

# Dallas Landmark Commission Landmark Nomination Form

## 1. Name

historic Edison Court Addition  
and/or common Edison/La Vista Court Historic District

## 2. Location

address 5744 - 5823 LaVista Court      land survey  
location/neighborhood      block/lot      tract size

## 3. Current Zoning

MF-2(A)

## 4. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in progress	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 5. Ownership

Current Owner: multiple      Phone:  
Address:      City:      State:      Zip Code:

## 6. Form Preparation

Beth Hennessy  
Name & Title Kathy Finch, Mike Schroeder      Organization Planning and Development  
Contact Beth Hennessy      Phone 670-4151

## 7. Representation on Existing Surveys

Alexander Survey (citywide)	<input type="checkbox"/> local	<input type="checkbox"/> state	<input type="checkbox"/> national	<input type="checkbox"/> National Register
H.P.L. Survey (CBD)	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> Recorded Tx Historic Ldmk
1985 Historic Resource	<input checked="" type="checkbox"/> high	<input type="checkbox"/> medium		<input type="checkbox"/> Tx Archaeological Ldmk
Oak Cliff	<input type="checkbox"/>			
Victorian Survey	<input type="checkbox"/>			
1987 Historic Resource	<input type="checkbox"/> high	<input type="checkbox"/> medium	Other _____	

### For Office Use Only

8. Date Rec'd: 9/19      Survey Verified: Y N by: BH      9. Field Check by: BH

## 10. Nomination:

<input type="checkbox"/> Archaeological	<input type="checkbox"/> Structure(s)	<input checked="" type="checkbox"/> District
<input type="checkbox"/> Site	<input type="checkbox"/> Structure & Site	<input type="checkbox"/> Petitions needed

### 11. Historic Ownership

original owner B.R. Parks & Son/Parks Development Company

significant later owner(s)

### 12. Construction Dates

original 1929-1930

alterations/additions

### 13. Architect

original construction Frank J. Woerner, prob.

alterations/additions

### 14. Site Features

natural

urban design Set on narrow street with narrow front and side setbacks.

### 15. Physical Description

Condition

excellent

good

fair

Check One:

deteriorated

ruins

unexposed

unaltered

altered

Check One:

original site

moved (date: \_\_\_\_\_)

*Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.*

The Edison/La Vista Court Historic District is located on both the north and south sides of La Vista Court--originally named Edison Court--between Matilda and Hubert Streets in East Dallas. The district consists of fifteen English Tudor Revival two-story brick and stone duplexes built in 1929 as a development of rental units. The English Tudor Revival style was popular in Dallas for residential developments from about 1920 to about 1940. Two-story duplexes were commonly designed in this style, but were generally set in the center of deep suburban lots. In this district, however, the structures sit close together on a narrow street with narrow sidewalks, giving this one block of La Vista Court an urban rather than suburban feeling, and visually setting it apart from adjacent neighborhoods. The building setback is nearly uniform at about 15 feet, as opposed to the 25-30 feet that was more commonly used in residential neighborhoods throughout the city. The effect of narrowly-spaced two-story buildings sitting close to the street with steeply-pitched roofs and gables is an urban--almost London--feeling that is unique in Dallas. All of the 15 buildings are original with few alterations and no vacant lots or infill construction. The quality of the urban design, architectural style, and historic integrity gives the district uniqueness, cohesiveness, and integrity, that make it architecturally and historically significant.

Constructed by a single developer as economical rental duplexes, the structures were efficiently designed with similar scale, form, massing, and plan. All buildings exhibit nearly the same two-story, rectangular massed form. The roof form is generally a moderately-pitched side gable, of-

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ten with projecting cross gables or symmetrical, steeply-pitched gables above the end bays on the front facade. Some houses exhibit an off-centered front entry portico flanked by private entries at the end bay, while others have a porticoed entry at one end and an arcaded porch entry at the other.

These basic similarities in massing and form allowed for an economical repetition of basic elements, while variations in detailing lend the houses a certain individuality. Facade details--generally limited to the front facade--include variations in cladding materials, window types, and fenestration patterns. A common red or tan brick was employed in a common coursed stretcher bond. Simple lintels, sills, and arched porch supports were also created with brick. Coursed stone was also used as a cladding material, often with larger face stone placed sporadically on the facade. Simple wood trim was placed within the roof gable and at the cornice line. Brightly colored ceramic tiles occasionally appear in the gables of porticoes. Most windows are original and vary from single- to double- to triple-opening, and exhibit one-over-one double-hung sash. Fixed stained glass windows were frequently used, and many remain intact.

Roofs were originally clad with wood shingles<sup>1</sup> but are now generally clad with asphalt shingles. Roofs of entry porticoes originally exhibited clay tiles, many of which are still in place. Projecting chimneys are common, often with a simple chimney cap at the top. Some duplexes have an original attached garage to the rear of the property along the alley.

Originally platted in 1929<sup>2</sup> and first appearing in the 1930 city directory, Edison Court became La Vista Court in 1947.<sup>3</sup> At the same time Elliot Street, the next street south, became La Vista Drive. The development was originally planned to face on Elliot Street to the south and Hoskins Street to the north, with Edison Court serving as the alley for the development. Therefore, building permits<sup>4</sup> indicated 14 duplexes on Elliot Street and 13 on Hoskins Street. Sometime prior to construction plans were reversed so that Edison Court served as the main street with Elliot and Hoskins Streets serving as the alleys. Financial constraints limited the addition so that only 17 or 18 duplexes were constructed facing onto Edison Court. Fifteen of these remain, the other two or three were demolished in the early 1960s when Matilda Street, the district's west boundary, was extended and widened. At this time the original gates to Edison Court were removed from the Matilda Street end of the street. The gates were brick and stone with a lamp atop each. One time a two-street, the street became one-way west and is presently one-way east.

## 16. Historical Significance

*Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.*

Developed in 1929 as rental duplex houses on the present-day La Vista Court, the Edison/La Vista Court Historic District represents a unique example of English Tudor Revival residential architecture in Dallas. The developments' urban design features make it a unique example of an otherwise common architectural style, while its absence of infill construction and major alterations gives it unity and cohesion and maintains its architectural and historical integrity. Probably designed by local architect F. J. Woerner, the block was constructed for Parks Development Company, a major real estate developer in Dallas during the first third of the twentieth century.

The 1920s were a period of rapid growth with Dallas expanding beyond its previous limits. Residential subdivisions were being built throughout the city and especially in areas north of the central city, in the neighborhoods surrounding the Edison/La Vista Court Historic District. In this northeast section of the city, development began along Greenville Avenue and on some of its cross streets. The street car line went up Matilda Street, the western boundary of the district. On this right-of-way also ran the Interurban line of the Texas Traction Company. This line--completed in 1908--connected Dallas to Sherman and Dennison on the north and Waco and Corsicana on the south.<sup>5</sup> These lines made the area accessible to downtown for shopping and business, as well as to other cities in the region. This section of the city was an ideal place to live for the people who first lived in the Edison Court Addition. The earliest tenants were often salesmen and managers. When the property was repossessed by the bank in 1930, properties were sold off individually, and throughout the 1930s the houses were owned and lived in by teachers, nurses, attorneys, merchants, salesmen, accountants, dentists, and other managers and professionals.

Parks Development Company, developer of the Edison Court Addition, was originally formed as Parks Properties by Bower Rutherford Parks, Sr., sometime prior to 1909.<sup>6</sup> Parks had come to Dallas in the 1880s from North Carolina. He went into the wholesale grocery business on Main Street. He later formed Parks Properties to buy and develop both residential and commercial real estate. He built many office buildings downtown on Elm, Harwood, and Akard Streets and Ross Avenue. Parks Properties diversified into Parks Investment Company (1909), Parks Development Company (1910), Parks Land and Cattle Company (1917), and Parks and Friedman

## 17. Bibliography

See continuation sheet.

## 18. Attachments

District or Site map  
 Site Plan  
 Photos (historic & current)

Additional descriptive material  
 Footnotes

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(1926). In 1909 Parks began developing in the Fair Park area and constructed a commercial block on Parry Avenue.<sup>7</sup> Parks also built and leased two-story office buildings for companies such as B.F. Goodrich, General Electric, Fair Park Hotel, Nehi Bottling, St. Louis Paint, and Railway Express Agency.<sup>8</sup> In the late 1920s, Parks' son Bower Rutherford Parks, Jr., joined Parks Development Company and became more involved in residential developments. These developments include the Dixieland Addition of 1919, one of the earliest developed specifically for African-Americans; Parks Estates, adjacent to the Lakewood Country Club; Parks Spring Avenue Addition, near Collins Avenue and Brashear Street; Mill City, near Spring Avenue and School Place; and the Wah Hoo Addition, near Spring Avenue and Wahoo Street.

Parks Investment Company was successful; it was also highly leveraged. In the late 1920s Parks began to develop Parkdale<sup>9</sup> with an 18-hole golf course in which residents were given membership. With the stock market crash of 1929, Parkdale was not a success and actually served to cause significant financial constraints within the company. Parkdale's failure caused Parks' lender (First National Bank, subsequently known as Interfirst, Republic, and North Carolina National Bank) to foreclose on the Edison Court property. In the 1930s the bank sold the properties separately and the structures became owned by individual residents or investors. During the mid-depression years the Parks companies were merged into one company known as Mid-City Realty Company, and upon the senior Parks' death in 1937, B.R. Parks, Jr., administered the company until his own death in 1971. In 1982 Mid-City Realty was renamed Parks Investment Company and is still owned by heirs of B.R. Parks, Jr.

Bower Rutherford Parks, Sr. came to Dallas in 1880 from North Carolina.<sup>10</sup> In 1890 he married Sallie Louise Worthington who was from one of Dallas' wealthiest families that owned the property now the site of the Buckner Children's Home. Sallie Worthington's sister Mattie married Walter Caruth, whose prominent family owned the Caruth farmhouse at what is now Northwest Highway and U.S. Highway 75.<sup>11</sup> Upon their marriage, Sallie and B.R. Parks lived on the Caruth homestead with Mattie and her son. Upon Mattie's death in 1894, her son gave Sallie and B.R. Parks a townhouse at Ross Avenue and Harwood Street. The Parks lived in the townhouse until 1917 when they moved into their newly-constructed home at 5412 Swiss Avenue. The Parks family owned the house until 1962. B.R. Parks, Jr., who was called Rutherford, was educated at the Castle Hills Military Academy in Castle Hills, Tennessee. In 1912 his family built the school's library, the Rutherford Parks Memorial Library, which is still in use today.

Frank J. Woerner (1884-1976) was the architect for the majority of buildings and developments constructed by the Parks companies. It is therefore likely that he also designed the houses in the district, however documentation has not been conclusive. Woerner studied architecture at Indiana University, and in 1906 moved to Dallas. In 1910 he began apprenticing with the architect, C.D. Hill. Woerner was also a sculptor, and executed the clay models for the details within the

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entablature of the Dallas City Hall, the present municipal building on Harwood Street, that Hill designed during the time that Woerner worked for the firm. In 1912 Woerner opened his own architectural firm, F.J. Woerner and Company. In his early career he designed mostly residential buildings, but by 1929 his firm had designed and supervised the construction of more than 600 structures in the Dallas area, most of them commercial buildings.<sup>12</sup> He designed the Stoneleigh Court Hotel Building, the commercial block at the northeast corner of Greenville Avenue and Prospect Street, a home at 5712 Tremont, one at 911 Clermont, the Bishop Lynch house at 4946 Swiss Avenue, and many of Parks' buildings in the Fair Park area.

The Edison/La Vista Court Historic District is therefore significant as evidence of the great expansion of residential areas in the 1920s in Dallas, and as a product of a developer and architect who were both active in that real estate boom. As an element of Dallas architectural history, the district is a unique example of an otherwise common revival style due to its urban design features.

End Notes

<sup>1</sup>Construction photographs, [1929], Parks Investment Co., Dallas, Texas.

<sup>2</sup>Edison Court Addition survey plat, Division of the County Clerk, Dallas County, Texas, 23 November 1929, vol. 4, p. 310, Dallas County Clerk's Office, Dallas, Texas.

<sup>3</sup>Dallas City Directories, 1929-1950.

<sup>4</sup>Building Inspector's Record, 29-30 March 1929.

<sup>5</sup>S.G. Reed, A History of the Texas Railroads and of Transportation Conditions Under Spain and Mexico and The Republic and the State, 2d ed. (Houston: St. Clair Publishing Co., 1941), 497-8.

<sup>6</sup>Don Schroeder, Vice President, Parks Investment Company, telephone interview by Kathy Finch, April 1989, Dallas, Texas.

<sup>7</sup>"Some of Business Buildings Under Way in Dallas," Dallas Morning News, 21 July 1929, 10.

<sup>8</sup>David Clark, "Landlord hangs on to see property rise in popularity," Dallas/Fort Worth Business Journal (26 January 1987): 3.

<sup>9</sup>Dick McCune, "Historic Parkdale's Growth Phenomenal In Span of Decade," Dallas Times Herald, 16 March 1956, 4 (B).

<sup>10</sup>Don Schroeder, Vice President, Parks Investment Company, telephone interview by Kathy Finch, April 1989, Dallas, Texas.

<sup>11</sup>L.B. Hill, ed., A History of Greater Dallas and Vicinity Vol. 2, (Chicago: Lewis Publishing Co., 1909), 84.

<sup>12</sup>"Six Hundred Buildings by Woerner Firm," Dallas Morning News, 3 June 1929, 9.

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Bibliography

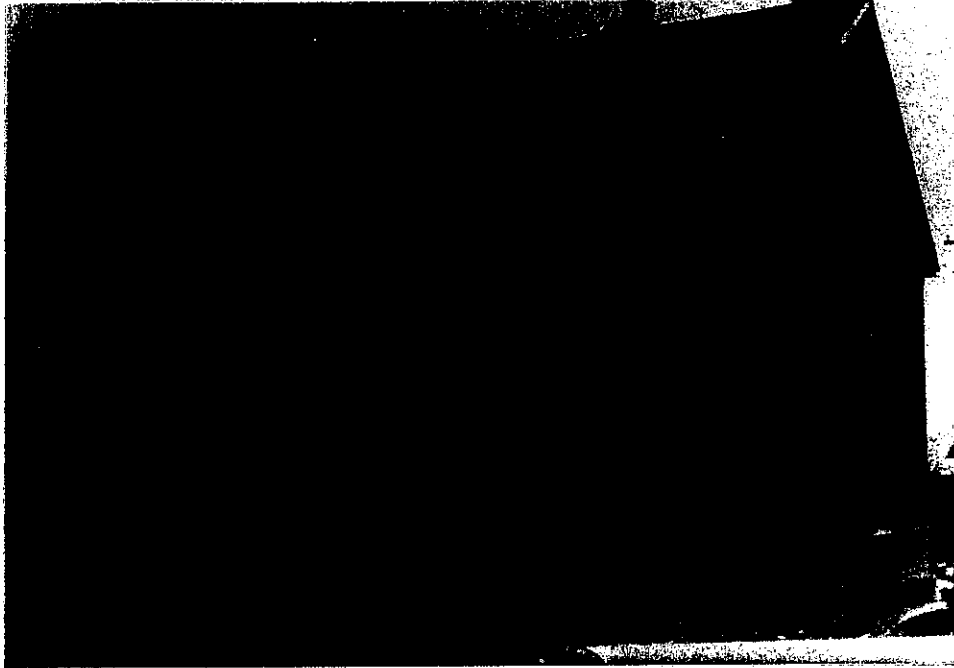
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Building Inspector's Record. 29-30 March 1929.
- Clark, David. "Landlord hangs on to see property rise in popularity." Dallas/Fort Worth Business Journal (26 January 1987): 3.
- Dallas County, Texas, Division of the County Clerk. "Edison Court Addition survey plat." 23 November 1929. Vol.4, p. 310.
- Dillon, David. "A Dallas Street with and English Accent." Dallas Morning News, 26 June 1986, 1 (F).
- McCune, Dick. "Historic Parkdale's Growth Phenomenal In Span of Decade." Dallas Times Herald, 16 March 1956, 4 (B).
- Hill, L.B., ed. A History of Greater Dallas and Vicinity Vol. 2. Chicago: Lewis Publishing Co., 1909.
- Reed, S.G. A History of the Texas Railroads and of Transportation Conditions Under Spain and Mexico and the Republic and The State, 2d ed. Houston: St. Clair Publishing Co., 1941.
- Sanborn Company Insurance Maps of Dallas, Texas. 1922, 1924 with 1941 updates.
- Schroeder, Don. Telephone interview by Kathy Finch, April 1989. Dallas, Texas.
- "Six Hundred Buildings by Woerner Firm." Dallas Morning News. 3 June 1929.
- "Some of Business Buildings Under Way in Dallas." Dallas Morning News. 21 July 1929.
- Works Projects Administration, Dallas Unit of the Texas Writer's Project. "Dallas Guide and History." 1940.
- Worley, John F., comp. Worley's Greater Dallas City Directory. Dallas: John F. Worley Directory Co, 1929-1950.

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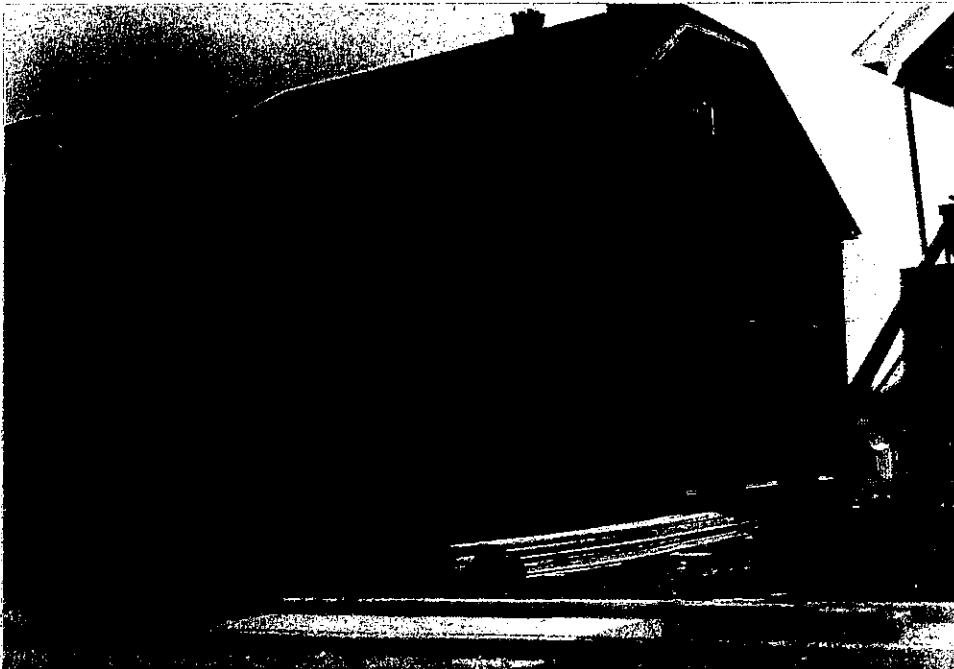
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**HISTORIC PHOTOGRAPHS**



**5748 - 5750 La Vista Court**



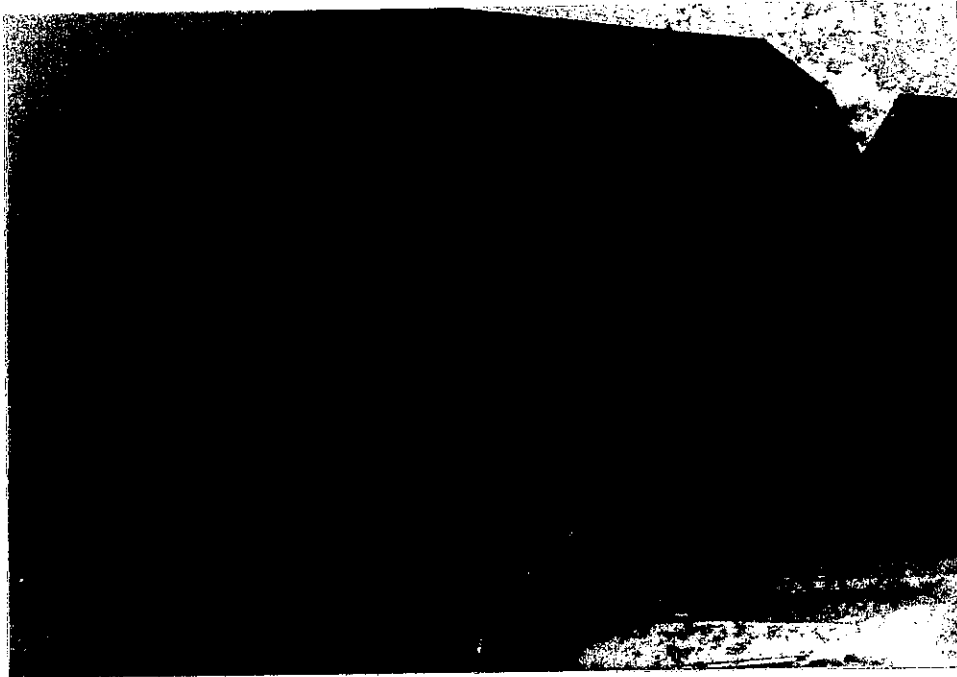
**5804 - 5806 La Vista Court**



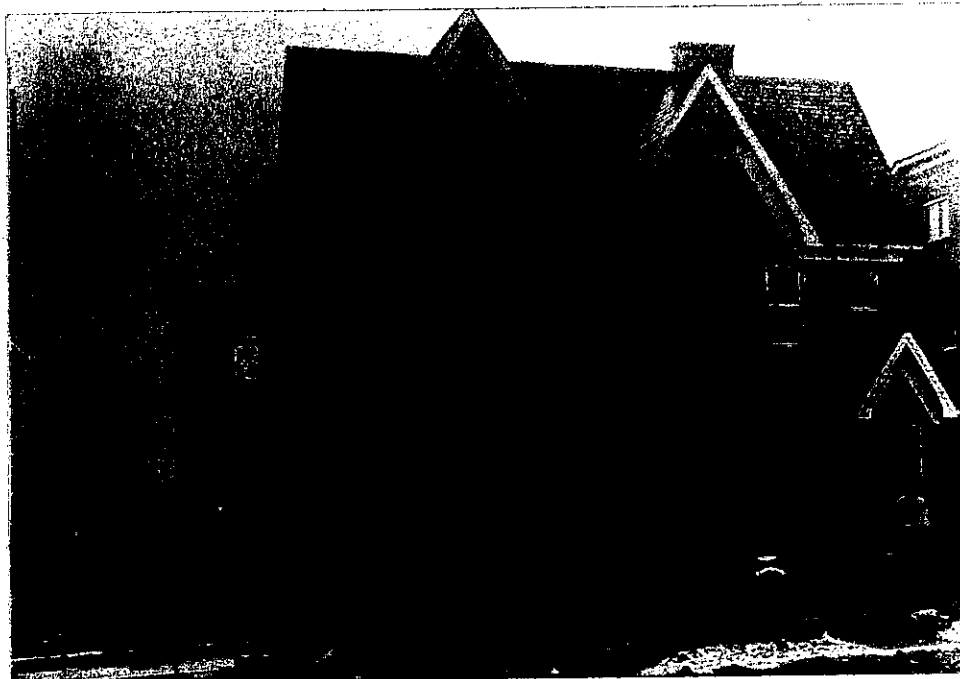
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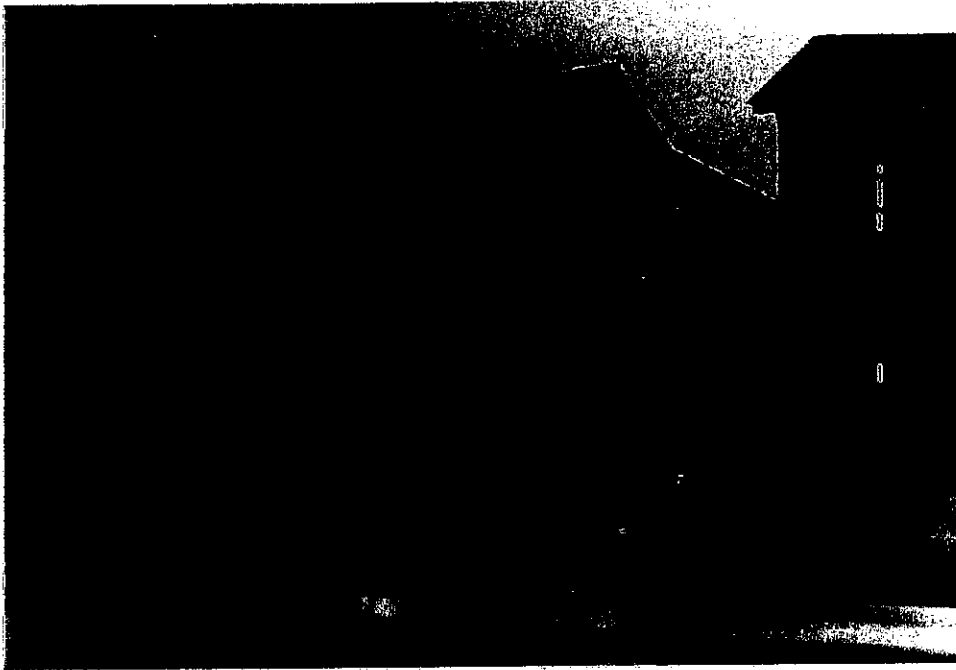
**5816 - 5818 La Vista Court**



**5808 - 5810 La Vista Court**

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**5800 - 5802 La Vista Court**



**5905 - 5907 La Vista Court**

### 19. Inventory of Structures - Historic District Nomination Only

*please complete this form for each structure in a proposed historic district*

a. location and name            5744-46 La Vista Court

#### b. development history

original owner                    Parks Development Company

architect/builder                Frank J. Woerner, prob.

construction/alteration dates   1929-30

#### c. architectural significance

dominant style                    English Tudor Revival

condition                            Good

alterations                         painted exterior (grey)

#### d. category

Contributing

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing

*intrusive, detracts from the character of the district*

#### e. statement of significance

Two-story duplex with pyramidal hipped roof. Two-story projected porch with multiple arches. Small, front-gabled entry portico with clay tile roof.

## 19. Inventory of Structures - Historic District Nomination Only

*please complete this form for each structure in a proposed historic district*

a. location and name            5749 - 51 La Vista Court

### b. development history

original owner                    Parks Development Company

architect/builder                Frank J. Woerner, prob.

construction/alteration dates   1929-30

### c. architectural significance

dominant style                    English Tudor Revival

condition                         Good

alterations                        garage conversion

### d. category

Contributing

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing

*intrusive, detracts from the character of the district*

### e. statement of significance

Two-story duplex with steeply pitched side-gabled roof. Multiple-arched projecting two-story porch capped by front facing gable. Small front gabled entry portico. Central exterior chimney cut into gable roof form. Tan brick veneer cladding with face stone sporadically placed on exterior and as rustication detailing on porch.

**19. Inventory of Structures - Historic District Nomination Only**

*please complete this form for each structure in a proposed historic district*

a. location and name            5748-50 La Vista Court

**b. development history**

original owner	Parks Development Company
architect/builder	Frank J. Woerner, prob.
construction/alteration dates	1929-30

**c. architectural significance**

dominant style	English Tudor Revival
condition	Good
alterations	Metal porch roof/awning

**d. category**

Contributing        
*excellent example of an  
architectural style that is  
typical of or integral to  
the district, retaining essential  
integrity of design*

Compatible        
*supportive of the district in age,  
style and massing but is not  
representative of the significant  
style, period and detailing  
typical in the district*

Non-contributing        
*intrusive, detracts from the character  
of the district*

**e. statement of significance**

Two story tan brick and stone duplex steeply-pitched, multi-gabled roof. Small, off-center entry portico.

Original construction photograph available in file.

### 19. Inventory of Structures - Historic District Nomination Only

*please complete this form for each structure in a proposed historic district*

a. location and name            5800-02 La Vista Court

#### b. development history

original owner                    Parks Development Company

architect/builder                Frank J. Woerner, prob.

construction/alteration dates   1929-30

#### c. architectural significance

dominant style                    English Tudor Revival

condition                            Good

alterations                        Brick infill in second level of porch

#### d. category

Contributing  \_\_\_\_\_

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible  \_\_\_\_\_

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing  \_\_\_\_\_

*intrusive, detracts from the character of the district*

#### e. statement of significance

Two-story, red brick duplex. Hipped roof with cross-gable above projecting two-story porch. Contrasting brick and cast concrete details.

Copy of original construction photograph available in file.

## 19. Inventory of Structures - Historic District Nomination Only

*please complete this form for each structure in a proposed historic district*

a. location and name            5801 - 03 La Vista Court

### b. development history

original owner                    Parks Development Company

architect/builder                Frank J. Woerner, prob.

construction/alteration dates   1929-30

### c. architectural significance

dominant style                    English Tudor Revival

condition                         Good

alterations                        garage conversion

### d. category

Contributing  \_\_\_\_\_

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible  \_\_\_\_\_

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing  \_\_\_\_\_

*intrusive, detracts from the character of the district*

### e. statement of significance

Two-story duplex with pyramidal hipped roof. Projecting two-story porch with wide rounded arches. Small front-gabled entry portico with clay tile roofing material. Stone veneer cladding with red brick lintel, sill and arch detailing.

## 19. Inventory of Structures - Historic District Nomination Only

*please complete this form for each structure in a proposed historic district*

a. location and name      5804-06 La Vista Court

### b. development history

original owner      Parks Development Company

architect/builder      Frank J. Woerner, prob.

construction/alteration dates      1929-30

### c. architectural significance

dominant style      English Tudor Revival

condition      Good

alterations

### d. category

Contributing  \_\_\_

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible  \_\_\_

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing  \_\_\_

*intrusive, detracts from the character of the district*

### e. statement of significance

Two-story brick duplex. Clipped side gable roof with steeply-pitched front gables. Off centered entry portico.

Copy of original construction photograph available in file.



### 19. Inventory of Structures - Historic District Nomination Only

*please complete this form for each structure in a proposed historic district*

a. location and name            5805 - 07 La Vista Court

b. development history

original owner                  Parks Development Company

architect/builder                Frank J. Woerner, prob.

construction/alteration dates    1929-30

c. architectural significance

dominant style                  English Tudor Revival

condition                         Good

alterations

d. category

Contributing

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing

*intrusive, detracts from the character of the district*

e. statement of significance

Two-story duplex with pyramidal hipped roof and front cross gable above projecting two-story multi-arched porch. Small front gabled entry portico. Central chimney form. Red brick veneer cladding with tan brick used as facade detailing and as quoins at building corners and surrounding the arches.

Copy of original construction photograph available in file.

**19. Inventory of Structures - Historic District Nomination Only**

*please complete this form for each structure in a proposed historic district*

a. location and name            5808-10 La Vista Court

**b. development history**

original owner	Parks Development Company
architect/builder	Frank J. Woerner, prob.
construction/alteration dates	1929-30

**c. architectural significance**

dominant style	English Tudor Revival
condition	Good
alterations	Second-story porch enclosed; addition above garage

**d. category**

Contributing        
*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible        
*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing        
*intrusive, detracts from the character of the district*

**e. statement of significance**

Two-story stone duplex. Side-gabled roof with front cross gables. Projecting, two-story arched porch. Central chimney cut through gable roof form. Small front-gabled entry portico with clay tile roof. Brick door and window detailing.

Copy of original construction photograph available in file.

**19. Inventory of Structures - Historic District Nomination Only**

*please complete this form for each structure in a proposed historic district*

a. location and name                      5809-11 La Vista Court

**b. development history**

original owner	Parks Development Company
architect/builder	Frank J. Woerner, prob.
construction/alteration dates	1929-30

**c. architectural significance**

dominant style	English Tudor Revival
condition	Good
alterations	

**d. category**

Contributing  X   
*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible       
*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing       
*intrusive, detracts from the character of the district*

**e. statement of significance**

Two-story hipped roof duplex with steeply pitched front gables. Arched two-story porch with spiral columns. Cladding is stone veneer on first level, tan brick on second.

## 19. Inventory of Structures - Historic District Nomination Only

*please complete this form for each structure in a proposed historic district*

a. location and name      5812-14 La Vista Court

### b. development history

original owner      Parks Development Company

architect/builder      Frank J. Woerner, prob.

construction/alteration dates      1929-30

### c. architectural significance

dominant style      English Tudor Revival

condition      Good

alterations

d. category Metal porch roof/awning, chain-link fence in front.

Contributing

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing

*intrusive, detracts from the character of the district*

### e. statement of significance

Two-story red brick duplex with side-gabled roof and front cross gables. Central front-gabled entry portico.

## 19. Inventory of Structures - Historic District Nomination Only

*please complete this form for each structure in a proposed historic district*

a. location and name            5813-15 La Vista Court

### b. development history

original owner                    Parks Development Company

architect/builder                Frank J. Woerner, prob.

construction/alteration dates   1929-30

### c. architectural significance

dominant style                    English Tudor Revival

condition                         Good

alterations

### d. category

Contributing   X  

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible     

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing     

*intrusive, detracts from the character of the district*

### e. statement of significance

Two-story tan brick duplex. Projecting multiple-arched, two-story porch topped with broad gable. Brick detailing surrounding windows and arches.

## 19. Inventory of Structures - Historic District Nomination Only

*please complete this form for each structure in a proposed historic district*

a. location and name      5816-18 La Vista Court

### b. development history

original owner      Parks Development Company

architect/builder      Frank J. Woerner, prob.

construction/alteration dates      1929-30

### c. architectural significance

dominant style      English Tudor Revival

condition      Good

alterations      painted exterior

### d. category

Contributing  \_\_\_

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible  \_\_\_

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing  \_\_\_

*intrusive, detracts from the character of the district*

### e. statement of significance

Two-story brick duplex, side-gabled with front cross gables. Projecting two-story arched porch. Central chimney through gable roof form. Front-gabled entry portico. Brick and stone detailing.

Copy of original construction photograph available in file.

**19. Inventory of Structures - Historic District Nomination Only**

*please complete this form for each structure in a proposed historic district*

a. location and name            5817-19 La Vista Court

b. development history

original owner                  Parks Development Company

architect/builder                Frank J. Woerner, prob.

construction/alteration dates   1929-30

c. architectural significance

dominant style                  English Tudor Revival

condition                         Good

alterations

d. category

Contributing

*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible

*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing

*intrusive, detracts from the character of the district*

e. statement of significance

Two-story red brick duplex with arched two-story porch. Steeply-pitched multi-gabled roof. Brick sill and lintel detailing.

**19. Inventory of Structures - Historic District Nomination Only**

*please complete this form for each structure in a proposed historic district*

a. location and name                      5820-22 La Vista Court

b. development history

original owner                      Parks Development Company

architect/builder                      Frank J. Woerner, prob.

construction/alteration dates      1929-30

c. architectural significance

dominant style                      English Tudor Revival

condition                              Good

alterations                              Garage conversion

d. category

Contributing   X  

*excellent example of an  
architectural style that is  
typical of or integral to  
the district, retaining essential  
integrity of design*

Compatible     

*supportive of the district in age,  
style and massing but is not  
representative of the significant  
style, period and detailing  
typical in the district*

Non-contributing     

*intrusive, detracts from the character  
of the district*

e. statement of significance

Two-story brick duplex with hipped roof. Projecting two-story arched porch. Front-gabled entry portico.



**19. Inventory of Structures - Historic District Nomination Only**

*please complete this form for each structure in a proposed historic district*

a. location and name            5821-23 La Vista Court

b. development history

original owner            Parks Development Company

architect/builder            Frank J. Woerner, prob.

construction/alteration dates    1929-30

c. architectural significance

dominant style            English Tudor Revival

condition            Good

alterations            garage conversion

d. category

Contributing   X    
*excellent example of an architectural style that is typical of or integral to the district, retaining essential integrity of design*

Compatible       
*supportive of the district in age, style and massing but is not representative of the significant style, period and detailing typical in the district*

Non-contributing       
*intrusive, detracts from the character of the district*

e. statement of significance

Two story duplex with pyramidal hipped roof. Multiple-arched, two-story projecting porch. Small front-gabled entry portico.

**Designation Merit**

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

**Recommendation**

The Designation Task Force requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code

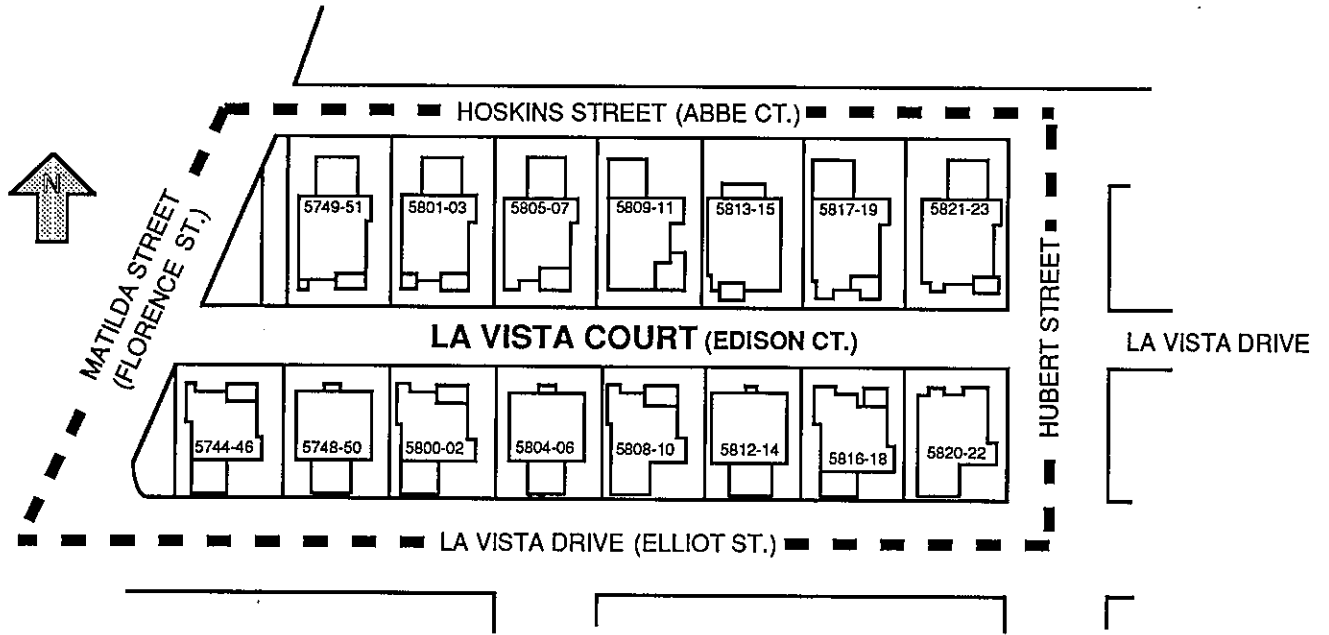
Further, the Designation Task Force endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Planning and Development

Date: 9/19/89

Marcel Quimby  
 Marcel Quimby, Chair  
 Neighborhood Designation Task Force

Ron Emrich  
 Ron Emrich, Senior Planner  
 Historic Preservation

# EDISON/LA VISTA COURT HISTORIC DISTRICT



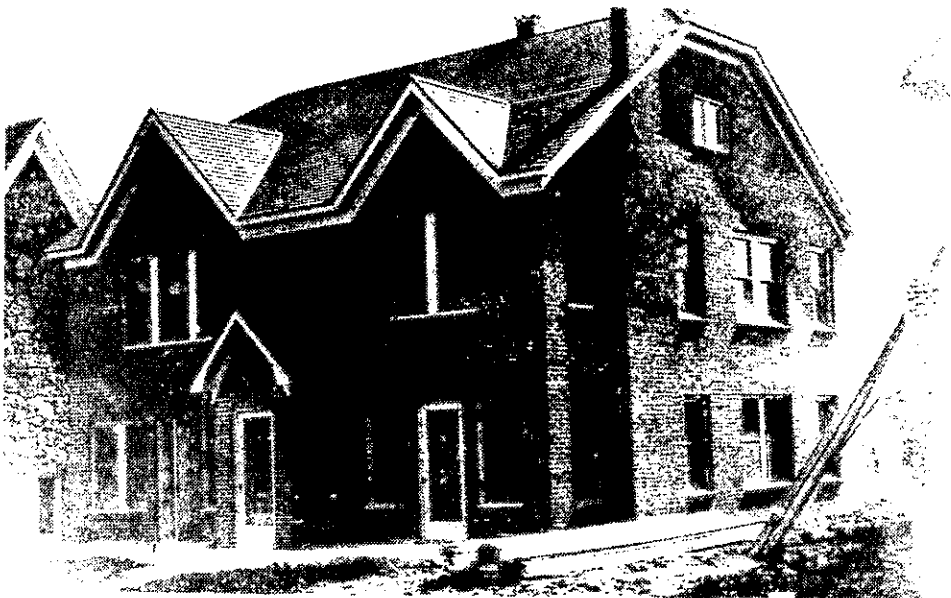
## DISTRICT MAP

DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF DALLAS, TEXAS SEPTEMBER 1989

HISTORIC PHOTOGRAPHS



5748 - 5750 La Vista Court



5804 - 5806 La Vista Court

**Continuation Sheet**

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**5816 - 5818 La Vista Court**

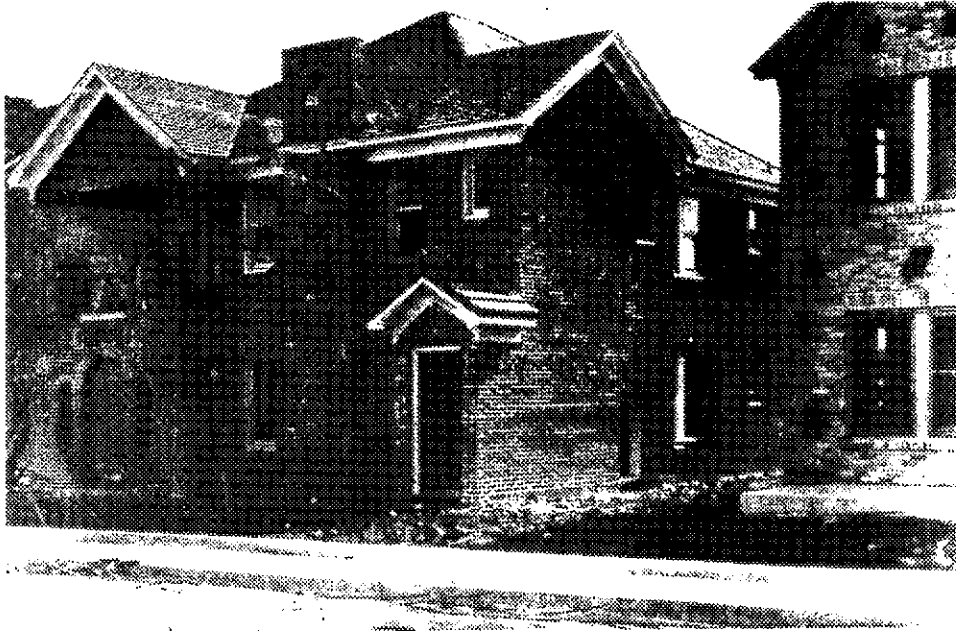


**5808 - 5810 La Vista Court**

Continuation Sheet

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5800 - 5802 La Vista Court



5805- 5807 La Vista Court