

## Dallas Landmark Commission Landmark Nomination Form

### 1. Name

historic: Southern Pine House

and/or common: same

date: 1936

### 2. Location

address: 3003 Kinmore Street 75223

location/neighborhood: Fair Park

block:

lot:

land survey:

tract size:

### 3. Current Zoning

### 4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" 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 type="checkbox"/> educational	<input checked="" type="checkbox"/> residence
<input type="checkbox"/> site	<b>Public</b>	<b>Accessibility</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Acquisition</b>	<input 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: John and Cathy Bennett

Contact:

Phone:

Address: 3003 Kinmore Street

City: Dallas

State: Texas

Zip:

### 6. Form Preparation

Date: June 1991

Name & Title: Neighborhood Designation Task Force

Organization: Dallas Landmark Commission

Contact: Beth Hennessy

Phone: 670-4151

### 7. Representation on Existing Surveys

Alexander Survey (citywide)  local  state  national

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

Oak Cliff

Victorian Survey

Dallas Historic Resources Survey, Phase   high  medium  low

National Register

Recorded TX Historic Ldmk

TX Archaeological Ldmk

*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: Southern Pine Association

significant later owner(s):

**9. Construction Dates**

original: 1936

alterations/additions:

**10. Architect**

original construction: Goodwin &amp; Tatum

alterations/additions:

**11. Site Features**

natural:

urban design:

**12. Physical Description**

Condition, check one:

 excellent deteriorated unaltered

Check one:

 good ruins altered original site fair unexposed moved(date 1938 )

*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 Southern Pine Home, built as a model home for the 1936 Texas Centennial Exposition, is now located at the north-east corner of Kinmore Street and St. Charles Street in south Dallas. It was moved to this site in 1938, following the Exposition, and has remained in this location since that move. When this one-story house was moved, the entry or "front" of the home was sited to face the side yard, and the larger "back porch" now faces St. Charles Street. One side of the home faces Kinmore Street, providing a street facade that is in character with the front-gabled forms of the other houses on the street. This home has had very few alterations made to it, and looks almost exactly as it was when constructed 55 years ago.

The immediate neighborhood is comprised of 1930 and 1940 - era single-family wood frame and brick veneer bungalow or craftsman homes, typical of Dallas neighborhoods in this era.

The form of the home is Minimal Traditional; this style reflected the traditional eclectic styles of the early twentieth-century but lacks their decorative detailing. This compromise resulted from the country's economic climate of the mid-1930s, following the depression. Typical features of this style include gable roofs, single-story construction, low pitched roof, a prominent chimney, close eaves, and large windows. The Southern Pine home exhibits all of these characteristics. The Minimal Traditional style was popular until the end of World War II, at which time it lost favor to the larger ranch style homes which dominated residential areas and subdivisions after that time.

As its name describes, the Southern Pine home is made of wood products, including the exterior horizontal wood siding which is now covered with horizontal metal siding, of the same size and pattern as the original wood siding. Other wood products used on the house include wood windows, wood trim and wood doors; all exterior materials are in excellent condition. The exterior siding and all eaves, windows, door and window trim is painted white. The low pitched roof was originally cypress shingles but has subsequently been re-roofed with green asphalt shingles. The roof form is gabled, with minor end gables at each end. At the south gable, a circular attic vent has been replaced with a square vent. The two porches (front and backs) of the house remain, and are still used. The original wood trellis work which supported the roofs at these porches has been

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replaced with metal wrought iron ornamental columns. The wood garage door is original to the home.

The home includes a small garage, with a newer garage door. A detached two-car garage has been added at the back of the site; this faces St. Charles Street, and is also painted white to match the house. The lot is not fenced.

In plan, the Southern Pine Home is rectangular with end additions, and is organized with the two bedrooms at one end, the living and dining spaces in the middle, and the service areas of kitchen and garage at the other end of the house. All rooms have large wood windows and most have windows on two sides, to receive natural light throughout the day. Several rooms have corner windows, which were first used in the Minimal Traditional style homes. The interior of the home remains significantly unchanged since its original construction; the interior walls in the living and dining rooms are horizontal heart pine wood, with wallpaper over wood ceilings. The living room also contains built-in heart pine shelves, fireplace surround and mantel. The bedrooms use wood either in the ceiling (as in the master bedroom with its V-grove patterned wood ceiling) or beaded vertical board wainscotting (as in the spare bedroom). The floors are edge-grain southern pine in all rooms except the kitchen and bathroom.

### **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 one-story frame home located at 3003 Kinmore Street has a pedigree that is unique among Dallas residences. Designed by Dallas architects Goodwin & Tatum for the Southern Pine Association, it was one of four "houses of the future" built as models for the 1936 Texas Centennial.<sup>1</sup> The four houses were erected in the southeast corner of Fair Park, near the present-day Dallas Garden Center.<sup>2</sup> They all faced the street which curved in a half-moon shape.

The houses were sponsored by the Masonite Corp., the Portland Cement, Southern Pine associations and Centennial Modern Homes to highlight their products. The Kinmore Street home was known as the "Southern Pine House" and highly promoted by its sponsor. Built by D.F. Stelle, its construction was financed by assessing each retail seller of Southern Pine throughout the country at the rate of one cent per 1,000 feet.<sup>3</sup>

Among the surviving records of the Southern Pine Association are a series of letters to its members detailing the positive reception of the model home by the public. A July 14, 1936 letter announced that "more than 75,000 visitors have inspected the Southern Pine House since the opening date, and thousands have left their names and addresses with our representatives for more information about home building and Southern Pine." Noting that on July 4 there had been 9,000 visitors and 731 of them had filled out the registration cards, the Association predicted "each such person is a prospective home builder, and undoubtedly retail lumber dealers will succeed in converting many of these prospects into actual buyers." By August 28, the Southern Pine Association was informing its members that "more than 150,000 people have already gone through and thousands of these have asked for additional information ...". It began distributing leaflets to its members to mail or hand out in their communities. The leaflet featured the Southern Pine House on the cover and inside photos of each room with a description, along with an offer for blueprints for \$3.00 per set.

A publicity handout to newspapers from the Southern Pine Association described many of the "up to date ideas on home building" seen in the house, which was a "veritable laboratory on present day home building in the moderate priced class." These included "dry-built" construction, meaning no plaster on walls or ceiling, "long, wide corner windows giving an abundance of sunlight and excellent cross ventilation," and the "latest approved methods of termite control." (The latter was described as a "termite shield, noncorrosive metal, is placed across the foundation of the house, both inside and out, around all the pipes and posts under the house that come in contact with the earth. This feature was a recent development of the United States Department of Agriculture.")

The interior furnishing for the house were supplied by Sanger Brothers, which featured "hydranges blue with fuchsia accents" in one bedroom, and soft gray walls with an "upholstered yellow leather bedroom ensemble" in the other.<sup>4</sup>

The house received additional publicity when it appeared in a 1937 Better Homes and Gardens publication "New Ideas For Building Your Home." The "model bungalow" according to BH & G

<sup>1</sup>Blueprints of the home are in the archives of the Dallas Historical Society.

<sup>2</sup>Dallas Morning News, August 11, 1985.

<sup>3</sup>Southern Pine Association archives, Louisiana State University.

<sup>4</sup>Dallas Morning News, July 19, 1936.

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could be built "at a cost ranging from \$4,500 to \$5,000." It was, according to architecture critic David Dillon, a combination of "rustic simplicity and folksy charm with a trace of architectural daring." The significance of the Southern Pine House, though, lay in its offering the Depression-era Centennial visitors "a vision of tomorrow that wasn't impossibly remote from their world . . . tangible evidence that the American dream, if fragile, was still intact."<sup>5</sup>

When the Texas Centennial came to an end, the various model homes met different fates. The Southern Pine Association house, thought to have been torn down, actually survived. Mr. George W. Rogers had seen the house and was determined to own it. He secured the necessary permits to move the house to 3003 Kinmore Street in 1938, where he added a free-standing frame garage at the rear of his property. The position of the house was reversed on its new site so that the front of the house faced the back of the lot. This was one of the few changes made in the house, for Mr. and Mrs. Rogers preserved it nearly intact until their death. It was then purchased by Mr. and Mrs. John Bennett who also determined to preserve as much of the original interior as possible.

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<sup>5</sup>Dallas Morning News, August 11, 1985.

**14. Bibliography**

**15. Attachments**

- District or Site Map
- Site Plan
- Photos (historic & current)

- Additional descriptive material
- Footnotes
- Other: \_\_\_\_\_

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

## 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:

7/9/91

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Mamie McKnight, Chair  
Neighborhood Designation Task Force

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*Beth Hennessy*  
Beth Hennessy, Urban Planner  
Historic Preservation