

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

historic: Stephen J. Hay Elementary School
and/or common: Irma Rangel Young Women's Leadership School
date: January 14, 2005

2. Location

address: 3801 Herschel Avenue
location/neighborhood: Oak Lawn

block: 11 **lot:** 2039
land survey: W. Grisby 640-Acre Survey **tract size:** 3.95 acres (172,000 feet)

3. Current Zoning

current zoning: Planned Development District

4. Classification

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

5. Ownership

Current Owner: Dallas Independent School District
Contact:
Phone:
Address: 3700 Ross Avenue **City:** Dallas **State:** TX **Zip:** 75204

6. Form Preparation

Date: January 2005
Name & Title: Katherine D. Seale
Organization: Discover Dallas! Survey, Preservation Dallas

Contact: W. Dwayne Jones, Executive Director **Phone:** 214-821-3290

7. Representation on Existing Surveys

Alexander Survey (citywide) local state national National Register
H.P.L. Survey (CBD) A B C D Recorded TX Historic Ldmk
Oak Cliff TX Archaeological Ldmk
Victorian Survey
Dallas Historic Resources Survey, Phase ___ high ___ medium ___ low
Discover Dallas! Survey, Significance x architectural ___ cultural x historical
For Office Use Only

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y N
Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

original owner: Dallas Independent School District
significant later owner(s):

9. Construction Dates

original: 1926
alterations/additions: 2003 renovation

10. Architect

original construction: Thomas J. Galbraith, architect; Stearman and Sons, contractor
alterations/additions:

11. Site Features

natural: lies on an irregularly shaped lot created by intersecting street grids
urban design: located in residential neighborhood of multi- and single-family housing

12. Physical Description

Condition, check one:

excellent
 good
 fair

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.

Built in 1926, the Stephen J. Hay School (now Irma Rangel Young Women's Leadership School) is located at 3801 Herschel Avenue at the corner of Gilbert and Herschel streets in the Oak Lawn neighborhood. At the time of construction, the school accommodated four hundred elementary students in what was then considered North Dallas. Today, the area is an inner-city neighborhood, and most of the single-family houses, dating from the teens and twenties, have been replaced with multi-family apartments.

The Republic of Texas granted the land the school was built on to W. Grisby in 1845. By the late 1800s, W. Grisby's 640-Acre Tract was subdivided into a number of additions thereby forming two distinct street grids (fig. 1). One grid was laid out on the cardinal axes, the other laid out on a 45-degree angle to the cardinal points. The Stephen J. Hay School was built at the intersection of these colliding grids, which explains its irregularly shaped lot (fig. 2). The lot straddled the University Place and Dallas Guaranty and Investment Company Additions.¹ Today, it is the North Oak Lawn Addition.²

Plans for the new Stephen J. Hay School were announced in 1926 when voters approved a \$2 million dollar school bond. The second half of the bond included construction costs for one high school and four elementary schools in an effort to keep up with Dallas' growth. The schools were located in all areas of the city and also included Woodrow Wilson High School in East Dallas, Ruthmede School in Oak Cliff, and Lagow School in South Dallas. The "new Stephen J. Hay Elementary School in North Dallas" was a sixteen-room brick school building costing \$97,500, according to a building permit taken out the week before construction.³ The Dallas school board purchased the remaining lots 1-10 from L.R. Smith to use as the school's playground.⁴ Today, the entire block is intact and looks much the same as it did in 1926.

The school board commissioned Dallas architect Thomas J. Galbraith to design the new North Dallas elementary school.⁵ Galbraith's plans and a newspaper article are evidence that this

1 Murphy and Bolanz Block Maps, Block Book 1 Page 9, 10.

2 Dallas Central Appraisal District Data, <http://www.dallascad.org>

3 "Building for the Week \$288,883," *Dallas Morning News*, August 26, 1926.

4 Site plans for new Stephen J. Hay School, 1926, Preservation Dallas files.

5 The contractor was Stearman and Sons. "Issue Permit for New Stephen J. Hay School," *Dallas Morning News*, July 20, 1926.

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building was not the original Stephen J. School, but rather, replaced four existing wood frame buildings and three outdoor toilets that were turned into a temporary school named in honor of Stephen J. Hay in 1921. The original school complex was oriented on the 45-degree angle, facing Gilbert Avenue. Galbraith changed the orientation of the new school, so that its entrance would diagonally face Gilbert and Herschel avenues. This was done perhaps in order to reflect the unique location of the two merging street grids.

The Stephen J. Hay School is a two-story red brick building with a small basement (fig. 3). It is basically a center block with flanking wings. The center block consists of five bays, with a prominent Tudor Revival entrance in the middle (fig. 4). Small hyphens, which also contain Tudor Revival entrances, step out approximately five feet from the main block, while the wings step out another foot. Though the change in elevation is small, this stepped effect gives the building a sense of depth and presence. Cast stone panels with classically inspired swags adorn the hyphens. In another nod to the Classical Revival, stone quoins are employed in the windows of each entrance bay.

The school does not evoke any real conviction for a particular style, but rather combines elements from both Tudor and Classical Revival architecture. Stylistic mixtures were popular among architects designing institutional buildings in the 1920s. Stylistic details could be copied from standard books available at the time, speeding up the design process. Architects could embellish otherwise plain facades with Tudor, Georgian, Mediterranean, or some combination of details. The Stephen J. Hay School exhibits such embellishments in cast stone, principally seen in the three entrance bays on the front facade.

The school's roof is flat except for the gabled wings and the center bay, which is stepped up in smooth cut stones, emphasizing the grand front entrance (fig. 5). The center of the main block's roof is raised several feet, perhaps to accommodate an auditorium below. Stone coping conceals a tar and gravel roof. Just below the roofline is a stone cornice that wraps around all four sides of the building. A single brick flue punctuates the roofline on the back, exterior wall. Five sets of paired double-hung windows are evenly spaced across the central block. The pane arrangement is 9/9, the sashes are steel, and brick soldier courses form the lintels. The main entrance is the school's most decorative feature. It sports double doors that are set beneath a Tudor Revival arched surround. Above the entrance surround, and below a pair of windows, are three small ornamental panels, also made of cast stone. The window arrangement is still 9/9, but the panes are slightly smaller to match the scale. Stone quoins surround the window set.

The east façade is relatively simple, consisting of three sets of five double-hung windows on both floors (fig. 6). The west façade carries three sets of five double-hung windows and one set of paired windows (fig. 7). The north, or rear façade, looks similar to the front of the building with its central block and matching wings (fig. 8). It also retains the original fire

escape, which was demanded by the State Fire Marshal G.N. Holton, who insisted that all new and existing schools include fire escapes, costing the Board of Education \$100,000 to install.⁶

The plan of the building, as reflected on the exterior, is similar on both floors—a large central room flanked by classrooms on two sides (fig. 9). Just inside the main entrance, to the left, are the reception room, office, and clinic, and to the right, is a large classroom. Directly in front, further down the corridor, is the cafeteria. Hallways surround the cafeteria and offer access to six classrooms, which line the west and east sides of the building. Metal lockers are located in all of the classrooms, as are teachers' closets. Stairwells are located in the southwest and southeast corners of the school. Directly above the cafeteria is the auditorium, which includes seating, a stage, and two dressing rooms. Again, the west and east sides of the floor are lined with classrooms. There is also a basement containing only a small storage room that contained fuel and a boiler room. The basement is accessible from both the inside and outside of the building.

The school and its site have changed relatively little since Galbraith's days (fig. 10). The school's front entrance is still accessed by sidewalks that cut across and lead to the open, cement terrace. And flags still fly just where Galbraith indicated a flagpole, halfway between the sidewalk and front entrance. The west side of the school was devoted to an asphalt parking lot, which also remains today. The east and north sides surrounding the school are open, designated playground areas. Galbraith's plans indicate a small swimming pool at the western corner of the lot, at Prescott and Gilbert streets. The swimming pool was removed sometime after the 1960s. Amazingly, the only major changes to the exterior were done to the rear façade. Also, the parking lot was extended to the back of the lot to accommodate buses and additional cars. Most of the interior fabric has been removed and an elevator was added.

The district's boundaries have always been small, bound by the Dallas North Toll Road to the west, the city of Highland Park to the north, and Turtle Creek to the south and east. Enrollment for the school dwindled to 168 students in 1968, less than half of its intended capacity. The superintendent attributed the low enrollment to the fact that most of the children in the area were Catholic and attended the long established Holy Trinity School nearby.⁷ In fact, as much as 80 percent of the district's children attended the Catholic school.⁸ The school's death knell came when many single-family houses were replaced with apartments in

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⁶ "Will Start 5 New Schools," *Dallas Morning News*, March 23, 1926.

⁷ The neighborhood was a long established Catholic area dating back over 100 years. Just three blocks from the Stephen J. Hay School is the Holy Trinity Church and College. The college was built in 1906 adjacent to the already existing church. The college became the University of Dallas in 1921, and remained so until 1929 when the land was deeded to the Jesuit Order for their high school. The building was known as Jesuit High School until they relocated to Inwood Road in 1963.

⁸ Public Schools-DISD-Stephen J. Hay Elementary File, Dallas Public Library.

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the 1960s. The school operated well below capacity on up to 1978 when it became the Department of Research and Evaluation for the Dallas Independent School District (DISD), in a special cooperation with Southwestern Medical School.

The school reopened fall 2004 as a leadership school for females with the new name, the Irma Rangel Young Women's Leadership School. Irma Rangel (1931-2003) was the first woman elected to the Texas House of Representatives and the first woman elected to serve as the Chair of Mexican American Legislative Caucus. She was inducted into the Texas Women's Hall of Fame in 1994. In 1996, House Speaker James Laney appointed her to Chair of the Texas House Committee on Higher Education. Rangel was successful at allocating millions of dollars to low-income universities. Irma Rangel died in 2003 after a long battle with cancer. Representative Gallego remarking on her philosophy regarding education was quoted: "She understood that the way people break out of cycles of poverty is through education, and she fought tirelessly, right up until her death to make the dream of a college degree the reality for thousands upon thousands of students."⁹

⁹ "Mexican American Legislative Caucus Express Sadness on Passing of State Rep. Irma Rangel," *The Mexican American Legislative Caucus*, June 17, 2003. "Irma's Obituary," *San Antonio Express-News*, March 19, 2003.

13. Historical Significance

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

The Stephen J. Hay Elementary School was built in 1926 and named for Mayor Stephen John Hay (1864-1916), the first mayor elected by the Citizens Association in 1907. This election marked the end of the aldermanic form of government, commencing a new council form of government that would endure for the next eighteen years. Prior to serving as mayor, Hay worked for the Texas Paper Company, as secretary, treasurer, and director. He also sat on the Dallas Board of Education as chairman of finance committee and president, a position he held for the two years leading up to his mayoral nomination and election in 1907. He was re-elected the mayor of Dallas in 1909 and served a second term. Upon leaving office, he became president of the State Credit Men's Association and later, Dallas Trust and Savings Bank. He was also vice president of Dallas Guaranty and Investment Company and U.S. Bond and Mortgage Company, and was a member of the board of directors for Southwestern Life Insurance Company and the Dallas Chamber of Commerce. Hay was among Dallas' most influential businessman. His considerable achievements took place at a time in Dallas that is often referred to as the emergence of the modern city.¹⁰

Hay was born in 1864 in Griffin, Georgia. He moved to Dallas in 1887 and began working as a bookkeeper. Two years later, he secured a financial interest in the Texas Paper Company, where he would later become that company's secretary and treasurer. Hay married Mary Norton Oxford and had three children: Stephen J., Frances Elise, and Mary Elizabeth. He was a strong Methodist and a founding member of Trinity Methodist Church on McKinney Avenue. Last, he was deeply interest in education, devoting eight years to the Dallas school board and two years as its president. Under the Hay board, Dallas built the Davy Crockett, Colonial Hill, and John H. Reagan schools. He also managed to raise salaries of all school employees, and he did it without creating a deficit.¹¹

Hay was also part of a larger municipal reform effort that was sweeping the country at the turn of the century. At that time, cities everywhere were frustrated with the ward system of government, pointing to its inability to adequately deal with urban growth. In Dallas, leading businessmen including such prominent names as: J.B. Wilson, Henry D. Lindsley, Christian C. Weischel, Murrell L. Buckner, Alex Sanger, and Fred Schoellkopf founded the Citizens' Association, an organization dedicated to replacing the current form of government with a mayor and four commissioners in the 1907 city election. The Association assured voters that their nonpartisan five party ticket would "enforce the laws" and "promote in every possible manner the growth and good fortune of Greater Dallas."¹² Their ticket included: Stephen J. Hay as mayor, William Doran as commissioner of public improvements, Dan F. Sullivan as

¹⁰ Period newspaper articles often reference the period in which Hay was heavily involved with city politics as the beginning of the modern city, citing the city's "progress" and "advancement" in infrastructure as evidence. See: "Victory for the People," *Dallas Morning News*, April 22, 1907. "A Favorite of the People of Dallas," *Dallas Morning News*, March 1, 1916. "Stephen John Hay Dies of Meningitis," *Dallas Morning News*, March 13, 1926.

¹¹ "Stephen John Hay Dies of Meningitis," *Dallas Morning News*, March 13, 1926.

¹² "The Greater Dallas Movement," *Dallas Morning News*, March 10, 1907.

commissioner of waterworks, C.B. Gillespie as Commissioner of Revenue and Taxation and

Continuation Sheet

Harry L. Seay as Commission of Fire and Police. Voters overwhelming supported the Citizens' Association, and Stephen J. Hay was elected mayor by a landslide election.

As Mayor Hay, he and the four commissioners moved swiftly into action, putting the city on a cash basis and out of debt. In 1910, Hay obtained renowned planner George Kessler from Kansas to design Dallas' first citywide plan, which was approved and adopted by the following administration. Throughout Mayor Hay's term, he sought out ways to work with public and private entities for the betterment of the city. Just like he was a private citizen, he maintained his deep devotion to education by providing the city with good schools. He even campaigned vigorously for a city bond to help pay for the construction of Southern Methodist University.¹³ Ever the over-achiever, Hay also initiated the construction of a new city hall and oversaw several large construction projects such as the Union and Emergency Hospital, two fire stations, the White Rock reservoir plan, and the Houston Street Viaduct- the first permanent bridge over the Trinity River- said to have been the largest single concrete structure in the world.¹⁴

Mayor Hay had a powerful impact on the city of Dallas, taking a lead role in the city's development during the emergence of modern Dallas. He was respected and loved for his devotion to education and for fundamentally improving the city's infrastructure. Upon his death, the obituary in the *Dallas Morning News* stated, "No man has been more active or more helpful than he in the development and promotion of the larger public interests, while, in the several lines of private business in which he was engaged, his associations and friends had come to regard him as a leader of men."¹⁵ He is buried in Sparkman Hillcrest Cemetery Mausoleum.

The Stephen J. Hay School's architect was Thomas J. Galbraith, best known for his work on the construction of the Hall of State and other projects connected with the Texas Centennial Exposition. Galbraith served on the Texas Centennial Architects Associated committee that supervised plans and construction for the 1936 Texas Exposition. Here, he oversaw all structural work for the committee, an illustrious group that included: Mark Lemmon, Anton Korn, Ralph Bryan, Hal Thomson, Roscoe DeWitt, and Marion Foosee.¹⁶ Galbraith was

¹³ Both Dallas and Ft. Worth vied to be the new location for Southern Methodist University. In an effort to entice the University, the City of Dallas held a city bond election to help cover the school's construction costs. The bond was passed, and Dallas Hall was named in honor of Dallas's citizens.

¹⁴ Dallas endured a particularly bad drought in 1908, which was followed by one of the worst floods in its history. The flood washed away the only bridge to Oak Cliff, so a new viaduct called the Oak Cliff viaduct was constructed. When it opened in 1912, more than 38,000 spectators attended the opening celebration. Payne, Darwin. *Dallas: An Illustrated History* (Windsor Publications, Inc. 1982) 147.

¹⁵ "A Favorite of the People of Dallas," *Dallas Morning News*, March 1, 1916.

¹⁶ "Texas Museum Foundation to Be Fashioned," *Dallas Morning News*, August 22, 1935.

originally from Canada, but he moved to Dallas in 1904. He is first listed in the city directories in 1915 as Thomas J. Galbraith, architect. From 1920 until 1923, he practiced under the prominent Dallas firm Hubbell and Green, and also partnered with Hubbell for several projects. While Galbraith designed residences, he enjoyed more success in designing institutional buildings. His best-known surviving work is the Classical Revival Tarrant County State Bank Building on Main Street in Grapevine, built in 1919 (fig. 11). The building was purchased in 1947 and renamed the Grapevine Sun Newspaper, who still occupies the building today. It is listed as a contributing building on the Grapevine Historic Commercial National Register District. Galbraith's ecclesiastical work includes: the Oak Cliff Church of Christ, Mount Auburn Church, and Winnetka Congressional Church. His school buildings include projects in Dallas as well as the other Texas cities: Hillsboro, Cuero, Coleman, and Royse City.¹⁷ The Stephen J. Hay School is the only known existing building Galbraith designed in Dallas.

¹⁷ Texas General Contractor 1922-1937.
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14. Bibliography

Articles and Books

- "The Greater Dallas Movement," *Dallas Morning News*, March 10, 1907.
"Victory for the People," *Dallas Morning News*, April 22, 1907.
"Only Part of Bond Issue Sold by City," *Dallas Morning News*, August 8, 1912.
"A Favorite of the People of Dallas," *Dallas Morning News*, March 1, 1916.
"Royse City High School, Soon to be Built," *Dallas Morning News*, August 15, 1916.
"Handsome New Bank Building at Grapevine," *Dallas Morning News*, November 2, 1921.
"Types of Makeshift School Buildings in Use," *Dallas Morning News*, April 4, 1922.
"Stephen John Hay Dies of Meningitis," *Dallas Morning News*, March 13, 1926.
"Plan Building of Five Schools," *Dallas Morning News*, March 19, 1926.
"Will Start 5 New Schools," *Dallas Morning News*, March 23, 1926.
"Receive Bids Tuesday for School Building," *Dallas Morning News*, June 29, 1926.
"Issue Permit for New Stephen J. Hay School," *Dallas Morning News*, July 20, 1926.
"Building for the Week \$288,883," *Dallas Morning News*, August 26, 1926.
"Structure Planned by Oak Cliff Church of Christ," *Dallas Morning News*, April 1, 1927.
"Heavy Gain in Attendance as Schools Open," *Dallas Morning News*, September 20, 1927.
"\$500,000 in Residences Being Built," *Dallas Morning News*, October 27, 1929.
"Texas Museum Foundation to Be Fashioned," *Dallas Morning News*, August 22, 1935.
"Texas Museum Foundation To Be Fashioned," *Dallas Morning News*, August 22, 1935.
"State of Texas Centennial Building Bids Asked August 15 for Big Fair's Focal Point Structure
"Three Blocks Long," *Dallas Morning News*, June 15, 1935.
"Death Comes to Architect," *Dallas Morning News*, June 25, 1947.
"Mexican American Legislative Caucus Express Sadness on Passing of State Rep. Irma Rangel,"
The Mexican American Legislative Caucus, June 17, 2003.
"Irma's Obituary," *San Antonio Express-News*, March 19, 2003.
Payne, Darwin. *Dallas: An Illustrated History* (Windsor Publications, Inc. 1982) 147.

Files

Public Schools-DISD-Stephen J. Hay Elementary File, Dallas Public Library.
Texas General Contractor 1922- 1937, Preservation Dallas vertical files.

Maps

Murphy and Bolanz Block Books Dallas County 1880-1920, Block Book 1, Page 10f, Dallas
Public Library.
Sanborn Fire Insurance Maps, Dallas, TX, 1921-1927, vol. 6, 1921-1927.

Interviews

Frances Ware, granddaughter of Stephen J. Hay, Interview with Katherine D. Seale, 4532 N. Versailles, Dallas, March 8, 2004.

15. Attachments

- | | |
|-----------------------------------------------------------------|-----------------------------------------------------------------|
| <i>District or Site Map</i> | <input type="checkbox"/> <i>Additional descriptive material</i> |
| <input checked="" type="checkbox"/> <i>Site Plan</i> | <input type="checkbox"/> <i>Footnotes</i> |
| <input type="checkbox"/> <i>Photos (historic & current)</i> | <input type="checkbox"/> <i>Other: plans</i> |

16. Inventory of Structures-Historic District Only (Page ___ of ___)

Please complete this form for each structure in a proposed historic district

a. Location and Name

b. Development History

- Original owner:
- Architect/builder:
- Construction/alteration dates:

c. Architectural Significance

- Dominant style:
- Condition: Alterations:

d. Category

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <p><i>Contributing <input checked="" type="checkbox"/> excellent example of an architectural style that is typical of or integral to the district; retaining essential integrity of design</i></p> | <p><i>Compatible <input type="checkbox"/> supportive of the district in age, style and massing but is not representative of the significant style, period and detailing, or area of significance typical of the district</i></p> | <p><i>Non-contributing <input type="checkbox"/> intrusive; detracts form the character of the district</i></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|

e. Statement of Significance

The Stephen J. Hay School is a significant local landmark for Dallas as it contributes to the historical development of the city. When it was constructed in 1926, it was one of five new schools built to accommodate Dallas' growing school age population. The new Stephen J. Hay School replaced four wood frame structures that were temporarily serving as an elementary school for North Dallas children. The new school was part of a larger building program, paid for by a 2 million dollar school bond, to help alleviate crowded schools, and replace makeshift school buildings not adequately equipped for this purpose.

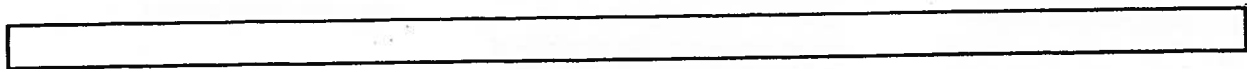
The school's association with Mayor Stephen J. Hay also contributes to its importance. Mayor Hay was an important figure for Dallas and for Dallas' public schools. He had a lasting impact on the city and the school is a physical manifestation of his efforts.

The architect for Stephen J. Hay Elementary School, Thomas Galbraith, was a notable Dallas designer, whose work is relatively undocumented. The Grapevine Sun Building he designed has a Texas Historical Marker designation and is recognized as a contributing building in the Grapevine Historic Commercial National Register District. This school is the only known surviving building he designed in the city of Dallas.

The Stephen J. Hay School building is a good example of the stylistic mixing seen on so many American schools in the 1920s. In this way, the Stephen J. Hay School is part of a larger trend in American institutional architecture. It's prominent Tudor and Classical Revival details seen in the cast stone detail work on the front façade are original and in excellent condition. No major alterations have been made to the school and it looks remarkably similar to the way it appeared in the 1920s.

The unique lot size and orientation reflects the area's changing grid pattern, which dates back to Dallas' early settlement patterns. It is probably that Galbraith recognized this and oriented the school on the diagonal to communicate the historic street pattern.

The Stephen J. Hay School is important for its association to Mayor Hay, its architect Thomas Galbraith, and important alumni who graduated from the school. The building's presence and location make it a neighborhood landmark, and an important remnant of Dallas history. Its recent revival as Dallas' first school for females further contributes to its history, and ensures its future role in the Dallas Independent School District.



17. Designation Criteria

History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

Historic event: Location of or association with the site of a significant historic event.

Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

Unique visual feature: Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

Archeological: Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

National and state recognition: Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

Historic education: Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

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:

***Chair
Designation Task Force***

***Chair
Designation Task Force***

***Chair
Designation Task Force***

Historic Preservation Planner