

Dallas Landmark Commission Landmark Nomination Form

1. Name

historic Joe Kovandovitch House
and/or common Concrete House

2. Location

address 523 Eads land survey Elizabeth Robertson
location/neighborhood Old Oak Cliff block, lot, tract 1-4 12 64/3045 tract size 95x100

3. Current Zoning

HC

4. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" 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 type="checkbox"/> educational <input type="checkbox"/> residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in progress	<input 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 checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other

5. Ownership

Current Owner: Jess S. Epps, Jr. Phone: 871-8871
Address: 3109 Carlisle #103 City: Dallas State: TX Zip Code: 75204

6. Form Preparation

Name & Title Mary Beth Dunning Organization Owner's Representative
Contact Phone 871-8871

7. Representation on Existing Surveys

Alexander Survey (citywide)	<input checked="" 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"/> Recorded Tx Historic Ldmk
1985 Historic Resource	<input type="checkbox"/> high	<input type="checkbox"/> medium		<input type="checkbox"/> Tx Archaeological Ldmk
Oak Cliff	<input checked="" 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: 9/87 Survey Verified Y N by: PE 9. Field Check by: KE/AC

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 Joe Kovandovitch
significant later owner(s)

12. Construction Dates

original 1914
alterations/additions

13. Architect

original construction Joe Kovandovitch
alterations/additions

14. Site Features

natural sloping terrain
urban design

15. Physical Description

Condition
 excellent
 good
 fair

Check One:

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.

The house sits on sloping terrain on the northern edge of Oak Cliff and has a commanding view of downtown Dallas from the third story. The property backs up to Interstate 35, and access to this block of Eads is gained from the south on Eighth Street or Sixth Street by way of the interstate's access road. The house occupies a large corner lot; unfortunately, there are no other homes existing on neighboring lots for comparison of size and style.

The design of the house resembles a small Italian villa, and also reminds one of a Greek temple. The most distinguishing feature of the structure is the primary building material. Concrete was used exclusively to form the shell of the structure. Kovandovitch mixed sawdust or wood chips into the concrete for insulation.

The main entrance of the house is marked by a portico with a vaulted roof supported by two pairs of symmetrical fluted columns of Ionic order. The same roof line is repeated on the third story. There is an amazing amount of intricate detail on the exterior, which is in sharp contrast to the usually featureless characteristics of concrete. The most notable is the delicate frieze of cupids running across the front which continues across the northern elevation.

The back of the house on the same level features a grand portico, extending almost the entire width of the house. Its slanting slab roof is supported by five Ionic columns and two Doric columns at either end. This portico is on the same level as the front entrance, but because of the sloping nature of the property, the porch is actually a balcony.

The lowest level, resembling a walk-out basement, is exposed on three sides of the house, with entrances on all. The south-side entry repeats the vaulted roof and columns. On the north side, there is a short flight of steps leading up to a landing and the back portico. The landing has two freestanding columns of differing heights, which at one time supported a pergola covered with honeysuckle vines. An outside metal staircase, added in 1948 when the house became a multi-family dwelling, leads from the landing to the third story.

The third story is one room, about one-third the width of the other floors, and extends the depth of the house. The windows are large and rectangular, which is characteristic of most of the other windows in the house.

The roof of the second story or main floor is flat and extends on either side of the third story. The gently sloping grade of the roof could be part of an air-conditioning system that Kovandovitch reportedly designed, whereby water flowed over the roof and down the sides. Although the system's existence seems to be commonly accepted, it cannot be confirmed by inspection of the building, research of available records, or discussion with family members.

Unfortunately a fire gutted the interior in 1984, destroying the windows and doors. The structure is sound and the exterior details are intact. The concrete retaining wall that outlines the property is in good condition; the garage, however, is deteriorated.

16. Historical Significance

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

Because of its close proximity to Interstate 35, the Joe Kovandovitch home or the "Concrete House" as it is more commonly known, has elicited interest from passersby for many years. Its unique site and manner of construction is significant, and the home is an expression of one man's lifelong interest in art, architecture and philosophy.

Whether Joe Kovandovitch intended his home to be a "temple", as son Nick Kovandovitch calls it, or an Italian villa, he definitely wanted to build a place that would stand forever, an idea reinforced by his belief in reincarnation. Perhaps he thought he might return there in another life.

Joe Kovandovitch came to Dallas when he was 15, having come to Texas from Czechoslovakia when he was 13. He married the daughter of Frank Wokaty, a resident of Dallas. They had six children; three sons and a daughter still live in Dallas. At the time Czech Pioneers of the Southwest was published in 1934, Kovandovitch had the distinction of being the oldest Czech resident in Dallas. He died at age 86 in 1951.

Over the years, Joe Kovandovitch had several business interests. He was involved in real estate and owned a cafe in downtown Dallas. He was a self-educated man, according to his sons, and had no formal training as an architect; yet, he designed and single-handedly built the "Concrete House". Through his reading, he became fascinated with the use of concrete as a building material. Kovandovitch built a prototype of sorts on Ross Avenue in the early 1910's. As the first solid-concrete structure in Dallas, it received front-page coverage in the Dallas Times Herald. The two-story home was torn down in 1972. One of the sons remembers his father carrying the concrete in buckets up the ladder to the second story in order to pour it into the forms. A daughter recalls that her father, aided by Mrs. Kovandovitch, used a pulley system to raise the buckets at the "Concrete House".

There may have been several reasons why Joe Kovandovitch chose the hillside location on the northern edge of Oak Cliff. Some family members recall their father saying he "wanted to watch Dallas grow." Commuting to town was not a problem, as the Dallas Consolidated Street Railway and a suburban line of the Southern Traction Company, an electric interurban line, had stops nearby.

17. Bibliography

City of Dallas Building Permits Office, Dallas, Texas
Permits #: 23963 (4/24/33); 74421 (6/5/33); 44535 (7/1/37);
65531 (1/31/41); 90174 11/13/44); 28836 (5/31/48).

18. Attachments

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

Kovandovitch may have felt that the panoramic view from the third story would be an inspiration for his art and writing. The Historic and Architectural Survey of Oak Cliff notes that other artists seem to have been attracted to the area as well. El Sibil, the studio of artist Frank Reaugh, was located just a few blocks away, and watercolorist Edward Eisenlohr lived at 324 Eads.

After a few years, Kovandovitch sold the Oak Cliff house and moved his family back to Ross Avenue, apparently because he felt the streetcar ride to his downtown cafe was too long.

Another interesting owner of the "Concrete House" was a recluse named Eddie Osment. For years he lived without electricity, water, plumbing, and cooking facilities. Because he was considered incompetent, he had a guardian, whose husband brought Eddie food once a day, when he was able.

After years of living in squalor, Eddie was moved to a nursing home. Before the new owner, Jess Stimpson Epps, Jr., closed on the property, the house was gutted by fire. Fortunately, the structure's architecturally significant features--the concrete shell and columns and the band of cupids--remain intact.

The current owner has plans to restore the house and convert it into office space for his architectural firm.

Dallasights: An Anthology of Architectural and Open Spaces, Dallas Chapter of the AIA, 1978, 117.

"Endangered Species: Valuable Texas Architecture Jeopardized by Progress", Texas Homes, September 1980, 43.

Historic and architectural Survey of Oak Cliff, prepared by Alan Mason for the Old Oak Cliff Conservation League, Inc., Dallas, Texas, 1980, 13.

Joe Holley, "Landmarks That Should Be Saved", D Magazine, August 1977, 72.

Estelle Hudson and Henry R. Marsh, Czech Pioneers of the Southwest, South-West Press, Inc., Dallas, Texas, 1934, 338.

Leo Kovan, son of Joe Kovandovitch, Dallas, Texas, telephone conversation--November 12, 1987.

J.F. Kovandovitch, son of Joe Kovandovitch, Dallas, Texas, telephone conversation--August 21, 1987.

Nick Kovandovitch, son of Joe Kovandovitch, Dallas, Texas, telephone conversation--August 21, 1987.

Anna Palmer, daughter of Joe Kovandovitch, Dallas, Texas, telephone conversation--November 12 and 13, 1987.

Sanborn's Insurance Maps, 1921, Vol. 5, page 507.

"Save the Landmarks", D Magazine, October 1984, 114.

Martin Schulz, plumber, Dallas (Oak Cliff), Texas, telephone conversation November 12, 1987.

Worley's General Directory of Dallas, Texas, 1912, 698.

APPENDIX
PRESERVATION CRITERIA

KOVANDOVITCH HOUSE

The Joe Kovandovitch house has been damaged by fire, so that no elements remain except fragments of window and door frames, and the concrete walls. The following criteria shall serve as guidelines for Landmark Commission review of any restoration, replication or renovation of the building. All repairs, replacements or renovations shall conform to the following guidelines:

1. Surface Materials

Any reconstruction, renovation or repair of opaque elements of each building elevation shall employ only brick, concrete, stucco or other masonry similar to the original material in texture, grain, color and module size. Friezes, capitals and other detailing originally executed in concrete shall be retained and, if possible, carefully restored.

2. Fenestrations and Openings

Existing door and window openings on each elevation shall remain intact and be preserved. Original window and door configurations and mullion and light patterns shall be replicated, following thorough research and investigation as to original conditions. No reflective or tinted glass will be permitted in window or door openings on any part of the facades.

3. Roof

The slope and configuration of the existing roof shall be preserved and maintained. All existing extensions, parapets and railings shall be preserved and maintained, with the exception of the iron fire escape on the rear elevation, which may be removed. No rooftop mechanical equipment shall be allowed.

4. Color

The original whitewash color of the concrete stucco exterior shall be retained or replicated. Paint colors of window and door frames and other non-masonry elements should be based upon any available documentation as to original conditions, and shall be reviewed for compatibility in the Certificate of Appropriateness process.

5. Additions and New Construction

No additions or new construction, other than patio, deck or other low-scale site improvements, shall be permitted in the no build zone. All additions or new construction on the remainder of the site shall be reviewed for compatibility through the Certificate of Appropriateness review process.

6. Landscaping, Lighting and Signs

Exterior lighting, landscaping, fencing and other site improvements shall be reviewed for compatibility prior to commencement of work. All new exterior signs shall be designed to be compatible with the architectural qualities of the existing structure, and shall be reviewed and approved through the Certificate of Appropriateness process prior to the issuance of a sign permit.

7. Public Improvements

All proposed public improvements of streets and associated R.O.W. abutting the site shall be reviewed and approved through the Certificate of Appropriateness process.

8. Removal of Accessory Buildings

Proposals to remove accessory buildings on the site shall be reviewed through the Certificate of Appropriateness process.

Designation Merit

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

Recommendation

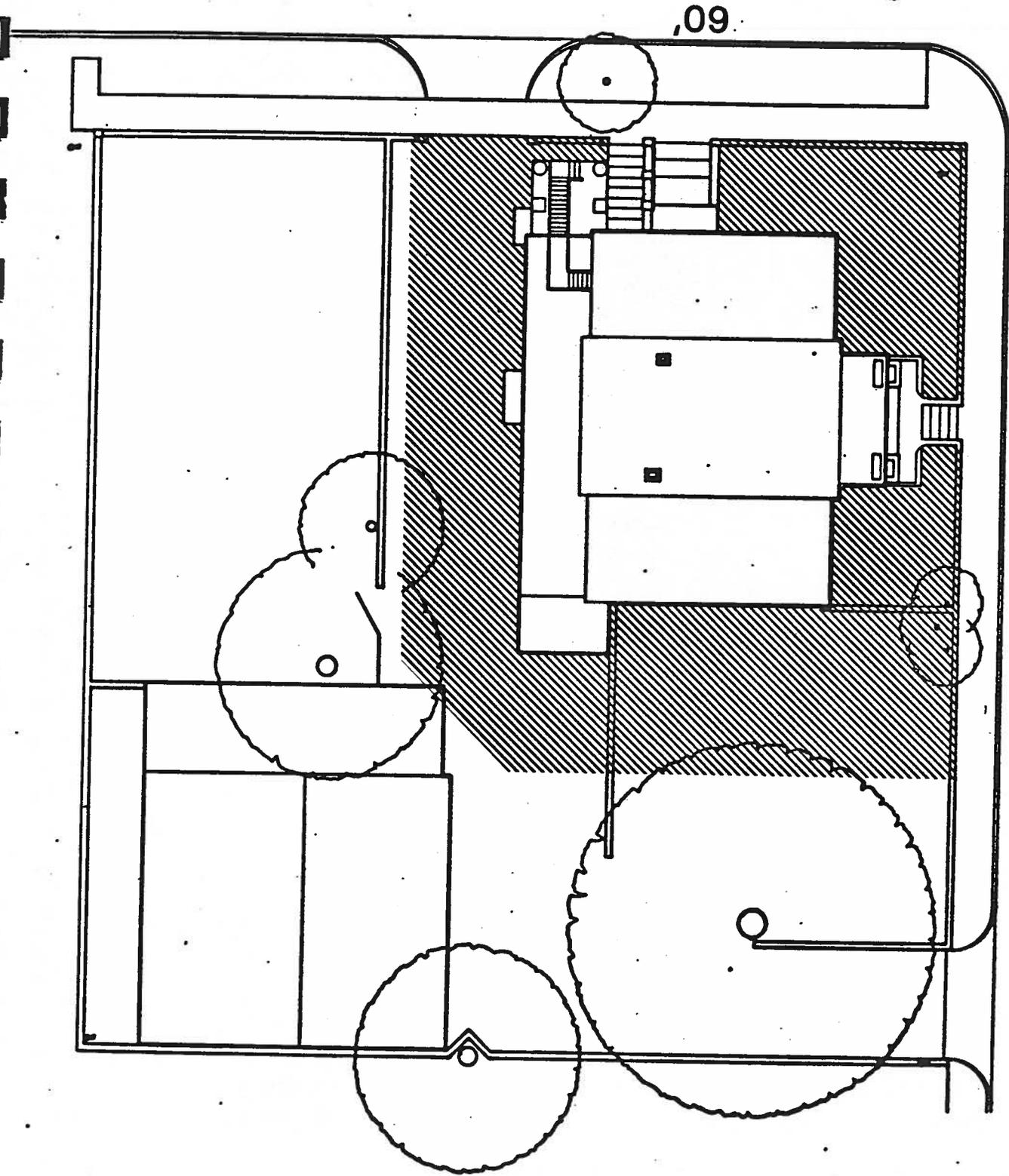
The Designation Task Force requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code

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 December 1987

Debra Mitchell
 Debra Mitchell, Chairman
 Designation Task Force

Ron Emrich
 Ron Emrich, Senior Planner
 Historic Preservation



70'

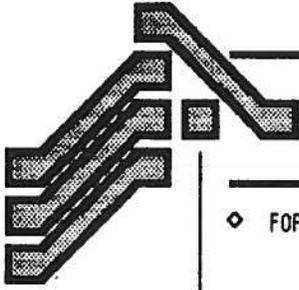


SITE PLAN

SCALE: 1/8"=1'



70' X 60' NO BUILD ZONE LESS 12' X 12' TRIANGLE



EPPS / ATELIER



◇ FORMER JOE KOVANDOVITCH RESIDENCE ◇ 523 EADS AVENUE ◇ OAK CLIFF (DALLAS) TEXAS ◇

APPLICATION
FOR LANDMARK
NOMINATION

 
A HISTORICAL
PROJECT

 
RESTORATION AND
PRESERVATION

 
EPPS/ARCHITECTS
INC

 
3109 CARLISLE
ST SUITE 103

 
DALLAS TEXAS
75204 USA

 
871-8871
AREA 214

**HISTORIC LANDMARK NOMINATION FORM
CITY OF DALLAS LANDMARK COMMITTEE**

NOTE: See attached instructions for completing this form

1. NAME:

a) Historic name of property JOE KOVANDOVITCH HOUSE
 b) Common name of property CONCRETE HOUSE AND CEMENT HOUSE

2. LOCATION:

a) City address: 523 EADS AVE d) Land survey name: PART LOT 4
BLK 64/3045
ELIZABETH ROBERTSON
 b) Location in city: OAK CLIFF e) Size of tract: 95 X 100 = 0.218 AC
 c) Neighborhood name: CLIFF HILL f) Block, lot, tract: SEE ABOVE

3. CURRENT ZONING:

HC = HEAVY COMMERCIAL

4. CLASSIFICATION (CHECK ALL APPROPRIATE):

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" 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 type="checkbox"/> educational	<input type="checkbox"/> residence
<input type="checkbox"/> site	<input type="checkbox"/> Public Acquisition	<input type="checkbox"/> Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in progress	<input 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"/> transp.
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

5. CURRENT OWNER: ^(SOLE) JESS S EPPS JR PHONE: 871-8871
 ADDRESS: 3109 CARLISLE ST # 103 STATE: TX ZIP: 75204
DALLAS

6. FORM PREPARED BY:

a) NAME AND TITLE: JESS S EPPS JR PRESIDENT-ARCHITECT
 b) ORGANIZATION: EPPS/ARCHITECTS INC
 c) CONTACT PERSON: JESS S EPPS JR PHONE: 871-8871

7. REPRESENTATION ON EXISTING SURVEYS (CHECK ALL APPROPRIATE IF KNOWN):

ALEXANDER SURVEY (CITY WIDE) LOCAL STATE NATIONAL
 BEASLEY H.P.L. SURVEY (CBD) A B C D
 EMRICH SURVEY (CITY WIDE) STATE MARKER
 MASON SURVEY (OAK CLIFF) NATIONAL REGISTER
 VICTORIAN STRUCTURE SURVEY
 OTHER: OOCL MULTIPLE-RESOURCE NOMINATION TO NTL REGISTER

FOR OFFICE USE ONLY

8. FORM RECEIVED: DATE: _____; SURVEY VERIFIED: Y N; BY: _____

9. FORM FIELD CHECKED: DATE: _____; BY: _____

10. TYPE OF NOMINATION:

ARCHEOLOGICAL STRUCTURE(S) DISTRICT
 SITE ONLY STRUCTURE AND SITE PETITIONS NEEDED

11. NAME OF ORIGINAL OWNER OF STRUCTURE(*): JOE KOVANDOVITCH

12. DATE(S) OF ORIGINAL CONSTRUCTION AND MAJOR ALTERATIONS(*): 1914

13. NAME OF ARCHITECTS/CONTRACTORS/OTHERS INVOLVED IN BUILDING DESIGN AND CONSTRUCTION(*):

a) ORIGINAL: JOE KOVANDOVITCH

b) ALTERATIONS: NO INFORMATION AVAILABLE

14. NATURAL/URBAN DESIGN FEATURES OF SITE: PANORAMIC VIEW OF DOWNTOWN/
PROMINENT HILL ON MAJOR THOROUGHFARE

15. PHYSICAL DESCRIPTION

Condition:

excellent

good

fair

Check one:

deteriorated unaltered

ruins altered

unexposed

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) PLEASE ELABORATE ON PERTINENT MATERIALS USED AND STYLE(S) OF ARCHITECTURAL DETAILING FOR ROOFS, WALLS, WINDOWS, DOORS, AND ANY OTHER BUILDING OR SITE EMBELLISHMENTS OR DECORATIONS.

SEE ANNOTATIONS

ORNAMENTAL ITALIANATE FRIEZE

GREEK COLONADE

WINDOWS, DOORS AND INTERIOR WERE DESTROYED BY 1984 FIRE. EXTERIOR AND STRUCTURE REMAIN IN SOUND CONDITION.

OUT-BUILDINGS ARE RUINS AND HAVE NO SIGNIFICANCE

(*)Must be annotated

16. HISTORICAL SIGNIFICANCE:

STATEMENT OF SIGNIFICANCE, INCLUDE: HISTORY, CULTURAL INFLUENCES, SPECIAL EVENTS AND IMPORTANT PERSONAGES, INFLUENCES ON NEIGHBORHOOD, NEIGHBORHOOD'S INFLUENCE ON THE CITY, ETC. (*)

UNIQUE PERSONAL EXPRESSION OF A UNIQUE INDIVIDUAL

GATEWAY TO DALLAS FROM SOUTHWEST

EARLY USE OF CAST-IN-PLACE CONCRETE CONSTRUCTION FOR WALLS, FLOORS AND ROOFS

- THIN SHELL DERESSED VAULT ARCH ROOF
- WOOD CHIPS EMBEDDED IN CONCRETE FOR THERMAL INSULATION

EARLY USE OF A FORM OF AIR CONDITIONING

- BY WATER FLOWING OVER ROOF AND DOWN WALLS

17. ATTACHMENTS (CHECK ALL APPROPRIATE):

 DISTRICT OR SITE MAP

 ● SITE PLAN

 ● ANNOTATIONS(*)

 ● SLIDES, PHOTOS, ETC. (EACH FACADE)

 ● ADDITIONAL DESCRIPTIVE MATERIAL

 ● BIBLIOGRAPHY

18. INVENTORY OF STRUCTURES FOR DISTRICTS ONLY, SEE ATTACHED SHEETS.

(NOTE: SEE ATTACHED INSTRUCTIONS BEFORE PROCEEDING)

NUMBER OF STRUCTURES: _____ NUMBER OF ATTACHED SHEETS: _____

NOT APPLICABLE

(*) Must be annotated

18. INVENTORY OF STRUCTURES (DISTRICT NOMINATION ONLY): Page _____ of _____

NAME OF DISTRICT: _____ FORM PREP. BY: _____

FOR EACH STRUCTURE IN DISTRICT:

a. Address of structure: _____

b. Name (if existent): _____

c. Architect(s): _____

d. Builders(s): _____

e. Original owner: _____

f. Present owner: _____

g. Dominant style: _____

h. Condition: _____

i. Significant changes to building or site: _____

j. Does structure already have State or National historic designation? _____

k. Category (circle one and explain below):

1. Contributing - excellent example of an architectural style, and/or designed by prominent architect.
2. Compatible - supportive of district in age, style, massing, but is not outstanding architecture.
3. Intrusive - detracts from character of district

Explain choice: _____

l. Describe any out-buildings: _____

m. Short history and description of structure (may include sketch of grounds):

NOT APPLICABLE



E P P S / A T E L I E R



◇ FORMER JOE KOVANDOVITCH RESIDENCE ◇ 523 EADS AVENUE ◇ OAK CLIFF (DALLAS) TEXAS ◇

E N C L O S U R E S

.....
ANNOTATIONS

BIBLIOGRAPHY

DRAWINGS OF EXISTING PROPERTY

- ◇ Site Plan
- ◇ Ground Floor (Basement) Plan
- ◇ 1st Floor Plan
- ◇ 2nd Floor Plan
- ◇ East (Front) Elevation from Eads Avenue
- ◇ South (Side) Elevation
- ◇ West (Rear) Elevation from Thornton Freeway
- ◇ North (Side) Elevation from 5th Street

LETTERS OF SUPPORT FOR NOMINATION

- ◇ City of Dallas Department of Planning and Development (2)
- ◇ City of Dallas Landmark Commission (2)
- ◇ Old Oak Cliff Conservation League Inc.
- ◇ Texas Historical Commission

APPLICATION FOR BUILDING PERMIT

TITLE SURVEY

PHOTOGRAPHS

□ □
A HISTORICAL
PROJECT

□ □
RESTORATION AND
PRESERVATION

□ □
EPPS/ARCHITECTS
INC

□ □
3109 CARLISLE
ST SUITE 103

□ □
DALLAS TEXAS
75204 USA

□ □
871-8871
AREA 214



EPPS / ATELIER



◇ FORMER JOE KOVANDOVITCH RESIDENCE ◇ 523 EADS AVENUE ◇ OAK CLIFF (DALLAS) TEXAS ◇

A N N O T A T I O N S

-
- Item 11 Joe Kovandovitch
 A Czech Immigrant/Pioneer
 Arrived Dallas circa 1883 - Age 18
 A restaurateur (chef/caterer)
 Died 1951 - Age 86
 See Bibliography
- Item 12 Information from Original Building Permit
- ◇ Number 70
 - ◇ Issued April 1914
 - ◇ 5 Room Concrete and Stucco House
 - ◇ Value: \$1,000.00
 - ◇ Contract Time: 8 Months
 - ◇ 2nd Inspection: 09 May 1914
- Item 13-A Joe Kovandovitch
- ◇ Built previous 2-story concrete house at 1410 Ross Avenue in 1910 which received front page coverage in Dallas Times Herald. Demolished in 1972.
 - ◇ A mystic/philosopher with similar architectural interests in previous incarnations - and drawing on themes from his European past - embellished his works with reminders of the romance of ancient cultures.
 - ◇ Working within a social milieu that often tolerated mediocre architecture, he succeeded in creating a solid work of tasteful elegance with a vital and unique identity. His "temple" - built single-handed - expressed strength, durability and permanence in a very impermanent age.
- Item 15 Current blighted area is expected to experience a renaissance upon easement of existing real estate depression and construction of planned high tech magnet school.
- There are no surrounding structures of importance.



A HISTORICAL
PROJECT



RESTORATION AND
PRESERVATION



EPPS/ARCHITECTS
INC



3109 CARLISLE
ST SUITE 103

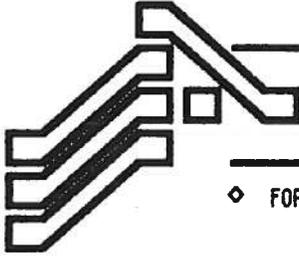


DALLAS TEXAS
75204 USA



071-0071
AREA 214





E P P S / A T E L I E R



◇ FORMER JOE KOVANDOVITCH RESIDENCE ◇ 523 EADS AVENUE ◇ OAK CLIFF (DALLAS) TEXAS ◇

B I B L I O G R A P H Y

.....

Czech Pioneer Life of the Southwest
by Estelle Hudson
in Dallas Public Library
Re Joe Kovandovitch

D Magazine
August 1977, Page 72
"Landmarks that Should Be Saved"

Dallasights
An Anthology of Architecture and Open Spaces
Dallas Chapter AIA 1978, Page 117

Dallas Historic Landmark Survey
Recommended Landmark Sites and Districts
Drury Blake Alexander, Architectural Consultant
Revised October 1978

Texas Homes
September 1980, Page 43
"The Cement House"

Historic and Architectural Survey of Oak Cliff
Alan Mason, City Planning Consultant
Old Oak Cliff Conservation League Inc.
October 1980

D Magazine
October 1984, Page 114
"Save the Landmarks"

D Magazine
December 1984, Page 11

LETTERS FROM OUR READERS



A HISTORICAL
PROJECT



RESTORATION AND
PRESERVATION



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INC



3109 CARLISLE
ST SUITE 103

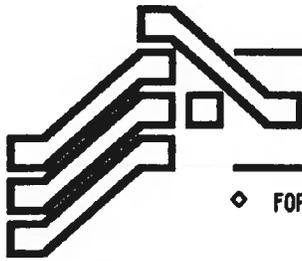


DALLAS TEXAS
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871-8871
AREA 214





E P P S / A T E L I E R



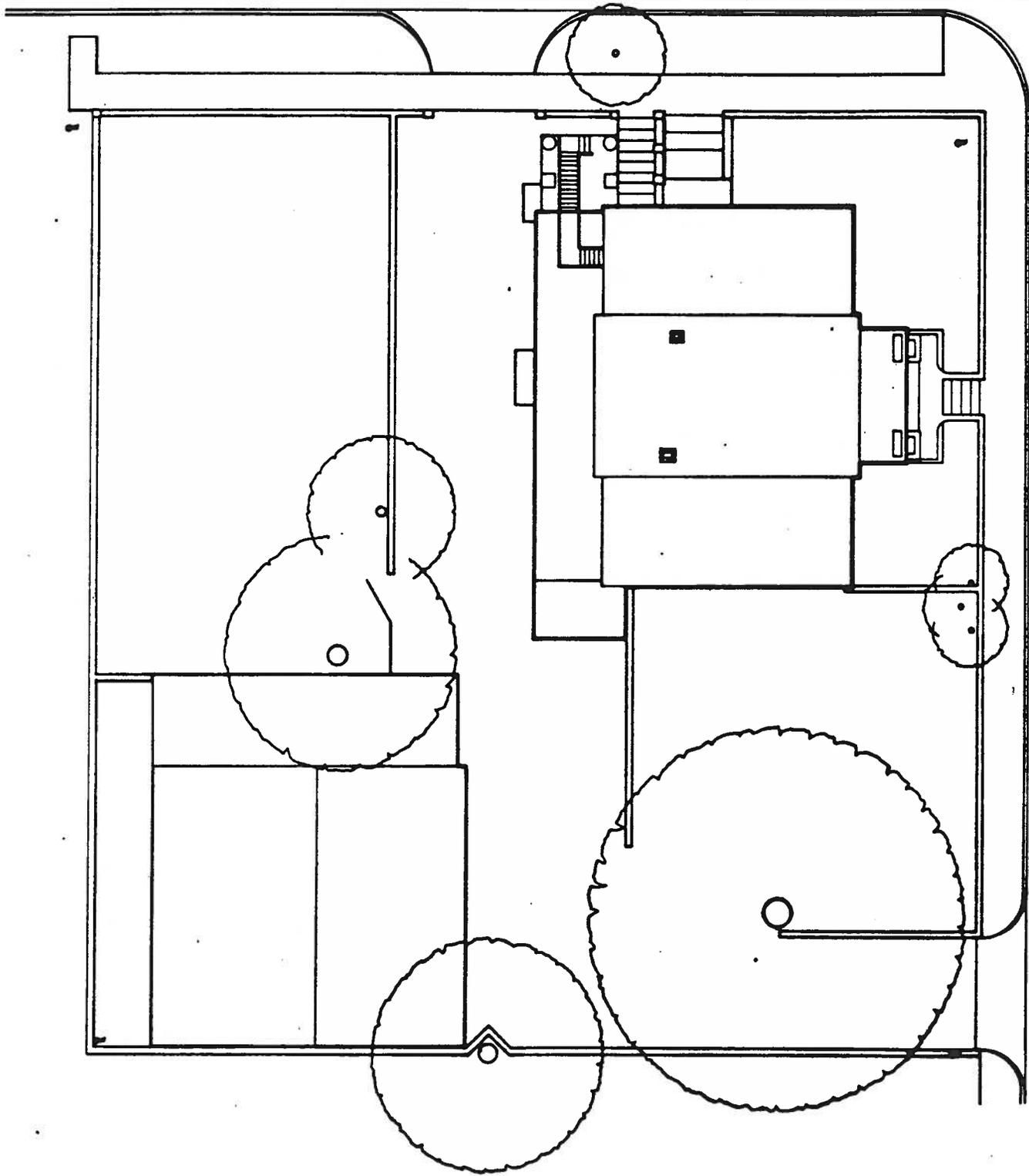
◇ FORMER JOE KOVANDOVITCH RESIDENCE ◇ 523 EADS AVENUE ◇ OAK CLIFF (DALLAS) TEXAS ◇

D R A W I N G S



- ◇ Site Plan
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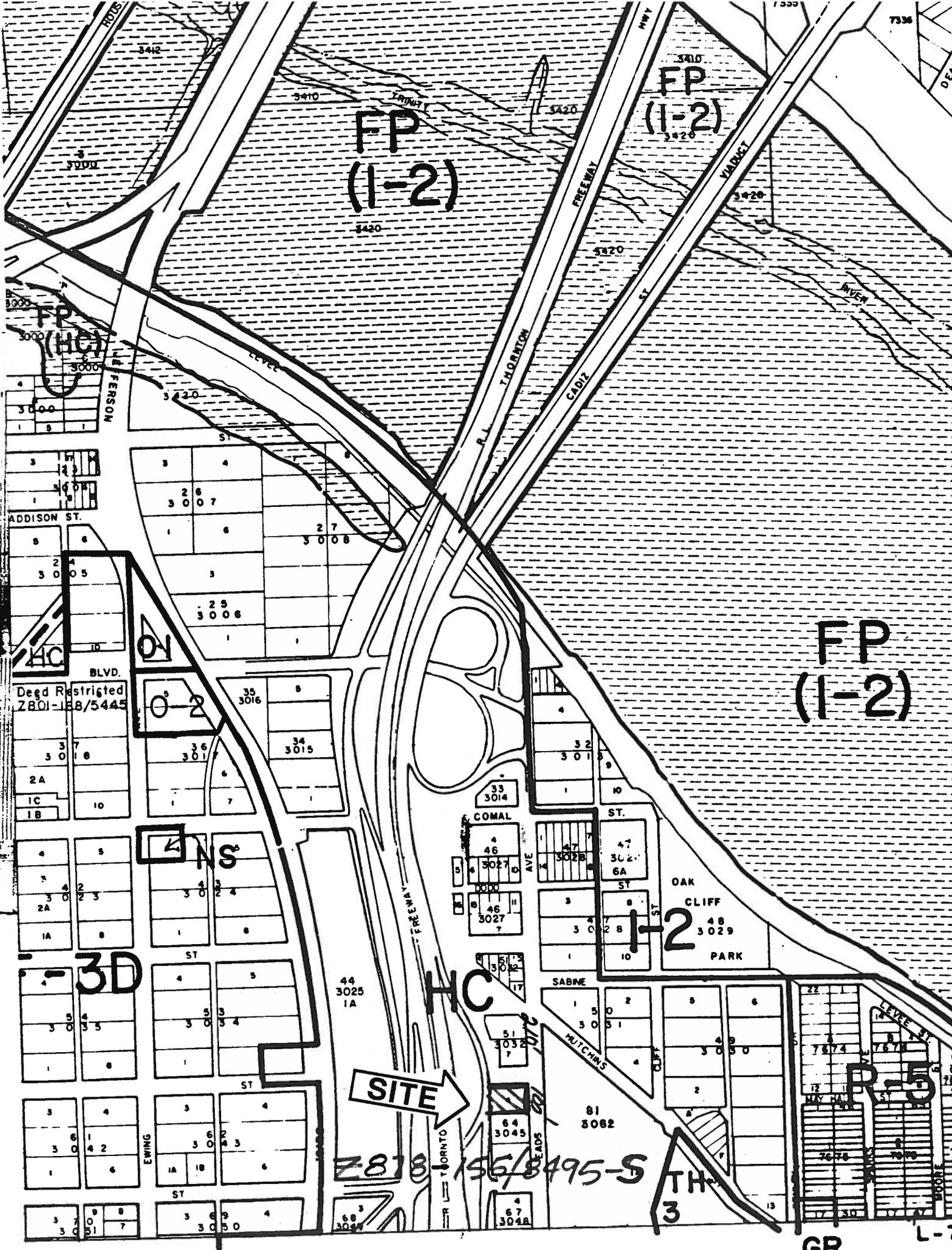
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A HISTORICAL PROJECT		RESTORATION AND PRESERVATION		EPPS/ARCHITECTS INC		3109 CARLISLE ST SUITE 103		DALLAS TEXAS 75204 USA		871-8871 AREA 214



SCALE: 1/8"=1'
0 10 20



SITE PLAN



FP
(1-2)

FP
(1-2)

FP
(1-2)

FP
(HC)

HC
Blvd.
Deed Restricted
2801-158/5445

NS

3D

HC

OAK
CLIFF
PARK
1-2

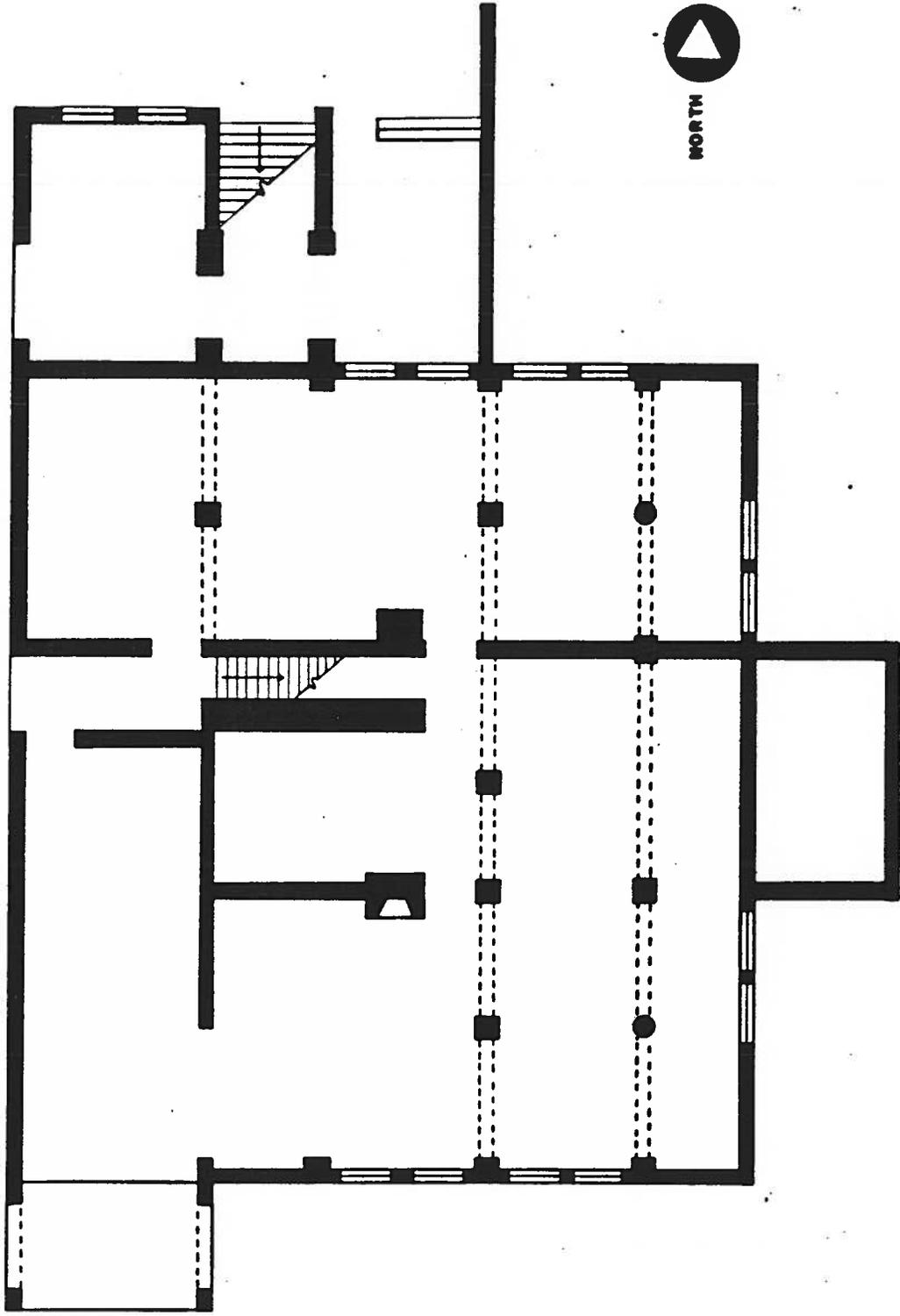
R-5

SITE

2818-155/8495-S TH

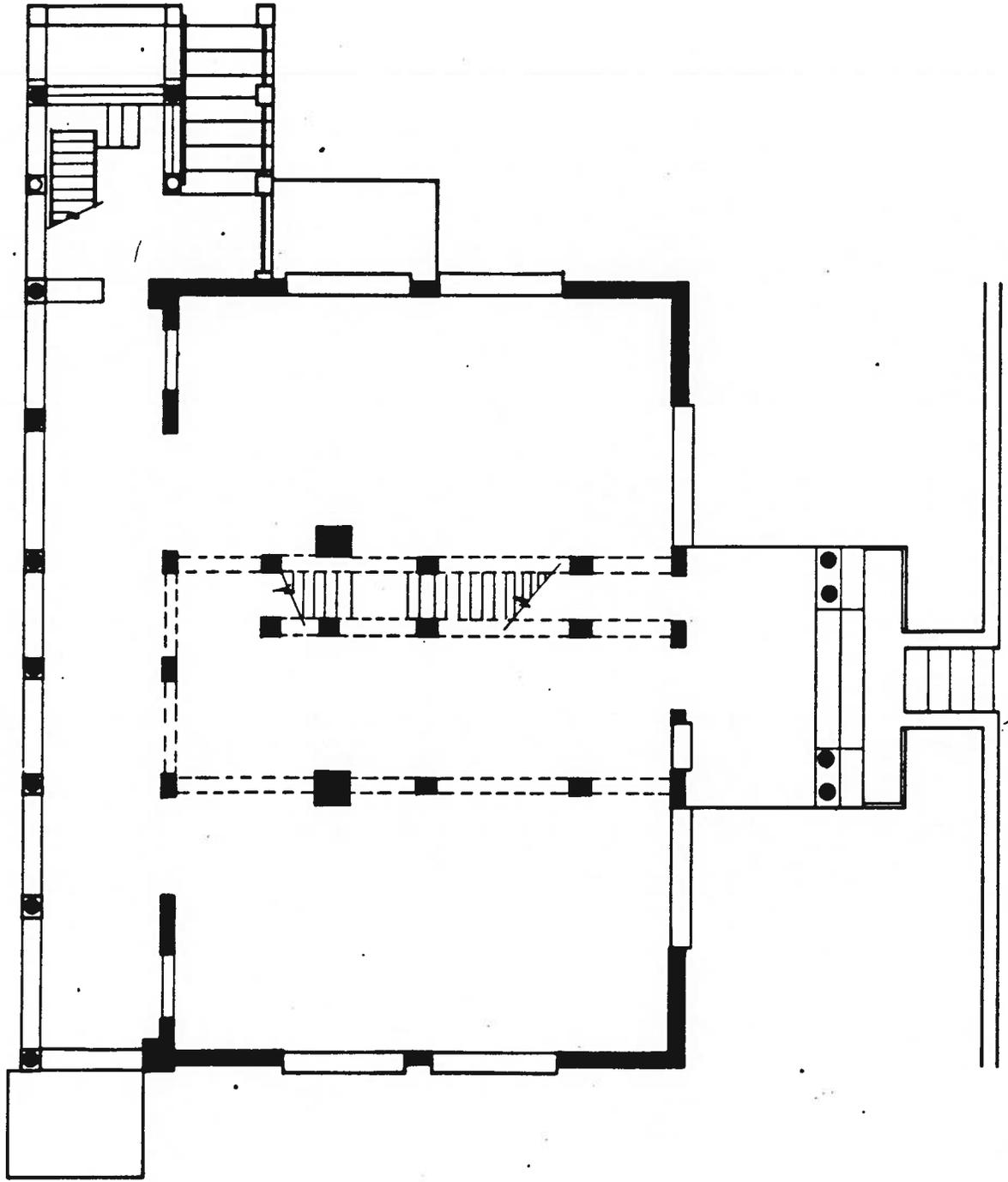
3

GR



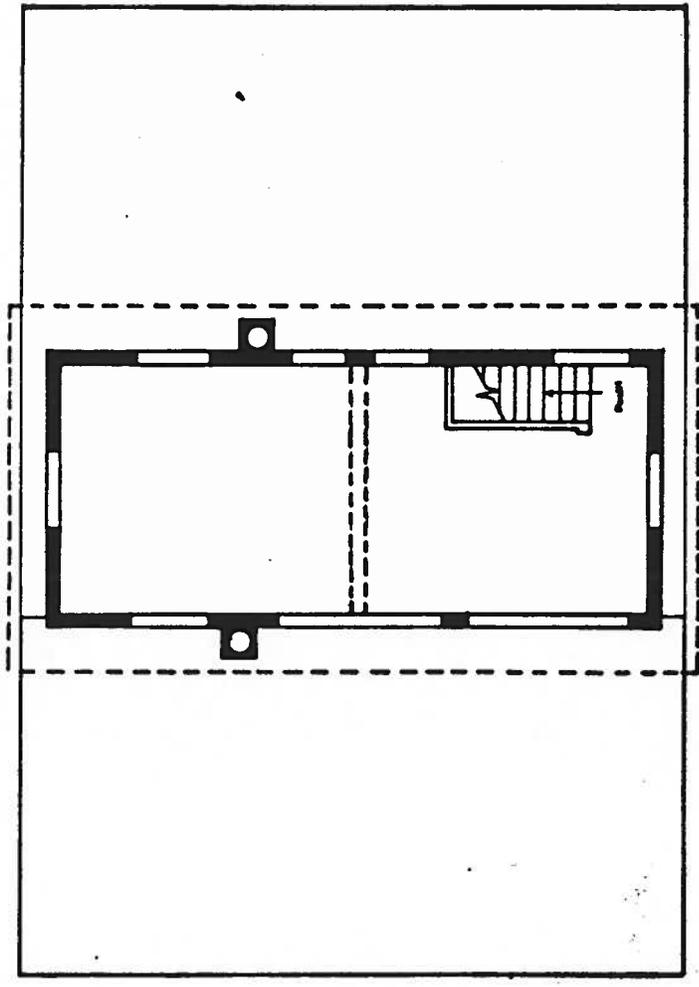
BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"



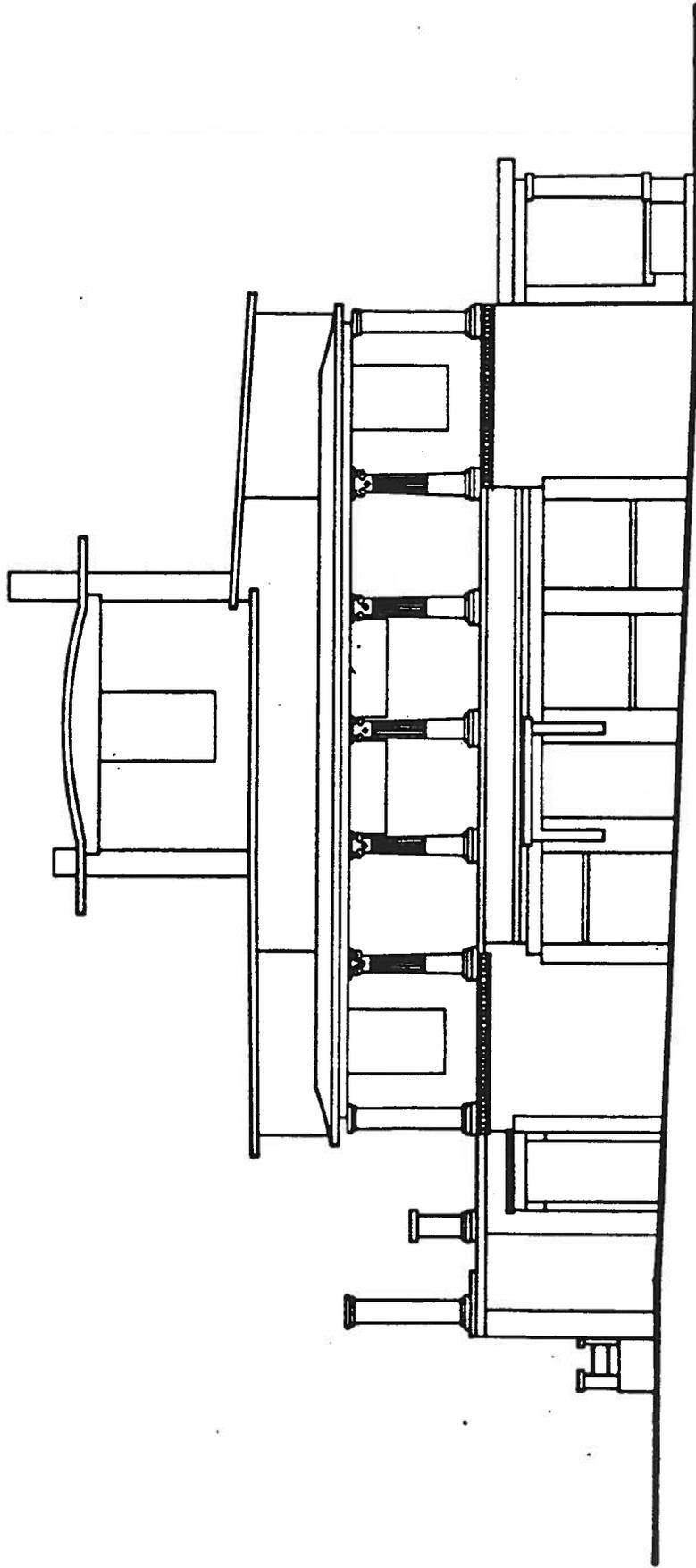
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN



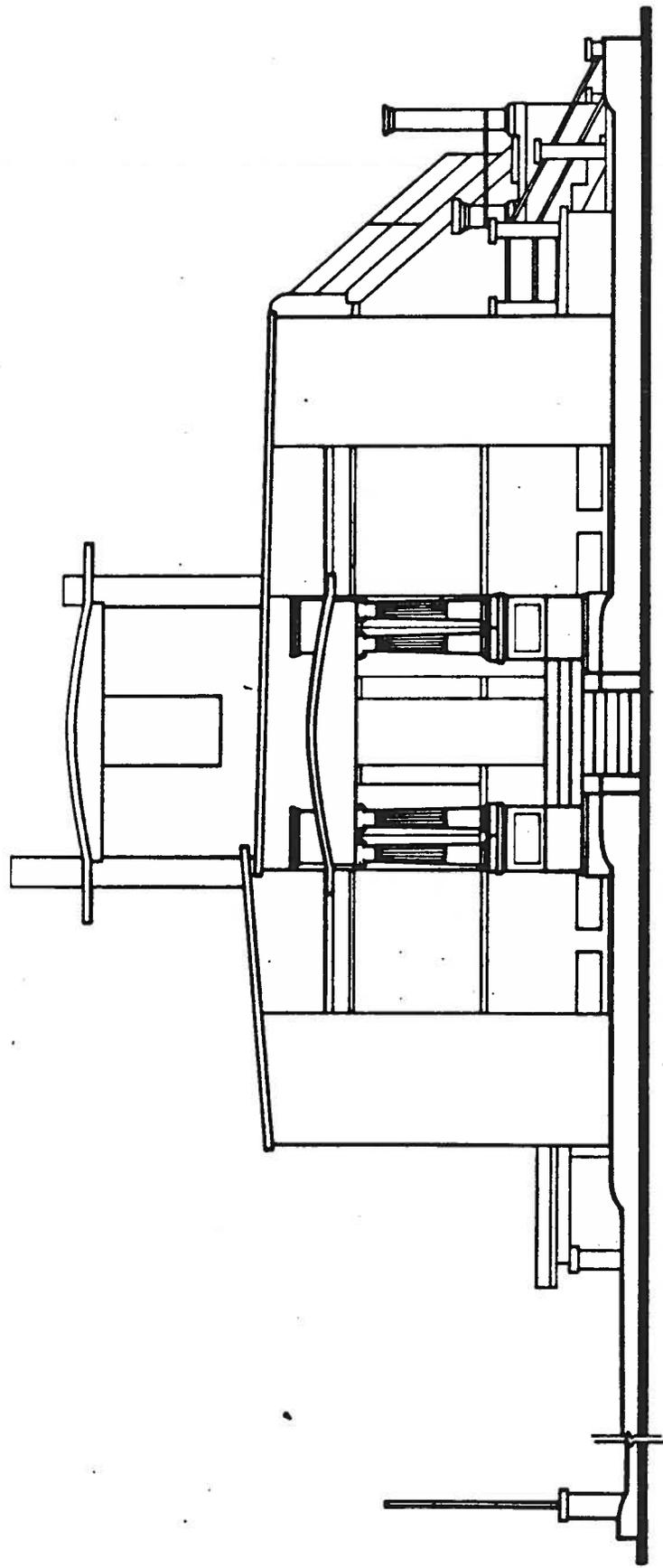
SCALE 1/4" = 1'-0"

SECOND FLOOR PLAN



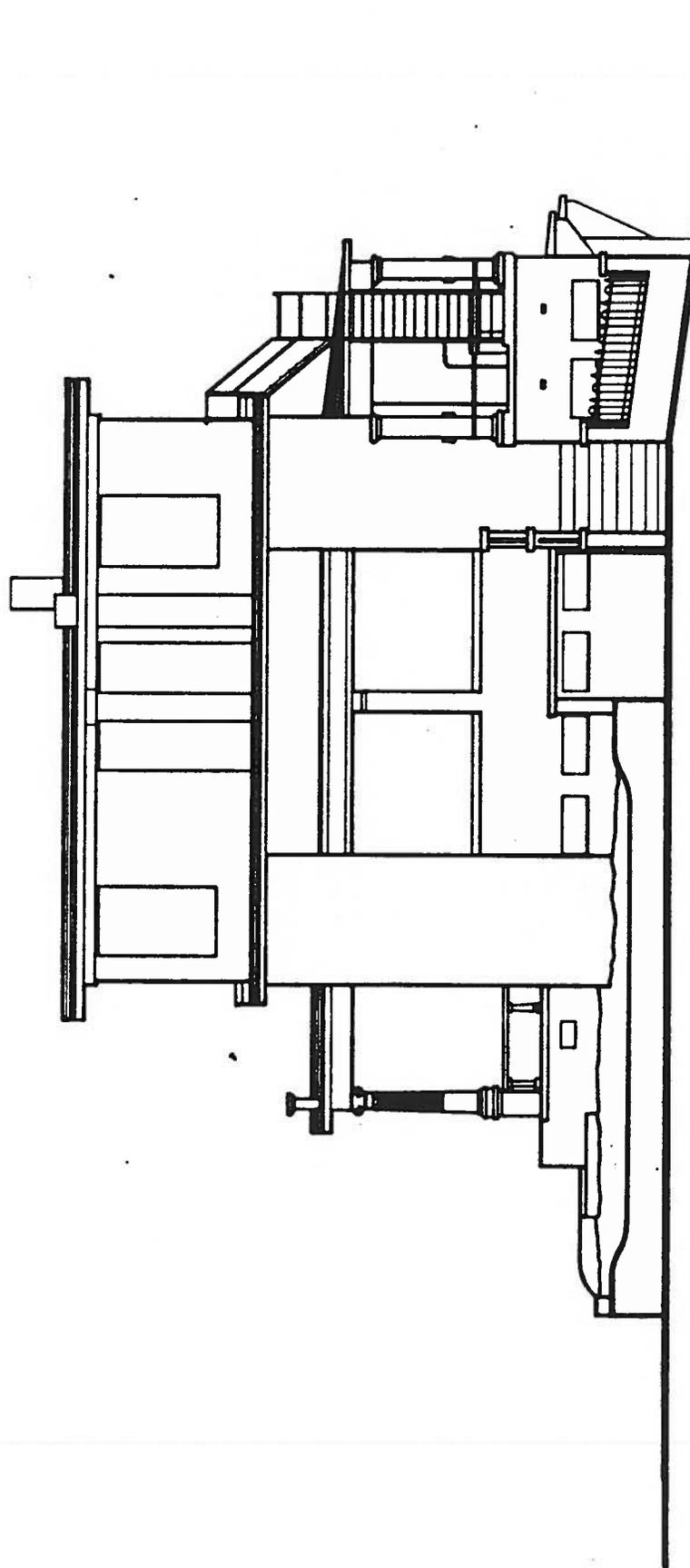
WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION





NORTH ELEVATION

SCALE: 1/4"=1'-0"



E P P S / A T E L I E R



◇ FORMER JOE KOVANDOVITCH RESIDENCE ◇ 523 EADS AVENUE ◇ OAK CLIFF (DALLAS) TEXAS ◇

L E T T E R S O F S U P P O R T



- ◇ City of Dallas Department of Planning and Development (2)
- ◇ City of Dallas Landmark Commission (2)
- ◇ Old Oak Cliff Conservation League Inc.
- ◇ Texas Historical Commission

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A HISTORICAL PROJECT		RESTORATION AND PRESERVATION		EPPS/ARCHITECTS INC		3109 CARLISLE ST SUITE 103		DALLAS TEXAS 75204 85A		871-8871 AREA 214



CITY OF DALLAS

June 13, 1983

Mr. Jess Epps
3109 Carlisle Street
Dallas, Texas 75204

Dear Mr. Epps:

I enjoyed talking to you the other day about the Joe Kovandovitch House located at 523 Eads. After looking through our files I found that our information on the building is inadequate, at best. What little information I did find is attached to the letter.

The house is definitely eligible for City landmark designation. I have included a copy of the Dallas Historic Landmark Survey by Drury Alexander which recommends the house for landmark status and ranks it as a second priority building. If you are interested in designating the house as a Dallas historic landmark I will be glad to assist you in the process.

Good luck in your efforts to secure the structure and in it's future renovation. If you have any questions please call me at 670-4133.

Sincerely,

Michael Stevens, Urban Planner
Program Coordinator, Historic Preservation
Department of Planning and Development

pb



CITY OF DALLAS

November 2, 1984

Mr. Jess Stimpson Epps, Jr.
President - Architect
3109 Carlisle Street, Suite 103
Dallas, Texas 75204

Dear Mr. Epps:

RE: Joe Kovandovich House, 523 Eads Street
(your letter of 10/18/84)

Thank you for your interest in the historic designation of the above noted house. We support your request and feel certain that the building will be eligible for local designation since it is on our Alexander Survey of Significant Structures in Dallas. That survey, however, only identifies potential buildings, with little background provided. I am enclosing a form for you to use to provide the necessary background research on the building's history. This is needed for our Landmark Committee to make its recommendation to the City Plan Commission and City Council. Once the research is completed, we will work with you to provide the appropriate architectural preservation criteria to provide the restoration parameters for the building. For your reference, I have included a copy of the designation report for the Oak Lawn Methodist Church which includes such criteria.

Regarding the issue of securing the building during this interim period, Mr. Richard Hernandez of the Department of Housing and Neighborhood Services explored an idea with me that seemed to work without damaging the building. He said he would get with you on that.

If I can be of any assistance to you on either of the above items, please do not hesitate to call me at 670-4120.

Sincerely,

Tom Niederauer
Development Planning Manager
Department of Planning and Development

TN:db

Enclosures

cc: Ray Stanland, Assistant Planning Director
Gordon Elliot, Housing and Neighborhood Services
Richard Hernandez, Housing and Neighborhood Services



CITY OF DALLAS

April 7, 1987

Douglas Conners
Urban Rehabilitation Standards Board
6DS Dallas City Hall

Dear Mr. Conners:

I am writing concerning the future of 523 Eads. This structure, known as "The Concrete House," was built in 1910 and is a very rare example of poured concrete construction in this early period of Dallas' architectural history. In the Italian Villa Style, the structure has formal cast concrete front and back columns porticos and a frieze of cupids across the front. It's significance in architecture, Art and engineering has been noted in the Texas Historic Commission's Oak Cliff Survey - 1980, which notes buildings eligible for listing in The National Register of Historic Places.

The Dallas Landmark Commission is concerned that every effort be made to preserve this most important and unique element of our city's history.

Sincerely,

Ruthmary White,
Chairman of the Landmark Commission

RW:fa

3846T/52T



CITY OF DALLAS

April 8, 1987

Jess Simpson Epps Jr.
3109 Carlise
Dallas, Texas 75204

Dear Mr. Epps:

I am writing concerning the future of 523 Eads. The structure is located in the Texas Historical Commission Survey of Oak Cliff. This survey consists of structures eligible for nomination to the National Register of Historic Places. The Landmark Commission, of which I am Chairman, would support The Historic Designation of this structure which would allow incentives for it's restoration and reuse.

Sincerely,

Ruthmary White
Landmark Commission Chairman

RW:fa

3848T/55T

 OLD OAK CLIFF
CONSERVATION LEAGUE, INC.
P O BOX 4027 • DALLAS, TEXAS 75208

April 7, 1987

Mr. Douglas Conner
Urban Rehab Standards Board
City of Dallas

RE: Cement House
523 Eads

Dear Mr. Conner:

It is our understanding that we are in danger of losing the cement house at 523 Eads currently owned by Mr. Jess Epps, Jr., 3109 Carlisle Street, Suite 103, Dallas, Texas, 75204.

Long an outstanding landmark in North Oak Cliff, the structure is listed on the Mason Report as one of the 101 outstanding structures, architecturally/historically, in our area.

Also, the League is in the process of completing a multi-resource nomination to the National Registry and the cement house is included in this nomination.

We need the support of the Board in order to preserve this property in order for Mr. Epps to follow through with his plans for future use, or perhaps find another owner who is in a position at this time to start restoration work immediately.

Yours truly,



Ruth Chenoweth
Chair, Historic Resources

cc Mr. Ross Ramsey, President, OOCCL

cc: Mr. Jim Anderson, City of Dallas

cc: Mr. Jess Epps, Jr.

cc: Mr. Peter Flagg-Maxon
Texas Historical Commission

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CHAIRMAN
GAY RATLIFF, AUSTIN
VICE-CHAIRMAN
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GALVESTON ISLAND
DR. DAN A. WILLIS, FORT WORTH

TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512) 463-6100

30 April 1983

Mr. Douglas Conner
Urban Rehabilitation Standards Board
City of Dallas
1500 Marilla
Dallas, Texas 75201

Dear Mr. Conner:

We received a copy of the letter sent to you by Mrs. Ruth Chenoweth of the Old Oak Cliff Conservation League, Inc. regarding the Kovandivitch House at 523 Eads in the North Oak Cliff section of Dallas.

Stylistically and technologically, the Kovandivitch House is of great importance in the Dallas/North Texas context. It is a rare surviving example of a classical villa, and before the construction of IH-35 its siting must have been spectacular. It is also a real rarity as a cast concrete residence.

We share the concern of many about its current state of neglect, but it appears to maintain its basic design and structural integrity. We believe the structure meets criteria for listing on the National Register of Historic Places, and it is expected to be included in the Historic Resources of Oak Cliff National Register multiple resource nomination.

Thank you for your consideration, and do not hesitate to call us if you have any questions.

Yours truly,

Peter Flagg Maxson
Senior Architectural Historian

cc: Mrs. Ruth Chenoweth
Mr. Jess Epps, Jr.
Mr. Ronald Emrich