

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

historic:
and/or common: 4928 Bryan Street
date: 1928

2. Location

address: 4928 Bryan Street
location/neighborhood:
block: 9/730 lot: 1 land survey: tract size: 7,500 sq/ft

3. Current Zoning

current zoning: MULTIFAMILY DISTRICT 2

4. Classification

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

5. Ownership

Current Owner: Bryan Apartments, LLC
Contact: David Chandler Phone: (214) 212-7065

Address: 4027 Main St. City: Dallas State: TX Zip: 75226

6. Form Preparation

Date: 11/19/06
Name & Title: Mark Vanston of Carillon Group, Inc. and Sherry Nicole "Nicky" DeFreece Emery, Designation Committee Member
Organization: see above
Contact: Mark Vanston Phone: (214) 662-3606

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.

Exterior Description

The building at 4928 Bryan Street is a 2-story multi-family apartment building that occupies the southeast corner of the intersection of Bryan Street and Bennett Avenue in Dallas, Texas. It is a wood frame building with brick veneer and has a modified rectangular plan measuring approximately 48' wide by 81' deep (see attached site plan). The building displays many of the architectural features associated with the eclectic Mediterranean style. The front façade faces northwest toward Bryan Street and has an accentuated center door and displays eight symmetrically balanced windows. Pilasters extend up to the midpoint of the second floor and a decorative brick arch with a cast keystone frame the doorway. The façade has a hipped roof with a centered gable at the roof ridge above the doorway. Flanking this gable are symmetrically balanced hipped dormers that are set into the roof. Below the roof gable is a 1 over 1 sash window with an iron balconet in front and a decorative brick roundel above. The remaining front façade windows are double-hung 1 over 1 sash in pairs with wide wooden center mullions. The first floor windows of the front façade as well as the rest of the building have brick soldier course lintels and brick header course sills. The building's second floor windows have the same brick header course sills but no lintels. The entire building has wide boxed eaves and a simple wood cornice extends down to the top of the second floor windows. All windows have nine light Mission pattern screens.

The northeast and southwest elevations are symmetrical with slightly projecting hipped wings at both ends of the building. The windows on these elevations are all double-hung 1 over 1 sash with the same fenestration pattern on both floors as follows: ww-w ww-w-w--www-ww-w-ww-w-ww (the 2 underlined windows are located on the northwest and southeast sides of the projecting wings and are not visible in the photos). At the center of the roof on the northeast and southwest elevations is a hipped dormer flanked by a pair of exaggerated chimney stacks.

The rear elevation is also symmetrically balanced with double-hung 1 over 1 sash windows in eight pairs with wide wooden center mullions. The hipped roof has a centered hipped dormer set into it. A centered rear entrance is sheltered with a hipped roof supported by plain wooden brackets. Above the doorway is a single 1 over 1 sash window. Adjacent to the doorway on the southwest side is an exterior chimney that was used to vent the incinerator that is located in the

basement. The design of this stack matches the building's other smaller chimneys.

The exterior of the building is in fair/good condition. With the exception of the roof material, the building appears to be virtually unaltered with a high degree of integrity. Built in 1928, the original building permit states that the roof will be composition shingle (see attached). In 1937, a permit was obtained to re-roof with the existing red clay tiles (see attached). Sanborn maps indicate there once was a 1-story garage along the southeast end of the property but no sign of it remains (see attached).

Interior Description

The original floor plan has not been altered and the building has a total of 12 units. Each floor has two 1-bedroom apartments at the northwest end and also two 1-bedroom apartments at the southeast end of the building with two efficiency apartments in the middle (see attached floor plan). The projecting wings described previously indicate the location of the 1-bedroom units. Entering through either the main entry door that faces Bryan Street or the rear entry door that faces the parking area, one encounters a central hallway that leads to the apartment entrances and the two stairways located at either end that lead to the second floor. The hallways have hardwood floors and the walls are painted gypsum board. There are small access doors ("ice doors") in the hallway that once opened into each apartment's dining area closet. These doors were all sealed shut at some point in the past. Small fuse boxes for each apartment are also located on the walls of the hallway. A door located under the front stairway and facing Northwest leads to a small mechanical closet and a door located under the rear stairway and also facing northwest leads to a small basement.

The original entry doors to the apartments have all been replaced over time and now each has a plain wood slab door. These doors open to a living room. From the living room, entry to a small dinette is through a rectangular opening. Opposite the kitchen, a door opens from each dinette into a closet that contains the "ice door" that once opened to the hallway. Opposite this closet and across the dinette, an arched opening leads to the kitchen. Adjacent to the archway is a foldout ironing board. The kitchens still retain their original wood upper and lower cabinets. Most still retain their original ceramic tile countertops but some of these have been replaced. The eight 1-bedroom apartments have a 2-panel wood door off the living room that opens to a bedroom. The bedrooms each have one closet and a bathroom. The bathrooms have white porcelain tile floors and built-in linen cabinets. There is a variety of wainscoting present throughout the bathrooms; the wainscoting is most commonly a heavily painted beaverboard material with a horizontal running bond brick pattern (pattern not visible in photos). All of the original tubs are in place and some bathrooms still have their original sinks, toilets and medicine cabinets, but the replacements are of a variety of types. Sash windows are located above each bathtub. Aside from not having a bedroom, the four efficiency apartments only differ in their layout. They open to large living

rooms with the dinette and kitchens to one side and the bathroom on the opposite side.

With the exception of the kitchens and bathrooms, the floors throughout the apartments are hardwoods. Some of the apartments have been carpeted and the dinette and kitchen floors have been covered with non-original linoleum. Most of the light fixtures are believed to be replacements.

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 building at 4928 Bryan Street is an eclectic Mediterranean style, multi-family domestic building constructed in 1928. Its original features remain largely intact and unaltered. The only major alteration occurred in 1937 when the original composition shingle roof was replaced with the existing red clay tiles that were also popular in this area at that time. It is an excellent example of the early apartment buildings that developed in East Dallas in the 1920's as part of the suburbanization of the area following the streetcar lines. This property is located just blocks from the Peak's Suburban Addition Historic District (National Register and City of Dallas-listed) and the Bryan-Peak Commercial Historic District (National Register -listed) and has been determined individually eligible for listing in the National Register of Historic Places.

Architectural Significance

Mediterranean Revival Style Architecture is an eclectic design style that was first introduced in the United States around the turn of the 19th Century, and came into prominence in the 1920s and 1930s. The style evolved from the 16th century Italian Renaissance villas, and the revivalist style was especially popular in California and Florida resort architecture. In Dallas, architects such as Clifford Hutsell, Hal Thomson, David Williams, and Fooshee and Cheek interpreted the style to the city. The style reached its height in Dallas in the late 1920s and early 1930s. Mediterranean Revival style structures are typically rectangular in plan and have multiple stories. They feature massive, symmetrical primary façades. Many buildings are characterized by stuccoed wall surfaces, flat or low-pitched terra cotta tile roofs, arches, scrolled or tile-capped parapet walls and articulated door surrounds with a detailed keystone. The style also commonly features wrought iron or wooden balconies and window grilles, and ornamentation that can be simplified or dramatic, incorporating Classical, Spanish, or Beaux-Arts architecture details. As elsewhere in the country, the Mediterranean style was most commonly applied to hotels, commercial structures, modest residences, and as in the case with 4928 Bryan Street, apartment buildings.

No architect for the building could be located but the contractor listed on the building permit is the firm of Jenkins, Cobb & Massey. This indicates that the building at 4928 Bryan Street may have been designed not by an architect, but by the contractor. This practice was very common at the time, and took place in similar developments as contractors used designs they purchased and obtained materials from local lumber yards to build structures that reflected national architectural trends and styles. In addition to its architectural significance, the building at 4928 Bryan Street is characteristic of multi-family housing in east Dallas, one of the most historically significant developmental trends to have ever taken place in the city.

Historical Significance:

Evolution of Multi-Family Housing in East Dallas

As Dallas grew as a center of industry and commerce, many residents left the city proper. As early as 1872, William H. Gaston began to promote house sites east of Dallas. Initially only a handful of families moved out of the city to the new 40-acre development. In an effort to attract more residents and to avoid the bypass of the Dallas County Courthouse by the Houston and Texas Central Railroad (H. & T. C.), Dallas businessmen including Gaston contributed \$5,000.00 and Gaston reportedly offered the railroad free right-of-way to extend the line through his East Dallas property later that year¹. A Union Depot in East Dallas soon was host to both the H. & T. C., and trains from the Texas and Pacific (T. & P.) railroads. Not long after the H. & T. C. and T. & P. railroads began their routes through East Dallas, streetcar lines also began running in the area. This prompted a greater influx of workers commuting to work in Dallas and spurred additional development of the area.²

East Dallas was incorporated in 1882 and at that time encompassed 1,400 acres. Considered to be a premier place to live, the area began a population boom.³ Many of those who chose to move to East Dallas were the very families directly involved with industry and commerce in Dallas. Not only were businessmen and their families commuting to East Dallas to live, but many residents of Dallas traveled there to enjoy new recreation facilities including what became Fair Park, which opened in 1887.⁴ East Dallas was annexed by Dallas in 1890. By that time, the population of Dallas increased to 38,067. But the key to the success of these and other industries was the distribution of goods and travel for workers.⁵

With the national financial panic of 1893, business in Dallas slowed. However, by 1900 the city had recovered and the population of Dallas was 42,638. Dallas's place as a center for trade was firmly held as a world leading inland cotton market and a major center for the textile industry. East Dallas grew from a residential area to an extension of the industrial center of Dallas⁶. Streetcar companies saw this trend and sought to capitalize on it, but they also contributed to the growth of east Dallas neighborhoods by cooperating with real estate companies. The developments that grew from the streetcar lines spanned over fifty years and reflect the architectural styles utilized throughout the time period. The neighborhood containing 4928 Bryan

1 The reportedly "free" right-of-way has not been verified. Architectural historian William McDonald states that businessmen of Dallas contributed \$5,000 and a right-of-way through Gaston's property. (McDonald 1978:243).

2 The Handbook of Texas Online – East Dallas, Texas.

3 The Handbook of Texas Online – East Dallas, Texas.

4 The Handbook of Texas Online – East Dallas, Texas.

5 The Handbook of Texas Online – Dallas, Texas.

6 The Handbook of Texas Online – Dallas, Texas.

Street and nearby districts such as Peak's Suburban Addition (about one-third mile to the south) exemplify architectural styles such as Queen Anne, Prairie, Mission Revival, Tudor Revival, Classical Revival, and Craftsman. Peak's Suburban Addition also contains other multiple family properties, such as the Viola Courts Apartments at 4845 Swiss Avenue.⁷ Apartment buildings of this kind gained popularity in east Dallas after 1915, and especially in the early 1920s when upper middle class and upper class individuals and families, as well as young professionals (including single women in the workforce) sought convenient housing along the streetcar line that could take them to and from work in the city. Signifying the transition from small town to commercial and industrial center, multiple family residences became numerous in east Dallas, as they did elsewhere in the United States.⁸

The building at 4928 Bryan Street is located on the Bryan street car line (see photos and the attached Murphy & Bolanz map), one of the major cross-town lines in Dallas at the time. The Bryan street car line was opened in 1888, and became the major cross-town line. From its opening, the Bryan Street line drew real estate developers, and by 1892, Middleton Brother's Addition, Hunstable's College Hill Addition, Livingston Place, Peak's Addition, Caruth Heights, Nussbaumer and McCoy's Addition and Belmont Addition were platted. After a delay in construction due to the economic crash of 1893, construction once again began, and by 1902, East Dallas was once again booming, especially along the Bryan Street line. Then in 1908, the Bryan line of the Interurban railway was opened. The Interurban line also ran along Bryan Street, and increased development further. Especially increased was commercial development and multiple family residential housing along Bryan Street and at its intersection with Peak Avenue. By 1922, little undeveloped land remained within east Dallas.⁹

Part of the extensive development in east Dallas was 4928 Bryan Street. Its location would have afforded the tenants easy access to their jobs at downtown offices as well as the many shops, restaurants and entertainment venues located along the street car lines, particularly at the nearby Bryan-Peak commercial node just a few blocks away. The classified "for rent" ads at that time usually always mentioned that it was on the street car line ("on car") and emphasized "Murphy beds", ceiling fans and a Frigidaire¹⁰ (see attached ads). With the massive influx of people into Dallas, the building quickly filled with residents soon after its completion in 1928.

Early Occupants and Women in the Work Force

In many ways, this building is a reminder of the societal changes affecting Dallas around the time it was built. No less than eight single working women were among the first occupants. The tenant list for the first few years of operation included postal clerks, stenographers, a PBX operator,

7 City of Dallas 1995.

8 Texas Historic Sites Atlas, Viola Courts Apartments.

9 Hardy and Myers 1995.

10 Dallas Morning News, various dates 1928-1931.

cashiers, a credit manager, a draftsman and a variety of salesmen.¹¹ Women's roles in the workplace, especially within urban centers, changed dramatically during the early 1920s. Many women moved to the city from rural communities to work in the industrial and commercial center that Dallas had become. Seeking convenient, comfortable, affordable, and safe housing, many sought the apartment buildings that the newer east Dallas neighborhoods could provide.¹² The census numbers shown below for Dallas show steady growth leading up to the 1920's followed by a big jump in the 1920s and then a slow down during the Depression years.

1900 – 42,638
1910 – 92,104
1920 – 158,976
1930 – 260,475
1940 – 294,734¹³

Many women (especially those who were single) who worked in Dallas in the early decades of the twentieth century obtained clerical positions, which was a rapidly growing profession. Other positions sought by women included those in the printing, publishing, retail and wholesale businesses, and at insurance companies. An especially growing industry, there were 100 fire insurance companies and 50 life insurance companies in Dallas by 1920.¹⁴ Dallas had jumped from the country's 58th largest city to number 42 and it was the top city in Texas for percentage of women in the workforce, and by 1925 Dallas ranked in the top six cities providing insurance coverage. It was also the top issuer of building permits in the south.¹⁵

The evolution of places like Dallas from rural frontier communities into maturing urban cities had meant changes in the roles played by the younger generation of women. "Needed less for the production of goods at home, unmarried daughters of middle class families had the highest level of education yet achieved by any segment of the population. Not only were they the largest group in American society with the degree of literacy needed for office work, but they also possessed the good manners that enhanced the firm's image. For numerous reasons, the new positions fit well with the current notions about what women could – or should – do."¹⁶ By 1927, there were 15,000 women working in 125 occupations, trades and professions in Dallas.¹⁷

Property Ownership

11 Dallas City Directories 1928-1931.

12 Hardy and Myers 1995.

13 Dallas Historical Society website – www.dallashistory.org/history/dallas.htm.

14 Women and the Creation of Urban Life, Dallas, Texas 1843-1920 – Elizabeth Enstam.

15 WPA Dallas Guide and History – edited by Maxine Holmes and Gerald Saxson.

16 WPA Dallas Guide and History – edited by Maxine Holmes and Gerald Saxson.

17 The Handbook of Texas Online – Dallas, Texas.

The original owner of 4928 Bryan Street was a gentleman named Fred Schrock of Dallas, Texas. He purchased the property in 1927 and construction commenced less than six months later in March 1928. Mr. Schrock retained ownership until his death in 1958. Little else is known about him.

Since the death of Fred Schrock in 1958, the history of the building is not clearly known. The building is mentioned in the Dallas Morning News during the period from 1958 to 1977, but these mentions are limited to classified advertisements for rental units and occasional residents who married or held social functions mentioned in the paper.¹⁸ In 2005, renovations to the building began. It has been sensitively restored to its original appearance, both on the exterior and interior of the building, and once again serves the multiple family residents of east Dallas. Not many apartment buildings from this period still exist in this part of Dallas and only a precious few retain most if not all of their original charm and character as this one does.

¹⁸ Dallas Morning News, various dates 1958-1977.



4928 Bryan Street: Northwest Façade

14. Bibliography

City Directories. Dallas, Texas, various dates.

City of Dallas. Peak's Suburban Ordinance #22352. 1995. Electronic document, http://www.dallascityhall.com/historic/html/peak_s_suburban_addition.html, accessed 19 Oct. 2006.

Dallas County Clerks Records. Dallas County Courthouse, Dallas, Texas.

Dallas Historical Society. www.dallashistory.org.

Dallas Morning News, various dates 1928-31.

Enstam, Elizabeth. *Women and the Creation of Urban Life, Dallas, Texas 1843-1920*. Texas A & M University Press 1998.

Handbook of Texas Online, s.v. "Dallas, Texas," <http://www.tsha.utexas.edu/handbook/online/articles/DD/hdd1.html> (accessed November 19, 2006).

Handbook of Texas Online, s.v. "East Dallas, Texas," <http://www.tsha.utexas.edu/handbook/online/articles/EE/hte14.html> (accessed November 19, 2006).

Hardy, Daniel and Terri Myers. *Historic and Architectural Resources of East and South Dallas – Dallas Co., TX 8/90; 10/94; 2/95*.

Klein, Marilyn W. and David B. Etienne. *Clues to American Architecture*. Washington, DC : Starrhill Press, 1985.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

William L. McDonald. *Dallas Rediscovered: A Photographic Chronicle of Urban Expansion 1870-1925*. Dallas, Texas: The Dallas Historical Society, 1978.

Newcomb, Rexford. *Mediterranean Domestic Architecture for the United States*. Hawthorne Printing Company, New York, NY. 1992.

Sanborn Fire Insurance Map, Dallas, Texas.

Texas Historic Sites Atlas. Bryan-Peak Commercial Historic District. Electronic document, <http://atlas.thc.state.tx.us/>. Accessed 17 Oct. 2006.

Texas Historic Sites Atlas. Viola Courts Apartments. Electronic document, <http://atlas.thc.state.tx.us/>. Accessed 17 Oct. 2006.

WPA Dallas Guide and History. Edited by Maxine Holmes and Gerald Saxson. 1992

15. Attachments

District or Site Map

Site Plan

Photos (historic & current)

Additional descriptive material

Footnotes

Other: _____

16. Designation Criteria

x **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.

x **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.

X **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.

x **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.

x **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 Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Planning and Development.

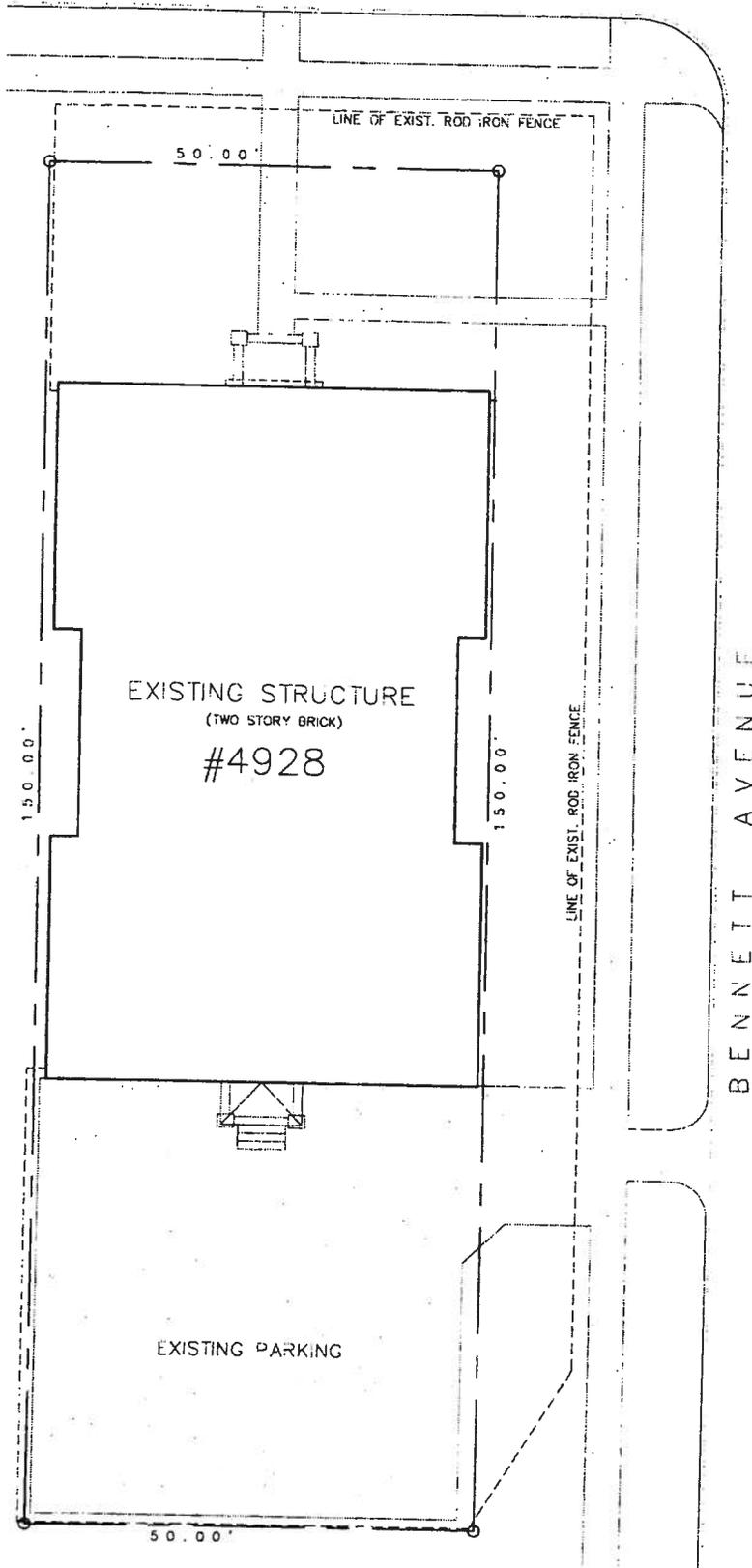
Date:

***Chair
Designation Committee***

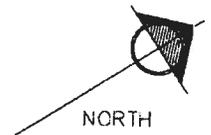
Historic Preservation Planner

BRYAN STREET

4928 Bryan Street



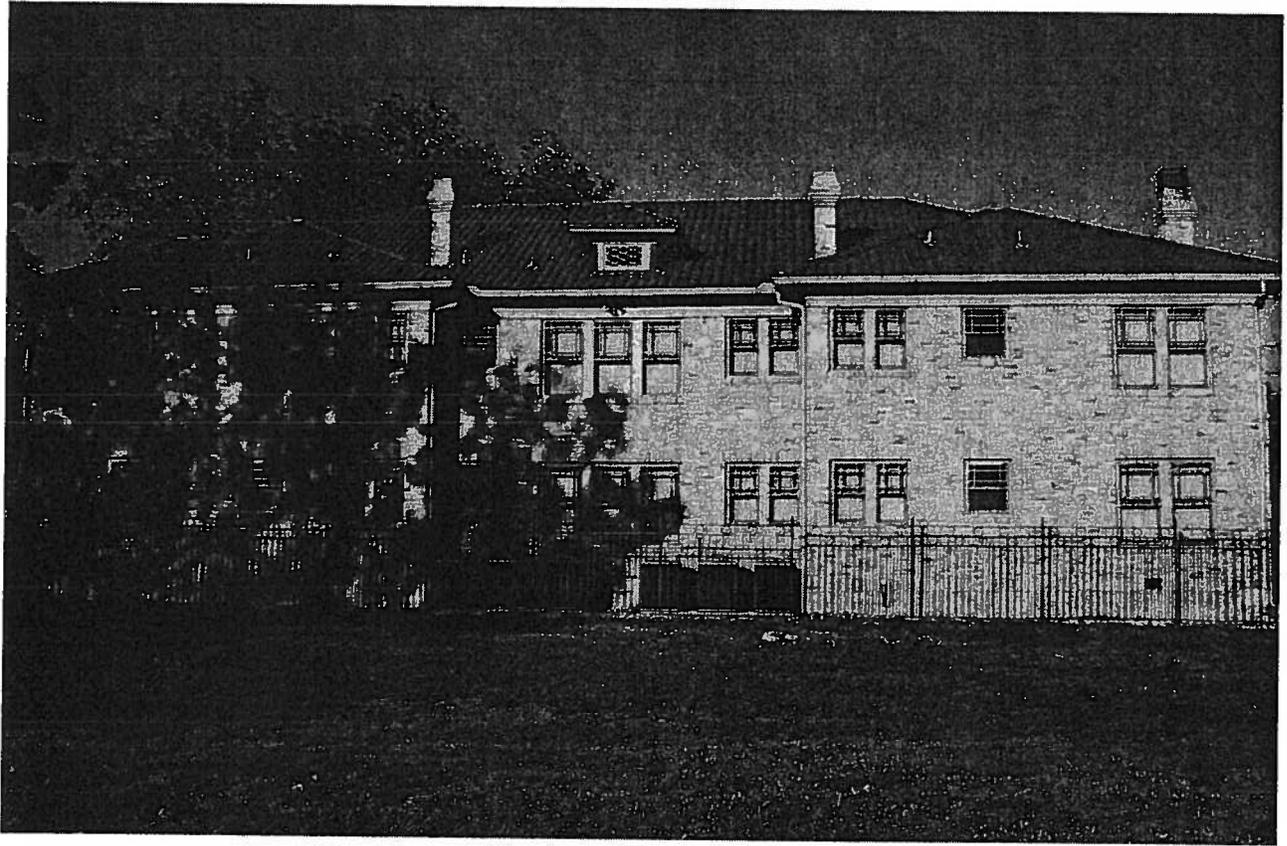
Property line



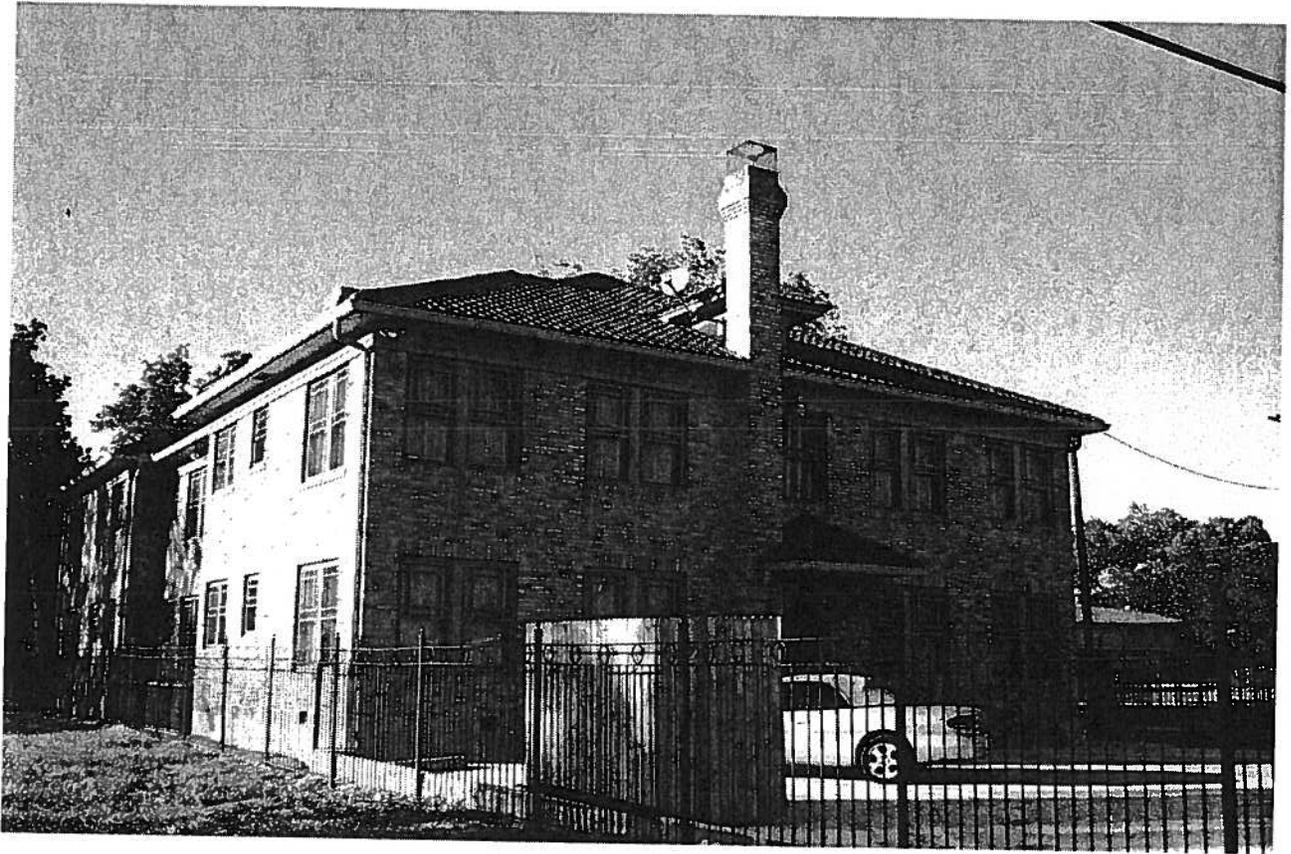
01 S I T E P L A N
SCALE: 1/8" = 1'-0



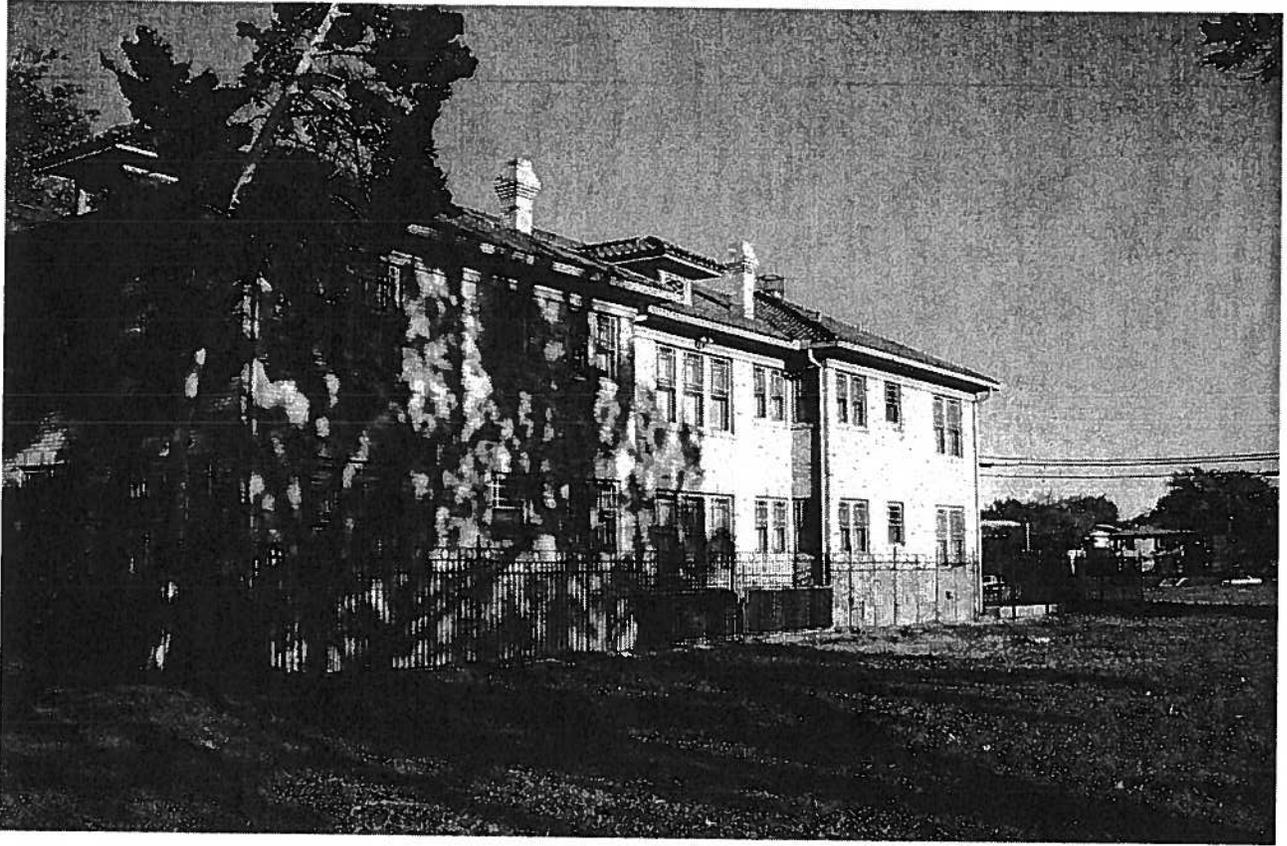
4928 Bryan Street: Northwest Façade



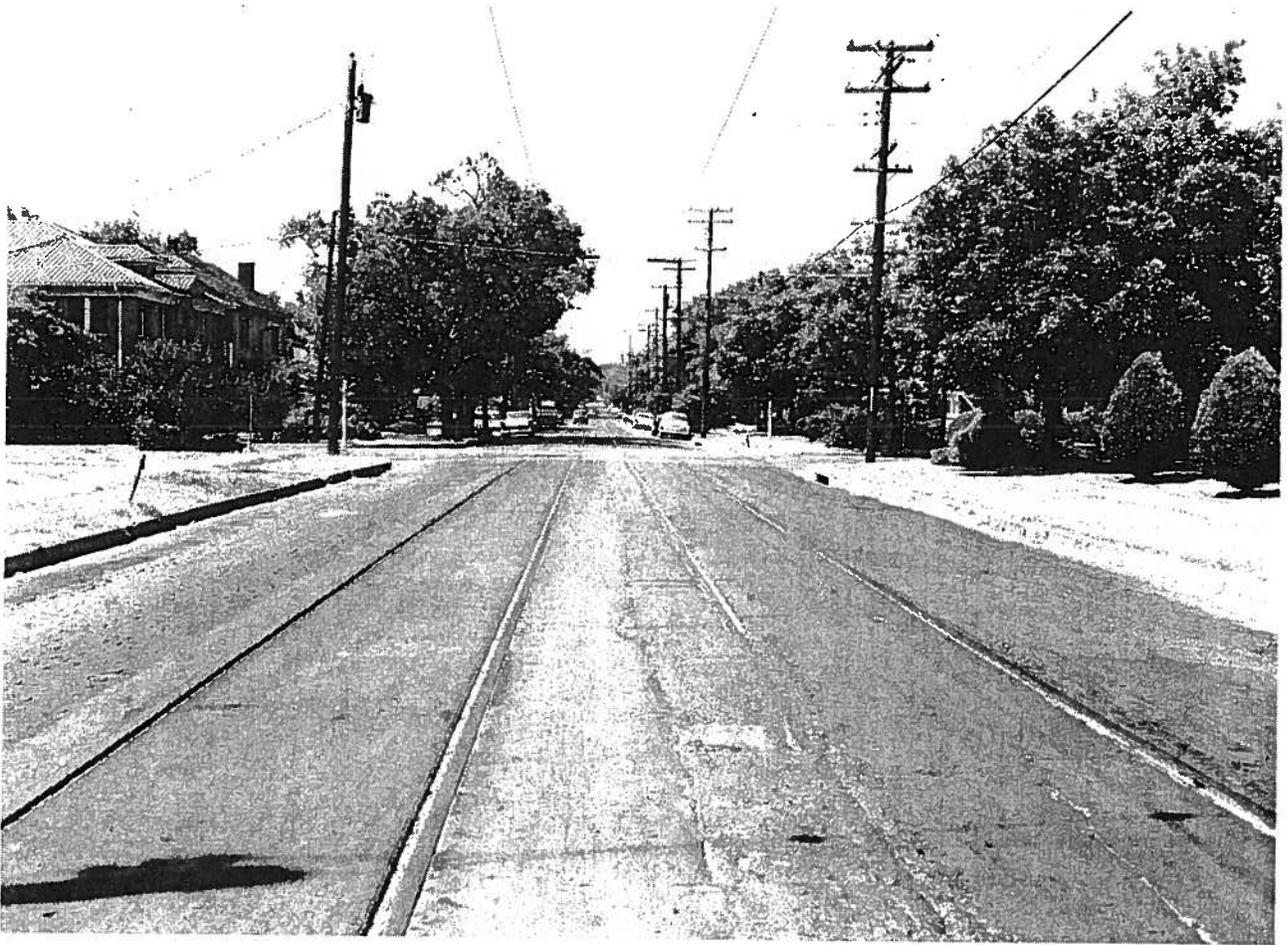
4928 Bryan Street: Northwest Façade



4928 Bryan Street: Southeast Façade



4928 Bryan Street: Southwest Façade



Looking along Bryan Street, with streetcar tracks. Date unknown.

**EXHIBIT A
PRESERVATION CRITERIA
4928 BRYAN STREET**

1. GENERAL.

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
 - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
 - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
 - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
 - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1928 to 1940.

2. DEFINITIONS.

- 2.1 Unless defined below, the definitions contained in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 CORNERSIDE YARD means a side yard abutting a street.
- 2.5 DIRECTOR means the Director of the Department of Development Services or the Director's representative.
- 2.6 DISTRICT means Historic Overlay District No. _____, the 4928 Bryan Street Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B.
- 2.7 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.

- 2.8 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.9 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.10 MAIN BUILDING means 4928 Bryan Street, as shown on Exhibit B.
- 2.11 NO-BUILD ZONE means that part of this district in which no new construction may take place.
- 2.12 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.13 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING.

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 3.2 The main building is protected.
- 3.3 Sidewalks.
 - a. New sidewalks, steps, leadwalk, and walkways in the front yard must be constructed of Portland cement (to match the color of the historic concrete).
 - b. New walkways in the cornerside yard must be broom finished concrete, stone, or other appropriate material.
 - c. Artificial grass, artificially-colored concrete, asphalt, and outdoor carpet are not permitted.
- 3.4 Circular driveways and parking areas are not permitted in the front yard.
- 3.5 Any new mechanical equipment must be erected in the inset area of the interior side yard or rear yard, and must be screened.

- 3.6 Landscaping.
- a. Outdoor lighting must be appropriate and enhance the structure.
 - b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
 - c. Existing mature trees are protected, except that unhealthy or damaged trees may be removed.
 - d. Pre-cast paving stones are allowed.
- 3.7 The existing iron fence shown on Exhibit B may be repaired and maintained. No additional fences or walls are permitted in the front or cornerside yard.

4. FACADES.

- 4.1 Protected facades.
- a. The facades shown on Exhibit B are protected.
 - b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
 - c. Historic solid-to-void ratios of protected facades must be maintained.
 - d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
- 4.2 Wood trim and detailing must be restored wherever practical.
- 4.3 All exposed wood must be painted, stained, or otherwise preserved.
- 4.4 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.5 Brick, cast stone, and concrete elements may not be painted.

- 4.6 Aluminum siding, vinyl cladding, and exterior insulated finish systems (EIFS) are not permitted.
 - 4.7 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color or be appropriate to the style of the main building.
 - 4.8 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.
5. **FENESTRATION AND OPENINGS.**
- 5.1 Historic doors and windows must remain intact on protected facades except when replacement is necessary due to damage or deterioration.
 - 5.2 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
 - 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
 - 5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color. Painted or factory finished aluminum storm doors, storm windows, or screens are permitted. Mill finished aluminum is not permitted.
 - 5.5 Existing decorative ironwork may remain. Burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
 - 5.6 Glass and glazing must be clear. Films and tinted or reflective glazings are not permitted on glass.
 - 5.7 New door and window openings in protected facades are not permitted.

5.8 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS.

6.1 The historic slope, massing, and configuration of the roof must be preserved and maintained.

6.2 The following roofing material is allowed: red Spanish clay tile. The following roofing materials are not allowed: slate tiles, composition shingles, and standing metal seam.

6.3 Skylights and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of Bennett Avenue or Bryan Street.

6.4 Mechanical equipment may not be placed on the roof.

6.5 Satellite dishes visible to a person standing at ground level on the opposite side of Bennett Avenue or Bryan Street require a certificate of appropriateness.

7. PORCHES.

7.1 The front porch facing Bryan Street is protected and may not be altered by enclosures, awnings, or other permanent coverings.

8. EMBELLISHMENTS AND DETAILING.

8.1 The following architectural and site elements are considered important features and are protected:

a. Historic window configuration and patterning on protected facades.

b. Historic windows, including lintels, sills, and screens on protected facades.

c. Pilasters on the front facade of the main building.

d. Wide eaves and cornices on protected facades.

- e. Brick chimneys.
- f. Original decorative ironwork on balconet.

9. NEW CONSTRUCTION AND ADDITIONS.

- 9.1 Stand-alone new construction is permitted only in the areas shown on Exhibit B.
- 9.2 Vertical additions to the main building are not permitted.
- 9.3 Horizontal additions to the main building are not permitted on protected facades.
- 9.4 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- 9.6 The height of new construction and additions must not exceed the height of the historic structure.
- 9.7 Aluminum siding, vinyl cladding, and exterior insulated finish systems (EIFS) are not permitted.
- 9.8 The setback of new construction and additions must conform to the setback of the main building.
- 9.9 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernable as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

10. SIGNS.

- 10.1 Signs may be erected if appropriate.
- 10.2 Signs must be located in the front yard and may not exceed four feet in height.
- 10.3 All signs must comply with the provisions of the Dallas City Code, as amended.
- 10.4 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

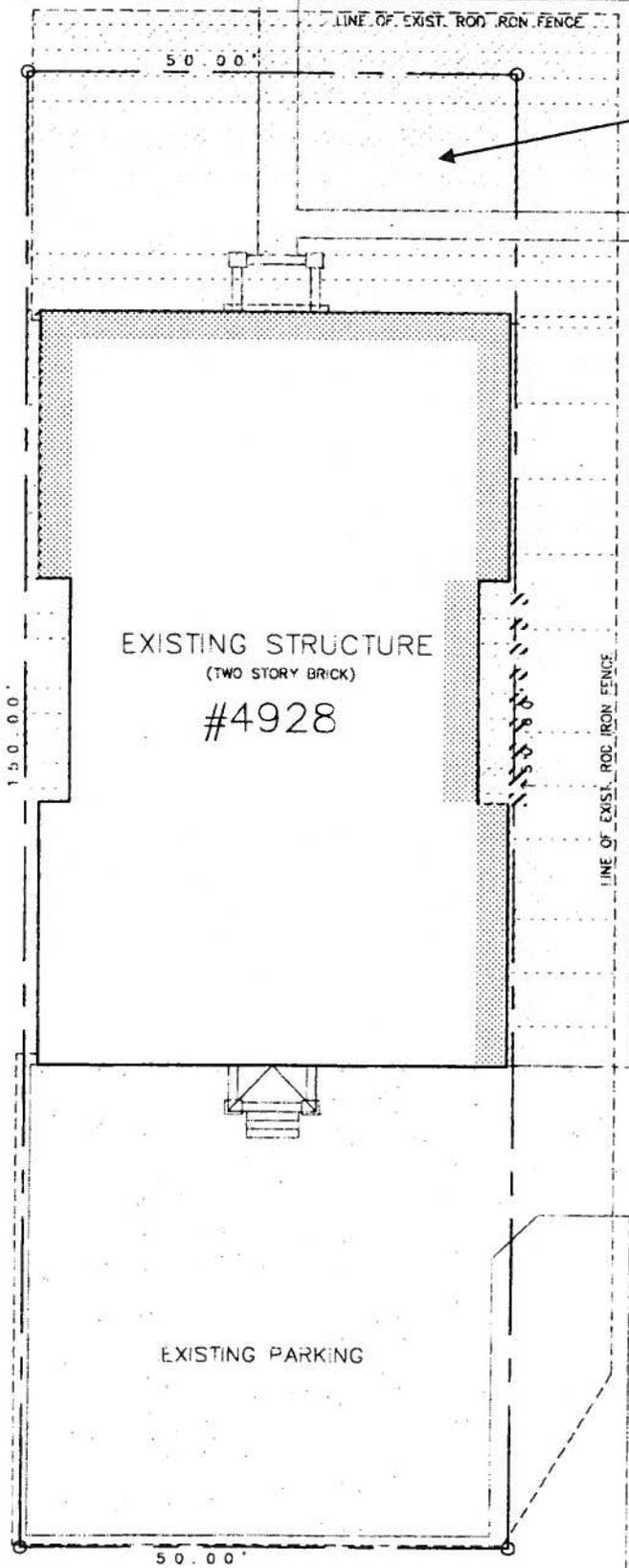
11. ENFORCEMENT.

- 11.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 11.2 A person is criminally responsible for a violation of these preservation criteria if:
 - a. the person knowingly commits the violation or assists in the commission of the violation;
 - b. the person owns part or all of the property and knowing allows the violation to exist;
 - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or.
 - d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.
- 11.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or

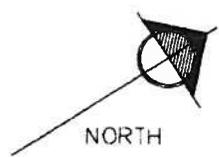
replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.

- 11.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

Front yard to fenceline:
No-Build



-  Protected
-  No-Build Zone
-  Property line



01 SITE PLAN
SCALE: 1/8" = 1'-0"