

SHINGLE STYLE HOUSE
DESIGNATION REPORT
CITY of DALLAS



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Architectural Significance

The Miller House located in the Oak Lawn area of Dallas, was built by John Hickman Miller in 1904. An excellent example of Shingle Style architecture, this house is one of the few remaining in Texas and is the only known Shingle Style standing in Dallas. The Shingle Style is considered a transitional architectural style between Victorian and Prairie. Although it was a prominent architectural style in the northeast between 1872 and 1900, the Shingle Style did not flourish in Dallas, a city whose architectural influence was more from the Midwest.

The house displays the basic characteristics of the Shingle Style: upper and lower stories are covered with uniform size shingles with a broad band of weather boarding around the middle section of the house, the roof is moderately pitched with broad gable ends, the front of the house is unified by a single broad gable, and there is a strong horizontal emphasis to the house. Other characteristics of the style which the house exhibits are the large areas of glass used in the front windows, the bay windows in the dining room and the Palladian window on the second story, and the large veranda across the front (south) and east sides of the house. The veranda also extends out far enough south to form a covered area for a buggy or car to drive under.

This large rectangular house contains more than 6,000 square feet, including the attic, the first and second floors and a 700 square foot basement. The basement and the foundation are of brick while the exterior walls are covered by shingles and weather boarding. The columns for the porch are covered with shingles and in the middle of the porch is the main entrance. The door was wood on the bottom half and clear leaded glass on the top half. The side lights on either side of the door were double hung with clear leaded glass on the upper half of the sidelight. The transom was divided into three equal parts above the door and the two sidelights.

The interior with its spacious entryway, two parlors, and large upstairs bedroom is an excellent example of a floor plan for a Shingle Style house. Combined with the expansive porch and an entryway which extends to the back of the house, the interior displays the openness and flow of Shingle Style architecture.

The house sat on almost an acre of land when built in 1904. There is a servants quarters which is now extremely dilapidated, and a garage that was built in the 1920's was torn down about ten years ago. The house itself has had only minor alternations since it was built. The bathrooms were added between five to ten years after it was built and the back porch was enclosed around the same time. The house was recently restored along original lines by the current owner, Pearlstone-Casey Insurance Agency.

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Cultural Significance

The Shingle Style House was built in 1904 by John H. Miller as a wedding present for his wife, Katherine Melone. The Millers moved into the house in January of 1905. John Miller was the son of William Brown Miller, a large landowner in Dallas and the builder of the historic home Millermore. The younger Miller was a partner in the firm of Fife and Miller, a buggy and farm implement business.

It is not known how Miller decided on the Shingle Style or who the architect of the house was. Speculation has been that the idea for the house came from an architectural pattern book of the period. This home resembles many of the later Shingle Style houses such as the William Lowe House, Bristol, Rhode Island, by McKim, Mead and White. The Miller home has a similar Palladian window and single broad front gable as does the Frank Lloyd Wright house at Oak Park, Illinois. The Issac Bell house, Newport Rhode Island, by McKim, Mead & White displays similar use of a bay window as the Miller house does. The Shingle Style began to move west to Chicago in the late 1880's and then eventually to California, Colorado and Wyoming. However, this style never flourished in Texas and seemed to appear only briefly between the Victorian and Prairie School eras. The Colonel House home in Austin was one of the best examples of the Shingle Style built in Texas. Since the demolition of the House home in 1967, the Miller House is one of the few and most representative examples of the style in the state.

The Oak Lawn area in Dallas, where Miller built the house, began to be developed in 1900. Many of the pretigious families in Dallas built in this area. Sheppard King, Sr., a wealthy cotton broker, Mayor Adieu, and J. C. Tenison, a prominent Dallasite, all chose to live in this area. In 1904, John Miller bought his acre lot for \$3,000 from real estate promoter Thomas Field. It probably cost him between \$3,000 and \$5,000 to build the house. John Miller died in 1933, but his wife Katherine continued to live in the house until her death in 1969. The only changes made to the house between 1905 and 1969 were the addition of two bathrooms and the enclosing of the back porch. The house was sold in 1970 to Howard Sluyter, who rented it as a dance studio and theater. He sold the house in 1979, and the new owners planned to raze it and replace it with condominiums. Pearlstone-Casey Insurance Company purchased the house and have restored it for office use.

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Designation Merit

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| <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. _____</p> <p>B. Location as the site of a significant historical event. _____</p> <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. _____</p> <p>D. Exemplification of the cultural, economic, social, or historical heritage of the city. _____</p> <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <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. _____</p> | <p>H. Embodiments of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation. <u> X </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. _____</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>K. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. _____</p> <p>L. Value as an aspect of community sentiment or public pride. _____</p> |
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Recommendation

The Landmark Survey Task Force requests the Historic Landmark Preservation Committee to deem this proposed landmark meritorious of historic recognition as outlined in city ordinance 19-A.

Date: October 24, 1980

Further, this task force endorses the preservation criteria, policy recommendations, and landmark boundary as presented by the Dept. of Urban Planning staff.

Chairman, Landmark Survey Task Force


Urban Design Program Manager
Department of Urban Planning

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Preservation Analysis

STRUCTURE

- 1. Surface Materials
- 2. Fenestration and Portals
 - a. style,type
 - b. o/w ratio
 - c. rhythms
 - d. placement
- 3. Trim and Detailing
 - a. style
 - b. unique trim or detailing
 - c. structural members
- 4. Roof
 - a. style,form
 - b. slope
 - c. materials
- 5. Design Concepts
 - a. stylistic demands
 - b. functional concepts
- 6. Utilities
 - a. design
 - b. placement
- 7. Signs
 - a. style,design
 - b. placement
- 8. Exterior Connections
 - a. design
 - b. penetration points

SITE

- 1. Prohibited Structure Areas
 - a. approach
 - b. view corridors
 - c. site feature protection
 - d. vertical additions
- 2. Access/Egress
- 3. Adjacent R.O.W.'s
 - a. existing treatment
 - b. proposed changes
- 4. Landscaping
 - a. existing plant removal
 - b. new plant selection
 - c. site design
- 5. Site Fixtures
 - a. furniture
 - b. sculpture,art
 - c. paths
 - d. utility units
 - e. signs
- 6. Lighting
 - a. exteriors
 - b. grounds

COLOR

- 1. Surface Materials
- 2. Trim and Details
- 3. Roof
- 4. Utilities
- 5. Signs
- 6. Site Fixtures
- 7. Accent Color

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Land Use Analysis

Proposed zoning change:

from: _____

to: _____

Recommended use variances:

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PRESERVATION CRITERIA

While the present structure has undergone extensive and accurate restoration, the following guidelines will serve as the basis for the HLPC's permit review decisions on the Shingle Style House in the future. The guidelines define the most important physical elements of the house's unique physical appearance, and state the best means of preserving or enhancing these elements in future maintenance, rehabilitation, restoration, or new construction. No new construction or restoration is anticipated at this time, but repairs and replacements due to maintenance and/or accidental damage should meet the following guidelines.

CRITERIA

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only wooden shingles of equal texture, grain, color and module size of the existing main structure as practicable. Reconstruction, renovation or repair of other wood elements of each facade shall employ wood of equal width, thickness and pattern of the existing main structure as practicable. Any foundation work shall employ only brick of equal texture, size and color of the existing foundation.

2. Fenestrations and Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. The relationship existing between the walls, gables, porch, window openings and doors shall be maintained.

3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. No new vertical or horizontal extensions will be allowed and all existing extensions, gables and dormers shall be preserved. All replacements or repairs to the house shall employ a roofing material comparable with the existing roof in texture, design and color.

4. Porch

The existing porch and railings shall remain intact and be preserved. The porch and its porte cochere shall remain open and any enclosure is incompatible and not allowed.

5. Embellishments and Detailing

All ornamental and decorative detailing shall remain intact. Any reconstruction, renovation or replacement of the detailing and trim shall be identical in composition, texture, color and placement as practicable.

6. Color

The coloring of the existing facade materials shall remain as is. Any painting or use of new materials due to additions, extensions, alterations, repairs and maintenance shall comply with the coloring of existing materials and

paint schemes.

- A. Predominate facade material: The existing colors of the wooden shingles and other wood shall be preserved. Natural earth tones or greens are recommended as facade colors. The color of alterations or additions to the house shall coincide as nearly as practicable to the existing color range.
- B. Trim colors: All window/door frames, soffits and other trim shall remain as is or be painted an off-white color. A clear sealant may be applied as a preservative. All existing brick surfaces shall remain unpainted. Any metal trim shall not be painted or altered, except for maintenance and cleaning.

6. Lighting and Landscaping

Exterior lighting and the placement and removal of trees and shrubs shall be approved by the Historic Landmark Preservation Committee prior to commencement of work.

7. Public Improvements

All proposed public improvements of streets and associated right-of-way abutting the structure shall be approved by the Historic Landmark Preservation Committee prior to commencement of work.

8. Signs

Upon passage of the ordinance, all signs and their structural supports shall be removed from the existing building facade. All new signs shall be designed to be compatible with the architectural qualities of the existing main structure. All new signs shall be approved by the Historic Landmark Preservation Committee prior to the issuance of a sign permit.

STATE OF TEXAS
COUNTY OF DALLAS

I, Ben D. Rychlik, Registered Professional Land Surveyor No. 16330 do hereby certify that this survey was performed September 19, 2011 in connection with the transaction for Taylor Sturk, USE OF THIS SURVEY FOR ANY OTHER TRANSACTIONS OR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. FURTHER, COMPENSATION SHALL BE MADE TO THE UNDERSIGNED FOR USE OF THIS SURVEY FOR OTHER TRANSACTIONS. And the plat herein is a true, correct, and accurate representation of the property as determined by survey made on the ground by me or under my supervision, property is subject to any and all easements, reservations and restrictions that may be of record; visible and apparent easements are as shown, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, except as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated. The property is not situated in a 100-year Flood Plain area, (Zone X), per FIRM Community Panel No. 48113C0345 J, Effective Date: August 23, 2001.

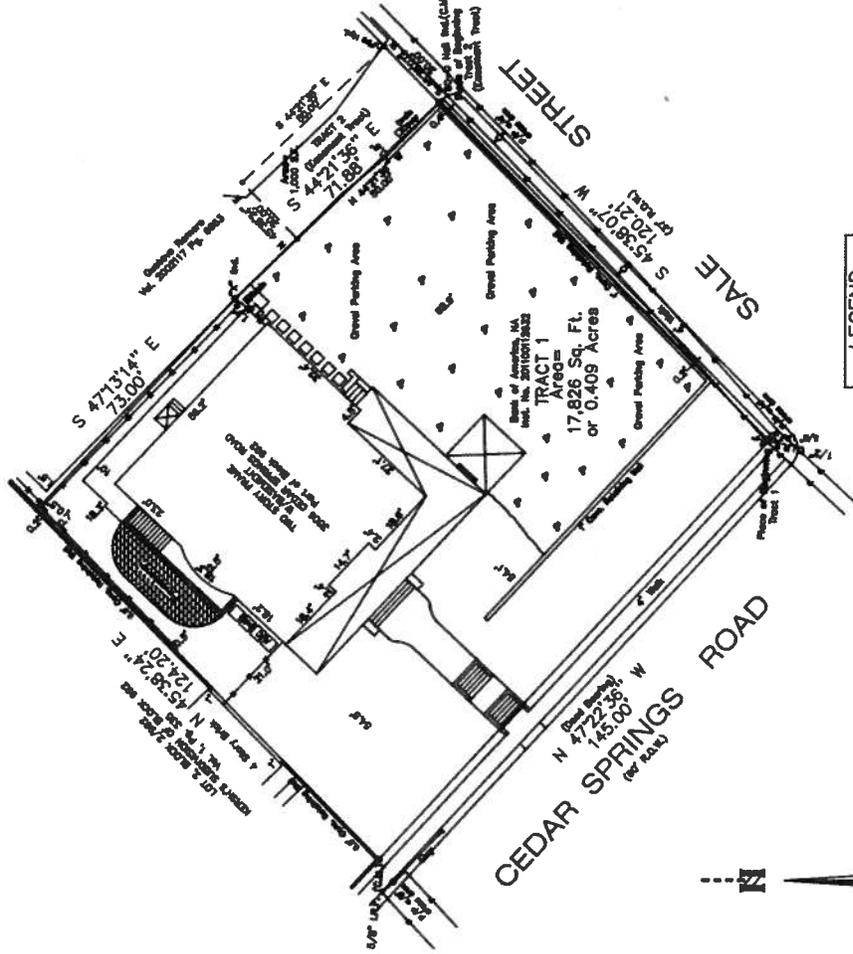
DESCRIPTION OF PROPERTY
Tract 1

BEING a tract of land out of the W. M. Grigsby Survey, Abstract No. 501, and being part of City Block 992, City of Dallas, Dallas County, Texas, and being the same tract of land conveyed to Bank of America, N.A. by deed recorded in instrument No. 201100112632, Official Property Records Dallas County, Texas, and being more particularly described as follows:
BEGINNING at the intersection of the Northwest line of Sale Street, (a 37' R.O.W.), with the Northeast line of Cedar Springs Road, (a 60' R.O.W.), same being the most Southern corner of said City Block 992, a 1/2" capped iron rod set for corner;
THENCE: North 47 deg, 22 min, 36 sec. West, with the said Northwest line of Cedar Springs Road, a distance of 145.00 feet to the most Southern corner of Lot 2, Block 2892 of Kenah's Subdivision of Block 992, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 335, Map Records Dallas County, Texas, a 5/8" iron rod found for corner;
THENCE: North 45 deg, 38 min, 24 sec. East, with the Southeast line of said Lot 2, a distance of 124.20 feet to the most Western corner of a tract of land conveyed to Gustavo Romero by deed recorded in Volume 2002117, Page 6663, Deed Records Dallas County, Texas, a point for corner;
THENCE: South 47 deg, 13 min, 14 sec. East, with the Southwest line of said Romero tract, a distance of 73.00 feet to an angle point, an "x" set in concrete for corner;
THENCE: South 44 deg, 21 min, 36 sec. East, continuing with the Southwest line of said Romero tract, a distance of 71.88 feet to a point in the said Northwest line of Sale Street, a 60-d nail found for corner;
THENCE: South 45 deg, 38 min, 07 sec. West, with the said Northwest line of Sale Street, a distance of 120.21 feet to the PLACE OF BEGINNING and CONTAINING 17,826 square feet or 0.409 acres of land.

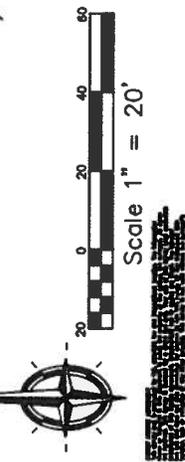
Tract 2
(EASEMENT TRACT)

Non-exclusive driveway easement over and across the property hereinbelow described granted to Pavilion-Casey Agency, Inc., its successors and assigns, in instrument dated August 20, 1978, filed August 22, 1979, recorded in Volume 79185, Page 3350, Deed Records Dallas County, Texas, and as amended in that Clarification of Easement filed January 7, 1980, file January 23, 1980, recorded in Volume 80017, Page 2531, Deed Records Dallas County, Texas, to-wit:
BEING a part of the common elements of the Sunscape I Condominiums, the Declaration of which is recorded in Volume 80203, Page 303, Condominium Records, Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a point in the Northwest line of Sale Street, (a 37' R.O.W.), same being the most Eastern corner of a tract of land conveyed to Bank of America, N.A. by deed recorded in instrument No. 201100112632, Official Property Records Dallas County, Texas, a 60-d nail found for corner;
THENCE: North 44 deg 21 min, 36 sec. West, with the Northeast line of said Bank of America, N.A. tract, a distance of 50.00 to a point for corner;
THENCE: North 45 deg, 38 min, 24 sec. East, a distance of 20.00 feet to a point for corner;
THENCE: South 44 deg, 21 min, 36 sec. East, a distance of 50.00 feet to a point in the said Northwest line of Sale Street, a point for corner;
THENCE: South 45 deg, 38 min, 07 sec. West, with the said Northwest line of Sale Street, a distance of 20.00 feet to the PLACE OF BEGINNING and CONTAINING 1,000 square feet of land.

Ben D. Rychlik
Ben D. Rychlik
R.P.L.S. No. 16330



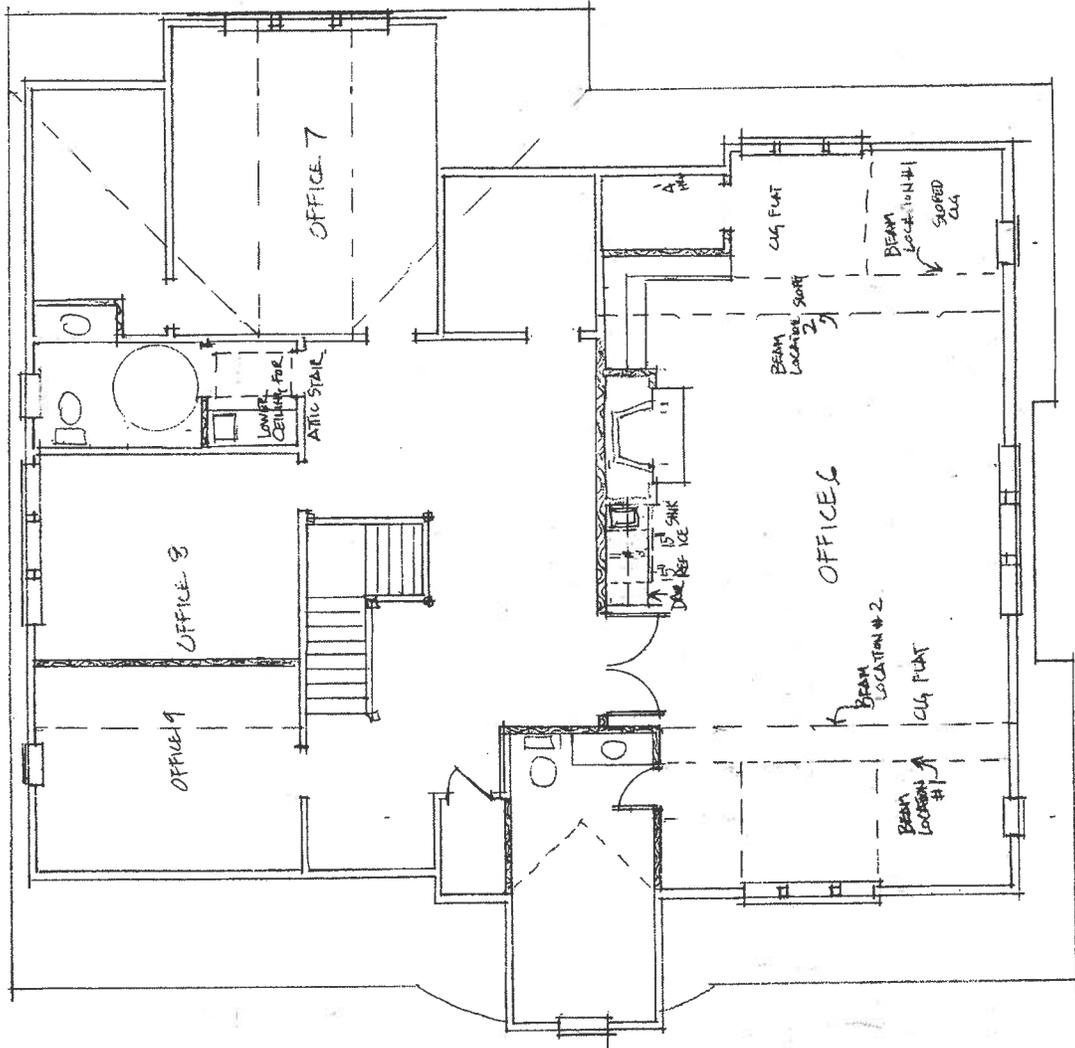
LEGEND	
	EASEMENT
	SURVEY BOUNDARY
	IRON ROD FOUND
	60-D NAIL FOUND
	1/2\"/>





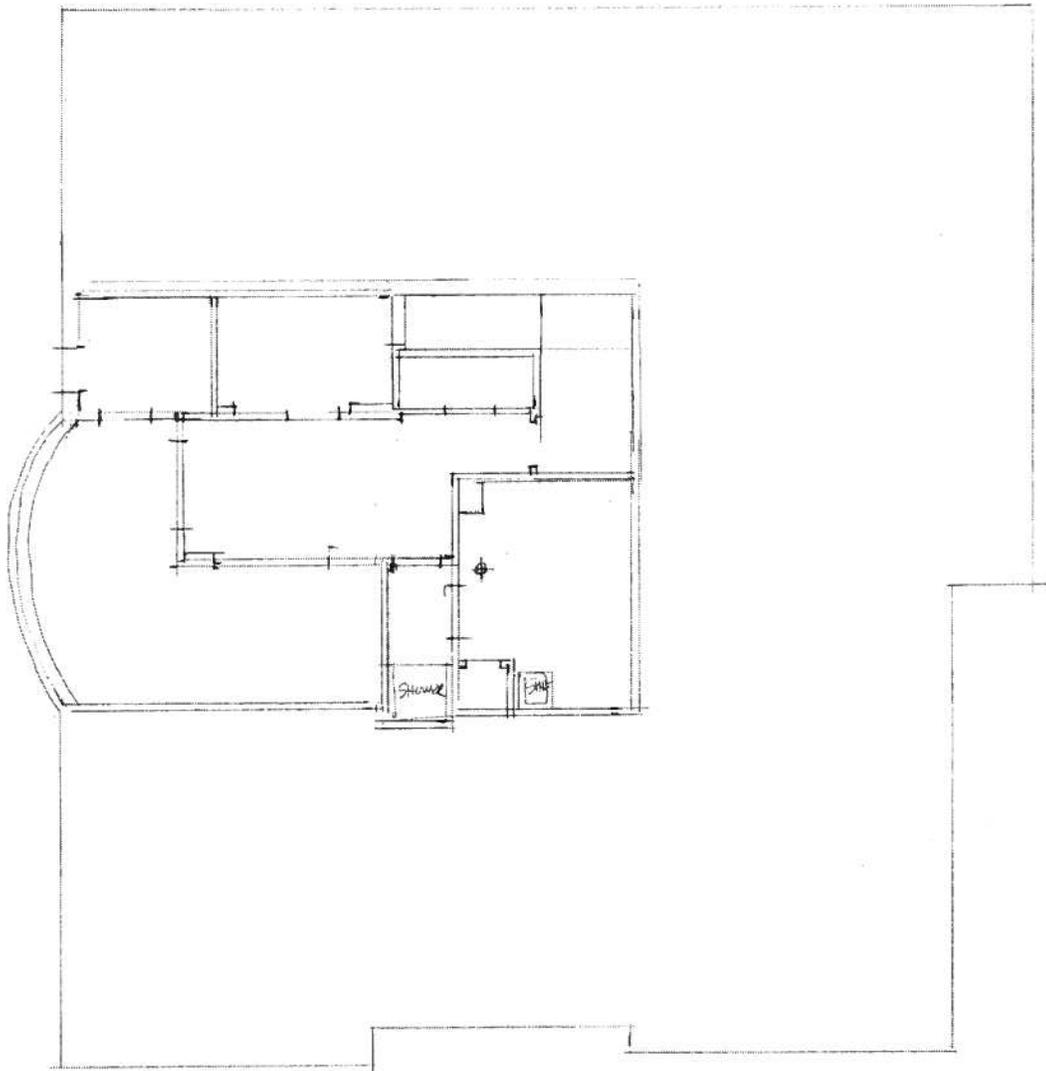
SURVEYING ASSOCIATES
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AUG 12 2011
 AUG 8 2011
 1/4" = 1'-0"

3506 CEDAR SPRINGS SECOND FLOOR



BASEMENT.