

Dallas Landmark Commission
Landmark Nomination Form

1. Name

historic: Saint Joseph's Catholic Church and Academy
and/or common: St Andrew Kim Korean Catholic Church
date: April 14, 2009

2. Location

address: 2712 Swiss Avenue Dallas Texas 75204
location/neighborhood: Lower Swiss
block : 327 lot:1
land survey: tract size: Approx. 20,880 Sq. Ft.

3. Current Zoning

current zoning: Planned Development District Number 327, Subarea 11

4. Classification

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

Current Owner: Ronnie Claire Edwards
Contact: Marty VanKleeck
Phone: (817) 578- 9728
Address: 2712 Swiss Avenue City: Dallas
State: Texas Zip:75204

6. Form Preparation

Date: Jim Anderson
Name & Title: Senior Planner, Historic Preservation Section
Organization: City Of Dallas

Contact: Jim Anderson

Phone:214 670-4131

12. Physical Description

Condition, check one:

excellent

good

fair

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 portion of the Saint Joseph's complex in this designation consists of the 1910 church located at the corner of Swiss Avenue and Texas Street and the two story 1905 Academy building. To the east, the church is adjacent to the Beilharz Block which is one of the two Meadows Foundation blocks of Victorian houses converted to non-profit office uses. Behind the designated structures to the south is the vacant altered original Saint Joseph's Church constructed in 1905; in 1910 it became the parish hall, is a different ownership and not part of this nomination. West of the site is a circa 1920's one story commercial building containing a hair salon and offices. Across Swiss Avenue to the north is a contemporary building which currently houses an office.

Saint Joseph's Academy is located at 2712 Swiss Avenue. The two story building's footprint is 4,396 square feet. It is a symmetrical, two story Colonial Revival styled building made of red brick with cast stone detailing. Among the most prominent elements of its design are the porch pediment, carved with: "Sisters of Divine Providence" and elaborate cornice. At the peak of the pediment's gable is located a simple cross. Three tall arched windows flank each side of the entry's arch. These six windows are six lights-over-one- with the mullions arching over each other in the upper curved portion of the window. Tall cast keystones are above each first floor arched window. A cast stone band divides the two stories. The symmetry continues with six tall rectangular windows on the second floor front. The upper sashes have diamond panes above a single lower light. Cast stone lintels with keystones are above all the second floor windows. Above these lintels is a heavy cornice accentuating the inset on the second floor located above the entry portico. This cornice is broken twice at the pediments that flank the inset. The tops of the broken pediments align with the top of the parapet. Paired windows, a smaller version of the second floor windows are located in the inset. Above the inset is an arched classic roof detail that rises above the parapet. A statue of St. Joseph holding the baby Jesus is located in a niche in this architectural feature. Tall slender pyramidal spires rest on each side of this Palladian arch. A cross in a circle ornament tops this prominent feature. The parapet that obscures the structure's flat roof is capped with cast stone coping. The same red brick as used throughout the building delineates quoins on the corners of the building. Above the pilasters created with these quoins are cast stone Corinthian capitals. At the parapet corners and at the inset the parapet rises slightly to form a square column-like detail that extends these pilasters to the top of the structure. Cast stone spheres adorn these prominent parapet features. Windows matching the front windows continue on the side facades; arched windows on the first floor and rectangular windows on the second floor. A covered brick porch was added to the west side of the structure. The wood windows, on the addition, are six-over-six, ganged in pairs. An arch is over each two window unit. The arched windows on this

side porch addition are not of the same quality as those on the original structure. There are two front facing metal fire escapes; one located on the front portion of each side façade. A low roofed structure protecting the stairwell to the basement is on the west elevation toward the front. On the rear is a more contemporary frame addition constructed in 1948. The frame structure has been clad in faux brick patterned siding. The windows on this addition are aluminum. The building is in excellent condition.

Both floors are divided into six main classrooms. A unique feature of the school building is that the central hall on both floors historically had a bead board wainscoting with windows above, bringing natural light into the corridor. The windows pivot in the center providing circulation throughout the building. The second floor retains its original pressed tin ceiling with the second floor central hall appointed with a barrel vaulted pressed tin ceiling. The window and door decorative casings and bull's eye corner blocks, match the vernacular Victorian found in the 1905 church.

The church, constructed in 1910, is described as "Roman style" of architecture in the October 10, 1910 Dallas Morning news article announcing the construction. The 5,000 square foot structure is built of solid brick, load bearing walls, with painted white stone trim. The church is a simple gabled rectangular form dominated by a four-story brick steeple. The belfry features two tall narrow louvered arches on each of the four sides, where the original church bells were located. Below the arches are three false brick relief arches.

There are twenty two original stained glass windows; twelve side facing arched stained glass windows; six on each side and four arched stained glass windows on the rear above the main altar. There are six arched stained glass windows on the front façade; two stained glass windows, located at the first floor front corners, match the larger side windows. There are two smaller arched stained glass windows centered in the lower portion of the steeple and are located above the double front entry doors, and flanking these two steeple windows are two arched stained glass windows of the same small size and are located on the front wall of the church.

The double front entry doors, which are not original to the church, have a single arched transom window above. Seven pilasters divide the side facades into six bays. The six large stained glass windows are centered between each pilaster. The parapet is crenelated between each pilaster. Limestone details are found on the pilasters and at the bottom of the arched brick hoods located over the stained glass windows. The original metal tile remains on both the gable roof and the steeple's roof. This building is in excellent condition.

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 Oblate Fathers, from San Antonio, bought property in 1905 for a new German parish and in that same year built a frame structure at Floyd and William Tell (now Texas) streets where services were held until the 1910 church was completed. The first church building permit #949 was issued the same day as the academy, July 28, 1905. The cost of this structure was estimated to be \$2,800.¹

Saint Joseph's Academy was consecrated on October 15, 1905. The red brick veneered structure was erected by the Sisters of Divine Providence, an order which also has their headquarters in San Antonio, managed the school. The building originally had seven classrooms and two parlors with two large recreation rooms in the basement. The school accommodated 400 pupils.² Building permit #948 for the academy was issued on July 28, 1905. The cost of the structure was estimated to be \$9,000.³

The Oblate Fathers five years later built a new church on the corner of what is now Swiss Avenue and Texas Street adjacent to the academy. The cornerstone of Saint Joseph's Church's was laid in 1910. The formal dedication was held on April 28th 1912. The original seating capacity was four hundred fifty parishioners.⁴ After the new church was completed the original church structure was used as a parish hall for the church's Catholic societies.

Frederick B. Gaenslen, architect for the academy Fred B. Gaenslen was the architect for the academy.⁵ his first known major commission. Gaenslen built several major buildings for religious orders in San Antonio; Chapel of the Incarnate Word (1907)⁶, Academy and Church at Brackenridge Villa (1908)⁷, Our Lady of the Lake University Academy addition 1908⁸, Our Lady of the Lake University Motherhouse/Convent (1908)⁹ and St. Mary's School(1910), 207 N. St. Mary's.¹⁰ Gaenslen also designed St. Anthony's School(1909) at 205 W. Huisache. This buff brick school was modeled after St. Joseph's Academy,¹¹ and the two structures are very similar in design. The buildings for the University of the Incarnate Word were built by the Sisters of Charity of the Incarnate Word. The Our Lady of the Lake University Motherhouse, St. Mary's School and St. Anthony's School were all built by the Sisters of Divine Providence. In 1913, Gaenslen designed perhaps his largest work the Sacred Heart Catholic Church in Brownsville for the Oblates of Mary Immaculate. This church later became a chapel of the Immaculate Conception Cathedral.¹² Gaenslen was a member of the San Antonio Architects' Association. He also did residential design in San Antonio at this same time including two frame homes; one in the neighborhood of Tobin Hill for Mrs. J.H. Crow(1908) and another for E. Ned Nolan on San Pedro Street(1908). Gaenslen was most active in San Antonio between 1905 and 1910. There is no information that he worked in San Antonio prior to the St. Joseph's Academy. A 1922 San Antonio Evening News article states that he built an \$80,000 five-story dormitory at St. Louis College and an addition to the New Braunfels Hospital. Gaenslen worked as an architect until 1939 and died in 1941.¹³

August A Fuessel contractor for the academy August Fuessel was the contractor for the academy.¹⁴ August Fuessel is also noted as being the contractor for the erection of an \$8,000 school for the Sisters of Divine Providence in Cleburne, Texas (1911)¹⁵, and the Chapel of the Incarnate Word (1907).

F.J. Woerner, Sr. architect for the church F.J. Woerner was the architect for Saint Joseph's Catholic Church. Mr. Woerner was born December 25, 1884 and came to Dallas in 1904. He designed numerous commercial buildings in Dallas but this was his only church.¹⁶ In 1920, Woerner designed the Nurses Building at Parkland Hospital¹⁷ and in 1919 the Texas Farm and Ranch Building in Deep Ellum.¹⁸ Woerner, was architect for the Stoneleigh Hotel(1923)¹⁹, the B.F. Goodrich Co. and the Goodyear Co. buildings (1929)²⁰ adjacent to Fair Park. He also designed the house for Bishop J. Patrick Lynch(1913)²¹ on Swiss Avenue and in 1931 a commercial store front located at the southwest corner of Greenville Avenue and Goodwin Street.²² (For additional information, see Preservation Dallas files)

Beginnings of the Catholic church in Dallas

The Catholic Church arrived in North Texas with the settlers that came to the area in the mid-1800's. The nearest parish was set up by Franciscan missionaries in Nacogdoches. About this time Father Luis Chambodut and Father Tom Hennessey began circuit riding from Nacogdoches to North Texas settlements. In 1856 Father Chambodut and Father Claude Dubuis were sent on journeys to minister to the La Reunion colonists. Dallas' first recorded Catholic mass in 1859 was held at the home of Max Guillot, a carriage maker from France, who later became one of early Dallas' most prominent citizens. In the late 1860's Father Joseph Martiniere established a mission center in the village of St. Paul located in southeastern Collin County. He visited Dallas from this mission.

In 1872, Father Murrin Perrier built Dallas' first Catholic church, the Church of the Sacred Heart, a small frame building at Masten and Cottage Lane (Bryan and Ervay streets where the downtown Post Office now stands). Before this time services were held in private homes and the Odd Fellows Hall. Father Martiniere brought the Ursuline nuns to Dallas in 1874 and opened Sacred Heart Parish School near the church.

Other parishes in the Galveston diocese established in the 1870's included: Immaculate Conception in Corsicana (1871) St. Patrick in Denison (1872) St. Mary in Sherman (1874) St. Joseph in Waxahachie (1875) and St. John the Apostle in Terrell (1876).

In 1880 Dallas' second parish, St. Patrick's was built in the affluent Cedars neighborhood and in 1878 the land for Calvary Cemetery was purchased.

In 1890 with the population of Dallas expanding rapidly Bishop Nicholas Gallagher requested to Pope Leo XIII that the mother diocese of Texas, the Diocese of Galveston, had gotten too large and that Dallas, the largest and most important city in the area, should become a new diocese. The northern portion of the state from Louisiana to New Mexico became the Diocese of Dallas. The diocese covered 108,000 square miles, served 15,000 Catholics, employed 17 priests and 25 churches.

The simple wooden Sacred Heart Church became the temporary cathedral of the new Diocese of Dallas. In 1890, Thomas Francis Brennan was established as the first Bishop. In 1893, Edward Joseph Dunne became Dallas' second Bishop. Bishop Dunne raised money for the new cathedral and by 1896 he commissioned Nicholas J. Clayton to design the cathedral. On October 26, 1902 the new Sacred Heart Cathedral, located on Ross Avenue, was dedicated.

Another major early structure built by the diocese was St. Paul's Hospital in 1898. As the population of Dallas continued to grow several other churches were constructed; Blessed Sacrament (1901)-Marsalis, St. Edwards(1903) -Elm Street St. Josephs (original church) (1905), St. Peter the Apostle (1905)-Allen Street, and Holy Trinity (1907)-Oak Lawn and Blackburn.²³

Saint Joseph's Catholic Church

Saint Joseph Catholic Church is Dallas' fifth Catholic church and the third extant Catholic church in the city. The academy and first house of worship were built in 1905. This first "temporary church" was converted as planned, to a parish hall when the new sanctuary was constructed in 1910. The 1905 original church structure, although not a part of this designation, still exists today.

The academy was closed in 1964 and was used by the Sisters of Notre Dame as a school for mentally challenged girls. When the sisters moved their school to Irving, the Pilot Club housed mentally challenged women until 1977. Saint Joseph's Church closed in 1975. In 1977 both the church and school building became Saint Andrew Kim, Korean Catholic Church. In 2007 the buildings were sold and Saint Andrew Kim moved to Farmer's Branch.²⁴

14. End Notes

- ¹ Dallas Morning News, September 9, 1905
² Dallas Morning News, September 9, 1905
³ Dallas building permit records
⁴ Dallas Morning News October 10, 1910
⁵ The Southern Messenger, October 19, 2005.
⁶ Contemporary brochure created by the Sisters of the Incarnate Word.
⁷ San Antonio Light, January 19, 1908
⁸ San Antonio Light, May 5, 1908
⁹ San Antonio Light, June 22, 1908
¹⁰ San Antonio Light and Gazette, March 3, 1910
¹¹ San Antonio's Monte Vista-Donald E. Everett, 1999.
¹² Immaculate Conception Cathedral State Marker text.
¹³ San Antonio Light, January 28, 1941
¹⁴ The Southern Messenger, October 19, 2005
¹⁵ Dallas Morning News, January 10, 1911
¹⁶ Research from Steve Sellers, architect F. J. Woerner's grandson
¹⁷ Old Parkland City of Dallas landmark nomination form
¹⁸ Dallas Public Library website
¹⁹ Dallas Historical Society website
²⁰ Goodyear/Goodrich City of Dallas landmark nomination report
²¹ Dallas Morning News March 25, 1913
²² Dallas Morning News, June 14 1931
²³ Circuit Rider to Cathedral: How the Diocese of Dallas Came to Be Steve Landregan, 2001 Edition
²⁴ Research from Steve Sellers, architect F. J. Woerner's grandson

15. Attachments

- District or Site Map
 Site Plan
 Photos (historic & current)
- Additional descriptive material
 Footnotes
 Other: _____

16. Designation Criteria

History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

Historic event: Location of or association with the site of a significant historic event.

Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

Unique visual feature: Unique

location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

Archeological: Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

National and state recognition: Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

Historic education: Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

Recommendation

The Designation Committee 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 Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Development Services Department - Long Range Planning – Historic Preservation Section.

Date:

Chair
Designation Committee