



DISCOVER DALLAS!

A resource for information about
historic buildings and neighborhoods

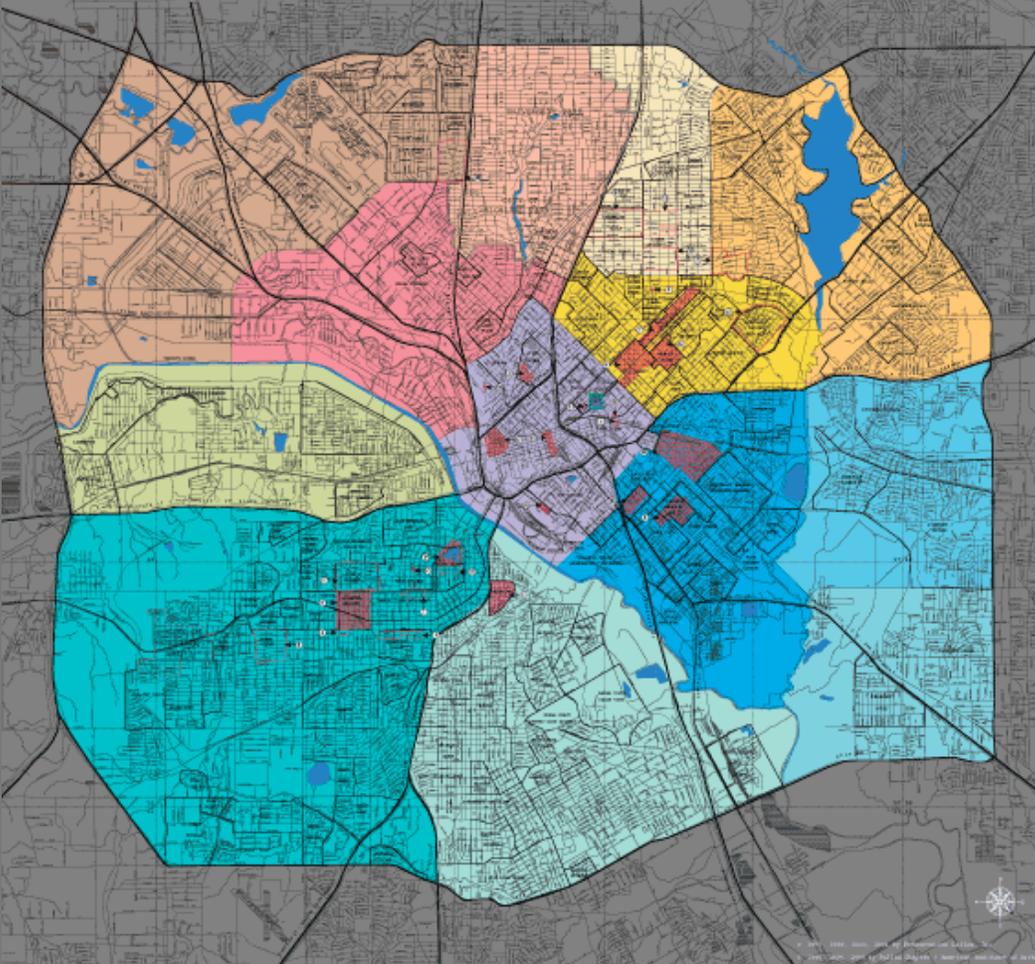


Discover Dallas! surveyed 28 Dallas neighborhoods, documenting properties built before 1965. The goal is to provide residents with information that will enable them to restore and rehabilitate houses appropriately for their neighborhood and to preserve each home's distinctive characteristics.

Developers may use Discover Dallas! information to make informed decisions about purchases and restoration and to understand how their efforts will impact the neighborhood. Potential residents will be able to learn more about the cultural and architectural diversity of Dallas and choose the neighborhood that is right for them. With better information, homeowners and developers will be empowered to preserve the distinctive historical elements in the buildings and neighborhoods that define Dallas' heritage.

Preservation Dallas identified some neighborhoods to be surveyed, but others were suggested by neighborhood residents. The size of the neighborhood and the density of historic resources determined the number of properties surveyed within each neighborhood. For each property surveyed, neighborhood volunteers filled out a property information form that included information about the style, date, and architectural details. Each house was photographed, and many records were supplemented with historic archival research about early owners and the history of the structure.

Discover Dallas! information about Dallas' historic neighborhoods is available below, as is information about several significant Dallas architects. Survey records and photographs of specific properties are available at Preservation Dallas or you can EMAIL us.



Neighborhoods

Beckley Club Estates

Belmont

Beverly Hills

Bluffview

Casa View Oaks

Cochran Heights

Colonial Hill

Disney Streets of Midway Hills

Elmwood

Greenway Parks

Hollywood Heights / Santa Monica

Junius Heights

Kessler Park

King's Highway

Lakewood Heights

M Streets

Munger Place

Northwood Hills

Peak's Suburban Addition

Queen City

Romine Avenue

Stevens Park Estates

Swiss Avenue

Tenth Street

Wheatley Place

Vickery Place

Winnetka Heights

Wynnwood North

Dallas Architects

Charles Stevens Dilbeck

O'Neil Ford

Howard R. Meyer

Hal Thomson

David R. Williams

Beckley Club Estates

This small, wooded neighborhood backs up to the Dallas Zoo and is bordered by South Beckley Avenue on the west and Beckley Avenue to the east. Entrances to the neighborhood welcome visitors with natural stone gateways. Inside, narrow winding streets carry travelers over one land bridge, offering views of Cedar Creek on one side and a steep limestone bluff escarpment on the other. The rolling terrain alone is worth a visit.

Developed in the 1920s by S. A. Temple, known for his work in Kessler Square in Oak Cliff, University Park, and East Dallas's Munger Place and Country Club Estates in Lakewood, Beckley Club Estates enticed buyers with its quaint cottages set in shaded lots along dramatic topography. An exotic sales office, which was built to look like a Japanese pagoda and only reached by boat or footbridge, also lured potential buyers. The three man-made lakes- Lake Helen, Lake Junior, and Lake Placid- dotted the neighborhood. These lakes eventually flooded and the city was forced to dynamite a hole in the dam.

Beckley Club Estates also offers a range of architectural styles from Tudor Revival to Spanish Eclectic to Ranch. Check out the cottages on Seevers Avenue, whose gables exhibit stonework in sunburst and flower patterns. Beckley Club Estates' most famous resident may be the late Lynn Landrum, newspaper columnist for The Dallas Morning News, who often wrote about his homestead Billygoat Hill and his wife's extensive gardens.

Beckley Club Estates neighborhood association was established in the early 1980s and was recently invigorated with beautification and crime watch programs.

Information provided by:

City of Dallas Archivist John Slate

Author: Katherine D. Seale

Editor: Michael Hazel

Photographs by: Lucinda Simmons

Belmont Addition Conservation District

The Belmont Addition Conservation District is located in Old East Dallas, adjacent to the “M Streets” and Lakewood Heights, bound by Greenville Avenue on the west, Skillman Avenue on the east, Llano Street on the north, and Belmont Street on the south. Walter Caruth owned the area as part of his larger holdings in Old East Dallas until August Belmont Jr., the man responsible for developing the New York City subway and the namesake of the Belmont Stakes (the third jewel of the Triple Crown), bought the property in 1892. Although Mr. Belmont financed major improvements in the Belmont Addition such as extending the streetcar line, carving streets out of cornfields, and building concrete sidewalks, the depression of 1893 prevented builders from buying and developing the lots, causing the majority of the Belmont Addition to remain vacant until the 1910s.

During the 1910s and 1920s Belmont Addition became one of Dallas’ premier neighborhoods. Due to its shaded, raised lots and the variety of architectural styles including Craftsman bungalows, Prairie four squares, and many period revival houses, the Belmont Land Company advertised the Belmont Addition as a neighborhood with “attractive home sites,” and as a place “where the breezes blow.” The booming economy, the establishment of the Hockaday School for Girls, at the site now occupied by Vickery Towers, and the growing population experienced by Dallas in the 1920s further attributed to the popularity of Belmont Addition.

Now, almost one hundred years since its initial development, Belmont’s location, convenient to the entertainment district and North Central Expressway (Hwy 75), as well as its mature trees, historic houses, and cohesive feel, make Belmont Addition Conservation District an appealing, Old East Dallas neighborhood.

Information provided by:

Text by: Michelle Stanard

Edited by: Michael Hazel

Photographs by: Michelle Stannard

Belmont Addition Conservation District

In a heavily wooded area of Oak Cliff lined with pecan, oak, and cedar trees is the historic neighborhood Beverly Hills. It is bounded by Jefferson Boulevard on the south, by West Moreland on the west, by Davis Street on the north and by Hartsdale on the east. Early developments in the 1920s, followed by a slow-down during the Great Depression, and then a post-war revival have resulted in a diverse neighborhood with varying lot sizes and architectural styles.

The land for Beverly Hills, originally part of the McCracken and Coombs survey, was purchased by and platted for developer F.G. Jester in 1914. It included 90 acres of land with a stream that runs southwest to northeast through the entire acreage. This high limestone bank stream attracted new housing construction in the 1960s, and now, ranch-style houses can be found along Coombs Creek. The influence of the 1920s is apparent by the construction of Craftsman and Tudor Revival bungalows. The Great Depression of 1929 was the same year Beverly Hills was annexed from Dallas. Houses constructed during the 1930s had hipped roofs with front facing gables and usually were Prairie, Craftsman, and Cape Cod cottages or Spanish Eclectic. During the 1940s the postwar shortage of housing and the economic prosperity Dallas was enjoying allowed a new addition to be platted and named Ravina Terrace III. Tudor, Craftsman and Ranch remained the most popular styles during its construction. Beverly Hills remains diverse with its irregular lot sizes and the representation of architectural styles from several decades.

Beverly Hills in its early development had been a segregated working class neighborhood. Now, it is diverse in age, race, religion and profession. An active neighborhood in the Old Oak Cliff Conservation League and a non-profit neighborhood association, Beverly Hills is making efforts to improve both its houses and surrounding environment that includes a reforestation program to pay for parkways. In 1991 Beverly Hills developed a plan to pave every major street in the neighborhood by utilizing city grants and money from scrap metal to pay for the improvements. This historic neighborhood is an example of dedication to preserving the identity of its community.

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The Beverly Hills Neighborhood Association. History of the Beverly Hills Neighborhood. Preservation Dallas survey references.

Author: Laura Flores

Editor: Michael Hazel

Photographs: Leslie T. Carey

Bluffview Estates

Bluffview Estates opened in 1924 after J.P. Stephenson and F.M. Drane, who also developed Greenway Parks, paid \$59, 427 for a 215 acre dairy farm located about six miles outside the city. Prior to 1924, the Bluffview area belonged to Ernest Brown and his wife, Nannie Cochran Brown. Nannie Brown was the descendant of William and Nancy Cochran, who had moved from their land grant near Farmer's Branch to the Wilson Baker Survey near Bachman Creek (an area formerly known as Brownings Branch), and developed the first corn mill in Dallas County as well as sowed one of the first wheat and cotton crops in the county.

The original addition of Bluffview Estates is bound by Lovers Lane on the south, Bachman Creek on the north, Taos Road to Cherokee Trail on the east, and Midway Road on the west. During the mid 1920s Bluffview Estates remained the northernmost Dallas suburb, and residents could regularly catch sights of grazing cattle on their way to work downtown. Due to Bluffview's raised topography, Bluffview Estates offered scenic views of the farmland to the north as well as the 60-foot bluff of Austin Chalk bordering Bachman creek (the bluff for which Bluffview is named).

During Bluffview's early development, local architects such as Harre Bernet and Ralph Bryan built on odd-shaped lots to accommodate and maintain Bluffview's many trees, winding creek, and natural topography. Bluffview's scenic terrain also attracted such noted architects as Charles Dilbeck, who designed several houses in Bluffview, as well as O'Neill Ford, who designed one of his first houses for artist and Bluffview resident, Jerry Bywaters.

In 1940 Dallas city officials tried to annex Bluffview, but received mixed opinions from the residents. While some residents felt that Dallas annexation would provide better water service and new parks that would benefit the growing neighborhood, other residents such as E.R. Fuess, W.G. Bradford, and J.J. Schaefer felt that the city had purposely made mistakes in its survey of Bluffview, and that annexation was only a "subterfuge way for the city to unlawfully tax property owners." After two years in court and growing approval from the residents, District Judge W.L. Thornton ruled in favor of annexation, and Bluffview Estates became part of the city of Dallas in March of 1943.

Today, Bluffview Estates offers scenic views and rolling hills just twenty minutes north of downtown. Though residents of Bluffview Estates can no longer catch sweeping views of farmland, Bluffview continues to offer vistas from the 60-foot rock bluff. With its mature trees, winding creek, and gently rolling hills, the natural beauty of Bluffview Estates makes the neighborhood unlike any other in North Dallas.

Text by: Michelle Stanard

Edited by: Michael Hazel

Photographs by: Michelle Stannard

Casa View Oaks

In 1954, real estate developer H. Leslie Hill built 200 Ranch style houses in an addition on the east side of White Rock Lake called Casa View Oaks. The neighborhood is roughly bounded by Gus Thomason on the north, Buckner Boulevard on the south, Ferguson Road on the west and Shiloh Road on the east.

In the period following World War II, America was enjoying an economic and population boom. Comfortable, affordable housing was in great demand and developers like Leslie Hill filled that need. Houses in Casa View Oaks ranged in size from 836 square feet, which included two bedrooms and one bath, to 3600 square feet houses with four bedrooms and two bathrooms. Prices started at \$12,000 and went up to \$16,500.

Casa View Oaks boasts the largest collection of Cliff May designed houses in Dallas. May, a significant American designer during the post war building boom, was considered the father of the California Ranch house. His designs received national attention and appeared on the cover of every major house magazine of the day. The mass appeal of the Ranch house led May and his partner, Chris Choate, to design a smaller, more modest version for distribution on a national scale. The houses were constructed from pre-fabricated modular panels, a revolutionary new building concept in which every part of the house was standardized and pre-cut. Local builders were able to purchase Cliff May franchises, supplying them with house plans and the pre-fabricated modular panels, numbered and stamped with May and Choate's names. Over 18,000 May plans were sold to local builders from around the country. Forty of those were constructed in Casa View Oaks.

Houses in Casa View Oaks are representative of May's signature design: an open floor plan with an abundance of space and light beneath a low-pitched gable roof. Large expanses of glass—in both windows and doors—were used to create an open feeling and ease in circulation. Outdoor living was encouraged by the incorporation of patios and barbeque and picnic areas, in many cases doubling the "living space" of each house.

One of the selling points of the new May houses in Casa View was their modern conveniences, including disposals, built in ranges, a touch-plate lighting wall and radios with speakers throughout the house.

In 1955, developers Neece and Mahaffey-Wagner built 117 houses in Casa View; Hallmark Homes added an additional 96 houses in 1956.

Authors: Debby Lacy and Leslie T. Carey

Photographs: Debby Lacy

Cochran Heights

The residents of Cochran Heights consider it a “quaint and quiet neighborhood” in East Dallas. Bounded by Henderson Avenue on the north, Mission Street on the east, Lee Street on the south, and Pershing on the west, this neighborhood comprises 240 houses, many constructed by well-known Dallas architect Charles Stevens Dilbeck.

A former dairy on prairie land, Cochran Heights began its development in the late 1920s and saw its greatest construction from 1932 to 1940. Most houses were built on compact lots that are on average 1,000 square feet. Its houses include duplexes and cottages made of brick, stone, and wood, as well as several International-style houses rarely found in Dallas. In 1936 Dilbeck, known for his unconventional style and Eclecticism, designed 60 cottages including the International-style houses in Cochran Heights. Dilbeck’s houses are still intact on Davis and Milam Streets. In 1983 the Cochran Heights neighborhood association successfully lobbied to have the area re-zoned to single-family and has been active in restoring the areas original makeup.

Cochran Heights enjoys its own neighborhood stores and restaurants that can be found near North Central Expressway and Knox-Henderson. These include antique shops and cafes that are apart of the uniqueness of the neighborhood. In the past several years, Henderson Avenue, known for its casual charm, has become a trendier place to eat and drink and a popular nightlife scene, putting this neighborhood in the middle of a growing urban location. Besides being a dining and shopping district, the Cochran Heights neighborhood association has constructed Cochran Heights Park, recreated a crime watch program, and stays involved with neighborhood projects such as alley clean-ups and community yard sales to raise money. It is an eclectic neighborhood of small houses set within an urban atmosphere created by being minutes from downtown Dallas and the central business corridor.

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Historic Preservation League. A Guide to Older Neighborhoods of Dallas. June 2006. USA print: 1986.

Preservation Dallas. Homes of Charles Stevens Dilbeck: A Private Tour. Dallas. 1997.

Author: Laura Flores

Editor: Michael Hazel

Photographs by: Laura Flores

Colonial Hill

Colonial Hill is the oldest of the South Dallas Historic Districts, located just two miles from downtown Dallas. The Colonial Hill Historic District is bound by Central Expressway on the northeast and Interstate Highway 45 and South Lamar on the west and southwest. Pennsylvania Avenue is the northwestern boundary, while the southeastern side of Bannock Street forms the southeastern boundary.

A National Register survey identified Colonial Hill as “one of Dallas’ largest intact and most illustrative examples of the classic streetcar suburban pattern.” Development followed the installation of the Dallas Rapid Transit streetcar in 1888, which ran the length of the district on Colonial Avenue from Warren Street to its termination at Hatcher Street. One-story commercial buildings were built at the streetcar stops and residential housing was built on either side of Colonial Avenue. Blocks and lots vary in size due to the fact that the district is made up of more than 20 smaller additions.

The additions that make-up Colonial Hill were situated between the Trinity River and the Houston and Texas Central railroad tracks, giving it a long rectangular shape. The earliest additions date to the late 1880s, although most of the extant buildings are from the turn of the nineteenth century through the mid-1930s. Most of the earlier, or upper and middle parts of the district were destroyed by encroaching commercial development and the construction of the Julius Scheppes Freeway (1-45) and Central Expressway in 1956. Some of the middle and all of the lower parts of Colonial Hill are intact and significant for their local contributions to architecture and community planning and development.

The prevalent architecture in the neighborhood includes the popular styles of the 1910s, ‘20s, and ‘30s, namely Craftsman and Colonial Revival. Colonial Hill is unique in the fact that the neighborhood possesses a few earlier examples of large Victorian and Neoclassical houses. Colonial Hill has also been privy to new compatible construction designed in the Craftsman bungalow style. The introduction of new construction to replace severely deteriorated homes in the district has encouraged homeowners to continue to maintain and enhance their houses by way of landscaping and painting.

The neighborhood continues to retain its historic character. On a Sunday afternoon passersby still witness homeowners enjoying a Texas breeze on their porches, and groups of retirees reminiscing over a game of dominoes. Colonial Hill provides an important link to Dallas history and remains a prime example of urban planning based on the installation of the streetcar.

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Preservation Dallas Vertical Files, 2006.

Author: Sarah Sibley

Editor: Michael Hazel

Photographs by: Discover Dallas! Volunteers

The Disney Streets of Midway Hills

The Disney Streets neighborhood of Midway Hills is located in northwest Dallas and is bounded by Northaven Road on the north, Midway Road on the east, Royal Lane on the south and Rosser Road on the west. Developers Gump and Gaynier platted Midway Hills in the mid 1950s, and named the streets in this particular area after Walt Disney characters and places, such as Pinocchio Drive, Cinderella Lane and Wonderland Trail. The Midway Hills addition featured excellent examples of popular architectural styles of the day, including Traditional Ranch and Contemporary, as well as architect-designed examples of each. Building restrictions for the neighborhood included 100 foot lots, side or rear facing garages and a minimum square footage of 1,500 square feet.

In 1954 and 1955, Midway Hills—specifically Pinocchio Drive— was featured in the Dallas Parade of Homes, an event sponsored by the Dallas Chapter of the National Association of Home Builders. Launched in 1952, the Parade of Homes was created to showcase the latest trends in building technology and design. But as it grew, the Parade also began to reflect the desires and preferences of consumers. The star of the 1955 Parade was the Rhapsody House at 11116 Pinocchio Drive. Designed by architect Thomas Scott Dean, the house was constructed of pre-cast concrete frames, an extremely innovative technique for the time, and took only 7 weeks to complete. Leslie Hill, a well-known Dallas builder, also participated in the event with the inclusion of a Cliff May designed house at 11232 Pinocchio Drive. Cliff May was a prominent California designer who many considered the father of the California ranch house. According to the 1955 Parade of Homes brochure, Leslie Hill had the “exclusive rights in this area for the construction of the California contemporary home that will be built in all major cities of Texas and in other areas of the nation.” The 1955 Parade of Homes in Dallas attracted more than 100,000 people and soon other cities began their own Parade of Homes, a tradition that continues to this day.

Midway Hills is an excellent example of one of Dallas’ postwar additions. These developments were being built all over the country as part of the housing boom that followed World War II. Several factors contributed to this surge in development, including a shortage of affordable housing, the availability of low-cost mortgages, advances in building technology and an increase in automobile ownership. Conceived by community builders who developed large tracts of agricultural land into single-family tracts, these developments were often followed by commercial centers, schools, parks, churches and industrial business. Unlike traditional housing, which was developed in and around cities and existing services, these new subdivisions created a dependence on the automobile and a market for new commercial development on the outskirts of town. At the time of the announcement of Dallas’ Midway Hills addition, a new park was being developed at the corner of Midway Hill and Walnut Hill Lanes and a new junior and senior high school was under construction in the area.

Author: Leslie Tucker

The Disney Streets of Midway Hills

Elmwood is located in Oak Cliff, six miles south of downtown Dallas and is an example of a development that is made up of a series of additions spanning four decades. Elmwood boasts a diverse range of architectural styles. These houses are set among mature trees making it a neighborhood of contrast and also of scenic beauty that includes Elmwood Parkway. This parkway, which runs along Rugged Street, is a scenic picture for houses built on this green strip. It is bounded on the north by DART Red Line, on the south by Illinois Avenue, on the east by Polk Street and on the west by Hampton Road.

Elmwood began as a 640-acre Tennessee Dairy Farm founded by Lindsley Waters. One of the last remnants of the original farm is a piece of stonewall located on Edgefield Avenue. By 1918, the dairy farm was placed in the hands of his cousin and bought by the 2nd National Bank.

The premature development of Elmwood began during city improvements for Oak Cliff. After the Trinity Flood in 1908, Dallas generated a committee under the direction of Lindsley to distribute relief to the local community and develop Dallas into an attractive city. In 1924 the farm was bought by another bank that constructed the original plat for the Elmwood Addition. Real estate broker, Frank Jester, developed Elmwood's first addition.

Elmwood's progress would fluctuate throughout the four decades of its development, meeting high and low construction in the pre-war and post-war years of World War II. Thirty-seven houses were constructed in the first two years of planning and only 52 houses were constructed during the years of the depression. National Folk and period revival styles were common during the pre-war years. Minimal Traditional and Ranch houses lined the streets of Elmwood in the post-war years. Cottages boast brick exteriors with decorative stone details, while Ranch-style houses on the west side of Elmwood Creek generally are constructed of wood, limestone or brick. Craftsman Bungalows constructed during the 1930s and 1940s also add to the mixture of styles.

In the middle of Elmwood is the unique commercial development Edgefield Avenue, a business district that includes offices, churches, and a Masonic Hall. It also has two DART rail stations with access to the freeway. Elmwood Park, which runs north on Cedar Creek and south on Elmwood Creek, is a pleasant neighborhood with its pecan, oak, elm, and hackberry trees. Elmwood may seem to be a quiet neighborhood far from the city, but the northeast view reveals a close Dallas skyline.

Work Cited:

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"Dallas Dairies," by Howard Cox, Legacies: A History Journal for Dallas and North Central Texas, Volume 21, Number 2, Fall 2009, page 16.

Author: Laura Flores

Edited: Michael Hazel

Photographs by: Laura Flores

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Greenway Parks

Greenway Parks is a significant Dallas neighborhood for its distinctively platted design in 1927 by David R. Williams as the first pedestrian oriented neighborhood in Dallas, with its unique park-like setting. The developer of Greenway Parks, Frank Neal Drane, purchased the land located just west of the Dallas North Tollway and north of Mockingbird Lane in 1925. Drane hired Williams, an architect known for his Texas Regionalist style, to design a plan to suit the 150 acres of land. The large lots, tree-lined streets, and private parks make this National Historic Register nominee neighborhood a Dallas gem! Porter Lindsley of J.W. Lindsley, the sales agents of Greenway Parks stated, "Greenway Parks is more than just another addition—it is the evolution of a wholly modern idea, one strikingly unique and the first exclusive residential section of its kind ever opened in the South"(The Dallas Morning News, 1927). The collection of early 20th century one- and two-story residences is built along the pattern of English commons facing shared greenways.

A variety of important businessmen, educators, and philanthropists made their residence in Greenway Parks including Edmund J. and Louise Kahn (5318 Drane Dr.). Edmund Kahn a former president of the Dallas Cotton Exchange and later independent oil producer served as chair of the Dallas City Planning Commission and established the Dallas County Community College District. Louise Kahn was an officer of the Historic Preservation League and a member of the Dallas Historic Landmark Committee. During their lives the Kahns contributed over \$20 million dollars to foster education and the arts in Texas.

Ben Lipshy (5381 Nakoma) along with his brother in law, Morris B. Zale established the Zale Jewelry business. Mr. Lipshy later became president of the company in 1957 expanding the company's retail stores and became the first retail jeweler to buy rough diamonds directly from the DeBeers Cartel.

Dr. Norman R. Crozier (5414 Drane Dr.) served as superintendent of the Dallas Independent School District (1924-1940) and was responsible for the construction of 27 new schools and additions to 17 others. The Dallas Technical School was renamed Norman R. Crozier Technical High School in 1942 to honor his enduring legacy.

John M. Stemmons known as a faithful patriarch of the City of Dallas, joined ranks with his father, Leslie Allison Stemmons, in the Industrial Properties Corporation in 1931. In 1939, John Stemmons developed the over ten-thousand acres of land in Trinity Levee district to control the Trinity River. Here railways and roads were built along with US Hwy 35-E (1959), known as Stemmons Freeway. The area which was once a flood plain now is referred to as "Stemmons business corridor" and is the site of the Industrial District, Dallas Market Center, and the Design District.

Architecturally, Greenway Parks encompasses the styles of seven decades including romantic revival storybook styles of the 1920s, Modern ranch residences of the 1950s, and the large European-inspired residences of the late 1990s. Houses of architectural significance include those by famed architects Howard Meyer, David R. Williams, Charles Dilbeck, and builders Fooshee and Cheek. Greenway Parks was made a City of Dallas Conservation District in May of 2003, a tribute to its outstanding architecture and planning.

Author: Sarah Sibly

Editor: Michael Hazel

Photos: Discover Dallas! volunteers

Hollywood Heights / Santa Monica Conservation District

The Hollywood Heights/ Santa Monica Conservation District is located in Old East Dallas on the western bluff of the White Rock Escarpment bounded by Grand St. to the east, Glasglow to the south, Santa Fe to the west, and the Santa Fe railroad to the north. Hollywood's lush terrain comprised of pecan, crepe myrtle, oak and redbud trees sets the scene for the serene collection of 800 Tudor cottages. Amenities include its proximity to Samuel Grand Park, Tension Memorial Golf Course, Lakewood Country Club, and White Rock Lake.

The area originally given to Robert Moore by the Republic of Texas in 1845 was purchased by J.B. Salmon (the famed developer of Kessler Park in Oak Cliff) in the 1920s who named it the Hollywood Addition. The Addition was later enlarged to accommodate the Santa Monica and Collier Additions. The area was envisioned as a middle-class complement to the affluent Lakewood neighborhood to the northwest. This however, did not distract from the craftsmanship involved in the construction of the charming and detail infused cottages.

The residences in this area are mostly two- and three-bedroom cottages constructed of either stone or brick. The predominant architectural style is the Tudor Cottage, but the neighborhood also boasts examples of French and Spanish Eclectic, Minimal Traditional, Pueblo Revival, Craftsman, and Monterrey. Many homes boast elaborate stonework and masonry, leaded glass, stained-glass windows, decoratively capped chimneys, and terraced lawns—details usually associated with more expensive homes.

Today Hollywood Heights/ Santa Monica is a City of Dallas Conservation District (1989) assuring the neighborhood's wellbeing for years to come.

Author: Sarah Sibley

Editor: Michael Hazel

Photographs by: Sara Sibley

Junius Heights

The Junius Heights Landmark District was established in 2006. Encompassing over 700 structures on 190 acres, it is the largest historic district in Dallas. Bounded by Gaston Avenue, Henderson Avenue, Reiger Avenue, East Side Avenue, Abrams Road, Columbia Avenue, Glasgow Drive and Nesbitt Drive, it is located east of Munger Place, south of Swiss Avenue and southwest of Lakewood.

In the early 1900s, in response to an ever-growing population, the Dallas Consolidated Electric Street Car Company extended its rail lines to the eastern outskirts of the city. Because of its proximity to downtown and this new mode of transportation, the area was growing quite quickly. The Street Car Company's expansion included an extension of its existing Elm Street line, and the introduction of a new line, the Junius Heights streetcar, which commenced operation on September 2, 1906. Prospective buyers were encouraged to take the streetcar to a newly platted neighborhood of the same name that afternoon to view the lots. Because it was Sunday, no lots were sold that day. But interested buyers remained in the neighborhood until midnight, when a pistol was fired to indicate the start of the sale. Within an hour, two hundred lots in Junius Heights had been sold and by Wednesday, every lot in the neighborhood had been sold.

The architecture in Junius Heights reflects the neighborhood's period of development from 1906 until the mid 1930s. Styles include Folk and Queen Anne Victorian, Prairie and Tudor. The dominant style, however, is the Craftsman Bungalow. These small houses with low-pitched gable roofs, wide overhanging eaves and exposed rafters comprise roughly thirty percent of the neighborhood. Today, Junius Heights boasts the largest collection of Craftsman Bungalows in the city.

In 1973, the large masonry columns, constructed in 1917 to mark the entrance to Junius Heights Second Addition, were threatened with demolition because of a road widening project in the neighborhood. Originally constructed on Tremont Street, the columns were connected by an iron arch, two smaller flanking columns and electric lanterns. When the neighborhood started to decline in the 1950s, the once grand neighborhood entryway began to reflect that neglect and deterioration... a trend that would continue for several decades. The 1970s, however, brought a new appreciation for historic neighborhoods and houses in Dallas— and across the country. As more young families began to return to Junius Heights, the protection of the Junius Heights Columns became of paramount importance. Neighborhood residents and community leaders came together to form the Committee to Preserve the Junius Heights Columns, under the auspices of the Historical Preservation Society, which would later become Preservation Dallas. Over \$12,000 dollars was raised and the columns were dismantled, relocated and restored.

Today, residents of Junius Heights remain ever vigilant in protecting and promoting their neighborhood's rich heritage and historic resources. An active neighborhood association continues to raise money for various rehabilitation projects throughout the neighborhood and in 2007 the group started an annual historic home tour.

Authors: Leslie T. Carey

Kessler Park Conservation District

The Kessler Park Conservation District is located in north Oak Cliff, bound by Interstate Highway 30 on the north, Stewart Street on the south, Sylvan Avenue on the east, and Plymouth Road on the west. Part of this area is listed on the National Register of Historic Places for its collection of 1920-1940s bungalows and larger revival style houses.

On March 19, 1923, R.H. Stewart sold a parcel of land in north Oak Cliff to S.A. Temple to develop the first section of Kessler Park, the Kessler Square Addition, just ten days later. On November 30, 1923, J.B. Salmon, president of the Kessler Highlands Development Company, filed for the second addition to Kessler Park: the Kessler Highlands Addition. The first two additions of Kessler Park offered a variety of revival style cottages on smaller lots with lush landscaping and regular setbacks.

Two more additions to Kessler Park occurred in 1924 when R.H. Stewart and E.S. Owens, president of the North Texas Trust Company, platted the Kessler Park Addition immediately north of the Kessler Square Addition, and the Second Kessler Park Addition in the northwest area. These additions include many of Kessler Park's formal Tudor and Spanish Revival houses, and served as home to several of Dallas' political elite in the 1920s and 1930s. They are perhaps best known for their hilly terrain, which the developers retained through curved streets and irregularly shaped lots.

On May 25, 2005, the Kessler Park Conservation District was established and includes the original four additions of Kessler Park as well as the three postwar developments Kessler Woods, Sam Dealey Estates, and Timbergrove. With its diverse historical architecture, lush landscaping and hilly topography, as well as its proximity to downtown, Kessler Park Conservation District remains an appealing and historic Oak Cliff neighborhood.

Author: Michelle Stanard

Editor: Michael Hazel

Photographs: Allan Fagan

King's Highway

The historic district of King's Highway located in North Oak Cliff was originally constructed as temporary apartment housing for Winnetka Heights in 1910. Today this neighborhood, unique for its unusual diagonal plat between Davis Street and Montclair, boasts the first conservation district in Dallas and remains a neighborhood of overall historic integrity. This scenic six-block residential street, with raised land elevation and a uniformed landscape, is bounded by Stewart on the north, by Davis Street on the south, by Tyler on the east, and by Mary Cliff on the west.

In the 19th century, cotton fields filled this area. Now Kings Highway is home to 100 properties, including apartment complexes of the 1910s on the southeast and single-family houses on the northwest. Most of these early apartments were built of brick and meant as transitional housing into the developing neighborhoods. One of the largest apartments is at 1234 King's Highway. It is a two-story, brick, Mission Revival style complex, with entryway porch and Spanish tiled second story awnings. Old American Elm trees still surround some of these apartments. Houses on the northwest are small, new, one-story frame bungalows, are unlike the larger and older buildings found in the southeast. The northwest section also enjoys sunnier areas with few large trees. After this residential construction in the 1920s and 1930s, this neighborhood was able to "function as a distinct and independent area."

Apart from the location of apartments and houses, the neighborhood enjoys a consistency in architectural styles, building materials, and landscaping. King's Highway, which was a middle class area during the 1920s, was part of the Oak Cliff Annex, most of whose houses were similar but relatively larger. Houses built between the 1920s and 1930s were usually brick or wood frame houses, in architectural styles including craftsman, Tudor, classical revival, and the recognizable Prairie School that date back to the early 1900s. Architectural forms include four-square, bungalow, and the multiple family apartments. The houses of King's Highway are uniformly set back on their rectangular lots and enjoy the shade and natural intricacies of elm, live oak, and pecan trees. It is also important to note that parts of this historic district are in the National Register of Historic Places because of its assortment of early turn-of-the-century buildings that uphold the area's original character.

Improvements of the King's Highway include concrete sidewalks and lots that are usually balanced in size. Despite these growing changes, this district continues to be a successful example of early architectural design in Dallas. Projects to preserve King's Highway include stabilizing the "historic fabric," returning the area to single-family dwellings, and maintaining the original condition of the neighborhood. With these improvements, King's Highway will continue to keep its historic prominence.

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Author: Laura Flores

Editor: Michael Hazel

Photographs by: Discover Dallas! Volunteers

Lakewood Heights

The expansion and development of Dallas in the early 1920s allowed neighborhoods such as Lakewood Heights to become successful areas of construction. Lakewood Heights, located in the lushly wooded area of East Dallas, began its development in 1914 and was completed in 1940. Not far from downtown Dallas, it is bounded on the north by Monticello, on the east by Abrams Road, on the south by Richmond and on the west by Skillman.

Lakewood Heights was platted in 1914, and that same year Dan Sonnentheil Real Estate Company opened the addition and began selling the lots. But it was not until 1921 that purchases hit a high demand in Lakewood Heights, reflecting the post-war economic growth in Dallas and the desire of people to leave congested areas for more suburban neighborhoods. Today Lakewood Heights encompasses 900 houses, many built during the 1930s that are mainly one-story brick houses, usually Tudor, Spanish cottages or Craftsman bungalows. Lakewood Heights benefits from its location near White Rock Lake, Tietze Park, and Lower Greenville, as well as its accessibility to restaurants and shops along Live Oak and in the Lakewood Shopping Center.

Efforts to preserve historic Lakewood Heights have been spurred by a fear of losing the neighborhood's original character and personality. What was once "a simple neighborhood of bungalows," is now an area of teardowns for new construction of larger houses and was named one of Texas' Most Endangered Places in February 2006. Houses being erected now are usually two stories with square footages double the original homes in Lakewood Heights. These tree-lined streets with houses that date back over 70 years are now considered an "interesting mix of housing opportunities" with the construction of larger and modern houses.

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Author: Laura Flores

Editor: Michael Hazel

Photographs by: Discover Dallas! Volunteers

M Streets East Conservation District

In 1923 brothers Frank and Fletcher McNeny joined the trend of suburban development in Dallas when they bought, platted, and subdivided 98 acres of the Bennett farm on the eastern fringes of the city to create Greenland Hills Addition. The McNeny brothers installed water, sewer, and gas mains, as well as arranged the newly paved streets and sidewalks in such a way as to preserve the area's natural topography. Today, M Streets East Conservation District is part of the Greenland Hills Addition, and is bound by Skillman Road on the east, Greenville Avenue on the west, McCommas Boulevard on the north, Vanderbilt Avenue on the south.

When it opened, the M Streets area (named for the concentration of streets beginning with the letter M) proved very popular among young professionals new to the Dallas area who were looking for a neighborhood that offered both proximity to downtown and affordable houses. With its collection of period revival houses, shaded streets, and lots that could accommodate garages, the M Streets area retained its popularity among buyers even during the Great Depression.

In 2003 the eastern portion of the M Streets neighborhood separated to become M Streets East Conservation District in order to preserve the neighborhood's original collection of Craftsman bungalows, Colonial, and Tudor Revival houses. Now, more than eighty years after its initial development, the historic architecture, variety of styles, and canopies of oak and pecan trees define the M Streets East Conservation District, and help the neighborhood maintain the look and feel of an early twentieth century American suburb.

Author: Michelle Stanard

Editor: Michael Hazel

Photos: Michelle Stanard

Munger Place Historic District

In 1905 brothers Collett and Robert S. Munger carefully planned an “upscale development” located among cotton fields along the eastern edge of Dallas. Known as Munger Place, this “upscale development” featured amenities such as paved streets, sewers, gas mains, a nearby streetcar line, and electric street lights. In an effort to promote Munger Place as “a strictly high class residential district,” Collett and Robert S. Munger, the man also responsible for perfecting Eli Whitney’s Cotton Gin, established Munger Place as the first deed restricted neighborhood in Texas, which mandated that houses be a full two stories, not face a side street, and cost at least \$2,000.

With its various amenities and high-class reputation, Munger Place became known as the “finest residence park in the entire Southland.” Munger Place, which originally included a part of Swiss Avenue, attracted several prominent Dallas professionals as well as one particularly famous Texan, C.C. Slaughter, who was at the time the largest taxpayer in Texas, the owner of more than a million acres of ranchland, and a key philanthropist who helped establish Baylor Hospital.

During the Great Depression, many Munger Place homeowners converted their two-story houses into apartments and began taking in borders. After World War II, local artists began moving into Munger Place, attracted by the ten to twelve foot ceilings and large windows that filled the spacious rooms with natural light. The beam ceilings, brass fixtures, and pocket doors that decorated many of the two-story Prairie four squares, Craftsman bungalows, and Neoclassical houses later attracted a new wave of young professionals during the late 1970s.

In 1980, residents of Munger Place persuaded the city of Dallas to establish Munger Place as a Historic District. Munger Place also received national attention from the Federal National Mortgage Association when it selected Munger Place as a national demonstration area for its innovative inner-city lending program, while the Old East Dallas Home Tour (sponsored by the Munger Place Homeowners Association) attracted thousands of visitors as well as more local attention.

Today, Munger Place Historic District is on the National Register of Historic Places and celebrated its centennial in April 2005. Munger Place Historic District is located south of the Swiss Avenue Historic District, bound roughly by Junius Street on the north, Reiger Avenue on the south, Henderson Avenue on the east, and Fitzhugh Avenue on the west. With the largest collection of Prairie four squares in the United States and its uniform spacing, Munger Place Historic District offers a sense of cohesiveness in a historic Dallas neighborhood.

Author: Michelle Stanard

Editor: Michael Hazel

Photos: Allen Fagen

Northwood Hills Addition

In August of 1959 the Home Builders Association of Dallas County featured several houses along Sprucewood Drive, located in the original development of Northwood Hills Addition, in the association's annual Parade of Homes. Developers William T. Troth, George F. Mixon, Sr., and George F. Mixon, Jr. advertised houses in the Northwood Hills Addition as "ultra-modern homes ranging from \$40,000 to \$60,000, with every conceivable home improvement and better-living feature included to provide optimum values for home buyers desiring the best." That same year The Dallas Morning News described Northwood Hills, with its large setbacks, gently sloping hills, and proximity to two golf courses, as "the first post war attempt to duplicate a 'Park Cities environment' in North Dallas."

Before Mixon, Mixon, and Troth bought the Northwood Hills land in 1955, the George Drewery family owned and used the Northwood Hills area as farmland for three generations. Even after 268 houses stood completed in the first phase of Northwood Hills Addition, early residents would still pass fields of grazing cattle all the way south to Northwest Highway, and saw little else but cotton fields all the way north to Belt Line Road.

Located east of Northwood Country Club, the original development of the Northwood Hills Addition is bounded by Hillcrest Road on the west, Carillon Drive on the east, Spring Valley Road on the north, and Alpha Road and Peyton Drive on the south. As the Northwood Hills Addition continued growing north of Spring Valley Road up to Belt Line Road, and west of Hillcrest Road out to Stonemill Drive, Mixon, Mixon, and Troth sold acreage to help pay for street and alley paving: the developers sold thirty acres of their land at the northwest corner of Spring Valley and Coit Road to Trammell Crow for a shopping center, and later sold thirty more acres to the city of Dallas for Fretz Park. During this period of growth, a local landscaper named Clodus Fields planted oak and magnolia seedlings throughout the Northwood Hills Addition, seedlings that grew into the mature trees that have come to define the neighborhood.

Today, both the original houses as well as many of the original owners (including developer George Mixon) remain in the Northwood Hills Addition. The "partially wooded land," variety of architecture, deep set backs, and expansive lots that originally attracted buyers to the area continue to characterize the Northwood Hills Addition as an appealing North Dallas neighborhood.

Author: Michelle Stanard

Editor: Michael Hazel

Photographs by: Michelle Stannard

Peak's Suburban Addition Historic District

Peak's Suburban Addition Historic District is an eclectic collection of late 19th- and early 20th- century houses that reflects the suburban expansion of Dallas from its postbellum railroad boom to its subsequent emergence as the commercial and transportation center of North Texas. The district lies within the boundaries of the old city of East Dallas—a separate municipality incorporated between 1882 and 1889—that developed around the railroad depot approximately two miles east of the Dallas County Courthouse. Comprising roughly 22 city blocks, it is one of the few relatively unaltered pockets of historic buildings remaining in Old East Dallas.

The district was once part of a plantation settled by Mexican War veteran Jefferson Peak who became a pioneer in Dallas real estate development. In anticipation of suburban expansion in the far eastern sector of East Dallas, Jefferson Peak and his son, Junius, subdivided the family plantation into 16 blocks, portions of which were sold as Peak's Suburban Addition beginning in 1879. Streets were named after the Peak children: Worth, Carroll, Junius, Victor and Flora. Junius Peak's own house, built just before the turn of the century, still stands at 4409 Worth Street.

Peak's Suburban Addition is a microcosm of Dallas' residential architecture from the 1890s through the 1930s, with styles ranging from late Queen Anne, Tudor Revival and Classical Revival to Mission Revival and Craftsman-influenced bungalows. The district also contains excellent examples of streetcar apartments from the 1920s and 30s.

Queen City Historic District

The Queen City Historic District, whose buildings date from 1905 to 1929, is the earliest African-American community that survives in South Dallas. The district is situated along four blocks of Atlanta Street from Cooper Street on the northwest to Eugene Street on the southwest, as well as the 3700 block of Dildock Street parallel to and immediately east of Atlanta Street.

Queen City is composed of several additions. The district emerged from the former farming community called the Prairie, which was settled during the Reconstruction-era and centered along Greer Avenue (now Metropolitan). Good examples of vernacular and period-plan houses may be seen throughout the district. The most popular architectural styles in the district include Craftsman bungalow, Shotgun, and Pyramidal styles.

Many church congregations established in the late 1800s survive, although new buildings have replaced the original ones. The Queen City Historic District is listed on the National Register as the historic center of the African-American community in South Dallas and for its influence on subsequent African-American additions in the area.

Queen City has also seen some new, compatible construction. Three examples of new houses designed in the Craftsman bungalow style now exist on Atlanta Street. These houses were built as part of the Community Development Partnership, an alliance between the federal and local government, banks, businesses, and foundations, whose goal is to provide housing opportunities to low- to moderate-income families in South Dallas.

The Park South Family YMCA is located on Romine Avenue and provides community programs such as after-school care and educational activities to the neighborhood and surrounding population.

The Queen City neighborhood is at the heart of the historic South Dallas African-American community. It possesses a strong sense of identity. Currently street sign toppers appear at major intersections and identify the neighborhood as Queen City.

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Preservation Dallas Vertical Files, 2006.

Author: Sarah Sibley

Editor: Michael Hazel

Photographs by: Discover Dallas! Volunteers

Romine Avenue Historic District

Romine Avenue is located in historic South Dallas adjacent to the Queen City neighborhood. The Romine Avenue National Register District is located on the north side of the street between Octavia and Latimer and includes just seventeen houses built between 1926 and 1938. Like Queen City and Wheatley Place, Romine Avenue was designed and built specifically for African-American families.

Romine Avenue is significant for its contribution to the history of African Americans in Dallas. It seems to have been developed in response to a need to provide finer and more expensive housing for upper-middle class African-Americans. Prominent educators, a hotel proprietor, a life-insurance agent, and Pullman porters once lived in the Romine Avenue District.

The neighborhood was built and sold exclusively to African-American families, but the construction of the seventeen houses marked a change in the type and costs of styling present in other African-American communities. The houses were all built by the same contracting firm, McElveen and Sowell, Inc., which is unusual when compared to other South Dallas neighborhoods such as Wheatley Place and Queen City where white developers typically bought four or five building permits to construct small bungalows they then sold to African-American families.

Unlike its surrounding neighborhoods, the houses in the Romine Avenue Historic District are constructed out of brick. In fact, this addition is the first African-American neighborhood in which all the houses were constructed of brick or stone. These materials are far more expensive than the materials used in the traditional frame bungalow present in other South Dallas neighborhoods. The use of more expensive materials in Romine Avenue marks the entrance of a rising African-American upper-middle class in Dallas.

The steeply-pitched roofs, arched entrances, and stone detailing resemble the Tudor Revival cottages seen in East Dallas and Oak Cliff. Notable Design features include the intricate work seen on the chimneys, many of which have double flues. The district also employs the use of house setbacks, sidewalks, and street elevations similar to upper class white neighborhoods at the time (Munger Place and Highland Park).

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Preservation Dallas Vertical Files, 2006.

Author: Sarah Sibley

Editor: Michael Hazel

Photographs by: Discover Dallas! Volunteers

Stevens Park Estates

In 1851 the Dallas County Sheriff seized 168 acres of land from William Myers, a Texas immigrant unable to pay his debts, and sold the land on the courthouse steps to Dr. John H. Stevens, one of Dallas' first physicians. After Dr. Stevens' two children, Annie and Walter Stevens, inherited the Myers Survey land in 1890, they established the Stevens Park Development Company and began developing their family's farm land in 1926 as Stevens Park Estates, a "prestigious development" built on green hills overlooking a golf course and a memorial park.

In 1932 the Dallas Morning News described Stevens Park Estates as "one of the finest residential subdivisions in Oak Cliff." The manager of Stevens Park Estates, S.P. Cimmiotti, began a beautification program in 1930 that planted shrubbery at every intersection, while owners Annie and Walter Stevens worked with architects and developers such as W.E. White and Carsey & Linskie to create a neighborhood deed restriction that would ensure architectural cohesiveness. This deed restriction plotted the neighborhood into separate districts for two story, story and a half, and one story houses, and even mandated certain building materials. For example, only two story brick or stone houses could be built on Colorado Boulevard and Plymouth Road, as well as on all corner lots on the interior streets. Such architectural regulations created a sense of cohesiveness that attracted early homebuyers.

Other elements in Stevens Park Estates that attracted early homebuyers included the Refund Payment Plan and the introduction of automatic air condition. The Refund Payment Plan, designed by Walter Stevens in 1932, guaranteed buyers a refund of house payments in the event that they were unable to complete their payments, thus ensuring buyers of no monetary loss if they chose to invest in a Stevens Park Estates house. This "unusual procedure in real estate," along with a decrease in interest rates, caused all of the lots in a certain section of Stevens Park Estates to sell in a single day.

The introduction of air conditioning also helped boost sales of houses in Stevens Park Estates. In 1932, the Pay Boyd Company completed the first automatic air conditioned house to be offered for sale in Dallas at 2029 Mayflower Drive. The builders advertised that, "the air is washed and dried and delivered to the consumer in a clean, sweet, health-giving condition, all smoke, dust, and pollen having been removed and the summer temperature kept about 15 degrees below the outside atmosphere." The introduction of air conditioned houses in Stevens Park Estates as well as the Refund Payment Plan helped secure the success of Stevens Park Estates even during the Great Depression.

Today, Stevens Park Estates is bound by Hampton Road on the west, Plymouth Road on the east and south, and Atlantic Street on the north. Architectural styles include Tudor, Spanish Eclectic, and Colonial Revival, with the occasional 1940s ranch house. With its nearby golf course and memorial park, as well as its location on the green hills of Old Oak Cliff, Stevens Park Estates offers natural beauty and a feel of cohesiveness in a stable neighborhood just five minutes southwest of downtown Dallas.

Author: Michelle Stanard

Editor: Michael Hazel

Photos: Allen Fagen

Swiss Avenue Historic District

After a group of French, Belgian, and Swiss settlers known as the La Reunion Colony failed in their attempt to establish a utopian community just west of the Trinity River in 1855, several of the remaining settlers chose to remain in Dallas and moved east of the Trinity River to get a fresh start. Among the remaining settlers were Swiss businessmen Jacob Nussbaumer and Henry Boll, both of whom settled in 1859 on adjoining properties along White Rock Road, which they renamed Swiss Avenue in deference to their native country.

Following Jacob Nussbaumer's and Henry Boll's return from serving in Colonel Nat Buford's 19th Texas Cavalry in 1865, the two men subdivided and sold pieces of their property along Swiss Avenue to the remaining La Reunion settlers as well as to Dallas' new wave of European immigrants, which included Frederick Wilson and Captain William H. Gaston.

When the Texas & Pacific Railroad crossed the Houston & Texas Central in 1873 one mile east of the courthouse, businesses began to develop around the intersection, and residential development to the east thrived. An independent town of East Dallas existed from 1882 to 1889, when it was annexed by Dallas. In 1905 brother Collett and Robert S. Munger, who had made a fortune in the cotton gin industry, began a development north of Old East Dallas, with an extension of Swiss Avenue as its centerpiece. The Munger brothers advertised Munger Place as "the most attractive and desirable residential district in the entire Southland," and Swiss Avenue became known as the "upscale core of the Munger Place development."

In an effort to promote Munger Place as "a strictly high class residential district," the Munger Brothers established Munger Place as the first deed restricted neighborhood in Texas, and mandated that houses on Swiss Avenue be a full two stories, have a uniform setback of sixty feet, and cost at least \$10,000. Designed as a landscape boulevard for the highest priced homes, Swiss Avenue became the "silk-stocking district" of Dallas in the early 1900s. With its collection of Neoclassical, Tudor, Spanish Eclectic, Italian Renaissance, Colonial Revival, and Prairie style houses built by such noted architects as Hal Thomson, C.E. Banglebaugh, as well as Lang & Witchell, Swiss Avenue represented the grandeur of Dallas' professional and social elite.

Today, the Swiss Avenue Historic District includes 200 houses located on portions of Swiss Avenue, Bryan Parkway, Bryan Street, La Vista Avenue, and Live Oak Street. With sweeping lawns, oak-lined streets, historical architecture, and large setbacks, Swiss Avenue Historic District reflects the prestige and graciousness of a by-gone era. Thanks to the efforts made by Swiss Avenue residents in the 1970s to preserve their neighborhood as Dallas' first historic district through the formation of the Historic Preservation League, almost every house in the Swiss Avenue Historic District has been fully restored, earning Swiss Avenue Historic District the description as "one of the finest intact neighborhoods of early 20th century residential architecture in the United States."

Author: Michelle Stanard

Editor: Michael Hazel

Photographs: Preservation Dallas

Tenth Street

The Tenth Street neighborhood is located on the eastern edge of Oak Cliff. Its development may date back to the post-Civil War era when freed slaves settled in the area. While no buildings from the 1840s exist, evidence of a community survives in the Oak Cliff Cemetery, the city's oldest public cemetery established in 1846 by William Beaty. The neighborhood is bounded by E. 8th Street to the north, Moore St. to the east, E. Claredon Drive to the south, and I35 on the west.

The Tenth Street neighborhood is considered Oak Cliff's most important African-American neighborhood. It is made up primarily of simple wood frame houses that generally do not reference any specific architectural style. There are some Craftsman Bungalows and fewer Victorian houses. Several folk houses may be found including shotguns, double shotguns, "L-plans," and at least one example of the camelback and saddlebag forms.

The sloping terrain and varying lot sizes contribute to Tenth Street's unique setting. East Tenth Street, the neighborhood's commercial and social area, runs through the middle of the neighborhood at a lower elevation than most of Oak Cliff. Unlike the rest of the district's development, which is dictated by a rigid grid, blocks and lots on E. Tenth Street were different sizes and shapes to accommodate the many commercial and institutional buildings interspersed with houses. The City of Dallas designated the Tenth Street Historic District in 1993. The following year, the National Register listed the neighborhood, recognizing it at a local level in the area of ethnic heritage.

In 2002 Preservation Dallas, along with the City of Dallas and private donors, restored Vivian Bush's home on East 11th Street, demonstrating proper historical restoration techniques to the neighborhood. Recently, in 2006, several houses have been remodeled according to appropriate historic guidelines. The Tenth Street neighborhood is an important tie to Dallas's rich history, and efforts will continue to restore and revive the neighborhood.

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Preservation Dallas Vertical Files, 2006.

Authors: Sarah Sibley

Editor: Michael Hazel

Photographs by: Discover Dallas! Volunteers

Wheatley Place

Located just north of the Queen City District, Wheatley Place is roughly bounded by Warren on the northwest, Meadow on the northeast, McDermott on the southeast and Malcolm X and Atlanta on the southwest. Wheatley Place is listed on the National Register of Historic Places and is a City of Dallas Historic District. It is one of Dallas's first planned residential areas for African-American families and is named for Phillis Wheatley, the first African-American woman poet in America.

Wheatley Place is a bungalow neighborhood with houses dating from 1916 through the late 1930s. When the neighborhood opened, it advertised amenities similar to those offered in Highland Park and Munger Place. These amenities included similar housing setbacks, paved roads, elevated curbs and walk-ups, and modern plumbing, electricity, and phone service. It attracted African-American ministers, business leaders, and civil rights leader Juanita Craft.

The Juanita Craft Civil Rights House is located at 2618 Warren Avenue. The house, a good example of the Craftsman bungalow style, served as both Ms. Craft's home and meeting space to discuss and educate young African-Americans on the topic of civil rights. President Lyndon Johnson and Martin Luther King, Jr. are said to have visited Ms. Craft to discuss the future of the civil rights movement in Dallas. Ms. Craft was the first African-American woman to vote in Dallas and serve on the Dallas City Council.

Wheatley Place is significant for its large concentration of Craftsman style houses and for its ethnic heritage and community planning. Today, Wheatley Place is a quiet place with many long-time residents who express a great deal of pride toward their neighborhood. The Phillis Wheatley Elementary School is rated Exemplary.

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Preservation Dallas Vertical Files, 2006.

Other Sources: Preservation Dallas Vertical Files

Author: Sarah Sibley

Editor: Michael Hazel

Photographs by: Discover Dallas! Volunteers

Vickery Place

With the introduction of the streetcar in the late 1800s, the city of Dallas began to spread outward. Farms and cotton fields became prime real estate and neighborhoods were quickly developed to serve Dallas' ever growing population. One of the earliest such suburbs was called Vickery Place.

Platted in 1911, Vickery Place was developed by the Works-Coleman Land Company, a land development firm owned by R. Vickery, J.E. Coleman, Osce Goodwin, J. Houston Miller and George W. Works. The neighborhood was served by the McMillan Avenue Streetcar which ran from Ross Avenue to Vickery Boulevard. As manager of the Dallas Street Railway, Works used his position to promote Vickery Place by printing advertisements on the back of streetcar tickets. Lots were sold by Works-Coleman in the neighborhood until the early 1940s.

Today, Vickery Place boasts one of the largest collections of early 20th century houses in Dallas. Popular architectural styles of early 1900s are all represented in the neighborhood, including: Craftsman, Tudor, Spanish, Colonial Revival and Prairie. Most houses are one- or two-story, constructed of brick or wood. Two-story brick duplexes, four-plexes and eight-plexes built in Mediterranean, Tudor and Prairie style are also seen throughout the neighborhood. Many of the houses in the neighborhood were constructed during the postwar housing boom. Concentrated to the north of the original streets, these houses are more traditional in style but are compatible in size and scale with the neighborhood's earliest houses.

Vickery Place neighborhood is significant for its cohesive collection of early 20th century houses. Only a small number of Dallas neighborhoods possess houses from the early 1900s, and of those, very few retain the high degree of architectural and historic integrity seen in Vickery Place.

In 2006, Vickery Place became a City of Dallas Conservation District. The district is bounded by Laneri Avenue on the west, the alley north of Goodwin Avenue on the north, Greenville Avenue on the east and the alley south of Richard Avenue on the south.

Authors: Leslie T. Carey and Katherine Seale

Photographs: Vickery Place Neighborhood Association

Winnetka Heights Historic District

The Winnetka Heights Historic District is located only two miles from the Central Business District, south of the Trinity River in Oak Cliff. It is bounded by Davis Street on the north, 12th Street on the south, Rosemont Avenue on the west and Wilomet Avenue on the east. With over 600 houses, Winnetka Heights is the largest historic district in Dallas and one of the largest in the state of Texas. The neighborhood was originally platted as part of the Midway Addition and was developed as Winnetka Heights in 1908. The original Craftsman style bungalows and Four-square Prairie houses celebrated their 100th anniversary in 2008.

J.P. Blake, R.S. Waldron, T.S. Miller Jr., and Leslie Stemmons developed Winnetka Heights beginning in 1910. Early advertisements touted an ideal neighborhood with the “3 requisite necessities to modern home life.” First, Winnetka Heights was located on high ground with distant views of the surrounding countryside and downtown. Second, it offered modern amenities such as artesian water, sewers, telephones, electric lines, paved streets with curbs, and building restrictions. And third, its convenient proximity to downtown made it accessible by streetcar. Today residents of Winnetka Heights Historic District enjoy the benefits of this early planning, with harmonious architecture, mature landscaping, and modern city services, all in a close-in residential neighborhood.

Some of the city’s stateliest houses were built in Winnetka Heights and include the houses of its developers. The Stemmons house built on the northeast corner of Rosemont and Jefferson was demolished and replaced by the Salvation Army. Waldron’s craftsman house stood on the southwest corner of Rosemont and Davis and is now an apartment complex. Still standing is the Miller house at 101 N. Montclair and the Blake house, now the Turner House (home to the Oak Cliff Society of Fine Arts). Early residents included Texas oilman and Winnetka Heights developer J.P. Blake, who resided at 401 N. Rosemont; Thomas Jefferson Hubbert, who was appointed by President Grover Cleveland as the U.S. Pension Examiner for Texas and the Old Indian Territories, who resided at 137 S. Montclair; and Ellis Cockrell, a prominent cattle rancher, and descendant of the pioneer Cockrell family, who resided at 201 S. Montclair.

Strolling down its streets, past the large front porches, mature trees, and carefully crafted houses, recalls a by-gone era, nearly a century ago, when Dallas was coming of age. The Winnetka Heights Historic District retains the look and feel of an early American suburb, making it one of Dallas’ most desirable historic neighborhoods.

Text by: Katherine D. Seale

Edited by: Michael Hazel

Photographs by: Sara Simon

Wynnewood North

The Wynnewood North neighborhood is located in Oak Cliff north of the Wynnewood Village Shopping Center. It is bound by Vernon Avenue on the west, Zang Boulevard on the east, West Illinois Avenue on the south, and West Clarendon Drive on the north.

The 820 acres of the entire Wynnewood neighborhood originally belonged to farmer John M. Wright until 1913 when American Home Realty Company, led by prominent Dallas businessman Toddie Lee Wynne, Sr. and real estate investor/developer Benjamin Hick Majors, bought the land with plans for future development. Wynne, Sr. later passed the American Home Realty Company onto his nephew, Angus Gilchrist Wynne, Jr., who after graduating from Highland Park High School in 1931, received a B.A. from the University of Texas at Austin, worked in the Texas oil fields for two years, received an ensign's commission to the U.S. Navy, and later created Six Flags Over Texas theme park. After completing his naval tour during World War II, Angus G. Wynne, Jr. returned to Dallas in 1945 with the task of developing the 820 acres of property in Oak Cliff.

Due to the sudden influx of returning G.I.'s and the subsequent need for new housing after World War II, builders all across the country experienced a shortage of supplies. The shortage of materials along with a period of bad weather in Dallas hindered Angus G. Wynne, Jr. from fully developing the Wynnewood Addition until 1946. With financial help from the Patman Bill, which provided \$400,000,000 in federal subsidies to provide builders with materials, Wynne, Jr. completed the Wynnewood Addition, and established the neighborhood as the first, post-war "packaged suburb" in Dallas.

Angus G. Wynne, Jr. envisioned the Wynnewood Addition as a modern development with efficient, well-designed, high quality houses located in a self-contained community complete with a nearby shopping center and convenient access to downtown. During the 1950's Wynnewood North established itself as a separate neighborhood that catered more to Dallas' upper middle class. Located directly north of the Wynnewood Village Shopping Center, Wynnewood North's larger lots and mature oak trees attracted both the noted architect, Bud Oglesby, as well as the Hare & Hare landscape architect firm. Today, with its large shaded lots, cohesive houses, and proximity to I-35, Wynnewood North neighborhood preserves the atmosphere and convenience of an original, post-war American suburb.

MORE INFORMATION

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Charles Stevens Dilbeck

From 1932 to 1970, Charles Stevens Dilbeck (1907- 1990) designed more than 600 houses in the Dallas area that are appreciated for their welcoming presence and romantic design.

Dilbeck's style cannot be summed up in one genre, as his work reflects varied styles that include French farmhouses, as well as Tudor, Spanish and Colonial Revival characteristics. What was popular about Dilbeck's projects was his ability to blend and adapt historical styles to create a form of Eclecticism giving his houses a Dilbeck style uniqueness.

Born in Oklahoma, Dilbeck attended Oklahoma A&M (Oklahoma State University). After two years of school he began designing houses at the age of 20 for wealthy Tulsa businessmen. In the late 1920's, when Tulsa commissions declined with the depression, Dilbeck moved to Dallas which was seeing economic growth thanks to the discovery of oil in East Texas. It was in Dallas that he opened his business in Highland Park Village.

Famous for his rough-hewn architecture, Dilbeck widely employed the use of plaster, wood and stone that are reminiscent of Old Europe. His designs often include details such as turrets, balconies, multiple chimneys and decorative brickwork that create an appealing Romantic design. His trademark details include asymmetrical massing, soaring windows, prominent chimneys, dovecotes and brick corbelling over primary windows.

Dilbeck differed from many architects of his time in that he did not design with only one style or work solely for the rich. His architectural approach ranged from small cottages, to large houses to roadside motels, which made him a master of manipulating styles. Dilbeck's projects have been defined as "informal and whimsical," characteristics rarely reflected in serious architecture. His portfolio included commissioned estate houses in Preston Hollow and Bluffview, but the majority of his work fulfilled the middle-class American dream of homeownership employing creativity and going beyond the traditional red brick box.

As well as commissioned work, Dilbeck also worked with developers to design entire subdivisions. In addition, he designed and built the newly restored Belmont Hotel located on Ft. Worth Avenue in Oak Cliff. Another pocket of his work remains in Cochran Heights, east of Central Expressway. One of the largest remaining concentrations of Dilbeck architecture remains in the Loma Linda area in Highland Park. In fact, the intersection of Douglas and Shenandoah is known as Dilbeck Four Corners because an example of his work remains on each corner.

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O'Neil Ford

Though O'Neil Ford's (1905-1982) only formal architectural training was from The International Correspondence Schools of Scranton, Pennsylvania, he has a reputation as being one of the best-unknown American architects of the 20th century.

The roots of Ford's style come from his being a man of the American frontier who was raised on a farm near Sherman, Texas. Ford was one of the last architects who reflected self-learning and natural instinct for form without a self-serving attitude toward his work. It has been said that the style of Ford is "fundamentally pragmatic, durable and rich without the fuss."

Ford began his architectural experience as a draftsman in the Dallas office of architect, David R. Williams. During the construction of the Drane House in Corsicana, Ford laid the foundation for his trademark Texas Modern Style of Southwestern architecture by using and discovering native materials. His vernacular approach to building, while dictated by climate and site, is combined with several principles of modernism such as simplicity and honesty of form. Ford's ability to use natural and local materials and still maintain a sense of sleek modernism was what set him apart from others. At a time when Dallas was not apart of the modern scene, Ford was able to establish a contemporary sophistication with natural materials.

His volume of work in Dallas began to mushroom between 1946 and 1960 with a plan to create a regional modernist style that reflected rural Texas. With the influences of Alvar Aalto and California modernists, Ford highlighted this design not only for houses but also for commissioned works for universities in Texas and nation wide. He considered himself a pre-modernist whose buildings remained honest and lasting. As a designer, Ford worked with a plan that began with central space and moved to the outside of the structure, and finished with the design of rooms and courtyards.

Rather than follow his contemporaries and use modern building materials, Ford heavily utilized stone and wood in his designs. Ford designed his first solo project in 1929 for artist Jerry Bywaters. The house site was a cliffside in the Bluffview neighborhood overlooking Bachman Creek. It was demolished in 2003. Among other neighborhoods he built houses for prominent families in Bluffview, Lakewood, the "M" Streets and in the Park Cities working to create and maintain the beauty of each area.

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Howard R. Meyer

Howard Raymond Meyer, often credited as the first modern architect in Dallas, was a pioneer in Texas architecture and design from the mid 1930s until his death in 1988. Born in New York City in 1903 to Jewish immigrants, he graduated from Columbia University's School of Architecture in 1928 and worked as an architect in New York City from 1929 to 1934, before relocating to Dallas.

While studying at Columbia, Meyer worked for William Lescaze, a Swiss-born architect influential in bringing modern architecture to America. It was during this internship that his fascination with modernism began. Upon graduation, Meyer pursued his interest by embarking on a tour of Europe to study the designs of the leading modernists. He met Le Corbusier (Charles-Edouard Jeanneret), one of the most influential architects of the twentieth century and one of the leading figures of the modern movement, and toured several significant structures, including Le Corbusier's Villa Savoye and Villa Stein and Weissenhofsiedlung in Germany, a public exhibit of the International Style which included houses designed by Ludwig Mies van der Rohe, Josef Frank and Walter Gropius, among others.

In the early 1930s, Meyer returned to New York and briefly worked for Bertram Grosvenor Goodhue before joining Thompson and Churchill, a firm with strong ties to Frank Lloyd Wright. Meyer went on to open his own firm, but the business would not succeed. Design and construction was for the most part halted by the Great Depression and Meyer was urged by his wife, a Texas native, to relocate to Dallas, a city that had not suffered as severely as the rest of the country. Planning for the Texas Centennial Exposition was underway when the Meyer's arrived in Dallas and he soon accepted a position as a draftsman and designer for the fair. Once again, Meyer found himself working for Lescaze, who had been commissioned to design the Magnolia Lounge (Magnolia Petroleum Building). Though the project contained art moderne elements, the style was decidedly International with its solid massing, floating planes and cantilevered decks, and was unlike anything else at the exposition or in the city.

While Meyer never intended to stay in Dallas, he recognized its potential for growth and decided to make the city his home. Prosperity did not signify a penchant for innovative design, however; Dallas was still a conservative city. And so, in an effort to stay employed, he began his career in Dallas designing traditional houses such as his three-story Georgian revival on White Rock Lake. But his proclivity toward modern design revealed itself soon enough. By the late 1930s and early 1940s Meyer had found a following and began designing houses in modified International Style.

During this time, Meyer was the only professionally trained modern architect in Dallas and, as such, was solely responsible for introducing the style to the city. While he was heavily influenced by the International Style and Frank Lloyd Wright's Prairie style, he adapted his designs to the Texas climate and employed indigenous building traditions and materials to create a unique style all his own.

Examples of Meyer's designs include the Eugene Sanger House (1937), the Morris Zale House (1939; demolished 2005), and the Pearlstone House (1938). His commissions also included commercial and institutional projects, namely 3525 Turtle Creek (1955-57), and Temple Emanuel (1953-59), a Jewish synagogue designed with local architect Max Sadfield, sculptor Gyorgy Kepes and muralist Anni Alber. William Wurster, a noted West Coast designer and dean of the University of California, Berkeley's School of Architecture, also consulted on the project. One of Meyer's lesser-known projects is Tiferet Israel Synagogue (1938) in South Dallas.

Meyer was an AIA Fellow and received an AIA Award of Merit for Temple Emanuel. His archive contains more than 240 projects and is housed at the Alexander Architectural Archives at the University of Texas at Austin.

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Hal Thomson

The architecture of Henry Bowers (Hal) Thomson has come to represent one of the most important periods in Dallas' history—referred to by many as its golden era. As the architect of some of the city's grandest houses, concentrated mostly on Swiss, Bordeaux and Armstrong avenues, Thomson helped to shape many significant neighborhoods and create a new air of sophistication within the city.

Born in Austin in 1882 to a ranching family, Thomson graduated from the University of Texas in 1902 and received his master's degree in architecture from the Massachusetts Institute of Technology. After extensive travel in Europe, Thomson returned to Texas in 1907 to establish his own architecture firm in Dallas.

He was at once part of the city's social elite, cofounding Brookhollow Golf Club, serving as president of The Idelwild Club and becoming a member of the Dallas Country Club. He also married into one of the city's most prominent families— the Adoue family, founders of the National Bank of Commerce. These social connections certainly afforded Thomson opportunities as a designer, but it was his training in the classic architecture of Europe—and his sheer talent—that made his career in Dallas.

During the early 1900s, Dallas was experiencing an economic boom from oil, gas and cotton. As the city's elite became even wealthier, they also became more discerning in their tastes. Travel abroad was becoming ever more frequent, and Dallases—like many Americans—were interested in replicating the great houses of Europe here at home. Thomson, a classically trained architect who had studied abroad, became the architect of choice among the prominent citizens of Dallas.

Thomson was considered a master of many different architectural styles, including Tudor, Georgian, Neoclassical, Italianate, Spanish Eclectic and French Eclectic. Many of his finest works can be seen along Swiss Avenue, the home of Dallas high society in the 1920s. His design at 5439 Swiss is considered the finest example of Georgian Revival style in the city. The Aldrege House at 5500 Swiss, probably the most well known Thomson house, was constructed in 1917 for Dallas banker George Aldrege. This French Eclectic design, with its center pediment, columns and porch balustrades, is the epitome of the lavish architectural style of the Gilded Era.

Thomson was also responsible for many of the city's important civic and commercial buildings. He designed the Cotton Exchange Building and collaborated on the design of the Dallas Aquarium at Fair Park. He also designed a twenty-two story addition to the Adolphous Hotel and the Maple Terrace Apartment House, in collaboration with Sir Alfred Bossom.

In addition to his legacy of classical designs, Thomson served as a mentor to young architects throughout the city, many of whom would become leading architects in their own right.

Thomson practiced architecture in Dallas until 1944. He died in 1974 at the age of 92.

David R. Williams

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