

Dallas Landmark Commission Landmark Nomination Form

1. Name

historic Fire Station #16

and/or common

2. Location

address 5501 Columbia Avenue land survey R. Moore

location/neighborhood Junius Heights block,lot 455/18 tract size

3. Current Zoning

MF-2

4. Classification

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

5. Ownership

Current Owner: Redeemer's Fellowship Phone:

Address: 5501 Columbia Ave. City: Dallas State: TX Zip Code: 75214

6. Form Preparation

Name & Title: Debbie Looper/Debbie Speck Organization: Redeemer's Fellowship

Contact Phone

7. Representation on Existing Surveys

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

For Office Use Only

8. Date Rec'd: 1/10/88 Survey Verified: (Y)N by: PC 9. Field Check by: PC

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 City of Dallas
significant later owner(s)

12. Construction Dates

original 1918
alterations/additions

13. Architect

original construction H.A. Overbeck
alterations/additions

14. Site Features

natural N/A
urban design Corner lot on medium density, mixed use thoroughfare

15. Physical Description

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

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.

Fire Station #16 occupies a corner site at the intersection of Columbia Avenue and Augusta Street, in East Dallas. Facing southeast, the two story, flat-roofed, rich red brick structure reflects influences of the Mission-Revival style, its Alamo-front parapet topped by a centered, iron flagpole, beneath which is a red clay tile-covered visor roof that wraps around the front and side elevations and is supported by pairs of decorative wood brackets.

The two major bays of the primary elevation are dominated, of course, by the large wooden double doors on the street level that served as access for the (always motorized) fire trucks. Deeply recessed openings, slightly splayed outward to allow for full opening of the two door leaves, are topped by heavy, hooded lintels of cast stone, the same material also having been used for the moulded string course wrapping around the structure just beneath the second story sills. Each of the two bays in the primary elevation are marked, in the second floor, by sets of three double hung windows, their single pane lower sashes surmounted by multiple pane top sashes with vertical mullions.

Pedestrian entrances to the fire station can be found on either side elevation, near the front, surmounted by matching tiled visor roofs, supported by large decorative wood brackets. Windows on the side and rear elevations are similar to those found on the major street facade. A low, flat-roofed one story wing extends the full width of the rectangular block of the main building at the rear, facing a small, paved parking area.

16. Historical Significance

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

Fire Station No. 16 represents an excellent and intact example of an early twentieth century fire station, constructed to serve the burgeoning East Dallas suburban communities in the century's second decade. Its simple, Mission Revival stylistic influences, finely crafted by significant Dallas architect H.A. Overbeck, have remained a visible landmark in East Dallas in the face of numerous neighborhood changes.

Originally a city in its own right, East Dallas was merged with Dallas in 1889 to qualify the newly expanded city as Texas' largest¹. During the years to follow, residential growth was spurred by R.S. Munger, who developed a "strictly high class residential district," named Munger Place, on the flat prairie east of downtown.² The Junius Heights section, developed further east, soon joined Munger Place as part of an expanding Dallas, prompting the building of schools, such as Davy Crockett, medical facilities, such as the expanded Baylor Hospital, and Fire Station #16.

By 1917, Junius Heights and Munger Place had grown to a point where nearby fire protection facilities were warranted. Up to that time, the area had had to rely on the station at Live Oak and Carroll, with its horse-drawn steamers. The City of Dallas, therefore, commissioned architect H.A. Overbeck to design a new fire station.³ Overbeck had "won a reputation as an architect of original ideas and exceptional ability."⁴ This can be seen in the Dallas County Criminal Courts and Jail Building, constructed in 1913, touted at the time as the "most humane and best equipped jail in the country."⁵ The designer was also responsible for the creation of numerous private residences, office buildings, educational and medical facilities in the city.

Soon after the design was completed for the Columbia Avenue fire station, Dallas firefighters called a strike. Between 6:00 p.m. on January 10 and January 14, almost all 157 Dallas firemen walked out, demanding higher wages. At the time, firemen were paid 11-3/4 cents per hour, working six, 24-hour shifts per

17. Bibliography

18. Attachments

- | | |
|---------------------------------|-------------------------------------|
| ___ District or Site map | ___ Additional descriptive material |
| ___ Site Plan | ___ Footnotes |
| ___ Photos (historic & current) | |

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week. Led by Captain E.O. Wetsel of the Fair Park Station, and M.J. McNutt, the firefighters also sought affiliation with the American Federation of Labor (AFL), in order to secure higher wages and institution of a double platoon scheduling system. Mayor Lawther and the City Council countered the request, stating that "no fireman can serve two masters (union and city government)," although local union organizing was fine.⁶

The men walked, but within thirty minutes, volunteers were being drilled to handle the ladder wagons and trucks. When the strike folded four days later, some of the newly hired replacements were promised jobs at the new station in Junius Heights.⁷

G.G. Johnson was awarded the contract to construct the new station on January 18, 1918. Costing \$19,000, plus \$1,684 for the concrete floor, sidewalks and parking lot, the station was apparently completed by early July, but was still not opened due to lack of funds with which to equip it.⁸ As an immediate solution to East Dallas' need for fire protection, the motorization of the Carroll/Live Oak station was discussed.⁹ During the debate, however, three men represented the interests of East Dallas citizens: W.P. Martin, T.W. Woodcock and G.Q. Youngblood pleaded with the City Council to open the Columbia station, offering to underwrite the cost of new equipment. The Council agreed, and soon, East Dallas had a new station, equipped to protect the lives and property of its people.

As the East Dallas area changed following World War II, need for the little fire station waned, and it was closed. In the 1970s, however, as Munger Place, Junius Heights and other surrounding neighborhoods saw significant reinvestment and restoration of single family homes, some area residents formed a new church, Redeemer's Fellowship, leasing (and eventually purchasing) the fire station, which has housed church services, weddings and memorial services and many neighborhood-service activities. Essentially intact, inside and out - even to its remarkable pressed tin ceilings - the station has remained a visual and historic landmark in its East Dallas neighborhood.

¹Saxon, Gerald D., Reminiscences: A Glimpse of Old East Dallas, Dallas Public Library, 1983, p. 11.

²Ibid, p. 16.

³City of Dallas Building Permit, 1/25/18, #39; City Council minutes, 1/18/ and 1/28/18, Book 14, p. 497.

⁴Davis, Ellis A. & Grobe, Edwin H., Encyclopedia of Texas, Vol. 1, Texas Development Bureau, Dallas, 1921, p. 308.

⁵Ibid.

⁶Dallas Morning News, "City Firemen Stage Walkout, Volunteers Furnish Protection," Jan 10, 1918, p.1, col. 7 and p. 2, col. 1.

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⁷ Dallas Morning News, "77 More Firemen Come Back," Jan. 15, 1918, p. 15, col. 3 and "Opening of New Fire Station is Discussed," July 11, 1918, p. 6, col. 3.

⁸ Building Permit #39; City Council minutes, 1/18, 18 and 4/26/18, Book 14, p. 658.

⁹ Dallas Morning News, "Opening of New Fire Station is Discussed," July 11, 1918, p. 6, col. 3.

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 | _____ |
| B. Location as the site of a significant historical event | <u>X</u> | 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 | <u>X</u> | 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 | <u>X</u> | | |

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: 4 April, 1988

Debra Mitchell
 Debra Mitchell, Chairman
 Designation Task Force

Ron Emrich
 Ron Emrich, Senior Planner
 Historic Preservation

APPENDIX

Preservation Criteria for
Fire Station No. 16

Renovations, repairs, new construction and maintenance to the building and site shall conform to the following guidelines and be approved through the Certificate of Appropriateness process.

Preservation and restoration materials and methods shall conform to those defined by the Preservation Briefs published by the United States Department of the Interior as listed herein unless specifically noted otherwise in these Criteria.

1. Site and Site Elements

- 1.1 New construction is limited to that area at the rear of the building as shown on the attached site plan. Current requirements for parking, site coverage, floor area ratios, setbacks and other considerations from the Building Code and Zoning Ordinance shall be adhered to.
- 1.2 No vertical extensions to the building will be allowed.
- 1.3 Exterior wall heights of new construction shall not exceed that of the tallest existing wall heights. New roof structures shall not exceed the height of the tallest existing roof construction or parapet.
- 1.4 Landscape and exterior lighting shall enhance the structure and surroundings without obscuring significant views of the building or views from the building.
- 1.5 Public and Right-of-Way Improvements shall be reviewed and approved through the Certificate of Appropriateness process prior to commencement of work.

2. Facades

- 2.1 Protected facades shall be those fronting Columbia Ave., Augusta St. and opposite Augusta St. along the northeast side of the building. Work on all protected facades shall conform to the following provisions.

Surface Materials:

- 2.2 Any reconstruction, renovation or repair of the opaque elements of the building facades shall employ only materials similar to the original materials in texture, color, pattern and module size as much as practicable.

- 2.3 Brick shall match in color, texture, module size, bond pattern and mortar color. Original face brick shall not be painted. Existing painted brick to be restored to original finish shall be cleaned per Department of Interior standards.
- 2.4 Stone, cast stone and concrete elements shall be renovated or repaired only with materials similar in size, grain, texture and color to the original materials.
- 2.5 Masonry cleaning shall be accomplished in accordance with Department of Interior standards. Sandblasting or other mechanical abrasive cleaning processes will not be allowed.
- 2.6 Wood siding, trim and detailing shall be carefully restored wherever practicable. Replace historic materials only when necessary. Badly deteriorated paint should be removed in accordance with Department of Interior standards prior to refinishing. All exposed wood shall be painted, stained or otherwise protected. Resurfacing with vinyl or aluminum siding will not be allowed.
- 2.7 Existing clay tile canopies and detailing shall be preserved and maintained only with clay tile of the same size, color and texture.
- 2.8 Existing historic finish materials should be uncovered and restored wherever practicable.
- 2.9 The existing roof-mounted flag pole shall be preserved and maintained.
- 2.10 Pressed tin soffits shall be preserved and maintained. Restore original material where practicable. Replace only if necessary and then with materials that match the existing form and pattern.
- 2.11 Color of original materials shall be preserved and maintained whenever practicable. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions and shall be reviewed through the Certificate of Appropriateness process.

Fenestrations and Openings

- 2.12 Existing door and window openings shall remain intact and be preserved and renovated as much as practicable. Where replacement is proposed, doors and windows shall express mullion size and lite configuration to match existing. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended .
- 2.13 New door and window openings are permitted where there is evidence that original, historic openings have been infilled with other material. Reopening and restoration to original appearance of closed windows along the northeast facade is strongly encouraged.
- 2.14 Refer to Department of Interior standards for acceptable techniques to improve the energy efficiency of historic fenestrations.
- 2.15 Glass and glazing shall match original historic materials as much as practicable. Tinted or reflective glazing will not be allowed.
- 2.16 Non-Protected facades are encouraged to maintain existing symmetry and solid-to-void ratios as much as is practicable. All additions and alterations shall be architecturally sensitive and appropriate to the overall design of the existing building.
- 2.17 Equipment bay doors fronting Columbia Ave. are encouraged to be restored to their original configuration or, lacking documentation of their original configuration, to an appearance consistent with similar installations of that time. Actual operation of the doors is not required. No infilling of the equipment bay openings that would bring the face of the doors or similar construction closer to the exterior face of the building (6'-4" from exterior face of brick) will be allowed.

3. Roof

- 3.1 The slope, massing, configuration and materials of the roof shall be preserved and maintained. Existing parapets, cornices and copings shall be retained and repaired or replaced with material matching them in size, finish, module and color.
- 3.2 Mechanical equipment shall be screened from view. Equipment screen material and methods shall be compatible with the existing roof as determined through the Certificate of Appropriateness process.

4. New Construction

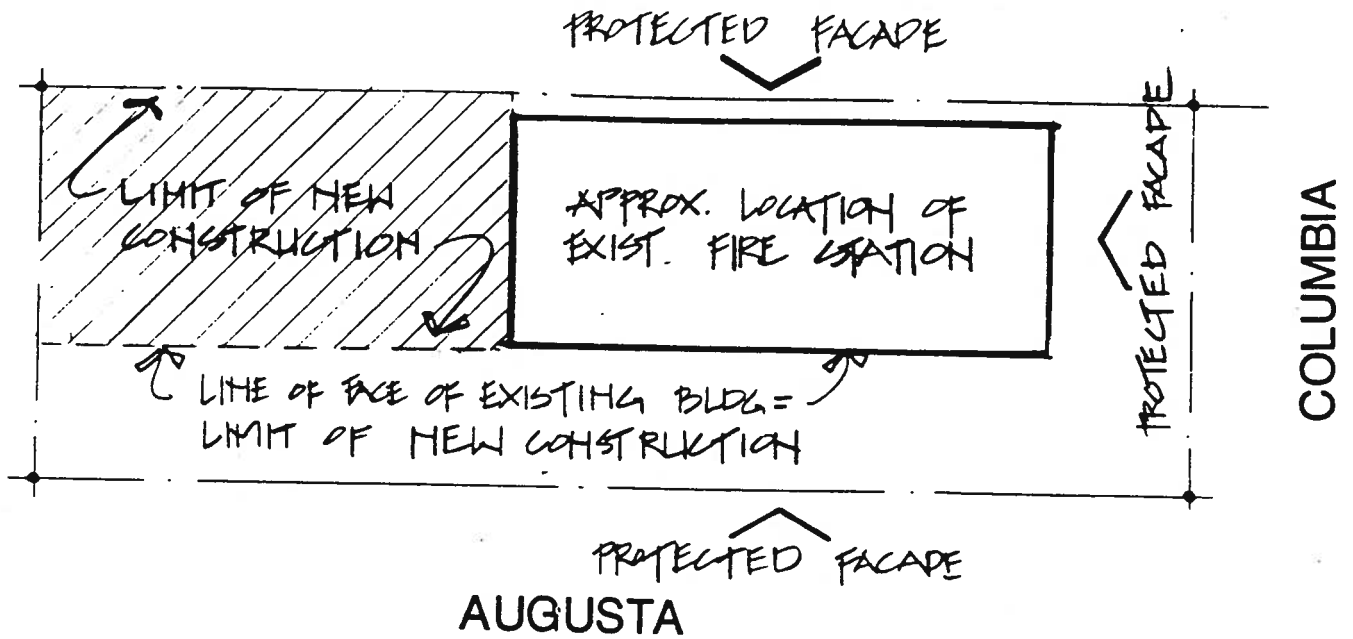
- 4.1 New construction shall be limited to those areas of the site defined in Section 1.
- 4.2 Height limits as set forth in Section 1 of these criteria shall be adhered to.
- 4.3 New construction shall be of appropriate massing, shape, materials, detailing, color and have appropriate and complementary fenestration patterns and solids-to-voids ratio.
- 4.4 New construction and connections between new and existing construction may be of materials and detailing so that new construction is clearly discernible from the existing historic structure as recommended by the Department of the Interior standards. (Refer to Preservation Brief No. 14).
- 4.5 Where new construction abuts an existing facade, a clear definition of the transition between new and existing construction shall be maintained. Existing friezes, cornices and parapets shall be preserved and maintained where they abut new construction.

5. Signage

- 5.1 All signs shall be designed to be compatible with the architectural qualities of the original structure and shall be approved by the Landmark commission and conform to appropriate city Codes prior to the issuance of a sign permit. Retention of the signage existing at the adoption of this criteria is considered appropriate and encouraged to remain.

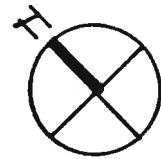
6. Miscellaneous Provisions

- 6.1 Since a large portion remains intact, retention, restoration and continued exposure of the original pressed tin ceilings inside the building are strongly encouraged.



NOTE:
 ALL CITY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO,
 SETBACKS, F.A.R, HEIGHT LIMITS, AND PARKING SHALL
 BE ADHERED TO.

NO SCALE



SITE PLAN
 FIRE STATION # 16