

Dallas Landmark Commission Landmark Nomination Form

1. Name

historic: Forest Avenue High School

and/or common: James Madison High School

date: 4/26/93

2. Location

address: 3000 Martin Luther King Jr. Blvd. Dallas Texas 75215

location/neighborhood: South Dallas

block: 1362 & 1371

lot: 12 & 15

land survey:

tract size: 5.7 Acres

3. Current Zoning

R-5(A)

4. Classification

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

5. Ownership

Current Owner: Dallas Independent School District

Contact: Dr. Marvin Edwards

Phone: 824-1620

Address: 3700 Ross Ave.

City: Dallas State: TX Zip:75204

6. Form Preparation

Date: January 1993

Name & Title: Marcel Quimby

Organization: Neighborhood Designation Task Force

Contact: Jim Anderson, Planning & Development Department

Phone: 670-4132

7. Representation on Existing Surveys

Alexander Survey (citywide) local state national

National Register

H.P.L. Survey (CBD) A B C D

Recorded TX Historic Ldmk

Oak Cliff

TX Archaeological Ldmk

Victorian Survey

Dallas Historic Resources Survey, Phase 4 high medium low

For Office Use Only

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y N

Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

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

9. Construction Dates

original: 1916
alterations/additions: 1951; 1971

10. Architect

original construction: William B. Ittner
alterations/additions:

11. Site Features

natural:
urban design:

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.

Madison High School is a three-story building which sits in the center of a broad lawn, facing north on Martin Luther King Boulevard on a lot bounded by M.L. King, Meadow Avenue, Meyers Avenue, and Pennsylvania Avenue.

The plan is of a figure-eight design, with two inner courtyards which provide ventilation for adjacent interior classrooms. The building is of structural masonry construction with two different colors and patterns of brick used. The brick at the first storey is a medium red blend, in a Flemish bond pattern. The brick used at the second and third stories is slightly darker blend, and is in a garden wall pattern.

The building has two entries at the Martin Luther King Avenue facade; walkways lead from the street sidewalk to exterior monumental stairs at each of these two entries. These stairs lead to the two entries at the second story; these entries are located at the sides of the center portion of this facade. This center portion has an additional story and projects slightly from the remainder of the facade; its architectural treatment is more decorative than the adjacent portions of the facade. This center portion has stone quoins at the outside corners, stone cornice, coping, and a stone balustrade at the parapet. The entry doors are flanked by Doric stone columns which are capped by an entablature and balustrades above. These balustrades occur in front of the third storey windows; balustrades also extend across the remaining windows at this storey. The windows at the third storey within this center portion of the facade have cast stone trim at the sill, jambs, and head, with the end windows (over the two entries) also having a stone pediment above them.

The adjacent "middle" portions of this north facade are much simpler in design with larger windows with brick sills. A horizontal stone course is used at the window heads; this stone course continues across the flat expanses of brick and

serves as a divider between the two colors of brick between the first and second stories. There is a stone coping at the parapet in this section of the facade.

The "end" portion of this facade also projects slightly from the adjacent "center" portion. The horizontal stone course continues through this portion, and serves as a head for the smaller windows. This portion of the facade is more decorative than the adjacent portion. The outside corners have stone quoins at the second and third stories, and there is a stone cornice at the roof line with stone balustrades above at the parapet.

The Meyers Street and Meadow Street facades of the building are of a simpler overall design which complements the more decorative Martin Luther King Avenue facade. This facade has large windows at all levels with a stone cornice at the roof line and the continuation of the horizontal stone course at the window heads of the first and second storey. The north section is the continuation of the "end" portion of the Martin Luther King Avenue facade with its stone quoins at outside corners and balustrades at the parapet. The south portion of this facade is similar to the "middle" portion of the Martin Luther King facade. Each of these two side facades, facing Meadow and Meyers Streets have a secondary entry into the building. These entries are located at the south bay of the "end" portion. The entry doors are flanked by two square stone pilasters with a stone entablature and a stone ballustrade above.

At each end of the side facades are the two 1951 additions to the original building. These additions are similar in plan and are built of masonry construction with red brick; this brick matches the color of the darker blend in the original school. These additions have large windows with tinted glass similar in size to those in the original building, a horizontal stone course at the window heads, and stone coping at the parapet. The east addition (facing Meadow Street) is two stories in height and contains a gymnasium, lockers and toilets, and bandroom space. The windows in this east addition are large and are similar to those used in the original gymnasium. Both additions have an entry into the gym, with brick walls adjacent to the stairs.

The Pennsylvania Street facade has little of the original building visible. These two previously mentioned additions obstruct much of the original building, and an 1971 addition is located in front of the center areas of this facade. This latter addition is two stories in height and contains the mechanical equipment necessary for the air-condition system which was added to the school at this time. This addition is clad in red brick which matches the brick of the original building. It has an arcade at the first storey, with windows located only on the sides at the second storey. This addition encompasses the original square brick flue which is still highly visible throughout the neighborhood.

The original windows of the building have been replaced with bronze-finished aluminum windows with tinted glass. Typically, these window openings are divided by vertical mullions into three window units, each divided into three smaller panes, for a total of nine lites. The windows openings in the 1951 east additions (at Meadow Street) are also divided by vertical mullions into three

window units, and each of these units has nine lites, for a total of twenty-seven lites per window opening.

The building's original wood and glass storefronts at the main and secondary entries have been replaced with metal and glass sidelights. The original wood doors within these entries have also been replaced with metal and glass doors.

There are several window air-conditioning units in windows on the Martin Luther King Avenue and Meyers Street facades. In addition, several exterior windows have been removed and replaced with louvres to provide fresh air for the air-conditioning system.

The four original internal stairways within the building are still used as the main means of circulation throughout the school. Two are located at the front of the building near the two entries, and back up to the interior courtyards; windows at this wall provide natural light for this circulation space. The other two stairways are located on each side of the auditorium and face the exterior wall at the Pennsylvania facade.

This school has many unique features. One is the small fourth storey space at the Martin Luther King Avenue facade of the building; this is the only Dallas school built in that era which contained such space. It contains two large classrooms, and has a magnificent view of downtown Dallas.

Another unique feature is that the cafeteria is located on the first storey in the middle of the building and has no windows to the exterior. It is, however, located between the two two-storey interior courtyards and has a linear skylight which opens into the floor of each courtyard. The cafeteria thus receives natural light into the dining area.

The school auditorium seats 1200 students and is located in the center of the building, between the two interior courtyards and above the cafeteria. Its main floor is at the second storey and has a balcony at the third storey.

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 history of Forest Avenue High School (later known as Madison High School) parallels that of the city of Dallas, Dallas Board of Education (now DISD) and their changing ethnic character and diversity. Since 1884 Dallas had one high school for its white students - Main High School - at the corner of Bryan and Live Oak Streets (the name of this school was changed in 1916 to Bryan Street High School and again in 1940 to N.R. Crozier Technical High School). The city and the student population was going through rapid growth in the years preceding World War I and additional schools were necessary to accommodate such growth. High school enrollment in the school district in 1915 was 2,801 and in 1925 was 8,902 students. In 1914 Dr. Justin F. Kimbal became Superintendent of the Dallas Board of Education and he immediately began a building program which included two new high schools - Forest Avenue High School and Oak Cliff High School.

Forest Avenue High School was to be located on Forest Avenue, which was south and east of downtown, and thus served the new residential areas in that area of town. At that time, a large segment of the Jewish community had moved to the Cedars, South Boulevard, Park Row, and the adjacent neighborhoods, creating strong middle and upper class neighborhoods near the school. This new high school would be fed by several elementary schools: Oak Grove (formerly known as Old #4, and one of the original schools of 1884), the original City Park School, Lagow School, Fair Park School, Asner Silberstein School, Royal Street School (originally known as Columbian School), Southside School (later known as Cedar Lawn School), Oran M. Roberts, and John H. Brown. Students who lived in the rural areas of the county south and east of the city whose families could afford the daily transportation back and forth to school, also attended Forest Avenue High School. Additionally, some of these families in rural areas arranged for their children to stay in this area of Dallas with relatives so they could attend Forest Avenue High School.

DISD hired William B. Ittner of St. Louis, Missouri as the architect for this new school. Ittner was also the architect of Oak Cliff High School, built at the same time, and of North Dallas High School completed in the 1920's.

Forest Avenue High School was completed in the late summer of 1916, and classes began on September 21, 1916. Enrollment in the school for that first year was over 700 students, with 58 in the first graduating class in January 1917. The first Principal of the school was E. B. Cauthorn (1916-1920), followed by Wylie Parker (1920-1944) and James T. Whittlesley (1944-1956).

Further residential development in this area of Dallas was hampered by the proximity of White Rock Creek and the Trinity River and the periodic floods associated with each. Consequently, many industries moved to the southern area of Dallas and residential areas with small homes for the workers were developed.

Industries that moved into this area of town were cotton mills, dairies, packing plants, Procter and Gamble soap manufacturers, and cotton warehouses.

After the depression of the 1930's and World War II, the white population in this area of Dallas shifted as the housing stock aged and many residents, including the Jewish residents, moved to the newer neighborhoods in what was then known as North and East Dallas. As a result, the neighborhoods in South Dallas became increasingly black, prompting the Dallas Board of Education to consider changes to the student make-up at Forest Avenue High School. In 1951, it was proposed that the school boundaries be revised and that children from the recently annexed eastern areas of the city be bused to Forest High School. This was met with vocal disapproval by the public and a compromise was reached that only those students from the annexed areas who wanted to attend Forest High School would be required to attend. In 1956, the decreasing enrollment at Forest Avenue High School and the need for another "Black" high school resulted in the Board of Education decision to change Forest Avenue High School from a "White" high school to a "Black" high school. The white students who attended Forest Avenue High School were transferred to Crozier Tech High School. This change also relieved the crowding at other black high schools and allowed students that lived in the area to attend a neighborhood school. This change was relatively smooth considering the era.

The name of the school was officially changed to James Madison High School on June 22, 1956. A formal request by the Forest Avenue Dad's Club and the Parent-Teacher Association petitioned the Dallas Board of Education that the name "Forest Avenue High School", the school emblem and the school colors be discontinued; the Board approved this request.

On September 1, 1956, the school opened as James Madison High School, a "Black" high school with an enrollment of 2,087 students. Dallas schools did not begin integration until 1961, so Madison remained segregated. Dr. Thomas Tolbert was the principal from 1956 until 1964.

In 1971, Madison was changed to an intermediate school, and operated in this capacity for five years.

In 1976, Madison re-opened as an integrated high school, and it remains so today. On June 29, 1976, the DISD Board considered a proposal to change the name of this high school to Martin Luther King Jr. High School. This proposal was defeated by vote of four to three.

The school has many distinguished alumni from its time as Forest Avenue High School and Madison High School - Stanley Marcus well known Dallas retailer; Adlene Harrison, former Dallas city councilwoman and DART's first executive director; Aaron Spelling, film producer, and Ruthe Winegarten, women's historian, teacher, public speaker and author.

Forest Avenue/Madison High School have served the citizens of Dallas well for almost eighty years and on November 13, 1968, on "Rededication Day," the

students and faculty pledged to continue the education excellence that has always been a hallmark of the school.

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, material 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> X </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 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 or 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 of public pride. <u> X </u></p> |
| <p>F. Embodiment of distinguishing characteristics of an architectural style 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.


 Kathleen Cothrum, Chair
 Neighborhood Designation Task Force


 Jim Anderson, Urban Planner
 Historic Preservation

Date: April 26, 1993

Exhibit A

PRESERVATION CRITERIA Forest Avenue High School Historic District (Madison High School)

Except as otherwise provided in these Preservation Criteria, all public and private right-of-way improvements, renovation, repairs, demolition, maintenance, site work and new construction in this district shall conform to the following guidelines and a certificate of appropriateness must be obtained for such work prior to its commencement.

Except as otherwise provided in these Preservation Criteria, any such alterations to the property must conform to the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these Preservation Criteria control.

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

Unless provided below or the context clearly indicates otherwise, the definitions contained in Sections 51A-2.102 and 51A-7.102 of the Dallas City Code, as amended, apply.

- 1.1 **APPLICANT** means an owner of property within this district, or an owner's duly authorized agent.
- 1.2 **CERTIFICATE OF APPROPRIATENESS** means a certificate issued by the city in accordance with Section 51A-4.501 of the Dallas City Code, as amended, to authorize the alteration of the physical character of real property in the district or any portion of the exterior of a structure in the district, or the placement, construction, maintenance, expansion, or removal of any structure in or from the district.
- 1.3 **COLUMN** means the entire column including the base and capital, if any.
- 1.4 **COMMISSION** means the Landmark Commission.
- 1.5 **DIRECTOR** means the director of the Department of Planning and Development or that person's representative.
- 1.6 **DISTRICT** means the Forest Avenue High School Historic Overlay District. This district contains the property described in Section 1 of this ordinance.

- 1.7 **ERECT** means to build, attach, hang, place, suspend, fasten, fix, maintain, paint, draw or otherwise construct.
- 1.8 **FENCE** means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 1.9 **MAIN BUILDING** means a building on a lot intended for occupancy by the main use.
- 1.10 **NO BUILD ZONE** means that part of a lot in which no new construction may take place.
- 1.11 **PRESERVATION CRITERIA** means the standards considered by the director and commission in determining whether a certificate of appropriateness should be granted or denied.
- 1.12 **PROTECTED FACADE** means a facade that must maintain its original appearance, as near as practical, in all aspects.
- 1.13 **REAL ESTATE SIGN** means a sign that advertises the sale or lease of an interest in real property.
- 1.14 **ROUTINE WORK** includes both minor exterior alterations and routine maintenance and replacement work, and falls into the following categories:
 - (A) **MINOR EXTERIOR ALTERATIONS** means minor alterations to the exterior of any structures within this district in accordance with the Dallas City Code.
 - (B) **ROUTINE MAINTENANCE AND REPLACEMENT** means work necessary to maintain the landmark and to slow deterioration in accordance with the Dallas City Code.

2. SITE AND SITE ELEMENTS

- 2.1 New construction is prohibited in an area designated as a "No Build Zone" on Exhibit B.
- 2.2 The existing original and historic structure must be retained and protected.
- 2.3 New sidewalks, walkways, steps, and driveways must be of brush finish concrete or other material if deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.
- 2.4 Exterior lighting must be appropriate to and enhance the structure.

- 2.5 Landscape must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of the main building or from the main building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.
- 2.6 Existing mature trees will be protected. Unhealthy or damaged trees may be removed if deemed appropriate.
- 2.7 No fences are permitted in the no-build zone, except as required for school security.

3. STRUCTURE

Facades

- 3.1 The front facade and side facades of the main structure are protected facades.
- 3.2 Reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.
- 3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
- 3.4 Brick must match in color, texture, module size, bond pattern and mortar color. Original brick on a facade may not be painted, with the exception that portions of the original structures that had previously been painted may remain painted.
- 3.5 Stone, cast stone, and concrete elements must be renovated or repaired only with materials similar in size, grain, texture, and color to the original materials.
- 3.6 Wood trim and detailing shall be carefully restored wherever practical. Historic materials should be repaired; they should be replaced only when necessary. Badly deteriorated paint should be removed in accordance with the Department of Interior standards prior to refinishing. All exposed wood must be painted, stained, or otherwise protected. Resurfacing with vinyl or aluminum siding or stucco is not permitted.
- 3.7 Original color and original materials must be preserved and maintained wherever practical. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions.
- 3.8 Exposing and restoring original historic finish materials is encouraged.
- 3.9 Exterior cleaning must be accomplished in accordance with Department of Interior standards. No sandblasting or other mechanical abrasive cleaning processes are permitted.

- 3.10 After the effective date of this ordinance, any new mechanical equipment must be erected in side or rear yards and must be screened.

Embellishments and Detailing

- 3.11 The following architectural elements are considered special features and will be protected and preserved unless otherwise determined by the Commission: monumental stairs and adjoining balustrades at Martin Luther King Jr. Blvd., all components of the main entries facing Martin Luther King Jr. Blvd. (columns, balustrades, and decorative windows at second story), stone quoins, stone cornice, coping, and balustrades at roofline, and the minor entries at the side facades.

Fenestrations and Openings

- 3.12 Original doors and windows and their openings should remain intact and be preserved. Where replacement of an existing door or window is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match the original or existing doors and windows.

Total replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.

Exterior storm windows, storm doors and window screens may be permitted if they are sensitive additions and match the existing windows and doors in frame width and proportion, glazing material, and color.

- 3.13 Burglar bars are permitted over existing doors and windows of protected facades if required for security reasons. These should not be of a highly decorative or ornamental design, and should align with or complement the window or door muntin pattern.
- 3.14 Glass and glazing shall match original materials as much as practical. No tinted or reflective glazing or films is permitted.
- 3.15 New door and window openings in protected facades are permitted only where there is evidence that original openings have been infilled with other materials or the safety of life is threatened.
- 3.16 The Department of the Interior standards should be referred to for acceptable techniques to improve the energy efficiency of historic fenestrations.

Roofs

- 3.17 The slope, massing and configuration of the roof must be preserved and maintained.

Existing parapets, cornices and coping, and roof trim must be retained and when repaired, should be done so with material matching in size, finish, module and color.

- 3.18 Solar panels, skylights, and mechanical equipment must be set back or screened so that it is not visible to a person standing at ground level on the opposite side of Meyers Street, Meadow Street and Martin Luther King Boulevard where adjacent to the "no build zone" of the site.

Entry Portico

- 3.19 Existing original entry porticoes on protected facades must be retained and preserved and may not be enclosed.
- 3.20 All original columns, railings, stairs, and other trim and detailing that are part of the portico configuration should be preserved.
- 3.21 Portico and stair floor finishes must be of brush finish concrete only and may not be covered with paint or carpet. A clear sealant is acceptable.

4. NEW CONSTRUCTION AND ADDITIONS

- 4.1 The form, materials, general exterior appearance, color and details of any new construction or accessory buildings must be compatible with the existing historic structure.
- 4.2 New construction, additions to historic structures, accessory buildings, porches, and balconies must be of appropriate massing, roof form, shape, materials, detailing and color and have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.
- 4.3 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures or facades must not exceed the height of the historic structure.
- 4.4 Vinyl, aluminum, and stucco are not acceptable cladding materials for the construction of a new accessory structure in this district.
- 4.5 New construction and connections between new and existing construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new and existing construction shall be established and maintained.

Historic details in the parapets and coping must be preserved and maintained where abutting new construction.

5. SIGNS

- 5.1 Temporary and permanent school information signs and temporary political signs (as defined in Chapter 15A of the Dallas City Code, as amended) may be erected.

No certificate of Appropriateness shall be required for free-standing school identification and information signs.

- 5.2 Street signs, protective signs, movement control signs, and historical markers may be erected.

- 5.3 All signs must conform with all applicable provisions of the Dallas City Code, as amended and be compatible with the architectural qualities of the historic structure.

6. REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

- 6.1 The review procedure outlined in Section 51A-4.501 of the Dallas City Code, as amended, applies to this district unless otherwise noted in this section.

- 6.2 Upon receipt of an application for a certificate of appropriateness, the director shall categorize the application as one of the following:

(A): Routine Work, and

(B): Work requiring review by the commission.

A certificate of appropriateness shall not be required for the following items: the installation of a chimney located on an accessory building; replacement or repair of a roof of the same or an original material that does not include a change in color; a chain link fence that is not painted; new or replacement gutters and downspouts of a color that match or complement the dominant, trim, or roof color; the application of paint that matches the dominant, trim, or accent color; the restoration of original architectural elements; addition of window and door screens that complement the existing doors or windows; graffiti removal; maintenance and replacement by cleaning (including but not limited to water blasting and stripping), painting, replacing, duplicating, or stabilizing deteriorated or damaged architectural features (including but not limited to roofing, windows, columns, and siding) in order to maintain the landmark and to slow deterioration.

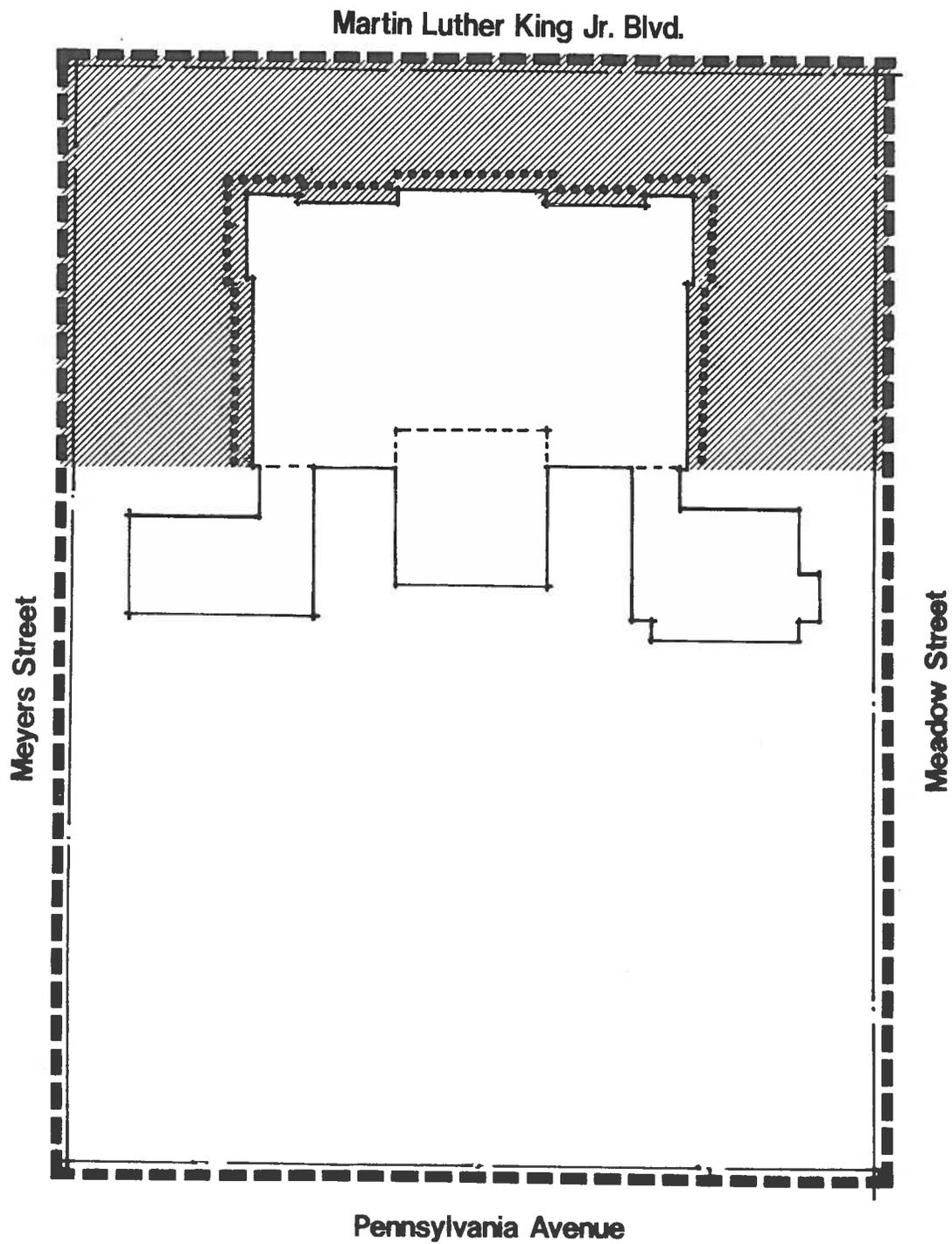
- 6.3 A certificate of appropriateness is not required to erect temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) or real estate signs.

- 6.4 The director shall review and grant or deny certificates for applications categorized as routine work within ten (10) days of receipt of a completed application. To be considered complete, an application shall include any exhibits or attachments deemed necessary by the director.

- 6.5 No decision by the director to approve a certificate of appropriateness for proposed routine work 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.
- 6.6 Proposed work requiring review by the commission shall be reviewed by the commission within 45 days following the standard review procedure as outlined in Section 51A-4.501 of the Dallas Development Code, as amended.
- 6.7 Certificates of appropriateness denied by the Landmark Commission may be appealed to the City Council in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

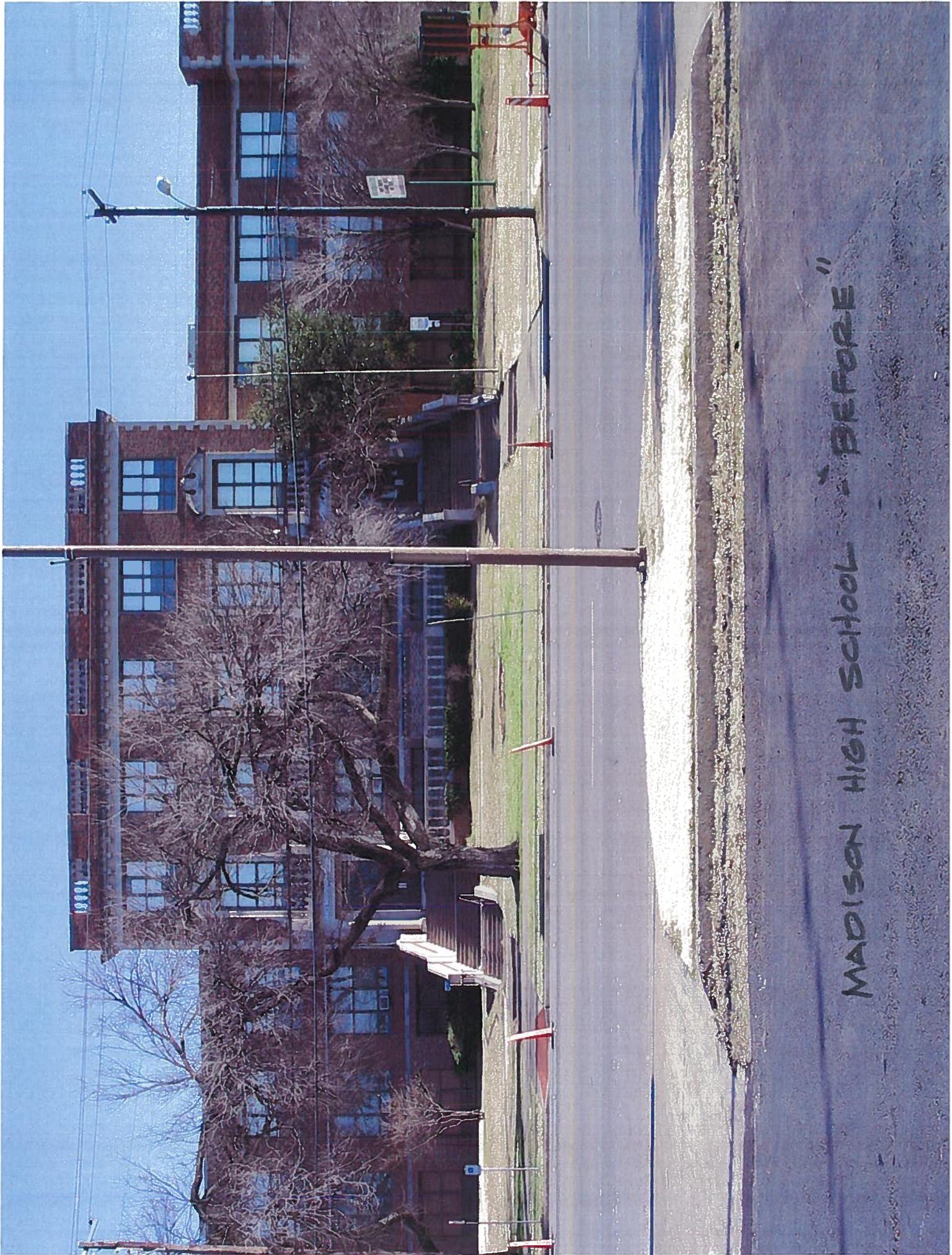
January 31, 1993

Revised: April 26, 1993



Forest Avenue High School
 (Madison High School)
 Exhibit B

-  Area of Designation
-  No Build Zone
-  Protected Facades



MADISON HIGH SCHOOL "BEFORE"



MADISON HIGH SCHOOL - "AFTER"