

Dallas Landmark Commission Landmark Nomination Form

1. Name

historic Crown Hill Mausoleum
and/or common Crown Hill Mausoleum and Memorial Park

2. Location

address 9700 Webbs Chapel Road land survey W. Bennett
location/neighborhood Near North Dallas block lot part of 6144 tract size

3. Current Zoning

R-7.5 (A) SUP 26

4. Classification

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

5. Ownership

Current Owner: Ronald W. Hughes, Sr. Phone: Kathy Hoover 350-9951
Address: 9700 Webbs Chapel Rd City: Dallas State: TX Zip Code: 75220

6. Form Preparation

Name & Title Hughes Funeral Home, Designation Task Force
Contact Planning and Development Staff Phone 670-4151

7. Representation on Existing Surveys

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

For Office Use Only

8. Date Rec'd: 12/89 Survey Verified: Y N by: BH 9. Field Check by: BH

10. Nomination:

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

11. Historic Ownership

original owner CROWN HILL MEMORIAL PARK
significant later owner(s)

12. Construction Dates

original 1940
alterations/additions Rear addition-1986 Restoration - 1989

13. Architect

original construction B. Gaylord Nofstger
alterations/additions Ronald Hughes, Jr.

14. Site Features

natural
urban design Park-like setting in cemetery

15. Physical Description

Condition	Check One:	Check One:
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved (date: _____)
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	

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

The Crown Hill Mausoleum is prominently sited in the 25.6 acre cemetery of the same name, on the northeast corner of Webbs Chapel Road and Lombardy Lane in near North Dallas. The cemetery reflects mid-twentieth century design preferences for grave markers that do not extend above ground level, thus making the mausoleum all the more dramatic as the dominant visual centerpiece of the otherwise park-like environment. Set on the diagonal, facing southeastward, some 650 feet from the main cemetery entry gates on Webbs Chapel Road, the monolithic concrete structure is T-shaped in plan, sits on a raised basement and appears flat-roofed from the primary elevation. Stylistically, the building reflects interest in Dallas during the late 1930s in stylized and simplified classicism, strongly influenced by Art Deco philosophy and best exemplified in the 1936 Texas Centennial Exposition structures at Fair Park.

The dominant center entry feature, two stories in height, has a pair of bronze doors surmounted by a monumental arch, within which is a complex filigreed bronze screen. A series of pilasters of increasing height and depth of reveal flank the entry arch, and are topped by stylized capitals. The outermost and tallest pilasters, deeply fluted, frame the large-scale, inscribed name of the structure between their capitals. In the place of an entablature is a set-back parapet that is meant to appear as a flat-roofed attic with a stylized dentil course near its top.

The three bay, one story flanking wings are set back several feet from the monumental entry bay and are smooth surfaced, save for the punched window openings with continuous fluting details directly above and below them. The tall, rectangular windows have simple, three part metal sash, although they were originally planned as art glass memorials to families interred within. A simple dentil moulding serves as the cornice for the one story wings, which are supported on the end elevations by stylized, gently curved buttresses.

Generous use of a variety of marbles, wrought bronze and art glass contribute to the significant interior treatment of the mausoleum. The two story center space, on the piano nobile, with its step-vaulted ceiling, serves as the assembly area for interment services. The richly detailed terrazzo floor leads to the head of the room, a slightly raised platform behind a flat arched marble screen; a six-part art glass backlit window depicting The Holy City in the center, is flanked by smaller rectangular windows with similarly pastoral scenes, setback behind low wrought bronze gates. Near the entry are a pair of curved staircases reaching the lower level of the mausoleum; the main level and the level below each have pairs of corridors in the flanking wings, double loaded with crypt fronts reaching from floor to ceiling. The ground floor is detailed in two colors of Georgian marble, while the lower level is more monochromatic, with a lustrous, all-white Georgian marble serving as the primary material of walls and fronts of crypts.

Along the rear facade is a large concrete block addition completed in 1986. The addition cannot be seen from the front of the building and has been painted out to match the building.

To the rear of the memorial park, but not included in this nomination is the site of the Smith Family Cemetery. From the 1870s to the 1920s, members of the Smith family were buried there along with those with the surnames of Cummins, Dillon and Winn.¹ In the 1960s the headstones were removed and destroyed in an attempt to disguise the cemetery's presence from the adjacent multi-family properties.

B. Gaylord Noftsgger (1897-1979) was an architect practicing in Oklahoma City. Before designing the Crown Hill Mausoleum he had designed an almost identical mausoleum building and the Farmers' Public Market, both in Oklahoma City, and the Fort Worth Public Market Building.²

16. Historical Significance

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

Constructed in 1940, the Crown Hill Mausoleum is a venerable yet modest example of the Art Deco style that was popular in Dallas in the 1930s and early 1940s for public and institutional buildings. In its construction and interior embellishments, the building exudes a feeling of solidity, security, and permanence that gives it a commanding appearance on the site. Entombed in the mausoleum are individuals and families significant to the economic, physical, and social development of Dallas. Without any major alterations, the Crown Hill Mausoleum retains its architectural integrity and significance as a reflection of public sentiment of the 1940s and has become a physical landmark in its neighborhood.

The land upon which the mausoleum sits had been in the Smith family since 1858 when C.W. Smith's grandfather, J. William Smith, bought 256 acres of raw land after coming to Dallas County from Tennessee in 1855. J.W. Smith, cousin to John Neely Bryan, was a cabinet maker by trade, but entered the dairy business when he bought this acreage. His children married into other prominent northwest Dallas families such as the Bachmans, Sales, Mays, and Garvins. The Smiths were founding members of the Cochran Chapel Methodist Church and the Oak Lawn Methodist Church.³

J.W. Smith's grandson, Charles W. Smith, was born in 1856.⁴ He was educated in Dallas schools and worked on the family farm. After leaving the farm he became manager of the Pasteurized Milk Company. Two years later, in 1899, Smith founded the Smith Ice Cream Factory, a pioneer in the Dallas ice cream business. The small factory was located at 2125 North Harwood Street. Delivery of the ice cream was accomplished by a one-horse drawn wagon. By the 1920s, 17 trucks and three teams and wagons distributed a daily output of 3000 gallons of ice cream, which was sold wholesale to retail dealers in Dallas and throughout the North Texas region. Smith Ice Cream was the first local ice cream factory to place its freezing room in public view of passers by. Other innovations the company claims are the installation of the first hardening room, the first jet emulsifier and viscolizer, fore runners of the modern homogenization

17. Bibliography

See attached

18. Attachments

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

Additional descriptive material
 Footnotes

Continuation Sheet

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process, and the first utilization of continuous and direct expansion freezers in the area.⁵ C.W. Smith was also active in Dallas lodges and was a 32nd degree Mason, a Shriner, a member of Hella Temple, Dallas Blue Lodge No. 760, the Rotary Club, and the Dallas Chamber of Commerce.

As the ice cream business grew and prospered, use of the family land as a dairy farm gradually decreased. Around 1935 C.W. Smith and a group of investors opened the Walnut Hill Golf Club on the land upon which the mausoleum and cemetery now sit. The golf club, however, never proved financially profitable and the investors decided to build the present-day Crown Hill Mausoleum and Memorial Park.

Construction of the mausoleum began in March, 1940 and was completed in December of that year.⁶ The commission to design the structure was given to B. Gaylord Noftsgar (1897-1979), an architect from Oklahoma City who had designed other similar structures. Contractor for the mausoleum was the Henger Construction Company of Dallas.⁷ Dedication ceremonies for the mausoleum were held on March 23, 1941, and involved religious leaders from various local churches and synagogues in Dallas. Officers of the park and mausoleum were C.W. Smith, President; LaVergne Guinn, an attorney, Vice-President; and Edgar L. Flippen, president of local insurance and real estate firms, Secretary-Treasurer. The board of directors consisted of J.B. Adoue, Jr., Edgar L. Flippen, C.W. Smith, W.D. Prince, C.E. Kennemer, and LaVergne Guinn.⁸

Throughout its history, the Crown Hill Mausoleum has entombed members of several of Dallas' most prominent families. The first three entombments were C.W. Smith's parents, Mr. and Mrs. J.H. Smith, and the wife of C.W. Smith's eldest son, Charles Russell Smith. The three had died in the 1930s and were disinterred and entombed in the mausoleum after its construction. Several other prominent people were entombed there including William Sneed, superintendant of Fair Park from the centennial until his death; William Langley, official photographer for the Texas Centennial in 1936; J.T. Dean, a book binder whose business merged with Taylor Publishing Company; J.B. Adoue, a Dallas mayor, president of the National Bank of Commerce and a Davis Cup winner; and Max Ploeger, one of the first real estate appraisers in Dallas.⁹ Although the cemetery is not part of the nomination, it is interesting to note that Bonnie Parker, of the infamous partnership 'Bonnie and Clyde', is buried on the grounds of the cemetery.

Continuation Sheet

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End Notes

¹Rubyann Thompson Darnell, Adrienne Bird Jamieson, and Helen Mason Lu, Dallas County, Texas: Genealogical Data from Early Cemeteries, Vol. I (Dallas: Dallas Genealogical Society, n.d.), 50(a).

²Fort Worth Public Market Building, Texas Historical Building Marker nomination, 1980.

³Memorial and Biographical History of Dallas County, Texas (Chicago: Lewis Publishing Company, 1892), 385.

⁴Ellis A. Davis and Edwin H. Grobe, comp. and ed., Encyclopedia of Texas (Dallas: Texas Development Bureau, [1921]), 1:466.

⁵"Ice Cream Firm Improves Plant," Dallas Times Herald, 29 February 1948.

⁶"New Mausoleum Completed," Southwest Business 19, no. 12 (December 1940) : 23.

⁷Ibid.

⁸"Mausoleum Dedication Set Sunday," Dallas Times Herald, 23 March 1941.

⁹Entombment Records, Crown Hill Mausoleum and Memorial Park, Hughes Funeral Homes, Dallas, Texas.

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Bibliography

Advertisement, Dallas Times Herald, 3 June 1945.

Advertisement, Southwest Business 19, no. 12 (December 1940):4.

"All in One." Dallas-Fort Worth Home & Garden, February 1986, 104.

Darnell, Rubyann Thompson, Adrienne Bird Jamieson, and Helen Mason Lu, eds.
Dallas County, Texas: Genealogic Data from Early Cemeteries, Vol I. Dallas:
Dallas Genealogical Society, n.d.

Davis, Ellis A., and Edwin H. Grobe, comp. and ed. Encyclopedia of Texas. Dal-
las: Texas Development Bureau, [1921].

Entombment Records, Crown Hill Mausoleum and Memorial Park. Hughes Funeral
Home. Dallas, Texas.

Fort Worth Public Market Building, Texas Historical Building Marker Nomination,
1980.

"Ice Cream Firm Improves Plant." Dallas Times Herald, 29 February 1948.

"Mausoleum Dedication Set Sunday." Dallas Times Herald, 23 March 1941.

Memorial and Biographical History of Dallas County, Texas. Chicago: Lewis Pub-
lishing Co., 1892.

"New Mausoleum Completed." Southwest Business 19, no. 12 (December 1940):
23.

Designation Merit

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

Recommendation

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

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

Date:

1/90/90

Mamie McKnight

Mamie McKnight, Chairman
Neighborhood Designation Task Force

Ron Emrich

Ron Emrich, Senior Planner
Historic Preservation

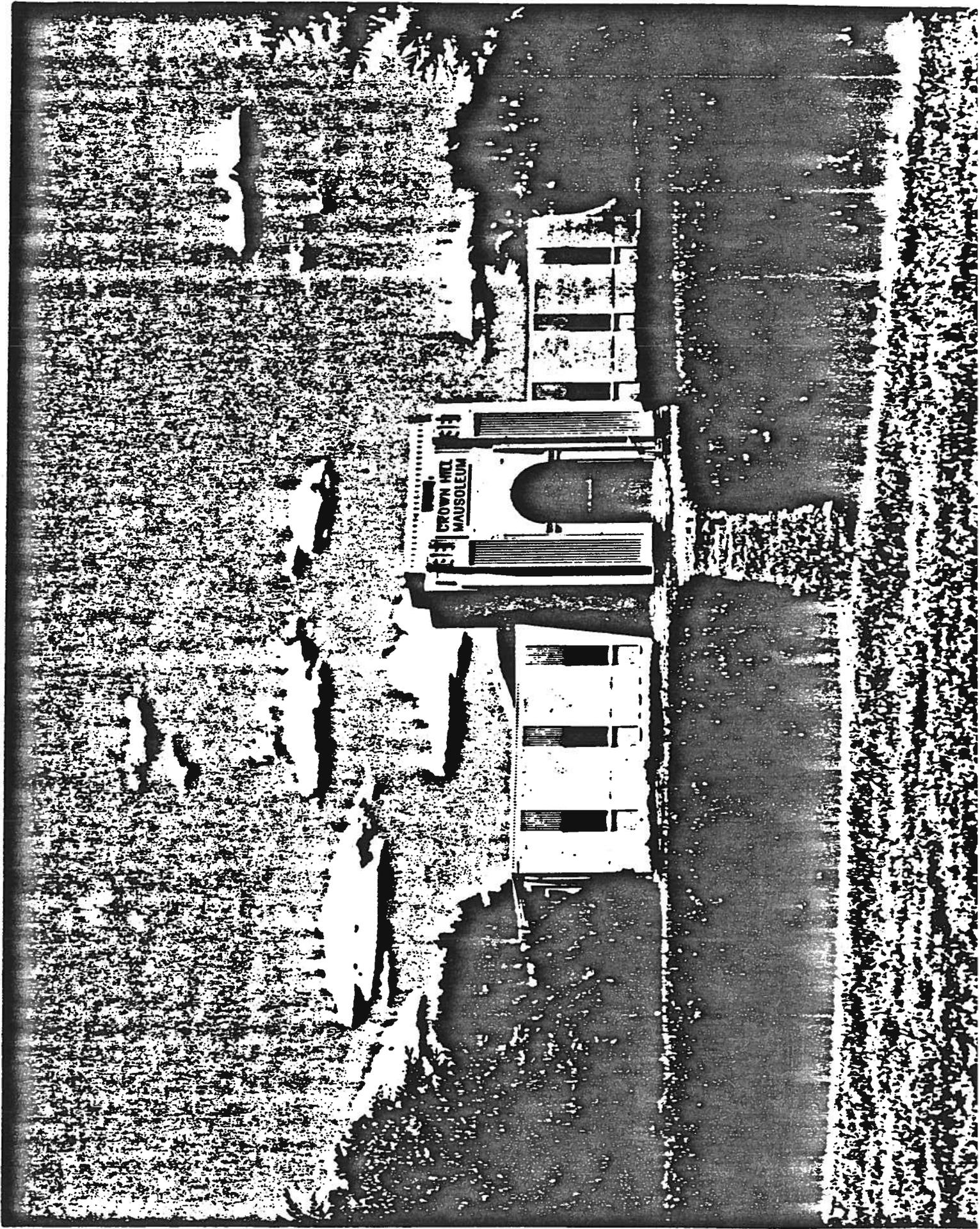


EXHIBIT A

PRESERVATION CRITERIA

Crown Hill Mausoleum

All public and private right-of-way improvements, renovation, repairs, demolition, maintenance, site work, and new construction on the building site shall conform to the following guidelines and be approved through the certificate of appropriateness review process prior to commencement.

Unless otherwise specified, preservation and restoration materials and methods used shall conform to those defined in the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

1. DEFINITIONS

- 1.1 ACCENT COLOR means color used in small amounts to trim and accentuate detailed architectural features such as narrow decorative moldings and window sashes.
- 1.2 APPLICANT means the property owner(s) or the owner's duly-authorized agent.
- 1.3 CERTIFICATE OF APPROPRIATENESS means a certificate issued by the city to authorize the alteration of the physical character of real property in this district, of any portion of the exterior of a structure on the property, or the placement, construction, maintenance, expansion, or removal of any structure on or from the property.
- 1.4 COLUMN means the entire column including the base and capital, if any.
- 1.5 COMMISSION means the landmark commission.
- 1.6 DIRECTOR means the director of the Department of Planning and Development or his representative.
- 1.7 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 1.8 HEIGHT means the vertical distance from grade to the highest point of the structure.
- 1.9 LOT means a building site, as defined in the Dallas Development Code, as amended.

- 1.10 MINOR EXTERIOR ALTERATION means the installation of or alterations to gutters and downspouts; landscaping comprising less than 25 percent of the yard; or restoration of original architectural features.
- 1.11 NO BUILD ZONE means an undeveloped part of the site upon which no crypt, accessory building, fence, or other structure may be placed or constructed.
- 1.12 PRESERVATION CRITERIA means the standards considered by the director and commission in determining whether a certificate of appropriateness should be granted or denied.
- 1.13 PROTECTED FACADE means a facade that must maintain its original appearance, as near as practical, in all aspects.
- 1.14 ROUTINE MAINTENANCE AND REPLACEMENT means the process of cleaning, including water blasting and stripping; stabilizing deteriorated or damaged architectural features, including repainting an item the same color; or substituting a duplicate item for an item that is deteriorated or damaged.
- 1.15 SITE PLAN means the site plan attached to this exhibit and labeled Attachment A.
- 1.16 STORY means the portion of a building between any two successive floors, or between the top floor and the ceiling above it.
- 1.17 TRIM COLOR means a paint color other than the dominant color, but does not include the color of screens, storm doors and windows, gutters, downspouts, porch floors, or ceilings. Wood colored translucent stains are not considered trim colors.

2. SITE AND SITE ELEMENTS

- 2.1 No-Build Zone. The No-Build Zone is designated and described on the site plan attached to and made a part of this exhibit as Attachment A.

- 2.2 Landscaping and exterior lighting installed after the passage of this ordinance must enhance the structure and its surroundings and must not obscure significant views of or from the building.
- 2.3 Existing mature trees must be protected. Unhealthy or damaged trees may be removed as determined through the certificate of appropriateness review process.
- 2.4 No fences are permitted.
- 2.5 New sidewalks and driveways must be of brush finish concrete, brick, stone, or other material approved through the certificate of appropriateness review process. No exposed aggregate, artificial grass, carpet, asphalt, or artificially-colored monolithic concrete paving is permitted.

3. STRUCTURE

Facades

- 3.1 With the exception of the facades on the 1986 rear addition, all facades are protected facades.
- 3.2 No vertical extensions are permitted.
- 3.3 Reconstruction, renovation, or repair of the opaque elements of the building facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size.
- 3.4 Exterior cleaning must be accomplished in accordance with Department of Interior standards. No sandblasting or other mechanical abrasive cleaning processes are permitted.
- 3.5 The original color of original materials must be preserved and maintained whenever practical. Paint and other color schemes should be based upon any available documentation as to original conditions and must be reviewed through the certificate of appropriateness review process.
- 3.6 Mechanical equipment installed after the passage of this ordinance must be screened and may be placed only on the roof or on the side or rear facades. It is recommended that mechanical equipment presently on the front facade be relocated to the rear facade.

Embellishments and Detailing

- 3.7 The following architectural elements are considered special features and must be protected and preserved unless otherwise determined through the certificate of appropriateness review process: the front entry doors, arch, and bronze screen; all fluted pilasters and capitals; the parapets with their dentil courses; the screen within the opening of the parapet atop the central portion of the building; all fluting details above and below each window; all steel casement windows; and all buttresses on the wings.

Fenestration and Openings

- 3.8 Original doors and windows and their openings must remain intact and be preserved. Where replacement is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match original doors and windows. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended. Exterior storm windows and doors which match original windows and doors in frame width and proportion, glazing material, and color are permitted if sensitive to the structure. No decorative ironwork or burglar bars are permitted over doors and windows.
- 3.9 On protected facades, new door and window openings are permitted only in locations where there is evidence that original openings have been infilled with other material.
- 3.10 Glass and glazing must match original materials. No tinted or reflective glazing is permitted. Stained glass is permitted and encouraged. The placement of stained glass on the interior of the structure behind the casement window for the purpose of protecting the glass is appropriate.

Roof

- 3.11 The slope, massing, configuration, and materials of the roof must be preserved and maintained. Existing parapets, cornices, and coping must be retained and when repaired, should be done so with material matching in size, finish, module, and color.

4. NEW CONSTRUCTION AND ADDITIONS

- 4.1 With the exception of sidewalks, no new construction, accessory buildings, crypts, or fences are permitted in the No-Build Zone.
- 4.2 No new construction in Areas A and B, which are designated on the attached site plan, may be connected to the structure.
- 4.3 New construction may be connected to the structure only on the 1986 addition, and only within the bounds of the area designated on the site plan as Area C. If the 1986 addition is removed, new construction may be attached to the structure, but only at the connection points of the 1986 addition, and must not extend beyond the bounds of Area C.
- 4.4 The height of new construction or accessory structures must not exceed the height of the wings of the structure, which are labeled on the site plan.
- 4.5 The form, materials, roof, and general exterior appearance of new construction or accessory buildings must be compatible with those of the protected facades of the structure as determined through the certificate of appropriateness review process.

5. SIGNS

- 5.1 With the exception of temporary political or real estate related signs, which must be removed at the conclusion of the election or upon sale of the property, only street address labels and signs for bona fide security services which are sensitive and appropriate to the appearance of the structure as determined through the certificate of appropriate review process are permitted.

6. REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

- 6.1 Except as expressly modified by this section, the standard review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this site.
- 6.2 Upon receipt of an application for a certificate of appropriateness, the director shall categorize the

2000

request as one of the following: (A) routine maintenance and replacement; (B) minor exterior alteration; or (C) work requiring review by the commission.

- 6.3 The director shall review and grant or deny a certificate of appropriateness for proposed work that falls into either category A or B listed in Subsection 6.2 within ten days of receipt of a completed application for a certificate of appropriateness. To be considered complete, an application must include any exhibits or attachments deemed necessary by the director.
- 6.4 No decision by the director to approve a certificate of appropriateness for proposed work falling within category A or B may be appealed. A decision to deny a certificate of appropriateness in such instances may be appealed by the applicant or property owner. Appeal is made to the landmark commission by submitting a written request for appeal to the director within ten days after the decision to deny.
- 6.5 Proposed work not falling into either category A or B shall be reviewed by the commission following the standard review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended.

7. APPEAL TO THE CITY PLAN COMMISSION

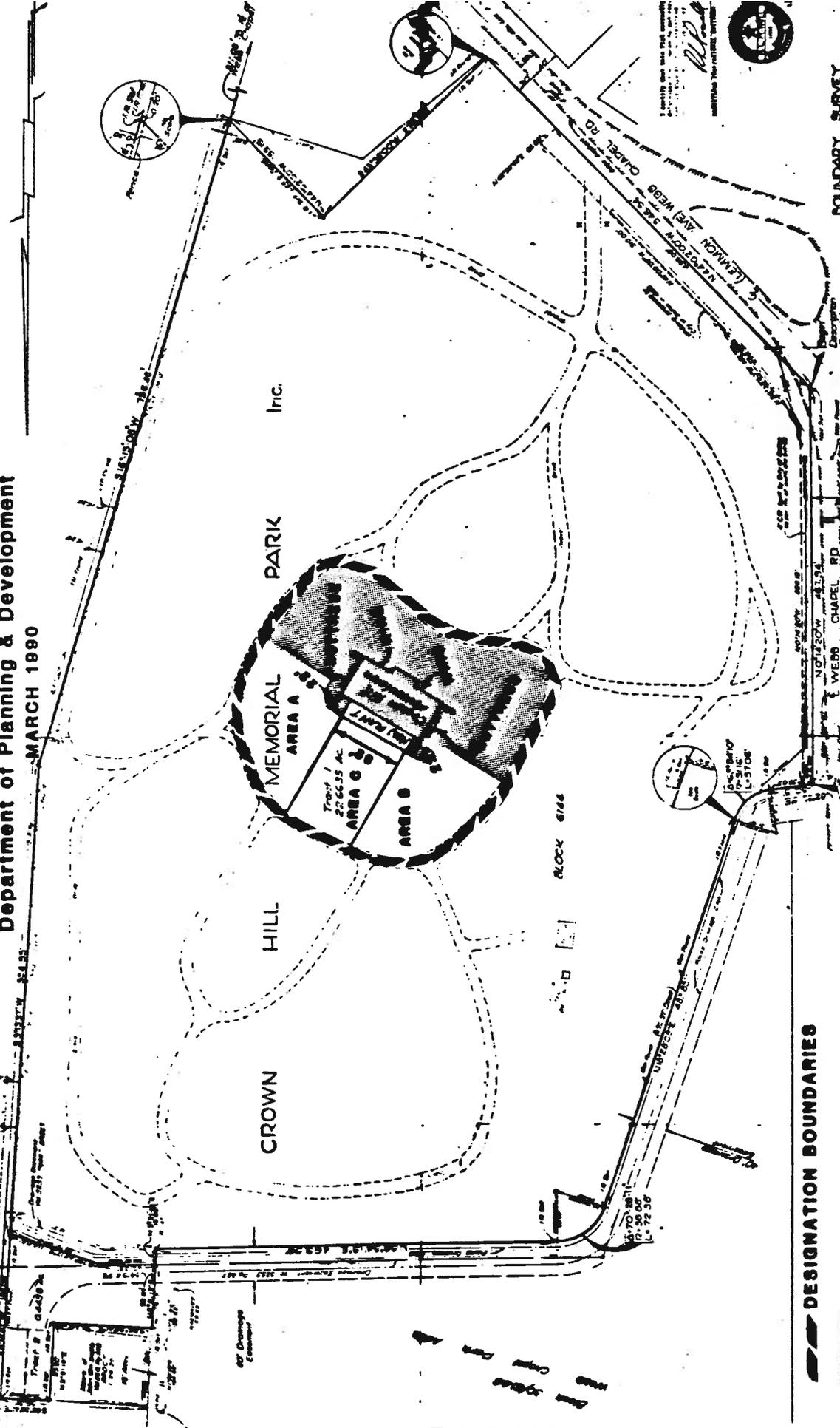
- 7.1 Certificates of appropriateness denied by the landmark commission may be appealed to the city plan commission in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

7873G

CROWN HILL MAUSOLEUM

SITE PLAN
Department of Planning & Development

MARCH 1980



DESIGNATION BOUNDARIES

NO BUILD ZONE

BOUNDARY SURVEY
CROWN HILL MEMORIAL PARK INC.
BLOCK 6144 CITY OF DALLAS
DALLAS, COUNTY
SCALE
DATE 11-1-78
SURVEYOR 1180

REVISED SEPTEMBER 19, 1980

36 IN. x 48 IN.