEERS  
DALLAS



## KOCH & FOWLER CIVIL AND LANDSCAPE ENGINEERS

SURVEYS — PLANS  
ESTIMATES — APPRAISALS  
SPECIFICATIONS — SUPERINTENDENCE

Sumpter Bldg

Dallas, Texas.

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During the '40's, Dallas again grew rapidly. The city shared in the recovery of the national economy that was spurred by WW II, and immediately after the war it began the unparalleled growth that continued into the sixties. Between 1945 and 1955, Dallas absorbed 235,000 new residents and added 153 square miles.

### DALLAS TODAY

The Dallas which was built in the fifties is largely intact today. The overwhelming trend of these years was the rapid development of suburban neighborhoods (still mostly within the City of Dallas) with owner-occupied single-family houses under the twin stimulants of Federally-guaranteed home mortgages and the increasing use of the automobile. Retail stores followed housing to the new neighborhoods with the development of Wynnewood Village in Oak Cliff, Preston Center and Northpark Mall in North Dallas, and other large shopping centers throughout the city.

Dallas, long a manufacturing and distribution center, was increasingly becoming a headquarters city, an international market center, and a center for the new field of computer electronics and other scientific industries. Industrial, wholesaling, and light manufacturing uses had been located in a tight ring around the central business district until after WW II, but during the fifties, industrial sites along Industrial and Irving Boulevard in the reclaimed floodplain lured such businesses out of town. Since more and more workers had automobiles, public transit service became less and less important to employers considering site locations.

Dallas grew dramatically in the fifties, reaching a population of 680,000 by 1960. And Dallas had entered a new era. It had become a city of home owners in new sub-divisions geared almost completely to the private automobile. Several suburban cities had grown rapidly during the fifties also, and in the years to come would account for more and more of the growth in the Dallas area.

Where Dallas was going was of prime concern in the mid sixties when then-Mayor Erik Jonsson set in motion the "Goals for Dallas" program. Jonsson appointed committees which identified what Dallas needed to do and specified how to do it. The project was financed heavily by businessmen, but it also involved a broad spectrum of the community. "Goals for Dallas" completed its work in 1969 but was revived in 1976.

In the years since the war, Dallas, now the nation's seventh largest city (population approximately 980,000), has become a sprawling metropolis. It has survived the traumatic events surrounding the assassination of President Kennedy, and the typical big-city problems it faces today--an aging inner core, loss of middle-class confidence in the public schools, flight to the suburbs, and others--seem at least to be manageable.

Dallas also finds itself one of the most influential cities in the so-called Sunbelt region of the United States, a financial, marketing, fashion, and corporate-headquarters city equi-distant from both coasts and the approximate crossroads point for the four largest centers of population on the continent--New York, Los Angeles, Chicago, and Mexico City.

In a relatively short period of approximately a hundred and fifty years, Dallas has progressed from a barren prairie land; a series of muddy streets,

leaning tents and shanties; a bustling village of bois d' arc-paved streets and electric trolley cars; a flamboyant "roaring twenties" and art deco exuberance; to a solid high-rise reflective-glass business community of the modern period. Dallas' reputation of forward and upward progress is perhaps unsurpassed in the country. This image of Dallas is good and healthy and certainly an asset in promoting new industry and related economic activity; in fact, the lure of the Sunbelt frequently centers on Big D.

If, however, we continue to ignore our local history and resources, Dallas, the City of Tomorrow, will become a bland and dull environment. Through a conscious and conscientious policy of preservation of certain structures and neighborhoods, the opportunity to create a diverse but unified and stimulating urban environment is realizable. This paper has demonstrated that the physical resources, all too often unnoticed, are present locally. The challenge for the City of Dallas and its citizens is to make effective use of our tools and facilities to provide, through planning and imaginative urban design awareness, an environment that is not only efficient but one that is truly stimulating.



# DALLAS FROM THE GROUND UP

## TOWN BUILT ON A BLUFF

- 1840 – Col. William Cooke surveys the National Road from the Brazos to the Red River, and names it Preston Road. The course of this road has remained virtually unchanged.
- 1841 – J. N. Bryan founds Dallas.
- 1844 – Bryan is appointed postmaster; his cabin becomes the post office. J. P. Dumas surveys and plats Bryan's townsite and sets the center block aside for a courthouse square.  
Dallas County is organized and Dallas becomes the temporary county seat. Bryan's cabin is the first courthouse.
- 1845 – Judge Hord settles Hord's Ridge – now known as Oak Cliff.
- 1846 – Bryan establishes a ferry across the Trinity River.
- 1850 – Dallas wins the election for County Seat. A 10' x 10' log cabin becomes the first official courthouse.
- 1851 – The first cotton gin begins operation.
- 1852 – The first cotton, 22 bales, is shipped by barge from Dallas down the Trinity to Galveston.  
M. Guillot opens a carriage factory and becomes the first manufacturer in Dallas.
- 1853 – The first brick plant opens.
- 1854 – La Reunion, the utopian "old French Colony", is established west of Dallas.
- 1855 – A. Cockrell opens a sawmill; lumber for frame construction becomes available locally.  
Cockrell builds the first bridge over the Trinity. Located at the foot of Commerce St., it is the largest bridge in the state.  
Dallas builds a new two-story courthouse using the finest brick in the county.
- 1857 – Repeated crop failures force La Reunion to disband. Most of the leaders return to Europe, but many other colonists move to Dallas. The Swiss form a colony outside of town; the road connecting the settlements is later named Swiss Avenue.
- 1858 – The Trinity floods, washing out the wood bridge.
- 1860 – The town is destroyed by fire. Two buildings survive – the brick courthouse and a brick hotel. When the town rebuilds, brick and stone construction replaces the frame structure.
- 1860 – With the outbreak of Civil War, Dallas becomes the supply center for the Confederate army west of the Mississippi River.
- 1865 – After the Civil War, Dallas slaves form Freedman's Towns. "Deep Ellum" and "Little Egypt" are best known for their residents Huddie "Leadbelly" Ledbetter and Blind Lemon Jefferson.
- 1866 – The Trinity floods, isolating the town for a week.
- 1867 – Gaston and Campbell establish Dallas' first bank; J. R. Tennyson opens the first saddle shop.
- 1868 – *Job Boat No. 1* becomes the first steamboat to travel from Galveston to Dallas. Passage took more than a year. Later that year, Dallas citizens build and launch the *Sallie Hayes*. It is loaded with cotton and bound for Galveston.
- 1870 – The Houston and Texas Central Railroad reaches Corsicana and plans a line to McKinney which will bypass Dallas. The town's businessmen pay \$5,000 cash and deed 115 acres of land and 3 miles of right-of-way north and south of Main Street to the company to alter the course of the line.
- 1872 – The State Legislature amends the Texas and Pacific Railroad Charter, approving a line from Memphis to El Paso. A Dallas lawyer adds a clause requiring that the line, originally routed far south of Dallas, cross the Trinity within one mile of Browder Springs. A bonus of \$100,000 and 25 acres of land in East Dallas convinces the company to extend the track into town.  
Sarah Cockrell finances an iron toll bridge across the Trinity.  
Terminus merchants such as E. M. Kahn and the Sanger brothers begin to arrive in Dallas.  
East Dallas begins as a Houston and Texas Central Railroad community. On July 16th, the first locomotive pulls into East Dallas' new frame Union Depot.  
Dallas County builds its fourth courthouse.

## WHERE THE EAST ENDS

- 1873 – Dallas is the terminal for two major railroads when the Texas & Pacific locomotive arrives on February 22nd.  
National financial crisis halts construction of the T & P route to Ft. Worth. Dallas becomes the collection center for hides and leather.
- 1874 – The Gaston Building is erected to house the influx of cotton traders.
- 1875 – The New Commercial Hotel is built. Later that year, the Le Grande opens; it is the finest and most elaborate hotel of its size in the Southwest.
- 1876 – Southwestern Life Insurance Co. establishes its home office.
- 1877 – Voters authorize a public school system; the first opens in 1883.
- 1879 – A private company builds the Browder Springs waterworks and pumps water to a standpipe at Main and Harwood. The city purchases the operation in 1881.
- 1880 – The Courthouse burns; a new granite structure with square clock tower replaces it. Dallas now had more courthouses than any other town in Texas.
- 1881 – Telephone service begins: the first electric lights are installed.
- 1882 – Main and Elm Streets are paved with bois d'arc blocks.
- 1883 – The Dallas Opera House, seating 1200, is completed and becomes one of the South's finest show places.
- 1885 – A. H. Belo founds the Dallas Morning News; G. B. Dealey is named editor.
- 1886 – The Dallas State Fair and Exposition is chartered. It secures 80 acres of swamp land – the site of the present Fair Grounds. The next year it consolidates with a rival fair: this land becomes the Fairlands residential addition.
- 1887 – J. S. Armstrong and T. L. Marsalis end a long partnership in a dispute over selling their land on Hord's Ridge. Armstrong moves to Dallas and later develops Highland Park. Marsalis opens the Oak Cliff residential district connected with Dallas by a steam railway.
- 1890 – The Courthouse burns. This time it is replaced with a red sandstone and granite Romanesque building – "Old Red".
- 1890 – The Trinity floods an area 2 miles wide.  
Dallas annexes East Dallas, and buys the East Dallas waterworks.
- 1893 – The H. A. Harvey reaches Dallas from Galveston after 67 days, raising hopes of navigating the Trinity.  
Adolphus Busch finances construction of the Oriental Hotel.
- 1896 – Dallas Commercial Club sponsors the Record Crossing dam to establish a water route to Galveston.
- 1898 – The Linz Building is the tallest fireproof building in the South.
- 1899 – The first "horseless carriage" arrives.  
Andrew Carnegie donates \$50,000 for a Dallas Public Library.
- 1900 – Elm Street is paved with asphalt – a material previously used only in the East.
- 1902 – The electric Interurban Railroad inaugurates service to Ft. Worth. By 1923, service included Sherman, Waco, Corsicana and Terrell.
- 1903 – Oak Cliff is annexed into Dallas on the condition that sale of liquor is prohibited and the artesian water system is retained.
- 1905 – Munger Place opens as Dallas' first deed restricted residential area: Highland Park opens in 1907.
- 1907 – Herbert Marcus and Carrie Neiman open the dress shop which is to become Neiman-Marcus: The Praetorian Building is Dallas' first steel skyscraper.
- 1908 – The most devastating flood in Dallas' history. The Trinity crests at 51' 3".
- 1910 – The first airplane lands in Dallas.  
The Dallas Park Board hires George Kessler, a Kansas City Landscape Architect, to develop a City Plan for Dallas.
- 1912 – The Houston Street viaduct to Oak Cliff opens. At the time, it is the longest concrete structure in the world.
- 1914 – Dallas is awarded the 11th District Federal Reserve Bank.
- 1915 – Southern Methodist University is dedicated. The 133 acre campus is donated by J. J. Armstrong.
- 1917 – Dallas businessmen purchase land for a private airport. When the U.S. enters World War I, Love Field is taken over as an Army Air Corps Training base.
- 1919 – Dallas leads all other cities in the Southwest in auto sales.

## DALLAS GROWS UP

- 1921** – The Majestic is the first theater to open in the Elm St. theater district.  
WRR, the first municipally owned radio station, begins broadcasting.
- 1922** – The Magnolia (Mobil) is completed. The 29-story structure remains the tallest building west of the Mississippi River for over 20 years.
- 1923** – Dallas begins removing the Pacific Avenue train tracks which have restricted growth of the business district to three streets. The work is completed in 1926.
- 1925** – Dealey Plaza is built on the site of Bryan's first cabin.
- 1926** – City bus service begins to outlying areas as an auxiliary to street car lines: the city limits include over 42 square miles – 100 times larger than Bryan's original plat.
- 1927** – S.M.U. completes McFarland Auditorium – Dallas' largest assembly hall.  
C. E. Ulrickson proposes a city plan to develop a water and park system and improve streets. The Triple Underpass is part of this proposal.
- 1928** – The city purchases Love Field for a municipal airport. By 1930, Dallas is an air transportation hub with overnight service to New York City and Los Angeles.
- 1929** – The first zoning ordinance is adopted.  
In May, the Trinity River floods causing extensive damage.  
October 25th, the Stock Market crashes.
- 1930** – September 8th, "Dad" Joiner strikes oil in the East Texas Oil Fields.  
By the end of the year, Dallas is in the midst of the Depression. It is regarded as the worst disaster since the fire of 1860.
- 1931** – To alleviate unemployment, private enterprise is encouraged to begin new construction. The Lone Star Gas, Dallas Power & Light and Tower Petroleum Offices are built during this period. Dallas officially submits the Trinity River Channelization project for federal financing: they acquire WPA funds for construction of the Triple Underpass.
- 1932** – Work is completed on the Trinity Channel and levees. The Levee District, created from reclaimed land, extends from Bachman Lake to the Santa Fe Railroad.
- 1934** – Bidding opens for the site of the Texas Centennial Exhibition. Dallas is selected and receives \$6 million in State and Federal funds. The project is instrumental in the city's recovery from the Depression.
- 1936** – President Roosevelt attends the opening ceremonies for the Texas Centennial. During the preparations for the "World's Fair", Dallas is advertised as the "Little New York" of the Southwest.
- 1937** – The Pan-American Exposition and the first Pan-Am Olympic Games are held on the Centennial grounds.  
The city builds its first low-income housing.
- 1941** – North American Aviation and the Naval Air Station build plants in Grand Prairie, just west of Dallas.  
The U. S. enters the second World War. The Dallas-based petroleum and aviation industry become a major part of the war effort.

## SKY'S THE LIMIT

- 1942** – Dallas moves into an era of expansion. 41,000 residential units are built during the year to house the influx of employees for war-related industries.
- 1943** – Harland Bartholomew, a city planner from St. Louis, prepares a master plan. He proposes neighborhood concepts for subdivision developments, community responsibility for housing and co-ordinated programs for parks and schools. Included is a plan for a civic center in the central city.  
December 18th, Dallas suffers a devastating war-time fire when an incendiary bomb factory burns. Fueled by 17 carloads of magnesium, the blaze is visible over a 100 mile radius.
- 1945** – Voters approve a bond issue to finance construction of the civic center. The project is shelved and funds diverted for roads and city services to growing suburban communities.
- 1946** – Trinity Industrial District opens on reclaimed land in the Levee District. Brookhollow and Empire Central follow later. Within ten years, the expansion totals 10,000 acres.
- 1947** – Construction of Central Expressway begins.
- 1948** – KRLD is granted a television broadcast permit. The first live telecast originates from the WBAP studio.  
The last interurban line suspends service.
- 1949** – The City begins construction of a series of reservoirs to increase its water supply which the suburbs are depleting.

- 1950** – After the 1950, Texas - O.U. game, Dallas police use an airplane for the first time to control the flow of traffic.  
Federal government restrictions during the Korean conflict retard the city's growth.
- 1951** – "Big Tex" is designed and installed for the opening of the State Fair of Texas.  
3,500 unit West Dallas Housing Project is completed. It remains the largest in the U.S. until 1961.
- 1953** – The city enters another phase of rapid expansion.  
The Republic National Bank's new building is completed.
- 1955** – The Carnegie Library is replaced by the new Dallas Public Library building; the new City Hall nears completion.  
Great Southwest Corporation prepares a comprehensive master plan and begins development of a 5,500 acre site between Dallas and Ft. Worth. Six Flags Over Texas is finished in 1961.
- 1955** – Development of a trade center complex on Stemmons Freeway begins.
- 1956** – The city discontinues streetcar service.  
Construction begins on the Dallas-Ft. Worth Turnpike.
- 1957** – The Dallas Memorial Auditorium opens on the site intended for the Dallas Civic Center Complex.  
3525 Turtle Creek becomes one of the city's few luxury highrise apartment complexes.  
Dallas city planner, Marvin Springer, proposes a ring of freeways around the central city aimed at alleviating traffic flow in the downtown, and encourages business to move to this ring.
- 1958** – Southland Center opens as the "tallest building west of the Mississippi". Later the title is relinquished to the First International Building.  
Texas Instruments, Inc. completes its Richardson complex. Dallas adds electronics to its growing list of "clean" industries.
- 1965** – NorthPark Regional Shopping Center opens.
- 1969** – Union Terminal is closed to passenger traffic; it reopens in 1974 for Amtrak and Surtran service.  
Travers and Ponti present their Central Business District Plan.
- 1970** – Eastfield and Mountain View Colleges open as the first suburban facilities in the Dallas County Community College System.
- 1973** – Swiss Avenue is designated as the city's first historic district.  
In a multi-county referendum, voters defeat a proposal for a new Trinity River channelization project and lake development.
- 1974** – Air service begins at the Dallas/Ft. Worth Regional Airport.

This exhibit is jointly sponsored by the Dallas Museum of Fine Arts, the Historic Preservation League, the City of Dallas Department of Urban Planning, the American Institute of Architects, and the Dallas County Heritage Society.

# ARCHITECTURAL HISTORY



Progress with Preservation  
PLANNING FOR HISTORIC LANDMARKS  
CITY OF DALLAS

## DEVELOPMENT OF ARCHITECTURAL STYLES IN DALLAS

The development of architectural styles in Dallas can be seen as a response to the major architectural movements fostered in the more established cities of the northeast and commercial centers of the mid-West. While Dallas development has been based on rapid growth, commerce, and transportation she has never produced an architecture which is at the forefront of American architectural development. Architectural styles have appeared in Dallas only after they have been accepted elsewhere. Dallas has usually remained in the middle ground of architectural thinking and practice.

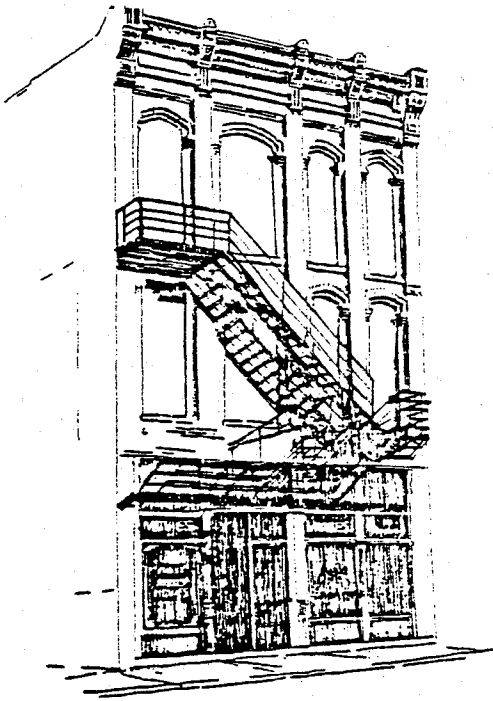
Relatively few examples of Dallas architecture survive which were built prior to 1900. One of the oldest structures, though not at its original location is Millermore. Constructed in 1855, it is Dallas only example of Greek Revival architecture, (1820-1860) the principal classical style of the early 19th century in the United States. The Greek Revival dwelling is characterized by a bold silhouette, broad proportions, and simple detailing. It is typical for a raised frame cottage to exhibit the classical elements of deep porticos and columns. Millermore is reminiscent of the more impressive Greek Revival plantation houses of the Antebellum South.

The Greek Revival style was soon replaced by the Gothic Revival and Italianate styles. These styles were characterized by picturesque irregularity of building plan, broken roof lines, clustered chimneys, offset porches, bay windows, and towers. The Gothic revival and Italianate styles were well suited for commercial structures and became very popular in the growing city. There are few examples of this period remaining in the city.



Millermore-1855 (Greek Revival)

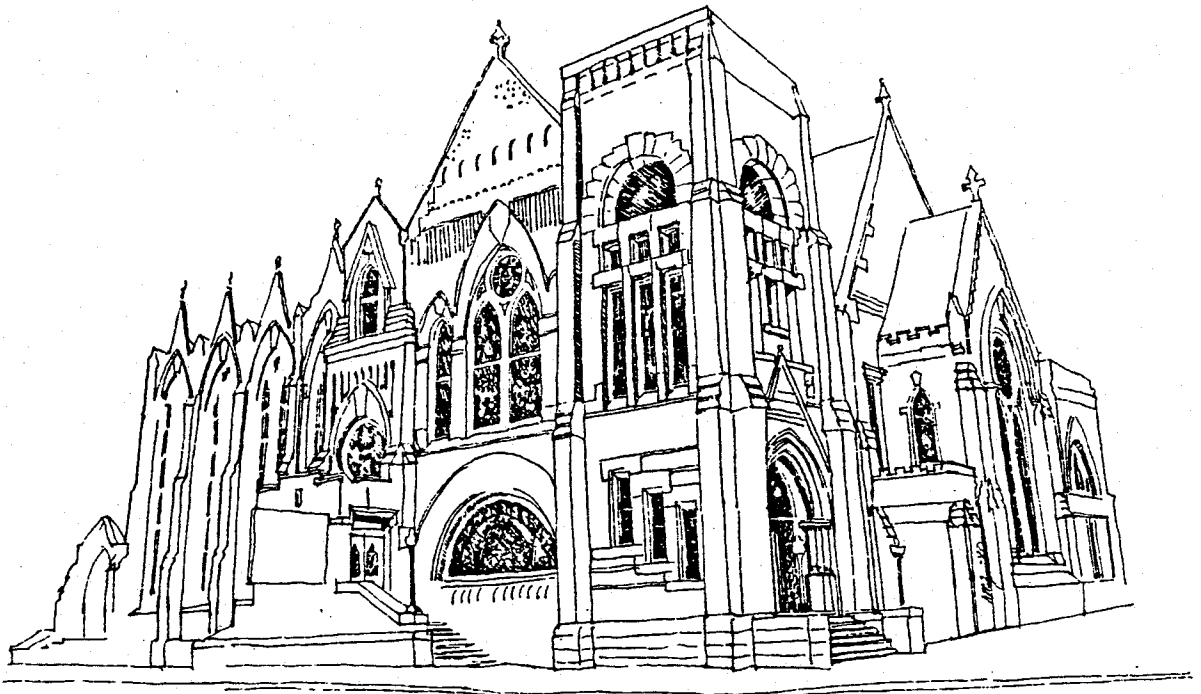
What has come to be called the Victorian Period flowered from 1860-1895. The 1890's were a period of rapid growth for Dallas due to rising importance of the rail connections to the cities of the mid-West. These connections to St. Louis and Chicago fostered a relationship which was cultural as well as economic.



Commercial Building-1910 (Italianate)

The Victorian Period is characterized by five revivalist styles; Gothic Revival, Italianate, Second Empire, Richardsonian Romanesque and Victorian Gothic. Victorian Gothic sported pointed arched windows and contrasting masonry banding. The style is evident at Sacred Heart Cathedral, 1891 now Our Lady of Guadalupe. The Italianate shop front exhibited broad expanses of plate-glass windows, framed by round columns with rich capitals and cornices. Upper story windows were headed by round arches with projecting keystones. The roof-line is flat, emphatically crowned at the eaves by a projecting cornice with brackets. Second Empire can be categorized by a single feature, a highly sculptural mansard roof. Cousins of the Second Empire are the Eastlake and Queen Anne Styles. Both were popular in residential construction in Dallas from the late 1870's to around the turn of the century. Queen Anne

featured a picturesque roof-line broken by a gabled pediment and chimney stack as evidenced at the at the Beilharz House; 1885, and Wilson House, 1898. The Richardson Romanesque, 1880-1900, was a popular style for commercial, civic, and religious structures in the city. Characterized by low round arches, rough stone masonry and deep window reveals, the style is one of overall massiveness and horizontality. The style is evident today at the Old Red Courthouse, 1891, while the First Baptist Church, 1891, is a mixture of Gothic and Romanesque forms.



1st Baptist Church-1891 (Victorian Romanesque)

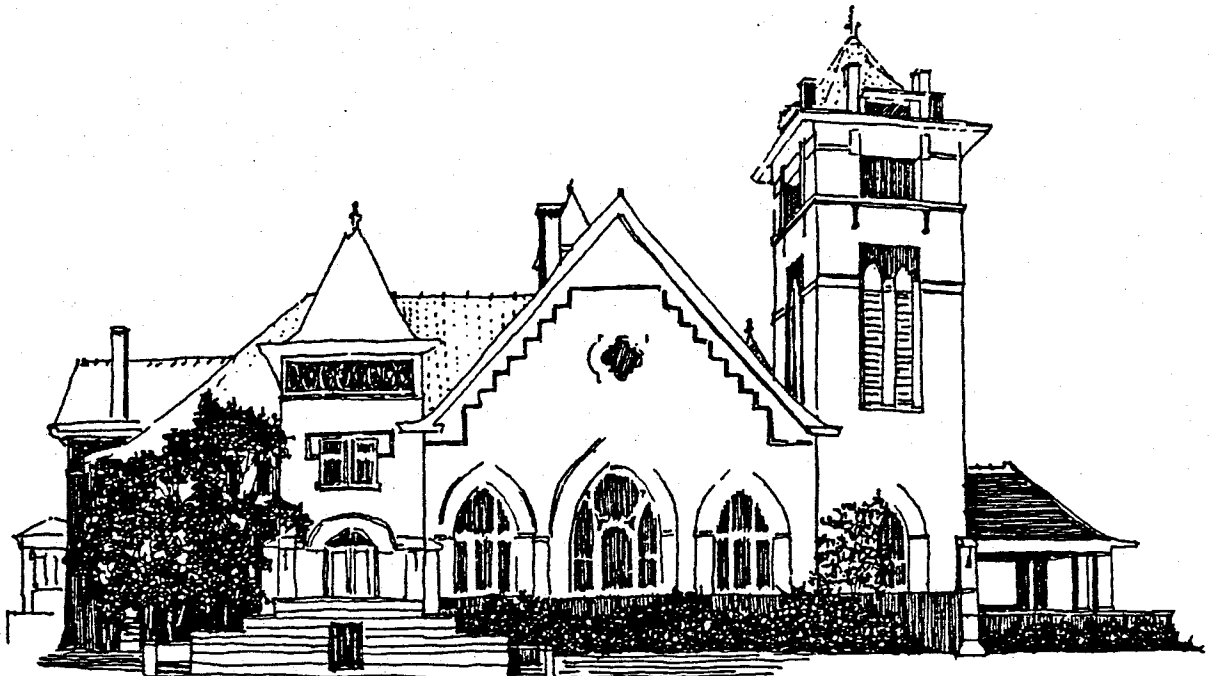


Wilson House-1898 (Queen Anne)

The twentieth century brought many changes to the architecture of Dallas. The city reflected the influence of the Chicago School of Architecture and the Chicago Fair of 1893. The Chicago School is the name given to the style of architecture which originated in Chicago in the 1880's in direct response to the building type known as the skyscraper. William LeBarron Jenney, Adler and Sullivan, and Burnham and Root were all pioneering a new style

of architecture to reflect and accommodate the high-rise structure. Louis Sullivan provided his own personalized version of this Commercial style (1905-1915), now known as the Sullivanese (1905-1920). This period produced some of Dallas most noteworthy structures. The John Deere Plow Company (1901), and the Parlin and Orendorff Implement Company, 1905, clearly owe their inspiration to Louis Sullivan. The vertical division of three sections - base, shaft, and cornice are similar to Sullivan's Wainwright Building in St. Louis. Also representative of the Chicago influence in Dallas is Trinity Methodist Church 1903. Much of the detailing on the building is decidedly Sullivanese.

In residential architecture the Chicago School was paralleled by the Prairie School. Structural expression, open but restrained floor plans, and an emphasis



Trinity Methodist Church-1903 (Chicago School)

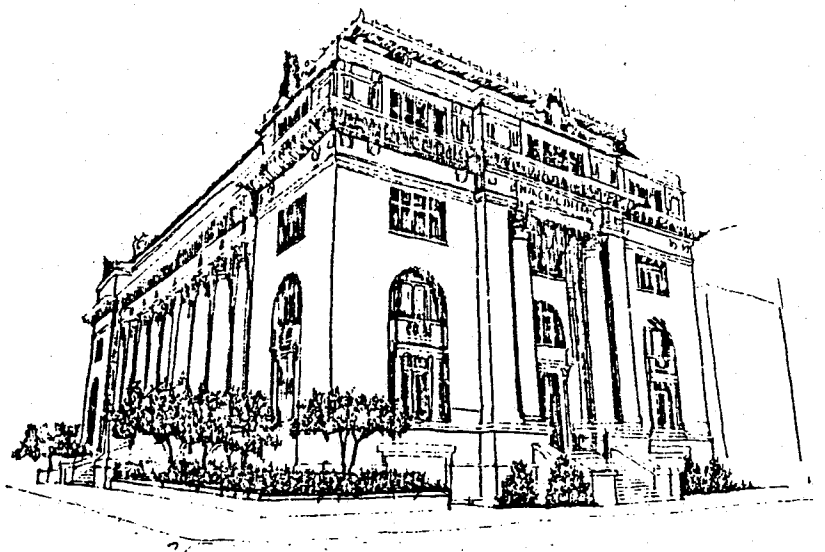




Higginbotham House-1913 (Prairie School)

on horizontal lines echoing the ground plane are the emphasis of a style fostered by Louis Sullivan and Frank Lloyd Wright. The Higginbotham House (1913), shows the direct influence of Wright's prairie house, typified by the Robie House in Chicago. The "bungalow" became the norm for smaller structures. Typically the bungalow has widely overhanging gables forming a porch at the front, supported by heavy battered piers. The natural quality of the materials is emphasized. As a result of the Centennial Exposition of 1876, the World's Columbian Exposition of 1893, and the influence of American architects trained at the Ecole des Beaux Arts in Paris the Beaux Arts movement eclipsed the Chicago School of Architecture. The Beaux Arts school touted a return to classicism characterized by strict symmetry and the use of classical orders. Union Station, 1916, is a direct derivative of the exposition pavillions at the Chicago Columbian Exposition of 1893. The Federal Reserve Bank (1921) was considered to be Dallas last great Beaux-Arts building.

The period from 1895-1920 was also one of renaissance and classical revivals. The revivals of this era are larger, grander, and more elaborate than the earlier 19th century revivals. The Wilson Building (1902), was acclaimed for its eight floors of renaissance revival detailing of arched openings, rusticated masonry, and finely detailed cornices and moldings. The Adolphus Hotel (1912), combines stone, dark red brick, slate, and copper, in a traditional Beaux-Arts sense to produce a neo-baroque monument for the City. The Kirby Building - 1913 - adapts the Gothic Style to a high-rise structure. Scottish Rite Cathedral (1907), First Presbyterian Church (1912), and the Old City Hall, (1912), can be attributed to these revivalist styles. Period revivals became the dominant style for



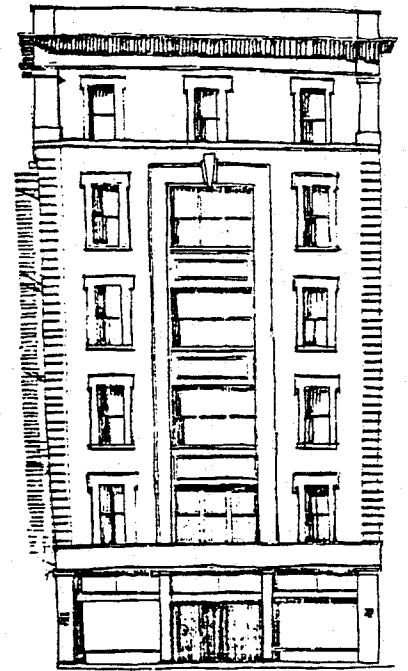
Municipal Building-1912 (Beaux Arts)



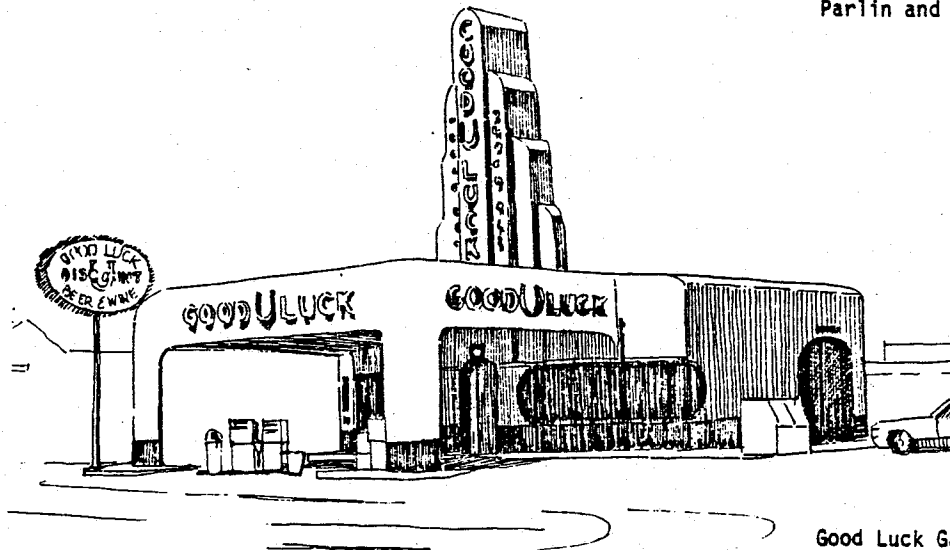
Wilson Building-1902 (Classic Revival)

most forms of construction from 1900-1940. Neighborhood commercial strips, schools, churches, and residential structures were built in the styles ranging from English Tudor style which was popular for academic structures throughout the City. Highland Park Shopping Center is perhaps the best example of the Spanish Baroque Style (Spanish Colonial Revival) popular for churches and residences throughout the City. Appearing as an architectural style between 1920-1940 "Art Deco" derived its name from the 1925 Paris Exposition "L'Exposition Internationale des Arts Decoratifs et Industriels Modernes." Art deco was a designer style pervading the decorative arts and furniture design as well as architecture. It was particularly suited to "skyscraper" construction.

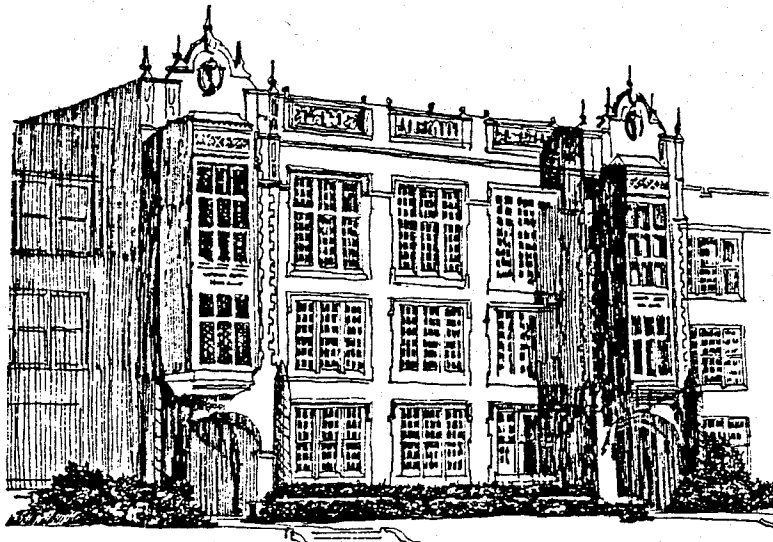
Recurring Deco designs were the ziggurat (a stepped pyramid), the chevron, the sun and its rays, and stylized flowers. The Dallas Power and Light Building, the Lone Star Gas Building and the Tower Petroleum Building (1931) are all notable Art Deco structures. The buildings constructed at Fair Park for the Texas Centennial Exposition (1936) constitute a major ensemble of art deco structures. Paralleling art deco in industrial design was the "Art Moderne" or "Streamline" style. Americans infatuation with speed and the automobile permeated all phases of daily life including building styles. Building materials were chosen for their adaptability to streamlining: stucco, vitrolite, shiny porcelain, and glass block. Service stations, drive-ins, and motels justifiably exhibited this new style. The Good Luck Gas Station on Ross Avenue is a prime example of this rapidly disappearing style.



Parlin and Orendorff Implement Company-1905  
(Chicago School)



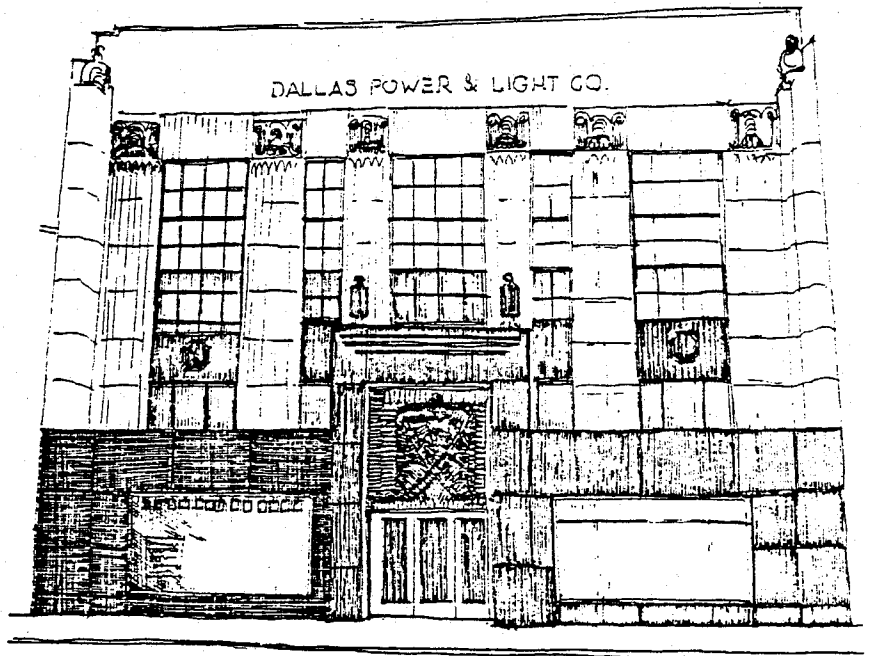
Good Luck Gas Station-1920's  
(Streamline Art Deco)



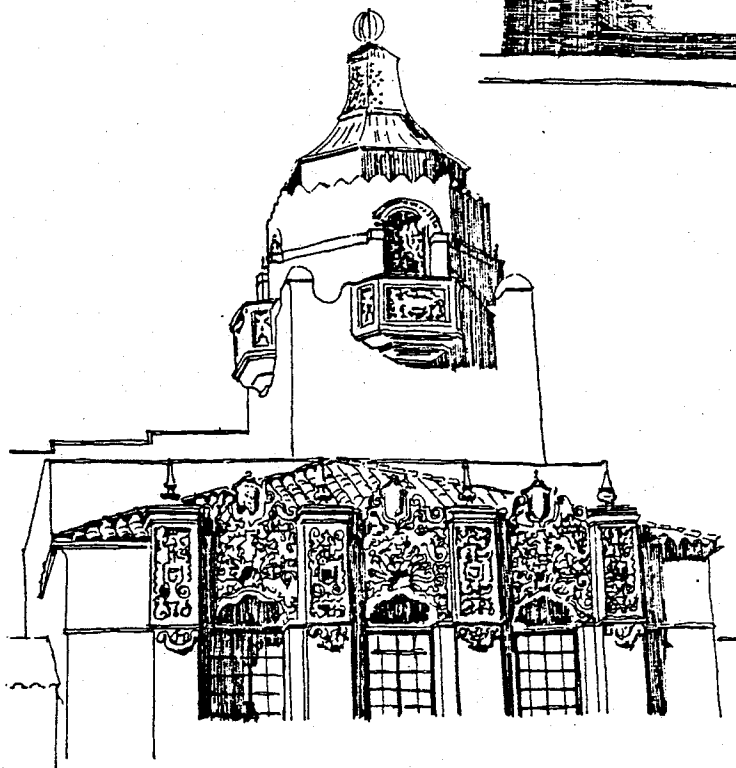
Woodrow Wilson High School-1920's (Period Revival)

The International Style in particular and the Modernist movement in general developed in reaction to the variety of historical styles which dominated architecture in the Nineteenth and early Twentieth Centuries. Of the leaders of European modernism, Le Corbusier visited, wrote about and built in the United States, and Walter Gropius and Mies van der Rohe emigrated and

established themselves as greatly influential American architects. An early phase of Modernism, the International Style, emphasized flat roofs, alternations of glass and simple planes and an uncluttered clarity of design. Plans were open and space flowed freely.

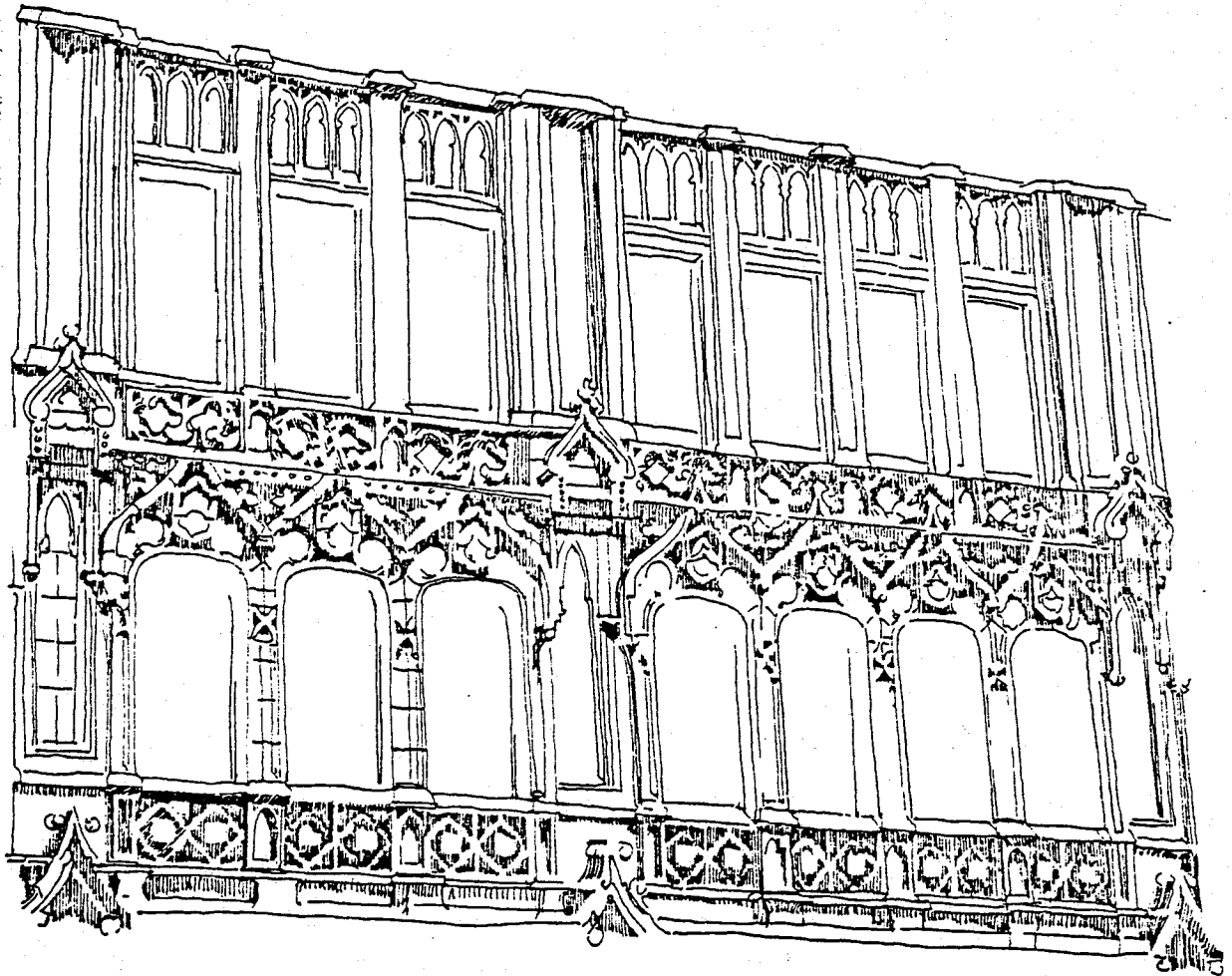


Dallas Power and Light-1931 (Art Deco)



Highland Park Shopping Village-1931 (Period Revival)

Although American architects never wholly embraced the pure European version of the International Style it became the major influence on post World War II building in Dallas as well as the rest of the country.



Kirby Building (originally the Busch Building)  
1913 (Gothic Revival)

## LANDMARK COMMISSION.

(a) Creation; Membership; Appointment.

(1) There is hereby created a landmark commission composed of 15 members appointed by the city council. The city council may appoint three alternative members to the landmark commission who serve in the absence of one or more regular members when requested to do so by the chairman or by the city manager. The membership must include at least: one architect, one historian, one urban planner, one landscape architect, and one real estate appraiser. All members must have demonstrated outstanding interest in the historic traditions of the city and the preservation of the historic character of the city and have knowledge and demonstrated experience in the field of history, art, architecture, or historic preservation.

(2) Members shall be appointed from a list of nominees solicited from: the Dallas County Historical Commission; the Dallas County Heritage Society; the Dallas chapter of the American Institute of Architects; the Dallas Historical Society; the Dallas chapter of the American Planners Association; the Dallas chapter of the American Society of Landscape Architects; the Dallas Bar Association; the Dallas Chamber of American Society of Real Estate Appraisers; the city plan commission; the Historic Preservation League, Inc.; and such other individuals and organizations experienced in historic preservation as the city council may in its discretion wish to consult or consider.

(3) Appointments to the landmark commission are for a term of two years ending on September 1 of each odd-numbered year. All members shall serve until their successors are appointed and qualified. A vacancy for the unexpired term of any member will be filled in the same manner as the original appointment was made. Alternate members serve for the same period and are subject to removal the same as regular members. The city council shall fill vacancies occurring in the alternate membership the same as in the regular membership. The members shall serve without compensation. The city council shall designate a chairman and a vice-chairman from the membership of the commission.

(4) In addition to the 15 regular members, representatives from the department of planning and development, the building inspection division of the department of public works, and the park and recreation department shall sit on the landmark commission as ex officio members. The ex officio members are not entitled to vote but assist the landmark commission in various functions.

(b) Quorum and Voting. Eight members present shall constitute a quorum, and issues are decided by a simple majority of the members present. Each member who is present and entitled to vote must vote in accordance with Chapter 8 of this code.

(c) Powers and Duties. The landmark commission has the following powers and duties:

(1) To thoroughly familiarize itself with the structures, land, areas, and districts within the city that may be eligible for designation as historic landmarks.

(2) To examine and update the historic landmark preservation plan and present any modifications to the city plan commission for inclusion in the comprehensive plan of the city. The historic landmark preservation plan must:

(A) identify and catalog structures, land, areas, and districts of historical, architectural, archeological, or cultural value along with factual verification of their significance;

(B) identify criteria to be used in determining the designation of a historical landmark;

(C) identify guidelines to be used in determining whether to grant or deny certificates of appropriateness;

(D) formulate a program for private and public action to promote the preservation of historic landmarks;

(E) suggest sources of funds, including federal, state, municipal, private, and foundation sources, for preservation and restoration activities and for acquisitions; and

(F) recommend incentives for preservation.

(3) To recommend to the city plan commission that certain structures, land, areas, and districts be designated as historic landmarks.

(4) To recommend to the city council that certain structures, land, areas, or districts, which cannot be preserved without acquisition, be acquired in fee simple or in some lesser degree by gift or purchase.

(5) To recommend changes in use where conditions exist under which the required preservation of a historic

landmark would cause undue hardship to the owner of the property.

(6) To review the application for a building permit for proposed work to the exterior of a designated historic landmark and determine whether a certificate of appropriateness should be issued.

(7) To recommend, when appropriate, the amendment to or removal of a historic landmark designation.

(8) To review applications for the demolition or removal of a designated historic landmark and make recommendations, when appropriate, concerning the applications to the city council.

(9) To periodically review the status of designated historic landmark districts and include a report of the review in the landmark commission minutes.

(d) Meetings, Records and Rules.

(1) The landmark commission shall meet at least once each month, with additional meetings upon the call of the chairman or upon petition of a simple majority of the landmark commission members.

(2) All meetings and hearings of the landmark commission must be open to the public in accordance with the Texas Open Meetings Act, Article 6252-17, Vernon's Texas Civil Statutes.

(3) All records of the landmark commission are public records open to inspection at reasonable times and upon reasonable notice in accordance with the Texas Open Records Act, Article 6252-17a, Vernon's Texas Civil Statutes.

(4) The landmark commission may adopt rules to govern its proceedings that are not inconsistent with Chapter 8 of this code or state law.

(e) Effect of Decisions. Unless appealed, the determinations of the landmark commission on certificates of appropriateness and demolition permits are final. Actions taken or recommendations made by the landmark commission that are subject to review by the city plan commission or the city council are not binding on those bodies, and the reviewing body may decide a matter contrary to recommendations or actions of the landmark commission.

HISTORIC OVERLAY DISTRICT.

(a) General provisions.

(1) A historic overlay district may be established to preserve landmarks and areas exemplary of architectural, archaeological, cultural, economic, social, or historical value if the landmark or area has one or more of the following characteristics:

(A) Character, interest or value as part of the development, heritage or cultural characteristics of the city, state, or country.

(B) Location as the site of a significant historic event.

(C) Identification with a person or persons who significantly contributed to the culture and development of the city.

(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.

(F) Embodiment of distinguishing characteristics of an architectural type or specimen.

(G) Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

(H) Embodiment 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.

(K) Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.



(L) Value as an aspect of community sentiment or public pride.

(2) The applicant for a historic overlay district shall comply with the zoning amendment procedure for a change in the zoning district classification.

(3) A historic overlay district is subject to the regulations of the underlying zoning district except the ordinance establishing the overlay district may permit additional uses and provide additional regulations for the historic overlay district.

(4) Upon passage of a historic overlay district ordinance, the director shall send a notice to the owner or owners of property within the historic overlay district stating the effect of the designation. The director shall also file a copy of the ordinance in the county deed records to give notice of the historic regulations.

(b) Certificate of appropriateness.

(1) When required. A person shall not alter a historic landmark site, or any portion of the exterior of a structure on the site, or place, construct, maintain, expand, or remove any structure on the site without first obtaining a certificate of appropriateness in accordance with this section and the regulations contained in all applicable ordinances.

(2) Penalty. A person who violates Subsection (b)(1) is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.

(3) Application. An application for a certificate of appropriateness must be submitted to the director. The application must include two copies of all plans and other documents related to the work. The applicant may consult with the department before and after the submission of an application.

(4) Director's determination of procedure. Upon receipt of an application for a certificate of appropriateness, the director shall determine whether the application is to be reviewed under the routine maintenance and replacement review procedure or the standard certificate of appropriateness review procedure.

(5) Routine maintenance and replacement review procedure.

(A) Routine maintenance and replacement is the process of 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.

(B) If the director determines that the applicant is seeking a certificate of appropriateness to authorize only routine maintenance and replacement, he shall review the application to determine whether the proposed work complies with the regulations contained in this section and all applicable ordinances and approve or deny the application within 10 days of its receipt. Any interested person may appeal the director's decision by submitting to the director a written request for appeal within 10 days of the decision. The written request for appeal starts the standard certificate of appropriateness review procedure by the landmark commission.

(6) Standard certificate of appropriateness review procedure.

(A) If the director determines that the applicant is seeking a certificate of appropriateness to authorize work that is not routine maintenance and replacement, he shall forward the application to the landmark commission for review. Within 35 days of receipt of the application by the director, the landmark commission shall determine whether the proposed work is consistent with the regulations contained in this section and the preservation criteria and regulations contained in all applicable ordinances and shall approve, deny with prejudice, or deny without prejudice the certificate of appropriateness and forward its decision to the director. The director shall immediately notify the applicant of the landmark commission's action. The landmark commission's decision must be in writing and, if the decision is to deny the certificate, with or without prejudice, the writing must state the reasons why the certificate is denied.

(B) If a certificate of appropriateness has been approved by the landmark commission:

(i) the director shall issue the certificate to the applicant; and

(ii) if all requirements of the construction codes are met and a building permit is required for the proposed work, the building official shall issue a building permit to the applicant for the proposed work.

(C) A certificate of appropriateness must be denied if there is a final decision that the proposed work will have an adverse effect on:

(i) the external architectural features of the historic landmark;

(ii) the external architectural features of the properties in the block or in the historic district as a whole; or

(iii) the future preservation, maintenance and use of the historic landmark and the historic district.

(D) If a certificate of appropriateness has been denied, the applicant may appeal the decision to the city plan commission by filing a written notice with the director within 10 days of receiving notice of the denial. Appeal to the city plan commission constitutes the final administrative remedy available to an applicant.

(E) After a final decision is reached denying a certificate of appropriateness, no further applications may be considered for the subject matter of the denied certificate for one year from the date of the final decision unless:

(i) the certificate has been denied without prejudice; or

(ii) the landmark commission waives the time limitation because the landmark commission finds that there are changed circumstances regarding the property sufficient to warrant a new hearing. A simple majority vote by the landmark commission is required to grant the request for waiver of the time limitation. If the landmark commission denies the request, the applicant may appeal in writing to the city plan commission by filing a written notice with the director within 10 days of receiving notice of the denial.

(F) If final action has not been taken by the landmark commission within 45 days of the director's receipt of the application:

(i) the director shall issue a certificate of appropriateness to the applicant for the proposed work; and

(ii) if all requirements of the construction codes are met and a building permit is required for the proposed work, the building official shall issue a building permit to the applicant for the proposed work.

(7) Amendments to a certificate of appropriateness.  
A certificate of appropriateness may be amended by submitting an application for amendment to the director. The application shall then be subject to the standard certificate of appropriateness review procedure.

(8) Emergency procedure. If a landmark is damaged and the building official determines that the landmark will suffer additional damage without immediate repair, the building official may allow the property owner to temporarily protect the landmark. In such a case, the property owner shall apply for a certificate of appropriateness within 10 days of the occurrence which caused the damage. The protection authorized under this subsection must not permanently alter the architectural features of the landmark.

(c) Demolition or removal.

(1) Any owner seeking demolition or removal of a designated historic landmark shall submit an application to the building official. The building official shall immediately forward the application to the landmark commission.

(2) Reserved.

(3) Within 30 days of the date of application, the landmark commission shall conduct a public hearing and issue its recommendation based on the following factors:

(A) The character of the neighborhood.

(B) The condition of the building.

(C) The reasonableness of the cost of restoration or repair.

(D) The purpose of preserving the designated historic landmark.

(E) Any other factors it finds appropriate.

(4) If the landmark commission determines that the structure should be demolished or removed and no appeal to city council is made within 10 days, the building official shall

issue a demolition permit if all other requirements of the codes are met.

(5) If the landmark commission determines that the structure should not be demolished, the application shall be suspended for a period not to exceed 90 days from the date it was filed. The landmark commission may request the city council to extend the suspension period. If, after notice to the applicant and a public hearing, the city council determines that there are reasonable grounds for preservation, it may extend the suspension period for an additional period not to exceed 240 days from the date of application. During any period of suspension, no action may be taken to demolish the structure. If the city council takes no action within 240 days from the date of application, the building official shall issue a demolition permit.

(6) Special central business district provisions. In addition to other applicable requirements, the following special provisions apply to historic landmarks within the central business district that are designated after December 20, 1982.

(A) Any ordinance designating a historic landmark must include a section repealing the ordinance upon issuance of a demolition permit.

(B) Any owner seeking demolition of a historic landmark within the central business district shall submit an application to the building official. As soon as the application is complete, the building official shall immediately forward the application to the landmark commission. The following information must be supplied by the applicant before the application is complete:

(i) The character of the neighborhood.

(ii) The condition of the building.

(iii) The cost of restoration or repair.

(iv) Feasibility studies, including architectural and engineering analyses, regarding the adaptive reuse or restoration of the building.

(v) Records depicting the original landmark construction, and the current state of the structure including drawings, pictures or written descriptions.

(vi) Architectural drawings for the proposed new construction which is intended to replace the landmark structure.

(vii) Any conditions proposed to be voluntarily placed on new development that would mitigate the loss of the landmark structure.

(viii) Any other information that the applicant or the landmark commission finds appropriate.

(C) This paragraph is applicable to designated historic landmarks in the central business district that received their designation after December 20, 1982, and applies in lieu of Subsection (c)(5). If the landmark commission determines that the structure should not be demolished, it shall order suspension of the issuance of the demolition permit for a period of 60 days or less from the date the application was complete. The landmark commission may request the city council to extend or shorten the suspension period. If, after notice to the applicant and a public hearing, the city council determines that there are reasonable grounds for preservation, it may extend the suspension period not to exceed 120 days from the date the application was complete. During the period of suspension, no action may be taken to demolish the structure. If the city council takes no action within 120 days from the date of filing of the application, the building official shall issue a demolition permit. The delay imposed by the landmark commission may be shortened on a motion of the landmark commission. The delay imposed by the city council may be shortened on a motion of the city council.

(d) Transfer of Development Rights.

(1) Development rights of a building site may be transferred in accordance with this section. For purposes of this section, "development rights" means the difference between the actual floor area of structures on a building site and the maximum permissible floor area as determined by the floor area ratio of the building site. The maximum floor area permitted in the West End Historic District is eight times the lot area. The minimum amount of development rights which may be transferred under this section is 20,000 square feet.

(2) Development rights in a building may not be transferred unless:

(A) the building is a designated historic landmark in the central business district;

(B) the building is a contributing structure listed in the National Register of Historic Places, if it is located in the West End Historic District; and

(C) the building has been restored within the past five years, and the total value of the building improvements exceeds 50 percent of the assessed value of the structure immediately prior to the restoration.

(3) Only that restoration for which a building permit, electrical permit, plumbing permit, or other project permit has been issued may be counted in determining whether the work exceeds 50 percent of the assessed value.

(4) Development rights may only be transferred to building sites in the CA-1-CP, CA-1(A)-CP, CA-1-SP, and CA-1(A)-SP districts.

(5) The maximum floor area ratio may be increased by no more than 4:1 through the transfer of development rights.

(6) Transfer process.

(A) An owner who wishes to transfer development rights shall submit to the director the following information in a form approved by the director and suitable for filing in the county deed records:

(i) Names and addresses of the owners of the development rights.

(ii) Street address, lot and block number, and legal description of the historic landmark property from which the development rights are to be transferred.

(iii) Street address, lot and block number, and legal description of the property to which the development rights are to be transferred.

(iv) The floor area of the historic landmark structure and the lot area of the building site where the historic landmark is located.

(v) The amount of development rights to be transferred.

(B) The director shall check the information supplied on the form and sign the form if the applicant has complied with the requirements of this section.

(C) When the director has signed the form, the applicant shall file the form in the county deed records, and shall supply the director and the building official with a copy of the filed document.

(D) When a person applies for a building permit to use the transferred development rights, the building official shall forward the building permit application and the form transferring the development rights to the director. The director shall review the application and verify that the development rights have been properly transferred and may be used.

(E) The recipient of the transferred development rights may transfer all of those rights received by following the same process described in this subsection.

(e) Central business district historic landmark tax freeze.

(1) The owner of a qualifying historic landmark in the central business district may apply for a tax freeze on city property taxes for both the land and structure on the building site. The qualifying historic landmark will have an annual assessed value equal to the assessed value of the tax year immediately before the restoration was completed, for eight years following completion of the restoration. The tax freeze will begin the first day of the first tax year after verification of the restoration. For purposes of this section, "restoration" means work performed in accordance with certificates of appropriateness granted by the landmark commission and the construction codes of the city.

(2) Eligibility for tax freeze. To be eligible for a city property tax freeze, the property must be a city designated historic landmark located in the central business district and must meet all of the following conditions:

(A) If the property is in the West End Historic District, the historic landmark must be a contributing structure listed in the National Register of Historic Places.

(B) The historic landmark must not have been granted a previous property tax freeze under this section.

(C) At the time of application for the tax freezes, the exterior and interior of the historic landmark must be in need of restoration that exceeds 50 percent of the assessed value of the structure, the year the restoration is to begin. Only that restoration for which a building permit, electrical permit, plumbing permit, or other project permit has



been issued may be counted in determining whether the work exceeds 50 percent of the assessed value.

(3) Application for tax freeze. An application for a historic landmark tax freeze must be filed with the director of planning and development. Each application must be signed and sworn to by the owner of the property and must include the following information:

(A) The legal description of the property.

(B) Detailed plans and documents related to the proposed work showing how the exterior of the historic landmark is to be restored in accordance with the preservation criteria.

(C) A statement and documentation of the costs for the restoration of the exterior and interior of the historic landmark to show that the costs exceed 50 percent of the assessed value of the structure.

(D) A projection of the construction time and completion date of the restoration.

(E) The proposed use of the property.

(F) Any other information which is necessary to the city in determining eligibility.

(4) Certification of eligibility. The owner of the historic landmark shall comply with the certificate of appropriateness procedure in order to have the proposed alterations to the exterior of the historic landmark approved and to obtain a certificate of eligibility indicating that the historic landmark is eligible for the tax freeze.

(5) Qualification for tax freeze.

(A) Upon completion of the restoration of the historic landmark in accordance with the certificate of appropriateness and the certificate of eligibility, the owner shall submit to the director a sworn statement certifying that the restoration has been completed.

(B) The owner shall obtain a certificate of qualification for a tax freeze by following the same procedure as required for certificate of appropriateness review.

(C) If a certificate of qualification is approved, the director shall send written notice to the county appraisal district which shall appraise the property in

accordance with Subsection (e)(1). The director shall also send a copy of the certificate of qualification to the city finance department.

(D) A certificate of qualification shall not be approved until the applicant files a commitment to immediately repay to the city all tax revenues not paid because of the tax freeze if the owner is required to repay the taxes under Subsection (e)(6). The commitment must be approved as to form by the city attorney and filed in the county deed records. The commitment shall run with the land and bind the owner and his heirs and assigns. Any unpaid repayment required under Subsection (e)(6) shall be a lien against the property.

(6) Historic landmark destruction or alteration.

(A) If the city manager has reason to believe that a historic landmark has been totally or partially destroyed or altered by the willful act or negligence of the owner or his representative in violation of the preservation criteria contained in the ordinance designating the historic landmark, the city manager shall immediately cause the matter to be scheduled for the earliest possible consideration by the city council. If, after giving notice and hearing to the owner, the city council determines that the historic landmark has been totally or partially destroyed or altered by the willful act or negligence of the owner or his representative, the owner shall immediately repay to the city all of the tax revenues that were not paid because of the tax freeze.

(B) Where a historic landmark is totally or partially destroyed or altered other than by the willful act or negligence of the owner or his representative, the owner shall, within 30 days, request a demolition permit when restoration is not feasible, or request a building permit to reconstruct the historic landmark in accordance with the preservation criteria. The determination as to whether restoration is feasible shall be made by the landmark commission, as part of the certificate of appropriateness review procedure required to be followed in obtaining a demolition or building permit. In cases where a demolition permit is issued by the city because restoration is not feasible, repayment of the tax revenues is not required.

DALLAS HISTORIC LANDMARK SURVEY

RECOMMENDED LANDMARK SITES AND DISTRICTS

Prepared by: Drury Blake Alexander  
Architectural Consultant

For: The City of Dallas  
Department of Urban Planning  
Historic Landmark Preservation Committee

September 1974

## 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 judgment, 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 judgment 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, or 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

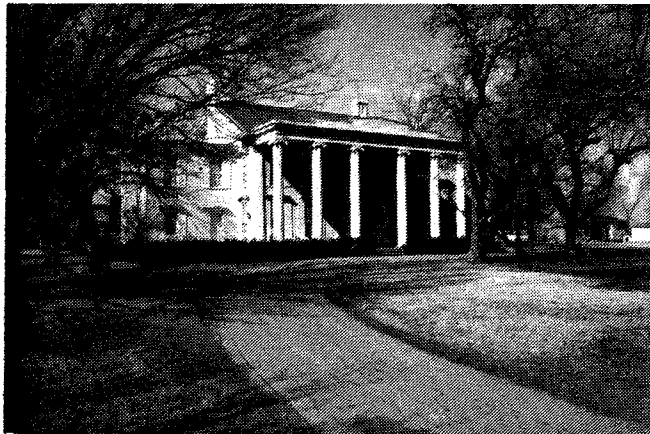
Third priority - landmarks significant to a neighborhood or district

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 not 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 color scheme which will affect the architectural character of the exterior of the building must be approved by the Committee and receive a certificate of appropriateness.

Prof. Drury Blake Alexander  
School of Architecture  
The University of Texas  
Austin, Texas

DALLAS HISTORIC LANDMARK SURVEY

- |     |                   |                     |                     |
|-----|-------------------|---------------------|---------------------|
| *** | 1. Adolphus Hotel | 1912                | 1321 Commerce       |
| **  | 2. Branden House  | 1893,<br>1912, 1923 | 1435 Cedar Hill     |
| **  | 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 | 1026 East 10th    |
| **  | 10. El Sibil/Frank Reaugh     | 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 House 1925 3417 Gillispie  
 \*\* 25. Joe Kovandovitch House. 1915 523 Eads  
 \* 26. Lakewood Library 1937 Lakewood Shopping Center  
 \*\* 27. Lone Star Gas Co. 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. Store	1910	Elm & Lamar
**	37. Scottish Rite Cathedral	1907	Harwood & Canton
**	38. Sears Roebuck Club	1913	1409 S. Lamar
***	39. Security Mortgage & Trust Bldg.		Austin & Main
*	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
**	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 1906 1312 Ervay  
(Originally the Park Hotel)
- \*\* 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  
(now the Purse & Co. Bldg.)  
106 Field St.
- \*\*\* 3.4 John Deere Plow Co.  
501 Elm
- \*\* 3.5 Texas School Book Depository  
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 2707 South Blvd.
- \*\* 6.2 Sanger Library Park Row

\*\*\* 7. Swiss Avenue District

- \*\* 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. Land House 1927 5640 Swiss

\*\*\* 8. Warehouse District

- \* 8.1 Allis Chalmers Co.
- \* 8.2 Awalt Furniture Co.
- \* 8.3 Southern Supply WarehouseMarket Street

\*\* 9. Wilson Block District

- \*\* 9.1 Frederick L. Wilson House1896 2922 Swiss

HISTORIC AND ARCHITECTURAL SURVEY  
OF OAK CLIFF

Prepared for the  
Old Oak Cliff Conservation League, Inc.  
Dallas, Texas

October 1, 1980

Prepared by:

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## The Buildings of Oak Cliff

The earliest buildings constructed in Oak Cliff still can be found, close to their original sites if not appearances. Selecting land overlooking Cedar Creek near the present site of the Marsalis Zoo, William Hord constructed a sturdy one-room wooden house of split planks and notched corners. A log structure renovated by the American Legion Post #275 stands near that original site (500 Shelter Place). It is said that many of Hord's split logs are present, but no matter, the structure is a symbolic reminder of the founder's industry and vision.

The Samuel Sloan Home (1907 Ledbetter) is a split-planked dogtrot cabin, that has been sheathed in milled siding. The logs are still visible on the porch overhang and the massive interior walls. The structure, still serving as a residence, has been relocated about 100 feet from where it was originally placed by Sloan the year he founded the Lisbon Community, 1846.

The third noteworthy Oak Cliff log structure is not in Oak Cliff at all, having been relocated to Old City Park near downtown Dallas along with its more famous and stately successor, Millermore. The William Brown Miller Cabin was originally located about five miles south of Hord's Ridge near present-day Bonneville Road.

The second decade of settlement brought a more sophisticated structure to the region--homes of milled lumber. Although the period of tents and crude cabins was hardly over, the transition had begun. The first frame structure in Dallas County was the John C. McCay home, built in 1852 near the present intersection of Commerce and Lamar. The previously mentioned Millermore mansion is the earliest example surviving from this period (1855).

Hord's Ridge developed slowly after its reverse at the polls in the 1850 run-off election, and the Civil War all but ended its development. Hord's Ridge, as well as the rest of the region, did benefit by the failure of the La Reunion colony located several miles north. La Reunion's demise scattered many of its skilled artisans throughout the area, and architecture as well as the arts in general began to take on the appearance of sophistication and permanence. The Willomets and Santerres are two families that stayed on in Hord's Ridge and left their mark.

The Rock Lodge (1622 Cedar Hill) was built in 1876 by S.A. Rush. It is said that convict labor cut the limestone rock from the surrounding area. The structure has been drastically altered in later years, but during its first generation it served as a stagecoach stop and hotel. Wheel ruts are still visible in the fields to the north of the building.

Mount Airy, located north of Fort Worth Avenue, began its development at this time. Several Victorian structures are still to be found here, along with some gate and fence remains along Stafford Street. A particularly fine Eastlake Victorian farmhouse, very much in its original

rural setting, can be viewed at 1923 N. Edgefield. This building, probably dating from the 1890 period, dominates the area as a virtual manor house, but as noted, many smaller Victorian residences can be seen, along with the Western Heights Church of Christ (congregation founded 1872).

During this period farmhouses began to appear randomly throughout the area. Generally of simple Victorian design, the structures were of frame, had porches and were simply detailed with random gingerbread. Dating of these structures is extremely difficult, but they all were constructed between 1875 and 1900. Structures of this category include: the Lemaster Home, 739 N. Van Buren Avenue; the Skagg Home, 1131 Betterton Circle; the Spence Home, 1025 E. 11th Street; the Bridges Home, 133 W. 9th Street; and the Stell Home at 804 E. 10th Street. The Louis Bolinger Home, 321 E. 7th Street, is a somewhat later, more refined example and includes an old barn with gable and shed roof line. Typical to these buildings was the use of corbeled chimneys and shingle shakes (fish scale) to highlight breaks and stories.

The Houston and Texas Central passed through Dallas in 1872, its arrival ushering in a new period of growth and prosperity. The rails also brought the terminal merchants, and more particularly, twenty-year-old Thomas L. Marsalis. The youth had entered the wholesale grocery business the previous year, and very shortly developed one of the largest and most successful operations in the South. Over the course of his sixteen-year career, total sales would amount to over \$20 million ("Thomas Marsalis" in Memorial and Biographical History of Dallas County, Texas, The Lewis Publishing Company, Chicago, 1892, p. 411).

Marsalis' adroitness in business was matched by his public zeal. He paved the first Dallas street using bois d'arc blocks, and organized the first fire company.

He was joined by John S. Armstrong in 1884; and the two began to diversify their operations. They formed the Dallas Land and Loan Company and entered the real estate market. In 1887 the pair purchased 2,000 acres of rocky cliffs and fields across the Trinity from Dallas from Judge William Hord.

Promotion and advertising for the renamed Oak Cliff area received considerable publicity in the newspapers of the day. The development was marketed as a potential health spa setting: "The cool breezes are continuously wafted from the bosom of the Gulf over the rolling prairies, making the days and nights in the most heated season cool and delightful and Oak Cliff a place greatly sought after." (From the original brochure of the Dallas Land and Loan Company, Dallas Public Library.)

On November 1, 1887, F.N. Oliver, a journalist, purchased the first parcel of land at a large and festive auction in the fields. Oliver would shortly thereafter publish the Oak Cliff Sunday Weekly, and in 1890 became the first mayor of the town.

The Panic of 1893 effectively ended the prestige development initially planned for Oak Cliff, but many fine homes continued to be built on the oversize plots of land designed by Marsalis. Typical but exemplary of these turn-of-the-century Prairie inspired mansions are: the Nelson Home, 500 N. Ewing; the Reynolds Home, 625 N. Ewing; and the Nick Home, 110 E. 12th Street.

The Nelson Home is an especially pure specimen of the Prairie motif, ranking with the finest of its genre in Dallas. It possesses most of the essential characteristics of that movement in its use of materials, openings and roof line. It is probably that the Nick Home would have followed a close approximation of the Nelson property had not an imaginative tinker applied an unusual touch somewhat later. Suffice to say that its new name "The Pagoda House" adequately summarizes its present petrified wood, cut stone and pumice stone facade, and places it in the "landmark of another category" category.

As noted earlier, following Marsalis' failure others proceeded to remarket Oak Cliff in a more modest and realistic manner. Perhaps the major exception to this was John F. Zang's Crystal Hill Addition. This exclusive subdivision began with a flourish in 1905, but barely extended beyond his imposing cut-stone gates. The McCain Home, 801 Elsbeth, is the major structure remaining, and actually predates Zang's development. A second floor was added to this basically Victorian farmhouse in the teens.

The Miller-Stemmons Addition (1903) proved to be the cornerstone for Oak Cliff's development. It is the largest and one of the most successful of these developments, the planners having provided for smaller lots yet with still very substantial, generally frame, structures. One of the most unusual, the Dr. James Martin Home, 723 N. Haines, is a unique blending of styles that marked this transitional era. Other homes tended to the more characteristic Prairie Box type that are commonly found throughout areas of the city, particularly East and South Dallas.

The last of the early subdivisions to be opened was Winnetka Heights in 1908. Another development of the Miller-Stemmons partnership, this area proceeded along the general lines established by the earlier subdivisions. Development continued over a longer period of time and gradually the smaller bungalow and cottage types became predominant in the neighborhood.

The William Evans Home, 300 S. Montclair, is an especially fine and characteristic bungalow type. The shed dormer, diverse use of materials, and heavy porch columns are very representative of the style. Another somewhat later, simple cottage is the Alma Knox Home at 402 N. Montclair. This finely-detailed residence is an eloquent but quiet testimony to good taste and craftsmanship.

The Dallas Land and Loan Company set aside \$200,000 for street paving and began construction on an elevated railway patterned on the New York City elevated system. The firm of Bavouset and Larkin was hired to do much of the construction of the public improvements. John Bavouset was obviously an early booster of Oak Cliff. His relatively simple Victorian home still stands at 403 E. 6th Street.

By 1890 the town had a population of 7,000 and 2,000 homes. The rapid growth also affected the partnership of the Land and Loan Company. Marsalis elected to withhold choice lots from the market in anticipation of future higher rewards. Armstrong disagreed and the partnership was dissolved, the latter returning to the grocery business for a time. He reappeared some time later as one of the founders of Highland Park.

To assure public acceptance of Oak Cliff, Marsalis allotted 180 acres for a health spa and club, Oak Cliff Park, and built a number of structures on site. The only one remaining is the former Llewellyn clubhouse, occupied later by Charles Mangold. The house was moved in 1909 from the site of the Cliff Tower Hotel (Colorado at Zangs) to 307 E. 6th Street where it stands today, a dominating if somewhat decaying transitional Victorian with evidences of Newport detailing.

Perhaps the richest concentration of structures still existing from the Dallas Land and Loan Company are in the area north of Sixth Street along Ewing, Lancaster and Marsalis. The Boedeker Block (105-123 N. Lancaster) provides traces of the commercial activity found in the center of downtown Oak Cliff. Henry Boedeker's original dry goods operation opened in 1885 and is still family run. The block-long commercial facade consists of several buildings constructed at various stages, the earliest dating to around 1900.

Various specimens of Victorian residential types are scattered throughout the district, fanning out from the commercial hub. Perhaps the most intact and best preserved of these vintage edifices is the stick style Alexander McCay Home, 511 E. 10th Street. The deceptively large L-shaped structure features several interior fireplaces and original bull's-eye moulding.

Several blocks further west, the twin structures of 108 and 212 E. 10th Street represent the last of a row of modified Eastlake facades. The buildings have been purchased by a partnership of the Historic Preservation League, Inc., an East Dallas based organization, and the Old Oak Cliff Conservation League, for resale with restrictive covenants.

Other fine buildings of this era can be found at: 314 S. Ewing, 708 N. Lancaster, 627 N. Lancaster and 7805 N. Marsalis. They are all potentially fine candidates for restoration.

Although somewhat less easily definable, an additional district of interest is the neighborhood north of Tenth Street near Eads Avenue. An artists' district seems to have quietly, perhaps unconsciously, emerged. Although this is less visible in the architecture, many of the personalities were well known in their respective artistic fields. Although El Sibil (122 E. 5th Street) is somewhat removed from the area, the Texas Painter Frank Reaugh was probably the best known of the group. Edward Eisenlohr lived at 324 Eads and appears to have attracted a sizable following for his Texas watercolors. Joe Kovandivitch, a cook and realtor, was a colorful character and an artist in his own right. He built the unusual Italianate concrete villa at 523 Eads. Having many of the characteristics of a studio, the structure boasts an extreme ornate frieze band of dancing Cupids and satyrs--all in concrete. The concrete roof is curved and extends well beyond the wall line at perhaps an inch in thickness. Another local personality resided in a converted factory at 700 Addison Street. There under a crystal chandelier, in a splendid setting that pre-dated Hi-Tech, he entertained visiting movie and theater stars on his giant screen. an interesting community, indeed.

Commercial structures found outside of the concentrated shopping districts were of two types--the earlier basically neighborhood-serving solitary frame structure, and the strip commercial units that were generally of brick. There are surprisingly numerous examples of both types scattered throughout the study area. A typical example of the former can be found at 312 N. Vernon. A single room of slat board sheathing, the shed roof and overhang provides some degree of shade and could serve the function of a porch. As is common with most buildings of this type it was painted white, and is currently vacant. The second shopping option is represented by the more diversified facility at 1314 Davis. This brick building has Country English characteristics, including half-timber detailing and dual chimney pots supporting a weathervane--a fairly typical eclectic mix.

Surprisingly, "Oak Cliff, City of Churches", as it is sometimes called, has no churches dating to its earliest period. The congregations have rebuilt newer, more imposing facilities as their fortunes permitted. An exception of sorts is the Elizabeth Chapel C.M.E. Church, 1100 E. 10th Street. Sporting no less than three cornerstones, the predominantly country Victorian frame structure has dates of 1890, 1911 and 1926. Its two spires dominate the small winding street and can be seen from a distance. Both Oak Cliff Methodist Church, 549 E. Jefferson, and Tyler Street Methodist Church, 927 W. 10th Street are strong examples of the congregations' desire to express permanence and stability. Both are massive brick structures of Greek Revival style and stained glass detailing. Roger McIntosh, a local craftsman of note, did much of the glass work at the Tyler Street Church.

The major examples of civic architecture available are the school buildings. Three remain in the study area: the Regan School, 506 Melba, built in 1905; the James Stephen Hogg Elementary School at 1135 Ballard Road, built in 1911; and the Bowie School, 301 N. Lancaster, built about 1910 with a 1926 addition. All are finely detailed buildings of brick.



The Regan School is in particularly fine condition, despite its long years of service and built-on additions. The four original classrooms complete with transoms are still intact. Retention of these structures is especially desirable as they are of the earliest structures in Oak Cliff and generally in good basic structural condition.

#### FUTURE ACTIONS

Oak Cliff's future appears bright. Private local lending institutions have defined neighborhoods for increased and favorable financing packages. The City of Dallas, primarily through its Community Development Block Grant allocations, has provided loan guarantees, neighborhood studies and some capital programs to the community. Private organizations have been actively promoting a favorable image for the area, stressing community self-help, preservation and restoration.

The current Dallas housing market further portends well for Oak Cliff's future. Citywide housing has escalated at an 18 percent rate, with Oak Cliff's appreciation at approximately half that figure. Consequently, although Oak Cliff's housing costs have increased, they are still a rare bargain relative to other parts of the City. Coupled with its proximity to downtown and the abundance of sound structures, the Oak Cliff market appears to be an especially attractive one for would-be homeowners.

The future does appear bright; however, there are a number of suggestions that might be offered that would expedite the process of revitalization.

#### Landmark Designation

Where appropriate, specific sites and districts should be evaluated for historic designation potential. The survey listing accompanying this report should be utilized to determine distribution and priorities. Areas including Winnetka Heights, Miller-Stemmons, Kings Highway, Zangs Crystal Hill and Ruth Meade should be considered for historic designation zoning by the City of Dallas. If determined appropriate, specific design criteria prescribing suggested aesthetic as well as use guidelines would be defined.

#### Streetscape Improvements

Preservation, however, should not be viewed as an end in itself. Too often, areas are dismissed as not appropriate for strict preservation controls and therefore by implication not worthy of retention. This should not be the case. Herbert Gans (The Urban Villagers, The Free Press, New York, 1962) has documented the necessity for preservation of inner city neighborhoods. Design assistance and general and routine capital improvements can go a long way in encouraging an neighborhood's recovery. The City of Dallas has recognized this and has an active

The open space plan should consider the historic Viaduct itself and provide for maintenance and replacement (where needed) of the lighting fixtures and concrete work. Consideration should also be given to the reservation of some space for plant and tree placement, pedestrian walks and benches, and a bicycle path. Parking and bicycle racks should be provided near the Viaduct (Oak Cliff location--possibly seasonal use of the flood plain area) to encourage commuters to park their cars out of the Central Business District.

The Jefferson-Twelfth Street Connector and  
Jefferson Boulevard between Rosemont and Tyler,  
and Interior Streets of Winnetka Heights

The City of Dallas cut a wide swath through Winnetka Heights several years ago in the creation of the Twelfth Street Connector. A traditionally unified neighborhood was physically sliced into two somewhat isolated components. Efforts should be directed at reunifying the district in a subtle manner that would emphasize the historic development of this National Register nominee locale. Creation of a park space that would include the National Register plaque, when granted, is a possibility. A unified planting program featuring perennial flowers, similar to the azalea treatment along Turtle Creek, might be considered as well. Appropriate street lights representative of the period of development should also be placed, if economically feasible.

Kings Highway/Miller-Stemmons/Ruth Meade

Where appropriate, street improvements as mentioned above for the Winnetka Heights area should be considered. Consideration might also be given to the partial closing or limited access of certain small streets that criss-cross these locations, to provide for a more intimate and less congested neighborhood setting.

Township Area - Ewing, Lancaster and Marsalis  
(North of Jefferson)

These older streets should also be considered for street improvements similar to the general recommendations made for the Winnetka Heights section. Consideration might be given to resurfacing the streets in a brick or similarly scored material.

Vacant lots should be cleaned and planted, and developers encouraged to construct small, low-density housing that would be compatible with many of the existing landmark structures. A program similar to the "area buy-back plan" adopted by the City of Dallas several years ago might be appropriate.

program of street improvements underway. Community Development Block Grant funding has proven to be a useful vehicle for implementing these programs.

Areas that would particularly benefit from this treatment include the following.

#### The Boedeker Block and Immediate Vicinity

Consisting of the entire block of North Lancaster between 9th and 10th Streets, the block of 10th Street between Marsalis and Lancaster, and the alley between 10th Street and Jefferson Boulevard between Marsalis and Lancaster (see map).

This strip contains some of the oldest structures in Oak Cliff and was the original downtown shopping district during the Marsalis era. The Oak Cliff Pharmacy tile floor is still in place, although the building has been destroyed. Located only a block from the Jefferson Branch Library and near enough to several possible feeder residential and office locations, the site would be especially conducive to limited mall and pedestrian amenities. The alley noted could serve as an outdoor cafe, utilizing the backdrop of the adjoining arched brick facades most effectively. The former Pharmacy location might serve as a gathering place for the elderly of the community and for outdoor games such as shuffleboard and checkers. The facade of the Boedeker buildings could be restored and augmented with plantings, benches and other visual treatments.

#### Jefferson Boulevard between Zangs and Beckley (south side)

This block (see map) consists of some of the oldest buildings to be found on Jefferson Boulevard. The Suddarth Building (106 W. Jefferson) was the original home of the Oak Cliff Bank and Trust Company. Formed in 1929, the Bank re-faced an earlier facade with a more period front. The original turn-of-the-century construction is still much in evidence as one turns the corner, and can also be seen along the rear wall. This facade alteration has been continued along the entire front block face, creating a disturbing image of confusion and ill-defined signage. Some limited improvements to the fronts can be done, including a more unified graphic system. The rear of the buildings, currently utilized for truck access, has potential for additional outdoor cafe-type uses. Perhaps if truck egress could be limited to specific times of day, the outdoor promenade could be utilized during times of peak pedestrian use--such as lunch hours of the neighboring office and commercial personnel. Hopefully this improvement could be joined to other plans for the beautification of Jefferson Boulevard that are currently in various stages of development.

#### The Viaduct Area

The gateway to Oak Cliff has long been a strong negative factor in the community's image. Current City policy calls for assemblage of a tract of land for permanent greenway in the Zangs-Marsalis-Jefferson confluence area. This proposal should be implemented at the earliest possible date.

Colorado Boulevard from  
R.L. Thornton east through Kessler Park

One of the most beautiful and winding streets in the City of Dallas, Colorado Boulevard is a showcase avenue as it proceeds through Kessler Park, but its appearance breaks down considerably as it approaches the Zangs Boulevard intersection. The portion between Zangs and Thornton should be beautified (the Lake Cliff segment is a strong asset) to provide a unified and cohesive passageway that all citizens and visitors would enjoy to traverse.

OTHER RECOMMENDATIONS

The Schools

The three schools serving the area, the Regan, the Bowie and the Hogg Schools, are all included in a former bond program for design modification or demolition. The Hogg School will be the first of these fine buildings to be destroyed. Plans are in various stages for the other two. Efforts should be directed at preserving these fine community assets, the only existing public buildings dating from the locale's original development. Should the Dallas Independent School District no longer have use for these facilities, the City of Dallas or some other entity should consider adaptive re-use for office or community service centers.

Zoning

Dating from the days of the "highest and best use" mentality, Oak Cliff is a dramatic example of the pernicious effects of improper zoning. Buildings constructed for residential use and capacity are used legally for service, sales or office. Office buildings are used for heavy commercial or industrial activities, and so on.

A massive rezoning study needs to be conducted by the City of Dallas to determine proper zoning for the area. Areas built for single family and currently zoned as multi-family or even higher, should be rezoned. Multi-family units are scarcely found anywhere in the study area, with the exception of major arteries such as West Jefferson and N. Bishop Avenue, and market trends for Oak Cliff document that low-density housing is the preferred choice.

Immediate attention should be given to the John H. Regan School District. This area, currently zoned MF-2 for the most part, has an especially high number of sound, restorable, early single-family homes. It is an excellent neighborhood for revitalization, and an integrated and sensitive approach to defining and implementing needs should go a long way toward redeeming an area that has long been a pocket of decay and neglect.

## CONCLUSION

Oak Cliff's potential is unlimited. Its proximity to downtown Dallas, the availability of a large and basically sound stock of restorable housing at affordable rates, and the general diversity of neighborhoods all contribute to making the area a particularly attractive place to live for the newcomer and young family. The vision of Hord and Marsalis may yet be realized in the days and years ahead.

OLD OAK CLIFF SURVEY LISTING

<u>Number</u>	<u>Name</u>	<u>Address</u>	<u>Historic</u>
1	J. H. Hood & Avery Smith	210-212 N. Cliff	
2	Walter Skaggs	1131 Betterton Circle	
3	Joe Kovandivitch	523 Eads	
4	Eisenlohr Home	1100 E. 8th Street	
5	Interurban Station - Oak Cliff	718 Addison	
6	Lake Cliff	Colorado at Zangs	
7	Polar Bear Ice Cream	1207 N. Zangs	
8		1006 N. Zangs	
9	Cliff Towers Hotel	329 E. Colorado	
10	George T. Reynolds Home	625 N. Ewing	
11	J. C. Nelson	500 N. Ewing	
12	Dr. Head	705 N. Marsalis	
13		314 S. Ewing	
14	Judge William Hord Log Cabin	500 Shelter Place	
15	Boedeker Block	105-123 N. Lancaster	
16	Bowie School (original building)	301 N. Lancaster	
17	Adolph Dinkelspiel Home	627 N. Lancaster	
18		708 N. Lancaster	
19	The Rodgers Home	320 E. 5th Street	
20	El Sibil - Frank Reaugh Studio	122 E. 5th Street	



21 Charles Mangold Home	307 E. 6th Street
22 John Bavouset Home	408 E. 6th Street
23 Louis M. Bolinger Home	321 E. 7th Street
24 Charles A. Gulick	210 E. 8th Street
25	423 Melba
26 John H. Regan Elementary School	506 Melba
27 H. M. Moore & W. A. Best	113 E. 9th Street
28 Philip M. Bridges	133 W. 9th Street
29 Arthur J. Stell	804 E. 10th Street
30 Steger Home	227 W. 10th Street
31 Elizabeth Chapel C.M.C. Church	1100 E. 10th Street
32 The Oak Cliff Hotel	621 E. 10th Street
33 Alexander C. McKay Home	511 E. 10th Street
34 R. L. Eldridge Home	401 E. 10th Street
35 W. A. Jenkins Home	212 E. 10th Street
36 T. A. Tedford Home	208 E. 10th Street
37 Y.M.C.A. - Oak Cliff Branch	101 E. 10th Street
38 Judge Eugene B. Muse Home	509 W. 10th Street
39	602 W. 10th Street

40	Engine Company #14	838	W.
		10th	
		Street	
41	Tyler Street Methodist Church	927	W.
		10th	
		Street	
42	Perry G. Spence	1025	E.
		11th	
		Street	
43		821	E.
		11th	
		Street	
44		820	E.
		12th	
		Street	
45	"Pagoda House" - The Nick Hom	110	E.
		12th	
		Street	
46	Oak Cliff Methodist Church	549	E.
		Jefferson	
47	Groves Lumber Company	118	E.
		Jefferson	
48		123	E.
		Jefferson	
49	Texas Theater	231	W.
		Jefferson	
50	Republic National Life Insurance	351	W.
		Jefferson	
51	Diner	408	N.
		Jefferson	
52	Red Bryan's Smoke House	610	W.
		Jefferson	
53	Diner	832	W.
		Jefferson	
54	The Healing Chapel	2221	W.
		Jefferson	
55	Commercial Building	300	S.
		Beckley	
56	Commercial Strip	304-314	
		S.	
		Beckley	
57	Dallas Power & Light Substation	115	S.
		Tyler	
58	Commercial Strip	302-308	
		S. Tyler	
59		211 Adams	
60	Mrs. Mary L. Spann	534-536	
		Sunset	
61		300	S.
		Madison	
62		311	S.
		Bishop	



63	U. Selman Berry	724	N.
		Bishop	
64	Charles Beckenback	327	W.
		Page	
65	William Duncan	336	W.
		Page	
66	Walter C. Lattimore	400	W.
		Page	
67	William W. Wilson	429	W.
		Page	
68	Millard F. Horton	420	W.
		Brooklyn	
69	Keller Home	440	W.
		Pembroke	
70	Austin-Yeaton Home	215	S.
		Edgefield	
71	Barcelona Apartments	203	S.
		Edgefield	
72	John C. Mann Home	419	N.
		Windomere	
73	Atkins-Wallace Home	503	N.
		Windomere	
74	William J. Evans	300	S.
		Montclair	
75		101	N.
		Montclair	
76		131-33	N.
		Montclair	
77		200	N.
		Montclair	
78	Alma Knox	402	N.
		Montclair	
79		311	S.
		Rosemont	
80	Mobil Station	1700	W.
		10th	
		Street	
81	Blake-Jacobs Home (E. P. Turner)	401	N.
		Rosemont	
82	Ideal Pottery Company	2922	W.
		Davis	
83	Commercial Strip	1314	W.
		Davis	
84	Bennett Home	611	N.
		Willomet	
85		1314	
		Kings	
		Highway	
86	Lemaster Home	739	N.
		Van Buren	
87		608	W.
		Canty	

88 Grocery Store	918	
	Everts	
89 Grocery Store	312	N.
	Vernon	
90 McCain Home	801	
	Elsbeth	
91 Dr. James Martin	723	N.
	Haines	
92 L. N. Somes	805	N.
	Haines	
93 James Stephen Hogg Public School	1135	
	Ballard	
94 The General Store	1801	W.
	Commerce	
95	1923	N.
	Edgefield	
96	1302	
	Cedar ill	
97 Old Rock Lodge	1622	
	Cedar	
	Hill	
98 Kemple Home	1414	W.
	Colorado	
99	1177	
	Lausanne	
100 Second Church of Christ Scientist	1755	W.
	Clay	
101 The Sloan Cabin	1907	E.
	Ledbetter	
102 Oak Cliff Viaduct	Houston	
	to Zangs	
	and	
	Masie	

City of Dallas

**Historic Resource Survey**

1985

A project funded by the City of Dallas, Dallas County  
Historical Commission, and Texas Historical Commission,  
through the Historic Preservation League, Inc.

**Ronald P. Emrich  
URBAN PROSPECTS  
HISTORIC PRESERVATION CONSULTANT**

## INTRODUCTION

In August 1984 the Historic Preservation League, Inc., in Dallas, Texas, received a grant from the United States Department of the Interior, through the Texas Historical Commission, to undertake the first year of a multi-phase, comprehensive survey of cultural resources in Dallas. Matching funds were provided by the City of Dallas and Dallas County, through the Dallas County Historical Commission.

A Steering Committee composed of representatives of the Historic Preservation League, the Dallas County Historical Commission, the City of Dallas Landmarks Committee, the City of Dallas Office of Planning and Development, and the Park Cities Historical Society was formed to oversee the Survey project. The Steering Committee defined the goal of the Survey as the identification of significant architectural resources in Dallas built before 1940. Following a review of proposals from several consultants, the Steering Committee selected and the Historic Preservation League contracted with Ronald P. Emrich/Urban Prospects, Historic Preservation Consultants, to conduct the Survey. Work commenced in October 1984.

Due to the large land area of the City of Dallas and the extensive number of structures built before 1940, the Steering Committee and the Consultant, working closely with the staff of the Texas Historical Commission, determined that the boundaries of this Survey would be the 1940 City Limits of Dallas, excluding the Central Business District and a large portion of the Oak Cliff section of the city, both of which had been surveyed previously. In addition, already designated historic districts, both National Register and City of Dallas-listed, were excluded from this phase of the survey project.

Within the Survey boundaries, as indicated in Figure 1, two sub-areas were defined, wherein differing methodologies for survey fieldwork were required. In Areas 1 through 3, a Reconnaissance Survey, as defined in the Secretary of the Interior's "Standards for Identification," was undertaken, while in Areas 4 through 9, a Windshield Survey identified and documented only potentially significant resources. A total of 3,008 sites were recorded during the six-month field survey period.

The 1984-1985 Dallas Historic Resource Survey is a significant first step towards development of a comprehensive base of architectural and historical information for use in the historic preservation and planning communities. The intense development pressure felt citywide in Dallas, with daily destruction of many pieces of the City's architectural heritage, makes continuation and completion of the Dallas Survey imperative.

## OBSERVATIONS

Area 1 of the Dallas Survey includes the section bounded by Hawthorne Street, the southern limits of the Town of Highland Park, the Central Expressway, Woodall Rodgers Freeway and the Rock Island Railroad right-of-way. The area is characterized by a mix of early, mostly residential structures, with modern, two-story apartments and contemporary commercial buildings of considerably larger scale.

The Oak Lawn area, northwest of Turtle Creek, is marked by mid-rise condominium and office buildings, oriented to the commercial strip development of Oak Lawn and Lemmon Avenues; few historic commercial structures remain. Isolated late Victorian and Prairie period homes are scattered among newer garden-style apartment developments, although a cohesive grouping of 1920s cottages and larger, historical revival-style homes remain in the Perry Heights area near Lemmon and Wycliff Avenues.

Some vernacular, late Victorian cottages remain in the Little Mexico area long Harry Hines Boulevard, again surrounded by encroaching commercial development. A cohesive grouping of 1910s to 1940s warehouses remain in the Griffin/Guillot Street section to the west of Woodall Rodgers Freeway and the West End Historic District. Cedar Springs Road leads from that section to the Vineyard, where some of the few significant late Victorian homes and cottages located in the Survey can be found. The Vineyard is bounded by McKinney Avenue, Pearl Street, Turtle Creek and Lemmon Avenue.

The adjacent State-Thomas/Freedman's Town section, where a significant amount of demolition occurred during the Survey period, includes the locally-designated State-Thomas Historic District and the Greenwood Cemetery. Only a handful of shotgun and similar vernacular housing types, once common in the neighborhood, remain. Turtle Creek and the MKT Railroad right-of-way mark the boundaries of the Northern Hills section, an area of large, masonry houses exhibiting a variety of historical revival styles developed from ca. 1920 to 1940. The section farthest north in Area 1 is anchored by the Knox Street commercial strip, which includes some historic retail structures, but is otherwise characterized by a mix of vernacular bungalows and modern, garden-style apartments.

Except for a few small, stable neighborhoods consisting of 1920s-1930s vintage houses and the State-Thomas Historic District, Area 1 is faced with strong development pressures that have resulted in significant demolition and infill with non-residential, high-rise construction scattered among a few remaining older properties. Little Mexico and the Vineyard are particularly affected by this rapid rate of redevelopment.

Bounded by the Central Expressway, the Texas & Pacific Railroad right-of-way, Peak, Capitol, Fitzhugh, Manett and Henderson Streets, Area 2 includes several distinct sections dominated by specific building types.

Cochran Heights, near the Expressway and Henderson Street, is a fairly stable, small neighborhood of 1920s-1940s single family homes, while the Roseland/Munger Avenue area is made up of late Victorian-era vernacular cottages which are rapidly disappearing as a result of a massive nearby commercial development.

Nearer downtown, a few isolated older buildings, most of them representing the late Victorian and Prairie periods, remain among the commercial strip along Ross Avenue, the new residential enclave at Bryan Place and the growing institutional and commercial developments surrounding the Baylor Medical Center. Few of the late Victorian residences and stores once common in this latter, "Old East Dallas" area remain, save for the restored homes in the Wilson Block Historic District.

The few historic commercial buildings found in Area 2 are isolated among residential (mostly modern, garden-style apartments) and newer commercial and institutional sites. Demolition and new construction occurred nearly as rapidly in this Area as in Area 1 during the Survey project.

Area 3 is bounded by the Texas & Pacific Railroad right-of-way, Julius Schepps Freeway, R.L. Thornton Freeway, the Rock Island Railroad right-of-way, Pine Street and Robert B. Cullum Boulevard. Perhaps the most stable of the three Reconnaissance Survey areas, it contains a wealth of historic resources representing several building types in distinct neighborhoods.

The Deep Ellum/Near East Side district contains a number of significant sites and is a relatively intact collection of low-scale, masonry warehouses and commercial structures dating from 1900 to 1940. To the southwest, the Old City Park/Cedars area displays a mix of late Victorian residences, some remarkably intact, and industrial and warehouse structures dating from the 1910s to the 1980s. Still farther south, a fairly stable residential neighborhood consisting of late Victorian vernacular cottages to Four Square/Prairie homes remains in the Colonial Hill section between Julius Schepps Freeway and South Central Expressway.

To the south of Fair Park, the Historic District that is home to the State Fair of Texas, is a marginally stable area of homes surrounding the South Boulevard/Park Row Historic District and bisected by the Martin Luther King Boulevard commercial strip. The vernacular bungalows found south of Martin Luther King, approaching Pine Street (the 1920s City Limit) and surrounding Oakland Cemetery are more stable and intact collections of the 1910-1930 bungalow and similar housing types. Few intact older commercial structures remain in this section of Area 3.

The intact residential areas of near South Dallas have suffered more from neglect and, probably, non-owner occupancy, than from the pressure of redevelopment found in Areas 1 and 2. The isolated, older residential properties and significant older commercial buildings in The Cedars/Lamar Street corridor are, however, likely to be more in danger from expanding development of the adjacent Central Business District and Farmers' Market.

The Survey section designated as Area 4 is bounded by Pine Street, the Rock Island Railroad right-of-way, the Texas and New Orleans (Southern Pacific) right-of-way, R.L. Thornton Freeway and Robert B. Cullum Boulevard. Anchored on the northwest by Fair Park, the section to the east is made up of vernacular frame bungalows, isolated shotgun houses and commercial structures along East Grand and Parry Avenues. An industrial enclave surrounds the remnants of the T & P Railroad roundhouse near Fitzhugh and Foreman Streets.

Vernacular frame bungalows also characterize South Dallas, below Pine Street, with pockets of mostly post-1940 commercial strip developments along Hatcher and Oakland Avenues near Lincoln High School.

As in many portions of Area 3, neglect has adversely affected many of the properties and collections of resources in this Area. Few particularly significant sites were found in Area 4, and the neighborhood's instability and evidence of inappropriate alterations have left most of the resources with minimal integrity.

The boundaries of Area 5 follow the Texas and New Orleans (Southern Pacific) and Gulf, Colorado & Santa Fe Railroads rights-of-way, Lochwood and Marchant Streets, Easton Road, Lake Highlands Drive, the eastern shore of White Rock Lake, Garland Road, East Grand Avenue and the R.L. Thornton Freeway.

Dominated by the large open spaces of White Rock Lake, Samuell and Tenison Parks, the area includes the very stable Forest Hills neighborhood of large masonry homes dating from the mid-1930s, and several significant estates on the shores of White Rock Lake. The northeastern portion of the Area is characterized by a predominance of post-World War II housing stock. Except for the renovated and expanded Casa Linda Plaza Shopping Center, no pre-1940 commercial buildings of note exist in Area 5.

Area 6 contains a large portion of East Dallas, and is bounded by the Central Expressway, the Missouri, Kansas, Texas Railroad right-of-way, the west shore of White Rock Lake, East Grand Avenue, R.L. Thornton Freeway, Peak, Capitol, Fitzhugh and Marnet Streets and Henderson Avenue.

This section contains a wealth of architectural resources representing several phases of Dallas' development and includes both the Swiss Avenue and Munger Place Historic Districts. The area's southern portion is a mix of modern, two-story garden apartments,

strip commercial developments and a few remaining, mostly Prairie-period residential structures. The northwestern portion, above Henderson Avenue, contains the Vickery Place subdivision, characterized by bungalow and Four Square houses that remain as an essentially intact neighborhood and represented by a documented block on Willis Street. The adjacent Greenland Hills area to the north contains masonry, primarily Tudor Revival cottages dating from the 1930s. The latter is represented by a documented block on Morningside Street.

A mix of Craftsman and later, post-World War II styles appear in the Belmont addition, east of Greenville Avenue, the latter thoroughfare marked by several distinctive commercial strips dating from the 1930s. Craftsman houses and Four Squares also prevail in the Junius Heights section just east of the Munger Place Historic District.

Lakewood Country Club Estates holds considerable architectural resources and anchors the older sections of housing west of White Rock Lake. The nearby Lakewood Shopping Center, altered in recent years, provides a retail node for the Lakewood area and the Hollywood Heights and Mt. Auburn neighborhoods to the southeast. Hollywood Heights contains a collection of Tudor Revival cottages similar to those found in Greenland Hills and, in lesser concentration, in many areas of Dallas, while Mt. Auburn is a large neighborhood of small frame bungalows. Significant alterations have severely limited the integrity of the historic retail strip along East Grand Avenue connecting Mt. Auburn to the Fair Park area.

Area 7 is an irregularly-shaped section representing the remaining eastern section of Oak Cliff within the 1940 City limits and not previously surveyed. Bounded by Clarendon Drive, South R.L. Thornton Freeway, Kiest Boulevard, a line approximating DeKalb Street south to Ledbetter Drive and Corinth, the area is predominantly small frame bungalows and post-World War II traditional cottages, marked by a small pocket of earlier, vernacular houses in Oak Cliff Heights and isolated Tudor Revival houses of the 1930s.

Area 8, the western portion of Oak Cliff not surveyed earlier, has a complicated boundary of McLeon Street, the Ft. Worth Cutoff, Westmount Street, Davis Avenue, Hampton Road, Clarendon Drive, South R.L. Thornton Freeway, Cascade and Loftin Streets, Illinois Avenue, Waverly Drive, the G.C. & S.F. Railroad, Hampton Road, Brandon, Plymouth, Wilton and Ravinia Streets, Aster, Westmoreland and Braden Streets. Similar to Area 7, this section is characterized by a mix of post-World War II housing types with brick traditional and ranch styles prevailing, isolated Tudor Revival cottages of the ca. 1930 period and some larger pre-War homes and a significant estate property along Ravinia Street.



Isolated, primarily industrial enclaves annexed to the City near Dallas Love Field make up a portion of Area 9. These sections, connected to the 1940 City Limits proper by Maple Avenue, also contain some ca. 1940 vernacular housing. The remainder of Area 9 is bounded by Hawthorn Street, Denton Road, Inwood Road, Cedarplaza, Lemmon Avenue, Inwood Road and the western boundary of Highland Park. This portion contains small frame bungalows and traditional style houses, as well as the Oak Lawn Heights neighborhood of masonry houses exhibiting traditional and revival stylistic influences.

## 1985 DALLAS HISTORIC RESOURCE SURVEY

### EVALUATIONS

A two-part evaluation system was developed for this first phase of the Dallas Survey in order to fulfill the needs of the Survey Steering Committee and the Department of Planning and Development. It is vital to note, however, that the evaluations of any individual or collective resources should not be interpreted as a devaluation or exclusion of any other resources listed in this Survey or not documented at this time. The subjective opinions of the Consultant are necessarily based on cursory examination. Historically important sites that did not appear to be of particular architectural significance, or due to alterations, may have had their architectural details or integrity hidden rather than destroyed, are likely to be listed as "Not Ranked" in Areas 1 through 3, and may not have been identified at all in Areas 4 through 8.

The Architectural Significance Ranking was based upon the ranking procedure developed by the Historic Preservation League for the Cultural Resources Inventory of the Central Business District in 1980. Sites are ranked as:

**Exceptional:** Especially fine or intact example of an architectural style, type or period; outstanding example of detailing, design, craftsmanship or construction.

**Good:** Good example of an architectural style, type or period; design, detailing, etc., is of interest.

**Acceptable:** Simple, functional example; integrity of building is evident and essentially intact.

**Contributory:** With adjacent or proximate similar resources, contributes to a sense of architectural or historical cohesiveness.

In addition, selected sites were listed as having HIGH (1) or MEDIUM (2) Research Priority. These properties appeared to be of sufficient interest or importance to require further historical investigation and attention. Future survey phases should incorporate these research priorities, and the Historic Preservation League and City Planning staff may wish to address selected HIGH- and MEDIUM-ranked properties in their immediate preservation planning efforts.

Unfortunately, any evaluation system can be misinterpreted or purposely misused to undermine well-intentioned historic preservation efforts. The Consultant believes strongly that a case-by-case evaluation, by preservation professionals, of potentially historic structures or districts, based upon criteria established at both the Federal level by the National Register of Historic Places and the local level through the Dallas Landmark Ordinance is the most appropriate mechanism for attention, recognition, designation and protection of Dallas' historic resources.

Appendix A lists, by ranking category, resources identified in the Survey as being architecturally significant. While in most cases the "Exceptional" properties will also be assigned a HIGH Research Priority, some sites of apparently lesser architectural merit may also be listed as HIGH (1) Priority, due to possible historical, cultural or geographic significance that warrants immediate attention.

## RECOMMENDATIONS

A comprehensive survey of historic resources in Dallas will, due to the size of the city, require a number of additional phases to complete. The rapid changes and rate of demolition that is occurring in the city suggests a continuation of the Dallas Survey, with as many of the recommended phases being carried out as quickly as possible, or simultaneously when funds and participants warrant.

The second Survey Phase should focus on two areas, utilizing, again, two methodologies for gathering and evaluating information. Outside the 1940 City Limits but within the current corporate limits of Dallas, the Windshield Survey should continue, to identify the more isolated significant sites such as farmhouses and historic town centers and commercial enclaves. As a result of discussions with the Steering Committee during Phase I of the Survey, the Consultant also recommends that Phase II include a re-survey of the Central Business District, particular attention being paid to changes in the historic fabric of downtown since the 1980 CBD Survey, while continuing and expanding the historical research and documentation of the remaining significant sites.

Phase III of the Survey project should include Reconnaissance Survey of selected areas that were identified in the Windshield portion of Phase I, focusing particularly on Vickery Place, Greenland Hills, Junius Heights and Mt. Auburn in East Dallas. In addition, selected portions of the previously surveyed areas in Oak Cliff should be identified by the Steering Committee for full Reconnaissance Survey to augment the extensive information already gathered for that extremely important area of Dallas.

Phase IV will concentrate on extensive historical research on the more significant properties identified in Phases I through III. While it is assumed that City staff and other members of the preservation community will initiate such research on a case-by-case, ongoing basis, a systematic research phase should nevertheless be undertaken, including a survey of available historic photographs, whose location can be keyed to the existing survey format. Phase IV will be particularly compatible with efforts by the Historic Preservation League and the City staff to include volunteers in preservation planning activities, and the work can be conducted on an ongoing basis during other phases of the Survey.

Completion of these recommended four future phases of the Dallas Historic Resource Survey will result in a comprehensive view of significant sites and collections of resources in the city. The implementation of the City of Dallas Preservation Plan can be facilitated with use of the extensive data base the Survey will provide, and additional benefits, such as a possible Multiple Resource National Register listing for the entire city, can result from active use and maintenance of the Survey.

1985 DALLAS HISTORIC RESOURCE SURVEY

Priority Structures

Area 1

HIGH RESEARCH PRIORITY (1) MEDIUM RESEARCH PRIORITY (2)

2614 Boll	3522 Arrowhead Drive
3506 Cedar Springs	4325 Avondale
3828 Cedar Springs	3601 Brown
4810 Cedar Springs	3015 Cedar Springs
2603 Fairmount	2700 Fairmount
2700 Flynn	3418 Gillespie
2910 Hallsville	Freedman's Town Area
2912 Hallsville	2101 Guillot Ct.
Harry Hines Blvd. @ Oak Lawn	2103 Guillot Ct.
(Turtle Creek Pump Station)	2105 Guillot Ct.
2206 Hunt	2109 Guillot Ct.
2211 Lamar	2111 Guillot Ct.
2525 <u>et al</u> Lucas	3721 Hall
Maple @ Oak Lawn Ave.	Harwood @ Wichita St.
(Old Parkland Hospital)	(Our Lady of Guadalupe Chapel)
3015 Oak Lawn	3120 Haskell
3014 Oak Lawn	2709 Hood
2706 Pearl	3227 Knox
2708 Pearl	Lee Park; Hall @ Cedar Springs Rd.
2718 Pearl	(Arlington Hall)



3720 Rawlins

4524 Rawlins

2927 Maple (Stoneleigh Terrace  
Hotel)

3201 McKinney

Area 1

HIGH RESEARCH PRIORITY (1) MEDIUM RESEARCH PRIORITY (2)

Roswell Court District

4003 Roswell Ct.  
4009 Roswell Ct.  
4011 Roswell Ct.  
4019 Roswell Ct.  
4025 Roswell Ct.  
4033 Roswell Ct.  
4039 Roswell Ct.  
4002 Roswell Ct.  
4008 Roswell Ct.  
4014 Roswell Ct.  
4018 Roswell Ct.  
4024 Roswell Ct.  
4038 Roswell Ct.  
2105 Routh  
2107 Routh  
2615 Routh  
3821 Turtle Creek Boulevard  
3636 Turtle Creek Boulevard  
3828 Turtle Creek Boulevard  
2515 Woodall Rodgers Fwy.  
2517 Woodall Rodgers Fwy.

3321 McKinney

3202 McKinney

4200 McKinney

4544 McKinney

Perry Heights District

4303 Rawlins

4311 Rawlins

4317 Rawlins

4321 Rawlins

4403 Rawlins

4411 Rawlins

4425 Rawlins

4433 Rawlins

4439 Rawlins

4306 Rawlins

4310 Rawlins

4316 Rawlins

4322 Rawlins

4334 Rawlins

4338 Rawlins

4402 Rawlins

4412 Rawlins

4420 Rawlins

4434 Rawlins

4508 Rawlins

2827 Throckmorton

3800 Turtle Creek Boulevard

Area 2

4024 Gaston  
517 Haskell  
1206 Haskell  
2200 Haskell

Cabell/Roseland Area

4109 Cabell

4205 Cabell

4211 Cabell



Area 2

HIGH RESEARCH PRIORITY (1) MEDIUM RESEARCH PRIORITY (2)

406 S. Haskell	4223 Cabell
629 Peak	4327 Cabell
3200 Ross	4411 Cabell
3240 Ross	3915 Roseland
3800 Ross	4001 Roseland
3611 Swiss	4003 Roseland
2712 Swiss	4005 Roseland
	3608 Roseland
	3610 Roseland
	624 Good-Latimer
	707-09 Haskell
	711 Haskell
	1900 Haskell
	4105 Junius
	3907-13 Ross
	715 Washington

Area 3

1015 Browder	1725 S. Akard
Cadiz @ Lamar (Good Luck Gas Station)	1520 Beaumont
2700 Canton (Adam Hats)	1718 Browder
	3001 Canton
	3612 Commerce



1609 Durant	1401 Corinth
2551 Elm	3311 Elm
2624 Elm	Deep Ellum District
3414 Elm (Knights of Pythias)	2518 Elm
1401 S. Ervay	2522 Elm
1312 S. Ervay	2528 Elm
1201 Griffin	2538 Elm

Area 3

HIGH RESEARCH PRIORITY (1) MEDIUM RESEARCH PRIORITY (2)

Indiana @ Oakland (Lemp Brewery)	Deep Ellum District (cont)
Sears Complex	2540 Elm
1325 S. Lamar	2542 Elm
1401 S. Lamar	2544 Elm
1409 S. Lamar	2550 Elm
1601 S. Lamar	2556 Elm
Martin Luther King @ S. Central Exp. (Forest Theatre)	1201 S. Ervay
1514 McKee	1501 S. Ervay
3801 Parry	Gano @ S. St. Paul (City Park School)
1214 Powhattan	1801 S. Harwood
1300 Powhattan	3000 Martin Luther King Blvd.
Richardson Street District	1830 Park Row
1803 Richardson	3601 Parry
1807 Richardson	2425 Pine
1813 Richardson	220 Trunk
1815 Richardson	
1819 Richardson	
1825 Richardson	
232 Trunk	

Areas 5 and 6

1523 Abrams	1824 Abrams
1825 Abrams	5733 Belmont
401 Carroll	5735 Belmont
100 Fulton	5739 Belmont
8525 Garland	Peak & Bryan Commercial Area
6941 Gaston	4301 Bryan
100 S. Glasgow	4307 Bryan
2100 Greenville Ave.	4311 Bryan
Spanish Houses District	4319 Bryan
6969 Lakewood Blvd.	4302 Bryan
7003 Lakewood Blvd.	1325 Peak
7011 Lakewood Blvd.	1329 Peak
7015 Lakewood Blvd.	1118 Carroll
7019 Lakewood Blvd.	700 N. Central Exprwy.
7023 Lakewood Blvd.	5501 Columbia
7027 Lakewood Blvd.	Garland Rd. @ (Belle Nora)
7031 Lakewood Blvd.	8527 Garland Rd.
7035 Lakewood Blvd.	6851 Gaston
7103 Lakewood Blvd.	4919 E. Grand
7107 Lakewood Blvd.	2815 Greenville Ave.
7111 Lakewood Blvd.	2617 Henderson
7207 Lakewood Blvd.	
6800 Lakewood Blvd.	



Spanish Houses District

6832 Lakewood Blvd.  
7006 Lakewood Blvd.  
7026 Lakewood Blvd.  
7038 Lakewood Blvd.  
7102 Lakewood Blvd.  
7108 Lakewood Blvd.  
7118 Lakewood Blvd.  
7210 Lakewood Blvd.  
7218 Lakewood Blvd.  
7226 Lakewood Blvd.

La Vista Court Duplex District

5749 La Vista Court  
5801 La Vista Court  
5805 La Vista Court

Lakewood Country Club Estates Area

6603 Lakewood Blvd.  
6621 Lakewood Blvd.  
6627 Lakewood Blvd.  
6635 Lakewood Blvd.  
6647 Lakewood Blvd.  
6655 Lakewood Blvd.  
6657 Lakewood Blvd.  
6661 Lakewood Blvd.  
6665 Lakewood Blvd.  
6675 Lakewood Blvd.  
6683 Lakewood Blvd.  
6701 Lakewood Blvd.  
6709 Lakewood Blvd.  
6711 Lakewood Blvd.



5809 La Vista Court  
5813 La Vista Court  
5817 La Vista Court  
5821 La Vista Court  
5744 La Vista Court  
5750 La Vista Court  
5802 La Vista Court  
5806 La Vista Court  
5808 La Vista Court  
5814 La Vista Court  
5816 La Vista Court  
5822 La Vista Court

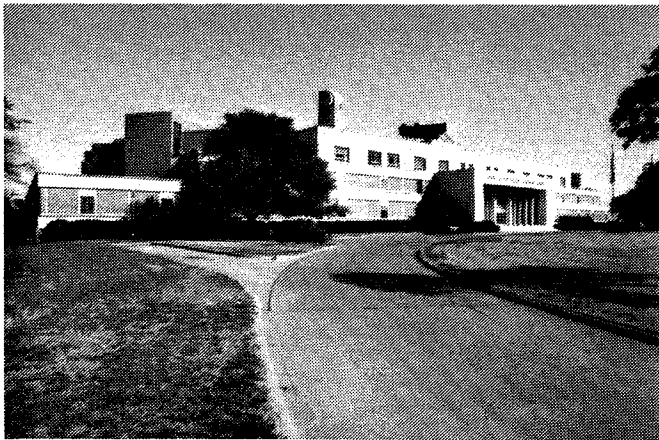
6717 Lakewood Blvd.  
6721 Lakewood Blvd.  
6725 Lakewood Blvd.  
6729 Lakewood Blvd.  
6803 Lakewood Blvd.  
6815 Lakewood Blvd.  
6600 Lakewood Blvd.  
6608 Lakewood Blvd.  
6620 Lakewood Blvd.  
6624 Lakewood Blvd.  
6640 Lakewood Blvd.  
6650 Lakewood Blvd.

Areas 5 and 6

HIGH RESEARCH PRIORITY (1) MEDIUM RESEARCH PRIORITY (2)

3901 Lawther  
5523 Mockingbird  
5746 Pal Pinto  
4607 Ross  
5100 Ross

Lakewood Country Club Estates  
6662 Lakewood Blvd.  
6666 Lakewood Blvd.  
6676 Lakewood Blvd.  
6702 Lakewood Blvd.  
6708 Lakewood Blvd.  
6712 Lakewood Blvd.  
6722 Lakewood Blvd.  
6738 Lakewood Blvd.  
6748 Lakewood Blvd.  
6758 Lakewood Blvd.  
6740 Lakewood Blvd.



930 Mount Auburn  
6120 Reiger  
5401 Ross  
4800 Ross  
4825 San Jacinto  
4409 Swiss  
5800 Vanderbilt  
White Rock Lake Bath House  
White Rock Pump Station

Areas 7 and 8

HIGH RESEARCH PRIORITY (1) MEDIUM RESEARCH PRIORITY (2)

3800 Maryland  
2918 W. Jefferson Blvd.

2010 Denley  
1029 Edgefield  
1900 S. Ewing  
1717 Idaho  
1515 Lynhaven  
504 Ravinia  
514 Ravinia

## Dallas Landmark Committee

**Membership:** 15 members appointed for two-year terms by the City Plan Commission

**Meetings:** Second Tuesday of each month, 12:00 noon, room 6E South of the Dallas City Hall, 1500 Marilla, Dallas, Texas 75201.

The Dallas Landmark Committee was created in 1973 by the Historic Landmark Preservation Ordinance (Chapter 19A). It is the city's official planning, supervising, and coordinating agency for preservation activities and serves as the recommending body to the City Plan Commission on matters pertaining to designations, demolition requests, and building permits affecting exteriors for designated properties.

A major function has been the identification of historic buildings, districts, and sites for possible designation as Dallas landmarks. To this end, the Committee has authorized historic surveys and has recommended that the City Council officially designate nine districts and over twenty-five structures as city landmarks. A package of financial incentives for downtown landmarks was also recommended by the Committee and adopted by Council in 1982.

The Committee reviews the appropriateness of architectural changes to the exterior of landmarks, based on design criteria formulated for each landmark. Approximately 95 percent of requests are routinely approved. Demolition proposals, capital improvement projects and city-adopted plans are also reviewed for potential adverse impacts on landmarks.

A variety of task forces have been established to work in cooperation with the Landmark Committee, including Designation, Publicity, C.B.D., Site, and the district Design Review Task Forces. Membership includes Landmark Committee members and other interested preservationists.

The Landmark Committee is composed of representatives of various preservation groups, and of the following professions: architecture, real estate, planning, history, and landscape architecture.

Representatives of the city government serving in an ex-officio capacity include the Park Department, Housing and Neighborhood Services, and the Department of Planning and Development (the latter department serves as staff to the Committee).

Chairman, Dallas Landmark Committee  
Department of Planning and Development  
Room 5B North  
City Hall  
Dallas, Texas 75201  
(214) 670-4121

## Dallas County Historical Commission

**Membership:** 30 members, appointed for 2-year terms by the Dallas County Commissioner's Court.

**Meetings:** First Thursday of every month, various locations.

The Dallas County Historical Commission (DCHC) is an arm of the Texas Historical Commission, the official state agency for historic preservation. Appointed by the Dallas County Commissioner's Court, the DCHC is part of a statewide network of county historical commissions; a majority of the 254 Texas counties have such an appointed body mandated by state statute.

County historical commissions are mandated to conduct surveys of the historical and cultural resources in the county and to record and preserve history. They are also empowered to recommend acquisition of historical properties, to prepare and publish county histories, and to manage and operate county museums. The Dallas County Historical Commission thus is responsible for the Texas Historical Marker Program in Dallas County, considering applications from parties who wish specific buildings to be designated as Recorded Texas Historic Landmarks, a status that entitles the building to legal protection and to the display of the official Texas Historical Building Medallion. Such applications, if approved by the county commission, are sent to the state commission for final judgment.

Currently, The Dallas County Historical Commission is involved in the following activities:

- encouraging and approving Official Texas Historical Markers;
- monitoring the state historical designation process;
- working with Dallas County government in the preservation and restoration of the six historic county buildings;
- establishing a permanent exhibit on the Sixth Floor of the Dallas County Administration Building;
- establishing an inventory of historical cemeteries in Dallas County;
- working with Dallas County's historical, preservation and neighborhood conservation organizations;

- publishing a regular newsletter of pertinent facts concerning national, state and local news of interest;
- sponsoring workshops and special informational meetings;
- holding monthly meetings open to the public under the Open Meetings Act.

An official newsletter, "The County Chronicle," carries news of various organizations and notices of commission meetings. The DCHC has also published the "Dallas County Historic Resource Survey," an official documentation of Dallas county's historic resources.

Chairman, Dallas County Historical Commission  
100 South Houston St., Suite 116  
Dallas, Texas 75202  
(214) 749-6238

The League sponsors or provides financial support for seminars, workshops and tours on preservation topics attended by business people, civic leaders, city officials and staff, and area residents. Also, the League operates the Hoblitzelle Preservation Resource Center, an extensive preservation library and publishes a bi-monthly newspaper, Historic Dallas. In addition, the League presents annual preservation awards for outstanding achievements in historic preservation at their annual Griffon Award Ceremony.

Projects for 1986-1987 include the restoration of the F. A. Brown Farm Home, a recorded Texas Historic Landmark located close to the intersection of Lovers Lane and Inwood, and the development of a preservation education program for grades K-12.

Executive Director  
Historic Preservation League  
2902 Swiss Avenue  
Dallas, Texas 75204-9990  
(214) 821-3290

## Historic Preservation League, Inc.

Membership: Approximately 1000 members

Meetings: Board Meetings are held every other month; annual membership meeting and Griffon Award Ceremony are in the spring; general meetings for members are held at unspecified times during the year.

The Historic Preservation League is a private nonprofit, membership organization whose work is in the areas of landmark protection and reuse, neighborhood conservation, inner-city revitalization and preservation education. The League's work is supported entirely by tax-deductible membership contributions from individuals, corporations and foundations. The League receives no grants from city, state or federal governments, except for special projects.

The League was founded in 1972 by a small group of Swiss Avenue residents who were concerned that their neighborhood, once one of Dallas' grandest, had fallen into a severe state of disrepair. In 1973, the League succeeded in persuading the City Council to protect the area by creating the Swiss Avenue Historic District, Dallas' first historic district. The League was also successful in getting a 100-block area downzoned to single family. In 1976, the League established the Historic Dallas Fund, a revolving fund which purchased 26 decaying non-owner-occupied boarding houses in Munger Place, a neighborhood near the Swiss Avenue district. The League resold the homes, with restrictive covenants, to owners willing to invest the time and energy in renovating them as single-family residences.

From Swiss Avenue and Munger Place in East Dallas, the League's work has spread throughout the city. Since its founding, the League has been instrumental in preserving over 1,400 structures in Dallas; has published eight preservation-related works, including "Victorian Architecture and Neighborhood Conservation", "A Preliminary Preservation Survey of Fair Park", and the best-selling A Guide to the Older Neighborhoods of Dallas; has completed a \$20,000 (700-structure) survey of the Central Business District; has initiated a \$60,000 (3,000-structure) inventory of significant historic structures within the 1940 Dallas city limits; has initiated or assisted with efforts to save the Magnolia Building, the West End Historic District, Union Station, Fair Park, the Belo Mansion, the Sheppard King Mansion, the Park Cities Heritage House and the Swiss Avenue, State-Thomas, South Boulevard/Park Row and Munger Place Historic Districts.



## THE DALLAS HISTORICAL SOCIETY

Membership: Approximately 1,200 members. (The Dallas Historical Society receives over 75% of its support from the private sector, in the form of memberships, private donations and grants, and 25% from the City of Dallas through the Park and Recreation Department.)

The objectives of The Dallas Historical Society are to collect and preserve historical documents and artifacts relating to southwestern, Texas and Dallas history; and to operate one of the city's most historic buildings, the Hall of State in Fair Park.

Current major projects are maintaining and acquiring a significant museum collection, library and archive collection; educational programming; executing museum exhibitions; and offering major traveling exhibitions of national significance.

John Crain, Director  
Dallas Historical Society  
P.O. Box 26038  
Dallas, Texas 75226  
214/421-5136

AIA DALLAS Historic Resources Committee

Membership: 913

Meetings:

The Dallas Chapter of the American Institute of Architects is a multi-faceted professional organization comprised of architects from the Dallas area and from North Central and Northeast Texas who share a number of common objectives. In addition to assisting its membership in providing better service to the client, the Chapter also encourages member participation on the community level in numerous efforts to enhance the built environment and enrich the quality of life. The preservation of historic resources is one such effort of major concern. Through its Historic Resources Committee, the Chapter provides leadership and support to its membership and to the community by endeavoring to preserve the noteworthy examples of our architectural heritage. This Committee firmly subscribes to the principle that historic buildings are tangible links with our past that help us better relate to the present; that give us an identity, a feeling of permanence and stability, a sense of place so often missing in this era of constant change. The Committee also believes the objectives of historic preservation, community development, and economic growth are compatible, and that working together we can make Dallas an even more exciting place to live.

Major Current Activities: The primary thrust of Committee activity currently is to formulate and put into motion educational, public awareness, public service-type conferences, symposia, panels, etc., featuring professionals from various disciplines in the field of Preservation/Restoration.

Larry Good, President, AIA Dallas  
214/234-2001

Keith Downing, Chairman  
AIA Historic Resources Committee  
214/521-1390

American Planning Association  
North Central Texas Section

Membership: Between 400 and 450 members in the North Central Texas Area.

Objectives: Objectives of the organization are to provide public and private decision-makers, as well as the general public, with the best possible information, analysis of alternatives and impacts to help decide issues in the best interest of the public.

Current major activities include Excellence in Development Awards program to recognize outstanding development in the North Central Texas Area; and the Legislative Initiatives Program to initiate and advocate planning related legislation at the state government level.

Contact: Frank Turner, President  
NCT-APA  
P.O. Box 860358  
Plano, Texas 75086-0358

## The Friends of Fair Park

**Membership:** A 50-member Board of Directors, including a cross section of members with expertise and experience in volunteer and professional community. Executive committee consists of officers and chairs of eight standing committees.

**Objectives:** Objectives of the organization are to preserve the buildings, art, sculpture and architecture that is Fair Park; to promote year-round programming at Fair Park; to support the Fair Park museums and their programs; and to encourage thoughtful planning for Fair Park's future.

The major activities of the The Friends of Fair Park are the following:

**The Texas Promenade:** A brick walkway featuring the names of individual and corporate donors to Fair Park's restoration;

Restoration and adaptive reuse of the Magnolia Lounge/Margo Jones Theatre building as a visitors' center featuring a film presentation on Fair Park architecture and museums; and

Restoration of original 1936 Centennial Building Murals.

**Contact:** Mary Ellen Degnan  
Executive Director  
Friends of Fair Park  
P.O. Box 26248  
Dallas, Texas 75226  
214/426-3400

Texas/Dallas History and Archives Division  
of the Dallas Public Library, City of Dallas

Membership: A staff of seven professionals and three para-professionals, including an archivist, an oral historian, a photograph archivist, and several librarians.

The objectives are the collecting, preserving and providing to researchers materials, in all formats, which together comprise the documentary heritage of the City of Dallas and the State of Texas. emphasis is on noncurrent records of continuing value about individuals, businesses, agencies and organizations which are significant to the history and development of the City and County of Dallas.

Current major activities include collecting books, photographs, oral history interviews, maps, posters, broadsides, postcards, phonograph recordings, audiotapes, videotapes and artwork; active collecting of archival and manuscript materials relating to Dallas and Texas; a visual indexing system for the division's 150,000 negatives in its Historic Photograph Collection; Dallas Mayors' Oral History and Records Project and the Zonta Coub Oral History Project; publishing The WPA Dallas Guide and History and curating a major exhibit focusing on Dallas in the 1930s; providing patrons access to a computerized index to The Dallas Morning News

Mrs. Lucile Boykin, Manager  
Texas/Dallas History and Archives Division  
Dallas Public Library  
1515 Young Street  
Dallas, Texas 75201  
214/749-4150

## Dallas County Heritage Society

Membership: Approximately 2000

Meetings: Monthly board meetings, various locations

The Dallas County Heritage Society established and continues to maintain Old City Park and the 36 historic structures there. School group tours, demonstrations in domestic crafts and nineteenth century trade skills, special exhibits, and a corps of more than 600 trained volunteers work together to accomplish the goals of the society. These goals are to preserve and to exhibit representative examples of the architecture of North Central Texas and to use these examples to show how life was lived in this region between the years 1840 and 1910.

The Society, a nonprofit organization, was formed in 1966 to prevent the destruction of Millermore, the largest remaining antebellum home in Dallas. With the cooperation of the City of Dallas and the Park & Recreation Department, Millermore was moved and restored at Old City Park. Laid out over a century ago, Old City Park is the site of the first Dallas Park, dedicated in 1876.

In 1971 the Society drew up a master plan which included additional structures of historical significance, and the building of the museum became Dallas' first official Bicentennial project. The process of locating appropriate structures is arduous, as the search extends through all of North Central Texas. Contributions to the Capital Fund enable structures to be moved to the park and restored board by board to their original form. Once the Society relocates and restores a building, ownership is deeded to the city.

Since then, the group has located and brought to Old City Park enough structures to restage a community of the late 19th and early 20th centuries. Besides Millermore, the restorations include the Miller Cabin (1847), a bandstand (1880 style), a drummers hotel (1898), a railroad depot (1886), the Gano House (c. 1856), a log playhouse (1900), a barn (pre-900), a railroad section house

(1880), a windmill (c. 1871), the Brent Place (1887), a general store (1904), the Fisher Road House (1895), the Lively Cabin (1854), the Renner School (c. 1888), and a doctor's office and apothecary shop (1890). This process is ongoing as the Society continues its search for new structures and new interpretive programs that will keep the history of the area alive.

The Heritage Society, with a corps of approximately 600 docents, provides guided tours of the park Tuesdays through Fridays from 10 to 4 and Saturdays and Sundays from 1:30 to 4:30. Brent Place Restaurant offers daily luncheons, McCall's Store operates as a general store of that era, and other facilities are available for meetings or weddings. The Society also provides candlelight tours of the park every Christmas and offers holiday celebrations on appropriate holidays such as July 4th.

In addition to the docents, the park is staffed by a fulltime curator and an assistant curator. A fulltime director heads the society itself and various craftsmen demonstrate nineteenth-century crafts and trade skills.

The publications of the Heritage Society include the quarterly newsletter Heritage News and the monthly periodical entitled Gazette. Educational brochures and information packets are also distributed.

Director  
Dallas County Heritage Society  
1717 Gano Street  
Dallas, Texas 75215  
(214) 421-5141

## Dallas Genealogical Society

Membership: About 600 members (individuals as well as other societies and libraries across the nation).

The objectives of the Dallas Genealogical Society are to create, foster and maintain interest in genealogy, and to assist and support the Genealogical Department of the Dallas Public Library; to collect and preserve information relating to those pioneers who settled Dallas County, and to the early history of this City and County; to preserve church, cemetery and land records, testimonial documents, diaries and manuscripts and other source materials, copying and indexing these records.

Current major activities include the following:

survey all Dallas County cemeteries (a second volume is now being redied for the printer);

prepare a printed index to THE LONE STAR STATE, MEMORIAL AND BIOGRAPHICAL HISTORY OF DALLAS COUNTY, TEXAS;

co-sponsor with the State Fair of Texas a Sesquicentennial Family History and Genealogy writing competition and exhibit at the State Fair in the Fall of 1986;

sponsor an annual workshop with nationally-recognized authorities, in addition to an annual workshop for beginners;

support financially the collections of the Genealogy Department and the Archives and Research Center for Dallas and Texas History of the Dallas Public Library.

Mrs. Norma Todd Cansler, President  
Box 12648,  
Dallas, Texas 75225  
214/348-4264



## Central Dallas Association

Membership: About 200 members, mostly corporations with downtown offices.

This association is supportive of efforts to maintain historic landmarks which enhance quality of life in Dallas whenever economically feasible; it supports conservation of neighborhoods convenient to downtown because economic health of downtown benefits from appealing residential opportunities near downtown and maintenance of downtown's locational advantage as the center of Dallas metro area.

Current major activities include the following:  
update of downtown master plan  
downtown planning of parking, walkways,  
streetscape, policy regarding historic landmarks,  
and several transportation issues  
collect and distribute downtown development facts  
liaison between downtown building  
owners/developers and City  
promoting awareness that downtown is fun, i.e.,  
Cityfest, International Bazaar, and holiday street  
decorations.

E. Larry Fonts, President  
1700 Pacific, Suite 1270  
Dallas, Texas 75201  
214/953-1270

## Dallas County Pioneer Association

Membership: 100 members from all parts of Dallas County.

The objectives of the Dallas County Pioneer Association are the following:

- to perpetuate the memory of the city of Dallas County prior to 1880
- to encourage historical research concerning early Dallas County
- to foster the preservation of historical buildings, documents and relics
- to use its influence to have places of historical significance appropriately marked.

Contact:

W.F. Jacoby, Jr., President  
4015 Killion Drive  
Dallas, Texas 75229  
214/351-6338

## Old Oak Cliff Conservation League

Membership: Approximately 1200 members

Meetings: Monthly board meetings and general membership meetings occur at least four times a year.

The Old Oak Cliff Conservation League was founded in July, 1974, and chartered as a nonprofit organization the following December. Its founding arose from concern among residents of Winnetka Heights, a residential area of approximately 56 square blocks, regarding decay and deterioration of the area. The residents were concerned that a style and way of life characteristic of Oak Cliff was vanishing.

The League's stated goals are to preserve and enhance the unique environmental characteristics of Old Oak Cliff; promote the community and revitalization within it; educate the public to the benefits of conserving and perpetuating the architectural, historical, aesthetic, and cultural heritage of the community; promote communication and social interaction among the residents and other people interested in the Old Oak Cliff Community.

Principal achievement of the group thus far has been the City Council's enactment of a Planned Development Zoning Ordinance recognizing the character of integrity of Winnetka Heights. The League's efforts resulted in further protection for the area when the neighborhood was designated an historic district by the Council. The League has participated in the Urban Pioneer Tour since 1975, which emphasizes the opportunities for neighborhood revitalization in inner city areas. It also sponsored the beautification of the park at 10th Street, Windomere, and Jefferson, located in the center of Winnetka Heights.

In conjunction with the City of Dallas, the League sponsored an architectural and historical resource survey of Old Oak Cliff, published in 1980.

There are eleven different neighborhoods in the Old Oak Cliff area and the League is endeavoring to talk with property owners regarding their neighborhood's development. Members of the League envision new zoning and conservation plans for many of these areas. They hope that other Oak Cliff residential neighborhoods might be revitalized, and thus attract home-buyers to the inner city. The League is also working with the City and other groups in an effort to revitalize the Jefferson Boulevard shopping district. Other activities of the League include collecting histories on other neighborhoods; sponsoring a book on the history of Old Oak Cliff; and applying for National Trust grants in order to further survey the area and document it.

President  
Old Oak Cliff Conservation League  
P.O. Box 4027  
Dallas, Texas 75208  
(214) 941-9272

## Pleasant Grove Historical Society

Membership: Approximately 47 from organizational meeting August 21, 1981, to September 26, 1981. Membership is open to any citizen interested in the organization's objectives.

Objectives of the Society are to preserve and protect historic sites and structures in the Pleasant Grove area; to educate the general public as to the existence and importance of the historic sites and structures of the Pleasant Grove area so they might be more greatly appreciated. The area of interest includes: northern boundary of Samuell Boulevard south to Trinity River; eastern boundary is city limits of Mesquite, west to Trinity River.

Current major activities include:

- preservation of presently-known old structures
- historical markers for several buildings
- survey of previously unknown older structures;
- collections of photographs and historical documents
- cleanup of old cemeteries
- educational programs for students to include field trips to Buckner Children's Home and Buckner Log Cabin, plus other historical sites
- Speakers Bureau to present slide programs for civic groups
- museum for the area for donations of photographs and documents (presently discussing a site)
- taping - oral history (continuing).

Contact: Mary Krueger (Mrs. Elmer G.) - 1924 Riverway Drive  
Dallas, Texas 75217  
214/391-6538

## The Swiss Avenue Historic District Association

Membership: All residents of the Swiss Avenue Historic District over the age of 18. There are 213 homes in the district.

The objectives of The Swiss Avenue Historic District Association are the promotion and encouragement of the preservation and restoration of properties within the Swiss Avenue Historic District, as well as surrounding areas; the dissemination of information of neighborhood interest to residents of the Swiss Avenue Historic District; the determination of needs and goals of the Swiss Avenue Historic District and the promotion and encouragement of undertakings to satisfy such needs and goals; the promotion and encouragement of undertakings to improve and beautify the Swiss Avenue Historic District; liaison and coordination with governmental agencies of programs and activities affecting the Swiss Avenue Historic District.

The current major activities of the Association include the Swiss Avenue Tour of Homes held annually in May. This tour is the primary money-making project for the district. Other activities are neighborhood improvement projects:

- sidewalk repair and replacement within the district
- tree planting along the streets
- landscaping and special maintenance for median on Swiss Avenue
- special "historic" street signs (working with City staff)
- donation of money for a video tape recorder for Lipscomb School
- landscaping of small parcels of city-owned land adjacent to district
- replacement of original entrance gates at Swiss and Fitzhugh.

Contact:

Dee Ruckman  
5700 Swiss Avenue  
Dallas, Texas 75214  
214/827-1553



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