

KING MANSION DESIGNATION REPORT CITY of DALLAS

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Cultural Significance

The palatial and historic Sheppard King mansion, located at Turtle Creek Drive and Gillespie Street, was named for the cotton and oil magnate for whom it was built in 1925. Sheppard King was the son of a Confederate War veteran who migrated from Alabama to Waxahachie in 1882. As president and partner of the cotton brokerage house of King, Collie and Company, King made a fortune in the cotton business and later became involved in oil. The Kings had offices in Milan, Italy; Liverpool, England; and New Orleans, Louisiana.

The current structure is not the original King mansion. In 1908, Mr. King built his first spacious Mission Revival home at the northwest corner of Cedar Springs and Gillespie. However, in 1923 King grew tired of the house, had it demolished and another mansion constructed while he, his wife and architect traveled throughout Europe for two years collecting furnishings.

While the King mansion is symbolic of the wealth and high standards of living that were accumulating in Dallas, it was also part of the first real wave of residential migration north from the city into Highland Park. This residential construction, advertised as "beyond the city's smoke and dust," was concentrated along Turtle Creek and old Cedar Springs Road. "J.T. Frezevant, who had become president of the Security Mortgage and Trust Company, built the first of the palatial homes in 1907 at the northwest corner of Cedar Springs and Dickason Streets; he was followed in 1908 by Edward Tension and Sheppard W. King." (William L. McDonald, Dallas Rediscovered 1978).

In 1935, King sold the estate to another successful Dallas oilman and his wife, Freeman W. and Carolyn Shelly Buford. As a member of the Skelly family of Tulsa, Oklahoma, Mrs. Buford had great petroleum wealth of her own. The Bufords lived in the mansion until the late 1940's, at which time the enormous home was converted into offices. Wynne Oil Company officed there for many years, and in the early 1970's the estate was purchased by Republic Financial Services, which has its main offices adjacent to the property.

Hunt Properties Inc. of Dallas purchased the King Mansion and the four acre wooded site in 1979 at a price in excess of \$1.5 million. The mansion itself has been restored as an exclusive restaurant and a nine story luxury hotel has been constructed west of and adjacent to the mansion. Rosewood Hotels, Inc., the firm managing the properties, asked for landmark designation of the King Mansion in February, 1981.

The King Mansion is physical testimony of the opulence and grandeur that existed in residential construction in Dallas during the 1920's. It is also symbolic of the era of the cotton and oil "kings" of Dallas and their desire to create residential areas beyond the dust and noise of the city. Solidly constructed and designed to resemble European homes, the mansion has adopted to a variety of uses. A Dallas landmark designation will recognize this historic asset and ensure its prominence in the Turtle Creek area.

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Architectural Significance

The Sheppard King Mansion, built in 1925 and located at Turtle Creek Boulevard and Gillespie Street, represents the 16th century Italian style of architecture with Spanish Colonial influences. Similar to the opulent mansions constructed in the "Hollywood vernacular" style in southern California, the King Mansion and grounds are a prominent element of Turtle Creek Boulevard. With a two star rating on the Alexander Survey, the house is a fine example of the 1920's period architecture and represents one of the only remaining residences of the "cotton kings" of Dallas.

The 16th century Italian style of architecture is often characterized by a two story main structure with a three or four story tower, vertical and arched facade openings and low pitched roofs with wide overhangs. The King Mansion exhibits all of these elements. The three story tower is domed and heavily ornamented with tile and wooden spindles. Almost all the facade openings have a vertical emphasis and rounded arches, while the low, hip roof offers wide overhangs. The main entrance is also heavily ornamented with imported tile and terra cotta trim.

Spanish Colonial influences can be found in the homes patio plan, arcaded verandas, stuccoed walls, red tile roof and use of wrought iron. The house surrounds a patio; which also serves as an entrance drive, on two sides. The 22 inch thick brick walls are covered with stucco which was originally painted a rusty pink. Arcaded verandas provide covered walkways on three sides of the house and exhibit rounded arches. The roof is covered in red tile and wrought iron is used on several facade openings and inside the home.

The King Mansion was designed by J. Allen Boyle, a Dallas architect who once worked with James E. Overbeck. Only seventeen when he received the contract for the King Mansion, Boyle traveled with the Kings throughout Europe for two years collecting ideas for the design and decor of the home. Boyle designed several other homes in the Highland Park area as well as the French Consulate in Austin and the Sherman Hotel.

While the architecture and siting are the most noticeable features of the mansion, it was also notable for its interior design, finely decorated walls and ceilings, and its lavish furnishings and works of art. Most of the furnishings, art pieces and interior design ideas were imported from Europe so that the interior was furnished with the best that money could buy. When an original piece could not be purchased, exact duplicates were made.

The greatest works of art were two pairs of antique 16th century gold gates and two gold columns taken from an old cathedral in Spain. The drawing room contained a 16th century stone mantle, the dining room an imported Carrara marble mantle, and the library a carved oak mantle. The tile for the floors and walls, tables and decorations were purchased in Seville.

The library is really an historical room, the design being adopted from the 16th century Bromley Palace. The stained glass window occupying one end of the room depicts the signing of the English Bill of Rights - the Magna Carta. The ceiling is finely decorated plaster with a replica of the King and Coat of Arms. The room is also paneled in oak, with a beautifully carved frieze and mantle which the sculptor

considered his masterpiece. The dining room was pronounced by critics, architects and interior decorators as one of the finest conceived rooms in America. It has a decorative wooden ceiling consisting of 2,400 separate pieces of wood which required six carpenters eight weeks to install. The dining room also contains a mural painting depicting the greatest points of interest in Italy.

The two story entry hall has a floor of black and cream marble. However, the circular stair in the tower and the free stairway and balcony in the great hall were considered such an engineering feat that contractors from St. Louis, Kansas City and Denver came to Dallas to see their construction.

The King Mansion was built with longevity and spaciousness in mind. The house is built out of a foundation of solid rock with a basement nine feet deep. Every wall is built of brick 22 inches thick with thick stucco applied. The walls of the great hall are three feet thick in the corners, gradually lessening to fifteen inches in the center. The mansion contains eight rooms downstairs and the upstairs has five master bedrooms, four baths and four maid's rooms.

Sitting atop its hill overlooking Turtle Creek, the King Mansion is a landmark and prominent feature of one of the most beautiful areas of Dallas. Its large landscaped grounds give added dimension to the Turtle Creek corridor and the house itself adds a pleasing architectural element to the park's visual experience. Representing an era of residential design and construction that is seldom found today, the King Mansion is a deserving candidate for historic landmark designation.

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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. <u> X </u></p> | <p>H. Embodiments of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation. <u> X </u></p> |
| <p>B. Location as the site of a significant historical event. <u> </u></p> | <p>I. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif. <u> </u></p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <u> X </u></p> | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city. <u> X </u></p> |
| <p>D. Exemplification of the cultural, economic, social, or historical heritage of the city. <u> X </u></p> | <p>K. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. <u> </u></p> |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <u> </u></p> | <p>L. Value as an aspect of community sentiment or public pride. <u> </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. <u> </u></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:

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: No Change

to: _____

Recommended use variances:

None


OFFICIAL ACTIONS

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Historic Landmark Preservation Committee

The Historic Landmark Preservation Committee requests the City Plan Commission to deem this proposed landmark meritorious of historic recognition as outlined in city ordinance 19-A. Date:

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


Chairman, H.L.P.C.

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City Plan Commission

The City Plan Commission, having called a public hearing and given due consideration to this designation request, recommends Date:

subject to attached modifications
of the designation and requests the City Council to deem this proposed landmark meritorious of historic recognition as outlined in city ordinance 19-A.

Chairman, City Plan Commission

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City Council

The City Council, having called a public hearing and given due consideration to this designation request, hereby grants Date:

subject to the attached modifications
to the request and designates the submittal an Historic Landmark.

City Secretary, City of Dallas

ordinance no.

1/27/82

ORDINANCE NO. 17281

An Ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by changing the zoning and classification of the following described property to-wit:

Being all of Lots 4-10 in City Block A/1027, all of Lots 4-10 in City Block B/1027, and a part of City Block 995 located at the west corner of Turtle Creek Boulevard and Gillespie Street, fronting 317.1 feet on the northwest line of Turtle Creek Boulevard and fronting 425 feet on the southwest line of Gillespie Street, and containing approximately 2.5 acres of land.

shall be changed from its present Office-2 District to an Office-2-Historic District/16; providing for specific criteria for the historic preservation of the property and structures; providing a penalty; providing a savings clause; providing a severability clause; and providing an effective date.

WHEREAS, the City Plan Commission and the City Council in compliance with the Charter, the State Law and the Dallas Development Code have given the required notices and after holding public hearings regarding the rezoning, the City Council finds that it is in the public interest to grant the rezoning and designate the property as a Historic Landmark, subject to the conditions set out herein; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, be, and the same is, hereby amended insofar as it applies to the property hereinafter

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described, which is rezoned from its present Office-2 District to an Office-2-Historic District/16, to-wit:

Being situated in City Block A/1027, B/1027 and 995, City of Dallas, Dallas County, Texas and being more particularly described as follows:

Beginning at the intersection of the northwest line of Turtle Creek Boulevard and the southwest line of Gillespie Street;

THENCE, N 45° 11' 54" W along the southwest line of Gillespie Street, a distance of 425 feet to a point for corner;

THENCE, S 45° 12' 22" W, a distance of 290 feet to a point for corner;

THENCE, S 45° 11' 54" E, a distance of 351 feet to a point for corner on the northwest line of Turtle Creek Boulevard, said point being the beginning of a curve to the right having a central angle of 12° 29' 11" and a radius of 787.4 feet, a distance of 171.6 feet;

THENCE, N 63° 00' E, a distance of 158.74 feet to the PLACE OF BEGINNING and containing approximately 2.5 acres of land.

SECTION 2. That no development of the property shall adversely affect any historical or architectural feature of the building. All alterations, reconstructions and additions to the property or external portion of any structure shall conform to the following criteria:

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only stucco of equal texture, grain and color similar to the existing main structure as practicable.

2. Fenestrations and Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. New or replacement windows shall be multi-paned with mullions and glass segments that match existing windows or shall be typical of the period and style of the building. Tinted or reflective glass shall not be permitted, but insulating glass may be used. All exterior window awnings, shades or shutters shall be subject to Landmark Committee

approval. The relationship between the walls, windows and door openings shall be maintained. Any future awnings should reflect the actual arch in any window openings.

3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. No new vertical extensions shall be allowed and all existing extensions, overhangs and tile, as well as the tower and dome shall be preserved. All replacements or repairs to the designated structure shall employ a tile comparable to the existing roof in texture, design and color. The air conditioning unit on the roof should be enclosed by a structure using materials similar to the main structure.

4. Embellishments and Detailing

All ornamental detailing listed below shall remain intact. Any reconstruction, renovation or replacement of these detail elements shall be identical in composition and texture as practicable.

Front Entrance: The existing stonework and decorative tile at the entrance shall be maintained and preserved as is.

Tower: The roofing material of the dome, the decorative tile, and the spindles on the tower shall be maintained and preserved as is.

5. 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 stucco walls shall be preserved. Pastel color ranges of pink or green 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 trim and architectural detailing shall be painted a contrasting color to the body of the house, preferably an off-white or cream color. The decorative tile shall remain unpainted.

6. Lighting and Landscaping

Exterior lighting and the placement and removal of trees and shrubs shall be approved by the Landmark 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 Landmark 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 Landmark Committee prior to the issuance of a sign permit.

SECTION 3. That the Director of the Department of Planning and Development Services shall correct Zoning District Map No. I-7 in the Offices of the City Secretary, the Building Official and the Department of Planning and Development Services to reflect the herein changes in zoning.

SECTION 4. No building permit for the above described property shall be issued by the Building Official unless the applicant has complied with Section 51-4.501 of the Dallas Development Code, as amended.

SECTION 5. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$200.

SECTION 6. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

SECTION 7. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 8. This ordinance shall take effect immediately

from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

LEE E. HOLT, City Attorney


BARRY R. KNIGHT
Assistant City Attorney

Passed and correctly enrolled JAN 27 1992

Zoning File No. 2812-113/4827-N

4153K/wp

106 MF-3-D
REVERSCHON
PARK

7812-113/4827-N



MF-3-D

O-2-D

17281

MF-2

House

Parking Garage Office Building 2900

THRU U/O

10 Park Drive

2700

2900

2500

2600

2400

2300

2200

2100

2000

1900

1800

1700

1600

1500

1400

1300

1200

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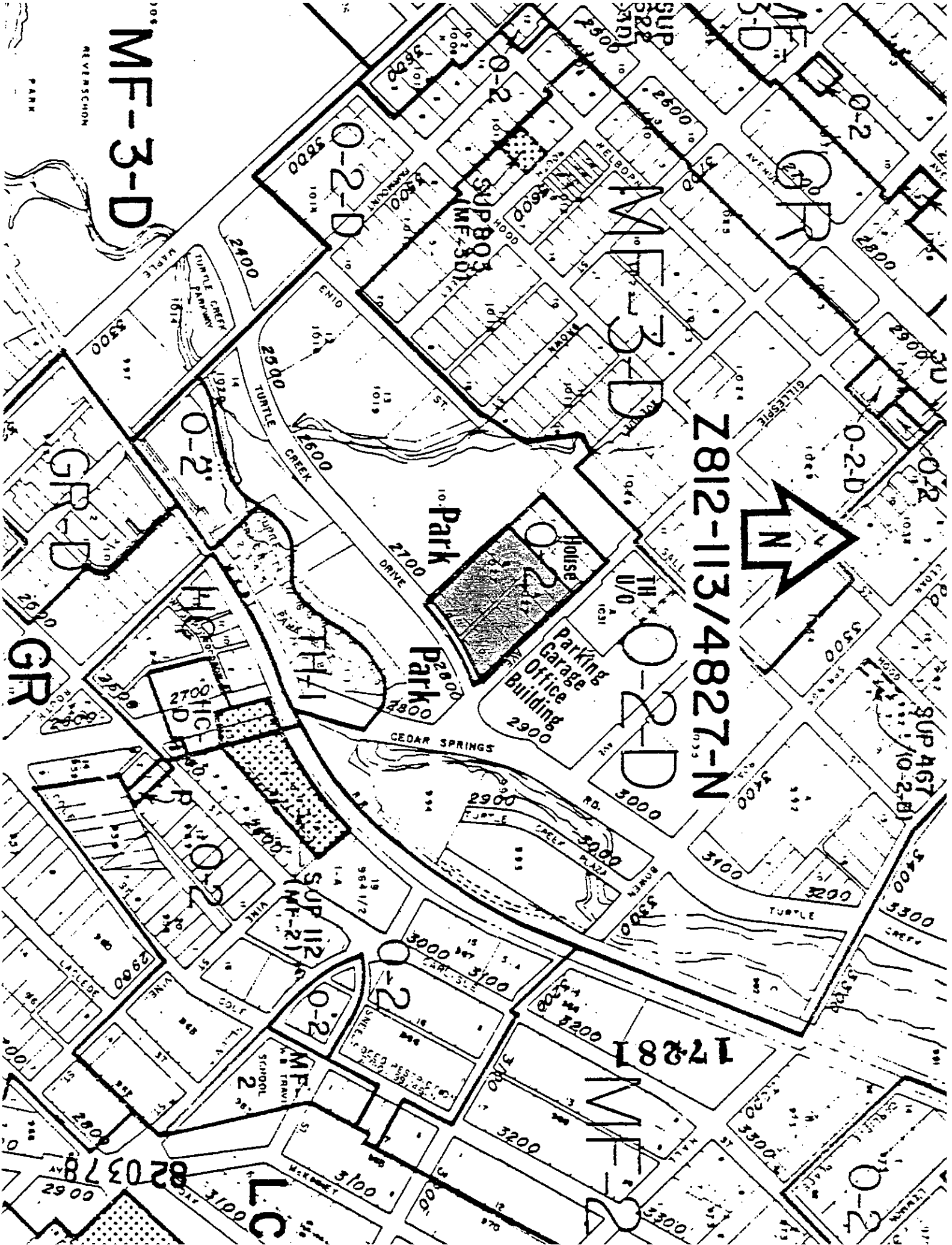
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ROBERT
E.
LEE
PARK
891



IEVERSCHON
PARK

TURTLE CREEK
PARKWAY
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BOLL
8
3
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