

HISTORIC AND ARCHITECTURAL SURVEY  
OF OAK CLIFF

Prepared for the  
Old Oak Cliff Conservation League, Inc.  
Dallas, Texas

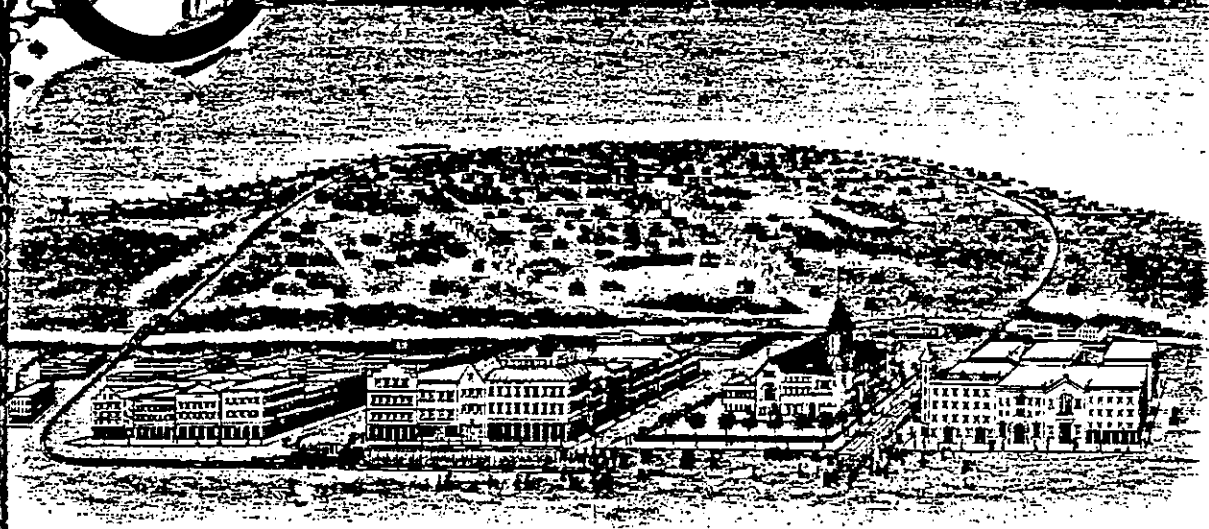
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# OAK CLIFF



A PARTIAL VIEW OF THE CITY OF OAK CLIFF FROM THE NEW COURT HOUSE, DALLAS.

## Oak Cliff, the Beautiful Residence And Educational City of the Southwest.

THE city of Oak Cliff derives its name from the massive oaks that crown the soft green cliffs, and stands about two hundred and fifty feet above and to the southward and westward of the city of Dallas, overlooking the city, and the view is carried away over the city proper. Cool and healthful breezes prevail during the entire heated term, and there is not a night in the hot months of summer when discomfort is felt from the heat, and sound and refreshing sleep is not possible. To the south and southwest for hundreds of miles stretches level and unobstructed prairie, over whose bosom these breezes sweep from the Gulf without infection from any unsalubrious conditions.

The Oak Cliff Elevated Railway substantially constructed, forms a belt of ten miles, encircling Oak Cliff, but as no place more than three miles from the business section of Dallas. Cars run every ten minutes day and night from either side of the court house, Dallas. Fare, five cents.

Oak Cliff is a wonderful and well nigh magical growth of two years; the first house was completed at Oak Cliff twenty-seven months ago. It now has a population of about seven thousand, a large proportion of whom are from amongst the best people of the different towns of the State of Texas. They are a live and progressive people. Oak Cliff has just incorporated, and one of the first moves of the city government will be the building of several large commodious fine brick and stone public school buildings, and provide for a large free school fund.

Oak Cliff contains a strictly moral people, intoxicating liquors cannot be found anywhere within her limits, in keeping with this general policy, no sort of questionable reports are tolerated.

Oak Cliff now has 1500 to 2000 residences, costing from \$1,500 to \$50,000. Hundreds of building contracts have been let and the next twelve months will find Oak Cliff with a much increased population.

Oak Cliff has 30 miles of paved streets and avenues, some of them forming a belt five miles long affording as fine drives as are to be found anywhere in the world.

There are distributed at convenient distances along the line of the railway, and easily accessible to the people, small trading marts. At these places may be had all articles required for family use.

Oak Cliff has in successful operation, a system of water-works, affording pure clear spring water.

It is now building about 8 miles of cross-town street railway which will be operated by electricity.

Work on a large electric light plant will commence in a few days, which will light the city and furnish lights for residences and power for factories.

A hotel costing \$100,000 has been in successful operation since last June. This hotel is designed to accommodate both summer and winter visitors, and it is so constructed as to be easily heated and thoroughly comfortable in winter, and airy and well ventilated in the summer. It is four stories high. In the matter of appointments and furnishings, it is unsurpassed by any hotel in the southwest, and the management is of the very best.

Oak Cliff has the Atchison, Topeka & Santa Fe, on one side and Texas & Pacific Railway on the other, furnishing manufacturing sites for all kinds of manufacturing.

It has a park of about 150 acres of natural rustic beauty, improved here and there with bowers and flowers, diversified with hill and dale, and set off with clumps of royal trees. It is penetrated in all directions with beautiful and well kept drives.

In the park is a beautiful lake with an average depth of 20 feet. The lake is equipped with good boats, where people from all parts of the United States can be observed enjoying the delights of the seaside in the interior of Texas.

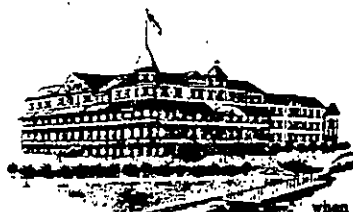
Oak Cliff is to Dallas what Brooklyn is to New York, and in point of population and schools, will soon be a city second only to Dallas in the State of Texas.

Investors should not delay purchases. Property will certainly advance four-fold over present low prices, as Oak Cliff will surely have 50,000 population in a very few years. A few very choice lots remain unsold. For particulars call on or address.

## DALLAS LAND AND LOAN COMPANY.

Keely Building, Corner Main and Foydras Streets,

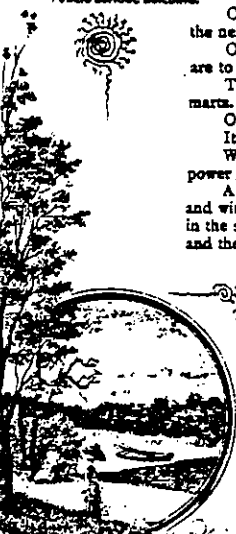
Dallas, Texas.



OAK CLIFF HOTEL.



PUBLIC SCHOOL BUILDING.



VIEW IN PARK.

October, 1890.

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## OAK CLIFF, U.S.A.

John Neely Bryan and William H. Hord were both natives of Tennessee attracted to the North Texas region by the Peters Colony Company's offer of land. Single men could receive 320 acres, and heads of family 640 acres, of tillable Texas blackland. Both men arrived in the area at approximately the same time--the mid-1840's. Bryan's vision was of trade, commerce and town-building. Hord's probable plan was simply to stake out a homestead on the frontier. Thus from the beginning the pattern was set--Dallas the aggressive pace-setter and Hord's Ridge, later Oak Cliff, the country cousin.

Dallas edged Hord's Ridge in a hard-fought election in 1850 and became the permanent county seat. Following a generation of slow or no growth, the renamed Oak Cliff momentarily attracted consideration for residential settlement on a grandiose scale. Thomas Marsalis' vision included a health spa, a women's college, and the most sophisticated transit system of the day. The palatial and modern residences that were to complement the ancillary facilities were begun, but not in the numbers anticipated. Marsalis, ruined by the Panic of '93, departed for the East leaving his dream city for other, more pragmatic businessmen.

The town was annexed by its rival neighbor in 1903 in another close and bitterly fought plebiscite. Oak Cliff became part of Dallas but remained an island apart, separated physically by the Trinity River and politically and socially in its fundamentalist

doctrine. Warren Leslie in his introspective analysis, Dallas Public and Private (Grossman Publishers, New York, 1964, p. 30) explains:

"...the sprawling community has turned inward on itself like a rejected child. Oak Cliff people bank in Oak Cliff and buy insurance from their neighbors. They buy cars in Oak Cliff. They buy most of their clothes, toys, household furnishings, refrigerators and everything else in Oak Cliff.... About the only thing Oak Cliff people don't buy in Oak Cliff is liquor, beer or wine. They don't do that because they can't.

In 1958, the precinct voted itself 'dry.'

Oak Cliff today is still very much an independent enclave of Dallas, an area with its own identity and history. Rather than affecting an apologetic image, the current Oak Cliff picture is one of reinforced pride in its distinctiveness, and a growing assimilation of the "outsider" from across the Trinity. Subjected to many of the same developmental pressures of other near-town locales, Oak Cliff neighborhoods are in renaissance.

Despite the continued public impression depicting Oak Cliff as a separate entity--a city apart--the area's Achilles' heel is slowly becoming its strength. Oak Cliff denotes neighborhoods of tradition, enclaves of considerable natural beauty, and ethnic diversity. For many, these are Oak Cliff's strengths and appeals.

The architectural survey undertaken by the Old Oak Cliff Conservation League, with assistance from the City of Dallas and a matching grant from the Texas Historical Commission, serves to document the rich and diversely built legacy that is Oak Cliff.

The data obtained will hopefully provide information and guidance to various governmental agencies to assist in their planning and implementation programs. The Oak Cliff Conservation League will be provided with a data base that should focus on that organization's priorities. The citizen of Oak Cliff-- perhaps the last of the pioneers and the true urban villager-- should profit in the knowledge that his neighborhood, perhaps his home, is exemplary and a source of pride, not only to himself, but to the entire community.

Finally, the participation of the writer has enabled him to acquire a new recognition of and appreciation for Oak Cliff and its residents. The opportunity to meet and learn from these fine citizens will be recalled as fondly as the splendid banana cream pies consumed in the heat of summer, 1980 at Jenny's Bishop (Avenue) Grill.

### The Study Area Defined

Oak Cliff's boundaries have changed considerably since the initial development. Subdivisions including Mount Airy (Flanders Heights), Kessler Park, and the town of Lisbon were incorporated into the present-day area by official declaration or popular thought. These additional areas were, therefore, not neglected in the survey field work; however, the primary focus was in the area of Old Oak Cliff.

These neighborhoods included the following: The Township (1887), Thomas Marsalis' original plat extending from present-day Colorado (First Street) to Thirteenth on the south, from Cliff Street (originally Miller) on the east to Beckley Avenue (Cliff Street); The Dallas Land and Loan Addition (1888) from Eighth Street to Pembroke Avenue and from Polk Street on the west to Crawford Street; Zang's Crystal Hill (1904) from Fourth Street to Neely Street and Beckley Avenue to Elsbeth Avenue; the Miller Stemmons Addition (1903), Greenbriar Lane (Burr Oak) to Eighth Street and from Cedar Hill Road to Marsalis Avenue (Grand Avenue); and Winnetka Heights (1908) from Davis Street to Twelfth Street and from Rosemont Avenue to Willomet Avenue.

The overall study area consisted of the Trinity River and Viaducts on the east to Hampton Road on the west and from Commerce Street on the north to Clarendon Drive on the south. Where buildings of known historic and/or architectural import were located outside of these boundaries, but in present-day Oak Cliff, these were also included.

### The Buildings of Oak Cliff

The earliest buildings constructed in Oak Cliff still can be found, close to their original sites if not appearances. Selecting land overlooking Cedar Creek near the present site of the Marsalis Zoo, William Hord constructed a sturdy one-room wooden house of split planks and notched corners. A log structure renovated by the American Legion Post #275 stands near that original site (500 Shelter Place). It is said that many of Hord's split logs are present, but no matter, the structure is a symbolic reminder of the founder's industry and vision.

The Samuel Sloan Home (1907 Ledbetter) is a split-planked dogtrot cabin, that has been sheathed in milled siding. The logs are still visible on the porch overhang and the massive interior walls. The structure, still serving as a residence, has been relocated about 100 feet from where it was originally placed by Sloan the year he founded the Lisbon Community, 1846.

The third noteworthy Oak Cliff log structure is not in Oak Cliff at all, having been relocated to Old City Park near downtown Dallas along with its more famous and stately successor, Millermore. The William Brown Miller Cabin was originally located about five miles south of Hord's Ridge near present-day Bonnevillie Road.

The second decade of settlement brought a more sophisticated structure to the region--homes of milled lumber. Although the



period of tents and crude cabins was hardly over, the transition had begun. The first frame structure in Dallas County was the John C. McCay home, built in 1852 near the present intersection of Commerce and Lamar. The previously mentioned Millermore mansion is the earliest example surviving from this period (1855).

Hord's Ridge developed slowly after its reverse at the polls in the 1850 run-off election, and the Civil War all but ended its development. Hord's Ridge, as well as the rest of the region, did benefit by the failure of the La Reunion colony located several miles north. La Reunion's demise scattered many of its skilled artisans throughout the area, and architecture as well as the arts in general began to take on the appearance of sophistication and permanence. The Willomets and Santerres are two families that stayed on in Hord's Ridge and left their mark.

The Rock Lodge (1622 Cedar Hill) was built in 1876 by S. A. Rush. It is said that convict labor cut the limestone rock from the surrounding area. The structure has been drastically altered in later years, but during its first generation served as a stagecoach stop and hotel. Wheel ruts are still visible in the fields to the north of the building.

Mount Airy, located north of Fort Worth Avenue, began its development at this time. Several Victorian structures are still to be found here, along with some gate and fence remains along Stafford Street. A particularly fine Eastlake Victorian farmhouse, very much in its original rural setting, can be

viewed at 1923 N. Edgefield. This building, probably dating from the 1890 period, dominates the area as a virtual manor house, but as noted, many smaller Victorian residences can be seen, along with the Western Heights Church of Christ (congregation founded 1872).

During this period farmhouses began to appear randomly throughout the area. Generally of simple Victorian design, the structures were of frame, had porches and were simply detailed with random gingerbread. Dating of these structures is extremely difficult, but they all were constructed between 1875 and 1900. Structures of this category include: the Lemaster Home, 739 N. Van Buren Avenue; the Skagg Home, 1131 Betterton Circle; the Spence Home, 1025 E. 11th Street; the Bridges Home, 133 W. 9th Street; and the Stell Home at 804 E. 10th Street. The Louis Bolinger Home, 321 E. 7th Street, is a somewhat later, more refined example and includes an old barn with gable and shed roof line. Typical to these buildings was the use of corbeled chimneys and shingle shakes (fish scale) to highlight breaks and stories.

The Houston and Texas Central passed through Dallas in 1872, its arrival ushering in a new period of growth and prosperity. The rails also brought the terminal merchants, and more particularly, twenty-year-old Thomas L. Marsalis. The youth had

entered the wholesale grocery business the previous year, and very shortly developed one of the largest and most successful operations in the South. Over the course of his sixteen-year career, total sales would amount to over \$20 million ("Thomas Marsalis" in Memorial and Biographical History of Dallas County, Texas, The Lewis Publishing Company, Chicago, 1892, p. 411).

Marsalis' adroitness in business was matched by his public zeal. He paved the first Dallas street using bois d'arc blocks, and organized the first fire company.

He was joined by John S. Armstrong in 1884, and the two began to diversify their operations. They formed the Dallas Land and Loan Company and entered the real estate market. In 1887 the pair purchased 2,000 acres of rocky cliffs and fields across the Trinity from Dallas from Judge William Hord.

Promotion and advertising for the renamed Oak Cliff area received considerable publicity in the newspapers of the day. The development was marketed as a potential health spa setting: "The cool breezes are continuously wafted from the bosom of the Gulf over the rolling prairies, making the days and nights in the most heated season cool and delightful and Oak Cliff a place greatly sought after." (From the original brochure of the Dallas Land and Loan Company, Dallas Public Library).

On November 1, 1887, F. N. Oliver, a journalist, purchased the first parcel of land at a large and festive auction in the fields. Oliver would shortly thereafter publish the Oak Cliff Sunday Weekly, and in 1890 became the first mayor of the town.

The Dallas Land and Loan Company set aside \$200,000 for street paving and began construction on an elevated railway patterned on the New York City elevated system. The firm of Bavouset and Larkin was hired to do much of the construction of the public improvements. John Bavouset was obviously an early booster of Oak Cliff. His relatively simple Victorian home still stands at 403 E. 6th Street.

By 1890 the town had a population of 7,000 and 2,000 homes. The rapid growth also affected the partnership of the Land and Loan Company. Marsalis elected to withhold choice lots from the market in anticipation of future higher rewards. Armstrong disagreed and the partnership was dissolved, the latter returning to the grocery business for a time. He reappeared sometime later as one of the founders of Highland Park.

To assure public acceptance of Oak Cliff, Marsalis allotted 180 acres for a health spa and club, Oak Cliff Park, and built a number of structures on site. The only one remaining is the former Llewellyn clubhouse, occupied later by Charles Mangold. The house was moved in 1909 from the site of the Cliff Tower Hotel (Colorado at Zangs) to 307 E. 6th Street where it stands today, a dominating if somewhat decaying transitional Victorian with evidences of Newport detailing.

Perhaps the richest concentration of structures still existing from the Dallas Land and Loan Company are in the area north of Sixth Street along Ewing, Lancaster and Marsalis. The

Boedeker Block (105-123 N. Lancaster) provides traces of the commercial activity found in the center of downtown Oak Cliff. Henry Boedeker's original dry goods operation opened in 1885 and is still family-run. The block-long commercial facade consists of several buildings constructed at various stages, the earliest dating to around 1900.

Various specimens of Victorian residential types are scattered throughout the district, fanning out from the commercial hub. Perhaps the most intact and best preserved of these vintage edifices is the stick style Alexander McCay Home, 511 E. 10th Street. The deceptively large L-shaped structure features several interior fireplaces and original bull's-eye moulding.

Several blocks further west, the twin structures of 208 and 212 E. 10th Street represent the last of a row of modified Eastlake facades. The buildings were designed by local architect Frank Jinks, and present a typically eclectic mix of the best of Victoriana. The buildings have been purchased by a partnership of the Historic Preservation League, Inc., an East Dallas based organization, and the Old Oak Cliff Conservation League, for resale with restrictive covenants.

Other fine buildings of this era can be found at: 314 S. Ewing, 708 N. Lancaster, 627 N. Lancaster and 705 N. Marsalis. They are all potentially fine candidates for restoration.

The Panic of 1893 effectively ended the prestige development initially planned for Oak Cliff, but many fine homes continued to be built on the oversize plots of land designed by Marsalis. Typical but exemplary of these turn-of-the-century Prairie inspired mansions are: the Nelson Home, 500 N. Ewing; the Reynolds Home, 625 N. Ewing; and the Nick Home, 110 E. 12th Street.

The Nelson Home is an especially pure specimen of the Prairie motif, ranking with the finest of its genre in Dallas. It possesses most of the essential characteristics of that movement in its use of materials, openings and roof line. It is probable that the Nick Home would have followed a close approximation of the Nelson property had not an imaginative tinker applied an unusual touch somewhat later. Suffice to say that its new name "The Pagoda House" adequately summarizes its present petrified wood, cut stone and pumice stone facade, and places it in the "landmark of another category" category.

As noted earlier, following Marsalis' failure others proceeded to remarket Oak Cliff in a more modest and realistic manner. Perhaps the major exception to this was John F. Zang's Crystal Hill Addition. This exclusive subdivision began with a flourish in 1905, but barely extended beyond his imposing cut-stone gates. The McCain Home, 801 Elsbeth, is the major structure remaining, and actually predates Zang's development. A second floor was added to this basically Victorian farmhouse in the teens.

The Miller-Stemmons Addition (1903) proved to be the cornerstone for Oak Cliff's development. It is the largest and one of the most successful of these developments, the planners having provided for smaller lots yet with still very substantial, generally frame, structures. One of the most unusual, the Dr. James Martin Home, 723 N. Haines, is a unique blending of styles that marked this transitional era. Other homes tended to the more characteristic Prairie Box type that are commonly found throughout areas of the city, particularly East and South Dallas.

The last of the early subdivisions to be opened was Winnetka Heights in 1908. Another development of the Miller-Stemmons partnership, this area proceeded along the general lines established by the earlier subdivisions. Development continued over a longer period of time and gradually the smaller bungalow and cottage types became predominant in the neighborhood.

The William Evans Home, 300 S. Montclair, is an especially fine and characteristic bungalow type. The shed dormer, diverse use of materials, and heavy porch columns are very representative of the style. Another somewhat later, simple cottage is the Alma Knox Home at 402 N. Montclair. This finely detailed residence is an eloquent but quiet testimony to good taste and craftsmanship.

Although somewhat less easily definable, an additional district of interest is the neighborhood north of Tenth Street near Eads Avenue. An artists' district seems to have quietly, perhaps unconsciously emerged. Although this is less visible in the architecture, many of the personalities were well known in their respective artistic fields. Although El Sibil (122 E. 5th Street) is somewhat removed from the area, the Texas painter Frank Reaugh was probably the best known of the group. Edward Eisenlohr lived at 324 Eads and appears to have attracted a sizable following for his Texas watercolors. Joe Kovandivitch, a cook and realtor, was a colorful character and an artist in his own right. He built the unusual Italianate concrete villa at 523 Eads. Having many of the characteristics of a studio, the structure boasts an extreme ornate frieze band of dancing Cupids and satyrs--all in concrete. The concrete roof is curved and extends well beyond the wall line at perhaps an inch in thickness. Another local personality resided in a converted factory at 700 Addison Street. There under a crystal chandelier, in a splendid setting that pre-dated Hi-Tech, he entertained visiting movie and theater stars on his giant screen. An interesting community, indeed.

Commercial structures found outside of the concentrated shopping districts were of two types--the earlier basically



neighborhood-serving solitary frame structure, and the strip commercial units that were generally of brick. There are surprisingly numerous examples of both types scattered throughout the study area. A typical example of the former can be found at 312 N. Vernon. A single room of slat board sheathing, the shed roof and overhang provides some degree of shade and could serve the function of a porch. As is common with most buildings of this type it was painted white, and is currently vacant. The second shopping option is represented by the more diversified facility at 1314 Davis. This brick building has Country English characteristics, including half-timber detailing and dual chimney pots supporting a weathervane--a fairly typical eclectic mix.

Surprisingly, "Oak Cliff, City of Churches," as it is sometimes called, has no churches dating to its earliest period. The congregations have rebuilt newer, more imposing facilities as their fortunes permitted. An exception of sorts is the Elizabeth Chapel C.M.E. Church, 1100 E. 10th Street. Sporting no less than three cornerstones, the predominantly country Victorian frame structure has dates of 1890, 1911 and 1926. Its two spires dominate the small winding street and can be seen from a distance. Both Oak Cliff Methodist Church, 549 E. Jefferson, and Tyler Street Methodist Church at 927 W. 10th Street are strong examples of the congregations' desire to

express permanence and stability. Both are massive brick structures of Greek Revival style and stained glass detailing. Roger McIntosh, a local craftsman of note, did much of the glass work at the Tyler Street Church.

The major examples of civic architecture available are the school buildings. Three remain in the study area: the Regan School, 506 Melba, built in 1905; the James Stephen Hogg Elementary School at 1135 Ballard Road, built in 1911; and the Bowie School, 301 N. Lancaster, built about 1910 with a 1926 addition. All are finely detailed buildings of brick. The Regan School is in particularly fine condition, despite its long years of service and built-on additions. The four original classrooms complete with transoms are still intact. Retention of these structures is especially desirable as they are of the earliest structures in Oak Cliff and generally in good basic structural condition.

FUTURE ACTIONS

Oak Cliff's future appears bright. Private local lending institutions have defined neighborhoods for increased and favorable financing packages. The City of Dallas, primarily through its Community Development Block Grant allocations, has provided loan guarantees, neighborhood studies and some capital programs to the community. Private organizations have been actively promoting a favorable image for the area, stressing community self-help, preservation and restoration.

The current Dallas housing market further portends well for Oak Cliff's future. Citywide housing has escalated at an 18 percent rate, with Oak Cliff's appreciation at approximately half that figure. Consequently, although Oak Cliff's housing costs have increased, they are still a rare bargain relative to other parts of the City. Coupled with its proximity to downtown and the abundance of sound structures, the Oak Cliff market appears to be an especially attractive one for would-be homeowners.

The future does appear bright; however, there are a number of suggestions that might be offered that would expedite the process of revitalization.

### Landmark Designation

Where appropriate, specific sites and districts should be evaluated for historic designation potential. The survey listing accompanying this report should be utilized to determine distribution and priorities. Areas including Winnetka Heights, Miller-Stemmons, Kings Highway, Zangs Crystal Hill and Ruth Meade should be considered for historic designation zoning by the City of Dallas. If determined appropriate, specific design criteria prescribing suggested aesthetic as well as use guidelines would be defined.

### Streetscape Improvements

Preservation, however, should not be viewed as an end in itself. Too often, areas are dismissed as not appropriate for strict preservation controls and therefore by implication not worthy of retention. This should not be the case. Herbert Gans (The Urban Villagers, The Free Press, New York, 1962) has documented the necessity for preservation of inner city neighborhoods. Design assistance and general and routine capital improvements can go a long way in encouraging a neighborhood's recovery. The City of Dallas has recognized this and has an active program of

street improvements underway. Community Development Block Grant funding has proven to be a useful vehicle for implementing these programs.

Areas that would particularly benefit from this treatment include the following.

The Boedecker Block and Immediate Vicinity

Consisting of the entire block of North Lancaster between 9th and 10th Streets, the block of 10th Street between Marsalis and Lancaster, and the alley between 10th Street and Jefferson Boulevard between Marsalis and Lancaster (see map).

This strip contains some of the oldest structures in Oak Cliff and was the original downtown shopping district during the Marsalis era. The Oak Cliff Pharmacy tile floor is still in place, although the building has been destroyed. Located only a block from the Jefferson Branch Library and near enough to several possible feeder residential and office locations, the site would be especially conducive to limited mall and pedestrian amenities. The alley noted could serve as an outdoor cafe, utilizing the backdrop of the adjoining arched brick facades most effectively. The former Pharmacy location might serve as a gathering place for the elderly of the community and for outdoor games such as shuffleboard and checkers. The facade of the Boedecker buildings could be restored and augmented with plantings, benches and other visual treatments.

Jefferson Boulevard between Zangs and Beckley (south side)

This block (see map) consists of some of the oldest buildings to be found on Jefferson Boulevard. The Suddarth Building (106 W. Jefferson) was the original home of the Oak Cliff Bank and Trust Company. Formed in 1929, the Bank re-faced an earlier facade with a more period front. The original turn-of-the-century construction is still much in evidence as one turns the corner, and can also be seen along the rear wall. This facade alteration has been continued along the entire front block face, creating a disturbing image of confusion and ill-defined signage. Some limited improvements to the fronts can be done, including a more unified graphic system. The rear of the buildings, currently utilized for truck access, has potential for additional outdoor cafe-type uses. Perhaps if truck egress could be limited to specific times of day, the outdoor promenade could be utilized during times of peak pedestrian use--such as lunch hours of the neighboring office and commercial personnel. Hopefully this improvement could be joined to other plans for the beautification of Jefferson Boulevard that are currently in various stages of development.

The Viaduct Area

The gateway to Oak Cliff has long been a strong negative factor in the community's image. Current City policy calls for assem-

blage of a tract of land for permanent greenway in the Zangs-Marsalis-Jefferson confluence area. This proposal should be implemented at the earliest possible date.

The open space plan should consider the historic Viaduct itself and provide for maintenance and replacement (where needed) of the lighting fixtures and concrete work. Consideration should also be given to the reservation of some space for plant and tree placement, pedestrian walks and benches, and a bicycle path. Parking and bicycle racks should be provided near the Viaduct (Oak Cliff location--possibly seasonal use of the flood plain area) to encourage commuters to park their cars out of the Central Business District.

The Jefferson-Twelfth Street Connector and  
Jefferson Boulevard between Rosemont and Tyler,  
and Interior Streets of Winnetka Heights

The City of Dallas cut a wide swath through Winnetka Heights several years ago in the creation of the Twelfth Street Connector. A traditionally unified neighborhood was physically sliced into two somewhat isolated components. Efforts should be directed at reunifying the district in a subtle manner that would emphasize the historic development of this National Register nominee locale. Creation of a park space that would include the National Register plaque, when granted, is a possibility. A

unified planting program featuring perennial flowers, similar to the azalea treatment along Turtle Creek, might be considered as well. Appropriate street lights representative of the period of development should also be placed, if economically feasible.

Kings Highway/Miller-Stemmons/Ruth Meade

Where appropriate, street improvements as mentioned above for the Winnetka Heights area should be considered. Consideration might also be given to the partial closing or limited access of certain small streets that criss-cross these locations, to provide for a more intimate and less congested neighborhood setting.

Township Area - Ewing, Lancaster and Marsalis

(North of Jefferson)

These older streets should also be considered for street improvements similar to the general recommendations made for the Winnetka Heights section. Consideration might be given to resurfacing the streets in a brick or similarly scored material.

Vacant lots should be cleaned and planted, and developers encouraged to construct small, low-density housing that would be compatible with many of the existing landmark structures. A program similar to the "area buy-back plan" adopted by the City of Dallas several years ago might be appropriate.



Colorado Boulevard from R. L. Thornton  
east through Kessler Park

One of the most beautiful and winding streets in the City of Dallas, Colorado Boulevard is a showcase avenue as it proceeds through Kessler Park, but its appearance breaks down considerably as it approaches the Zangs Boulevard intersection. The portion between Zangs and Thornton should be beautified (the Lake Cliff segment is a strong asset) to provide a unified and cohesive passageway that all citizens and visitors would enjoy to traverse.

OTHER RECOMMENDATIONS

The Schools

The three schools serving the area, the Regan, the Bowie and the Hogg Schools, are all included in a former bond program for design modification or demolition. The Hogg School will be the first of these fine buildings to be destroyed. Plans are in various stages for the other two. Efforts should be directed at preserving these fine community assets, the only existing public buildings dating from the locale's original development. Should the Dallas Independent School District no longer have use for these facilities, the City of Dallas or some other entity should consider adaptive re-use for office or community service centers.

## Zoning

Dating from the days of the "highest and best use" mentality, Oak Cliff is a dramatic example of the pernicious effects of improper zoning. Buildings constructed for residential use and capacity are used legally for service, sales or office. Office buildings are used for heavy commercial or industrial activities, and so on.

A massive rezoning study needs to be conducted by the City of Dallas to determine proper zoning for the area. Areas built for single family and currently zoned as multi-family or even higher, should be rezoned. Multi-family units are scarcely found anywhere in the study area, with the exception of major arteries such as West Jefferson and N. Bishop Avenue, and market trends for Oak Cliff document that low-density housing is the preferred choice.

Immediate attention should be given to the John H. Regan School District. This area, currently zoned MF-2 for the most part, has an especially high number of sound, restorable, early single-family homes. It is an excellent neighborhood for revitalization, and an integrated and sensitive approach to defining and implementing needs would go a long way toward redeeming an area that has long been a pocket of decay and neglect.

CONCLUSION

Oak Cliff's potential is unlimited. Its proximity to downtown Dallas, the availability of a large and basically sound stock of restorable housing at affordable rates, and the general diversity of neighborhoods all contribute to making the area a particularly attractive place to live for the newcomer and young family. The vision of Hord and Marsalis may yet be realized in the days and years ahead.

Guidelines for Local Surveys:  
A Basis for Preservation Planning

National Register of Historic Places  
Office of Archeology and Historic Preservation  
U.S. Dept. of the Interior

NATIONAL REGISTER CRITERIA FOR EVALUATION

The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries other than areas of the National Park System and National Historic Landmarks for the National Register:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history: or
- B. that are associated with the lives of persons significant in our past: or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction: or
- D. that have yielded, or may be likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance: or
- B. a building or structure removed from its original location but which is significant primarily for architectural value or which is the surviving structure most importantly associated with an historic person or event: or
- C. a birthplace or grave of an historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life: or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events: or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same associations has survived: or
- F. a property primarily commemorative in intent of design, age, tradition or symbolic value has invested it with its own historical significance: or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

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# # #

OLD OAK CLIFF SURVEY LISTING

<u>Number*</u>	<u>Historic Name</u>	<u>Address</u>
1	J. H. Hood & Avery Smith	210-212 N. Cliff
2	Walter Skaggs	1131 Betterton Circle
3	Joe Kovandivitch	523 Eads
4	Eisenlohr Home	1100 E. 8th Street
5	Interurban Station - Oak Cliff	718 Addison
6	Lake Cliff	Colorado at Zangs
7	Polar Bear Ice Cream	1207 N. Zangs
8		1006 N. Zangs
9	Cliff Towers Hotel	329 E. Colorado
10	George T. Reynolds Home	625 N. Ewing
11	J. C. Nelson	500 N. Ewing
12	Dr. Head	705 N. Marsalis
13		314 S. Ewing
14	Judge William Hord Log Cabin	500 Shelter Place
15	Boedeker Block	105-123 N. Lancaster
16	Bowie School (original building)	301 N. Lancaster
17	Adolph Dinkelspiel Home	627 N. Lancaster
18		708 N. Lancaster
19	The Rodgers Home	320 E. 5th Street
20	El Sibil - The Frank Reaugh Studio	122 E. 5th Street
21	Charles Mangold Home	307 E. 6th Street
22	John Bavouset Home	408 E. 6th Street
23	Louis M. Bolinger Home	321 E. 7th Street
24	Charles A. Gulick	201 E. 8th Street
25		423 Melba

OLD OAK CLIFF SURVEY LISTING, cont'd.  
Page Two

<u>Number</u>	<u>Historic Name</u>	<u>Address</u>
26	John H. Regan Elementary School	506 Melba
27	H. M. Moore & W. A. Best	113 E. 9th Street
28	Philip M. Bridges	133 W. 9th Street
29	Arthur J. Stell	804 E. 10th Street
30	Steger Home	227 W. 10th Street
31	Elizabeth Chapel C.M.E. Church	1100 E. 10th Street
32	The Oak Cliff Hotel	621 E. 10th Street
33	Alexander C. McKay Home	511 E. 10th Street
34	R. L. Eldridge Home	401 E. 10th Street
35	W. A. Jenkins Home	212 E. 10th Street
36	T. A. Tedford Home	208 E. 10th Street
37	Y.M.C.A. - Oak Cliff Branch	101 E. 10th Street
38	Judge Eugene B. Muse Home	509 W. 10th Street
39		602 W. 10th Street
40	Engine Company #14	838 W. 10th Street
41	Tyler Street Methodist Church	927 W. 10th Street
42	Perry G. Spence	1025 E. 11th Street
43		821 E. 11th Street
44		820 E. 12th Street
45	"Pagoda House" - The Nick Home	110 E. 12th Street
46	Oak Cliff Methodist Church	549 E. Jefferson
47	Groves Lumber Company	118 E. Jefferson
48		123 E. Jefferson
49	Texas Theater	231 W. Jefferson
50	Republic National Life Insurance Company - Carter Towers	351 W. Jefferson

OLD OAK CLIFF SURVEY LISTING, cont'd.  
Page Three

<u>Number</u>	<u>Historic Name</u>	<u>Address</u>
51	Diner	408 N. Jefferson
52	Red Bryan's Smoke House	610 W. Jefferson
53	Diner	832 W. Jefferson
54	The Healing Chapel	2221 W. Jefferson
55	Commercial Building	300 S. Beckley
56	Commercial Strip	304-314 S. Beckley
57	Dallas Power & Light Substation	115 S. Tyler
58	Commercial Strip	302-308 S. Tyler
59		211 Adams
60	Mrs. Mary L. Spann	534-536 Sunset
61		300 S. Madison
62		311 S. Bishop
63	U. Selman Berry	724 N. Bishop
64	Charles Beckenback	327 W. Page
65	William Duncan	336 W. Page
66	Walter C. Lattimore	400 W. Page
67	William W. Wilson	429 W. Page
68	Millard F. Horton	420 W. Brooklyn
69	Keller Home	440 W. Pembroke
70	Austin-Yeaton Home	215 S. Edgefield
71	Barcelona Apartments	203 S. Edgefield
72	John C. Mann Home	419 N. Windomere
73	Atkins-Wallace Home	503 N. Windomere
74	William J. Evans	300 S. Montclair
75		101 N. Montclair



OLD OAK CLIFF SURVEY LISTING, cont'd.  
Page Four

<u>Number</u>	<u>Historic Name</u>	<u>Address</u>
76		131-33 N. Montclair
77		200 N. Montclair
78	Alma Knox	402 N. Montclair
79		311 S. Rosemont
80	Mobil Station	1700 W. 10th Street
81	Blake-Jacobs Home (E. P. Turner Clubhouse)	401 N. Rosemont
82	Ideal Pottery Company	2922 W. Davis
83	Commercial Strip	1314 W. Davis
84	Bennett Home	611 N. Willomet
85		1314 Kings Highway
86	Lemaster Home	739 N. Van Buren
87		608 W. Canty
88	Grocery Store	918 Everts
89	Grocery Store	312 N. Vernon
90	McCain Home	801 Elsbeth
91	Dr. James Martin	723 N. Haines
92	L. N. Somes	805 N. Haines
93	James Stephen Hogg Public School	1135 Ballard
94	The General Store	1801 W. Commerce
95		1923 N. Edgefield
96		1302 Cedar Hill
97	Old Rock Lodge	1622 Cedar Hill
98	Kemple Home	1414 W. Colorado
99		1177 Lausanne
100	Second Church of Christ Scientist	1755 W. Colorado

OLD OAK CLIFF SURVEY LISTING, cont'd.  
Page Five

<u>Number</u>	<u>Historic Name</u>	<u>Address</u>
101	The Sloan Cabin	1907 E. Ledbetter
102	Oak Cliff Viaduct	Houston to Zangs and Marsalis

\* Sites appear in geographic sequence. No ranking or priority rating  
intended or implied. -- Alan Mason

Winnetka Heights  
Proposed National Register Boundary





# Oak Cliff, the Beautiful Suburb of Dallas!

ON THE BELT. HIGH PICTURESQUE. WELL DRAINED. HEALTHY.

## Beautiful Lakes and Parks.

Complete Waterworks System, affording an abundant supply of pure, clean water. Ten miles of graded and macadamized streets. Modern school building. Laid off into large lots.

ELEVATED RAILROAD, connecting Oak Cliff with Dallas. Ten minutes ride from Court House to St. George Street Station. The station at end of track.

A splendid opportunity for investment. Visit the grounds and select your choice of lots before the sale.

## AUCTION SALE OF LOTS

ON

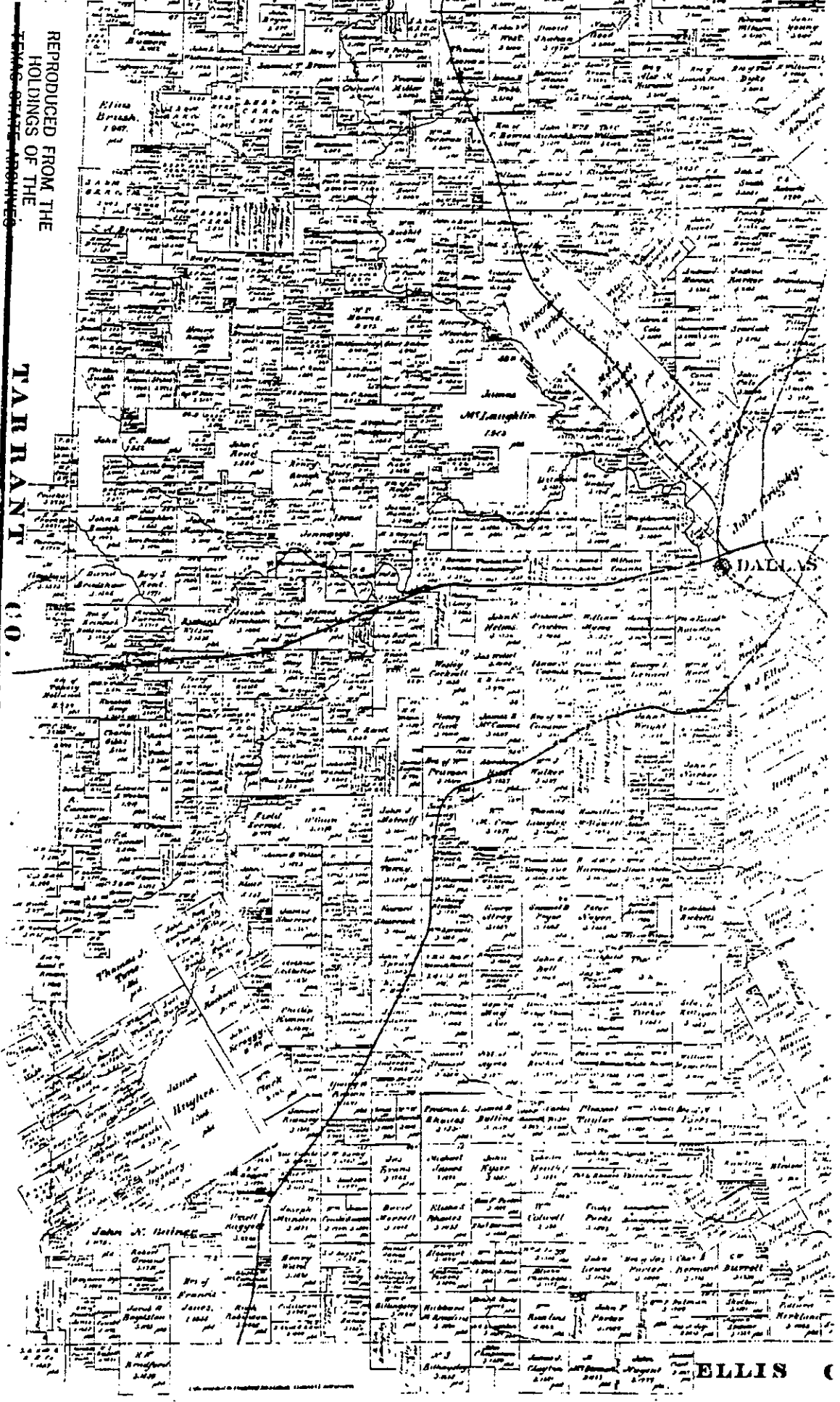
Tuesday, Wednesday and Thursday, Nov. 1, 2 and 3.

Free ride on the Elevated Railway until and during the days of sale. Take the cars at Court House. Trains will leave at 7 o'clock a. m. and every hour thereafter. Sale to commence at 10 o'clock a. m. each day. Lunch and refreshments on the grounds free.

C. C. ALLEN, Agent.

J. A. HOSACK, Auctioneer.

DALLAS LAND AND LOAN CO., 709 Main Street.

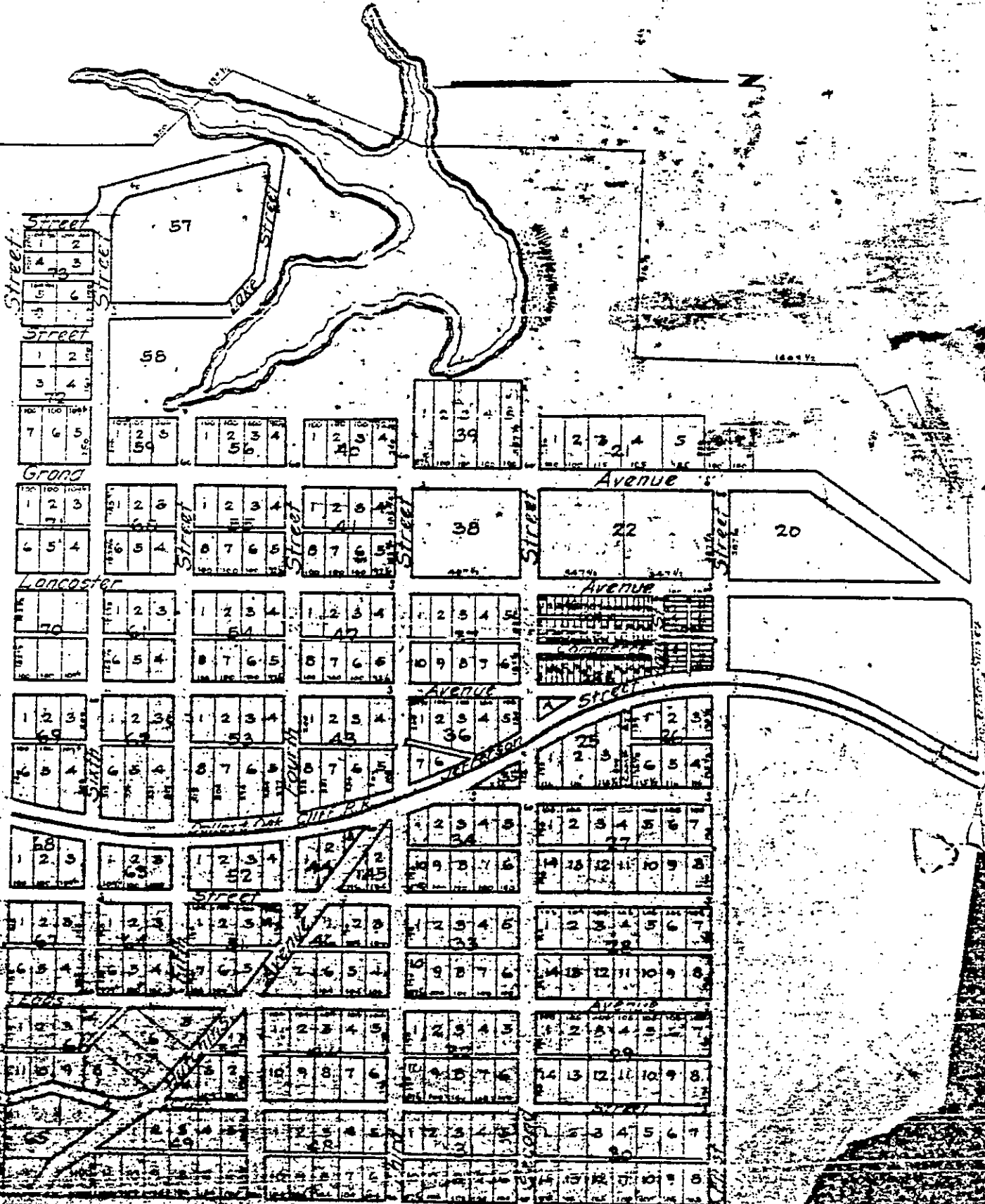


REPRODUCED FROM THE  
HOLDINGS OF THE  
TEXAS STATE ARCHIVES

TARRANT  
CO.

ELLIS

MAP OF  
**OAK CLIFF**  
Dallas County, Texas



Map of Oak Cliff, Dallas, Texas.





**BRANFELD'S**  
**KEMPER REGULATOR**  
 FOR  
**WOMAN'S DISEASE**  
 ALL IRREGULARITIES  
 PARTICULAR TO HER SEX  
 AND ALL RECENT AND  
 ANCIEN FEVERS, TOWNS  
 AND ALL THE  
**CHANGE OF LIFE**  
 BRANFELD REGULATOR Co.  
 Atlanta

## WHY SHOULD YOU BUILD YOUR RESIDENCE

— AT —

# OAK CLIFF

— IN —

## Preference to Any Other Place

### WANT COLUMN

**DALLAS DENTAL PARLORS**

- BECAUSE—It is Dallas' most beautiful suburb.
- BECAUSE—Its natural position affords a most magnificent view of the city and surrounding country.
- BECAUSE—It is distant from the business portion of the city only 12 to 16 minutes walk, or 10 to 12 minutes drive, or 6 to 10 minutes ride on the Elevated Railway, which will run trains every half hour and oftener if necessary.
- BECAUSE—It has good Pure Water for drinking and lawn sprinkling.
- BECAUSE—It has the most beautiful park in the South presenting the grandest natural scenery in Texas.
- BECAUSE—It is the place for the poor man as well as the rich man to get a home.
- BECAUSE—It has good streets and good drainage, no mud, no dust.
- BECAUSE—It is two hundred and fifty feet higher than the city.
- BECAUSE—It is on the right side of the river. This with its high altitude makes it free from malaria.
- BECAUSE—You have cool nights and the bracing pure air to sleep in.
- BECAUSE—The Elevated Railway will run trains every half hour from the Court House, which is within one to five blocks of where you are daily employed.
- BECAUSE—When you build Oak Cliff you build Dallas.

## THE ABOVE ARE A FEW OF THE

# Many Reasons

WHY EVERYBODY SHOULD

## HAVE A RESIDENCE

— AT —

# OAK CLIFF

## BUILD YOUR RESIDENCE

— OR —

## RENT A HOUSE

— AT —

# OAK CLIFF

AND BREATHE

## Pure Air, Prolonging Life

**Beer and Ice**

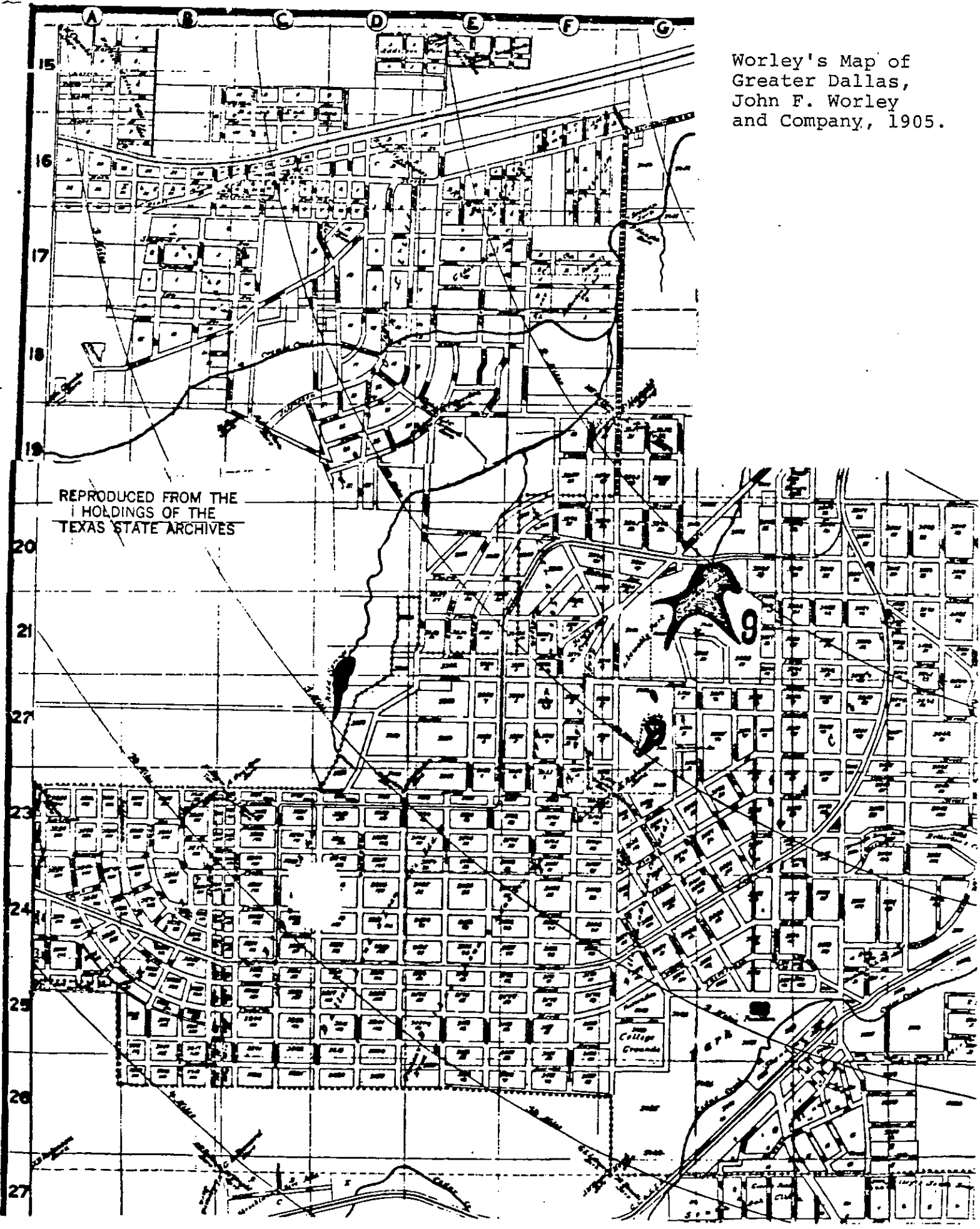
W. J. LEWIS'S Agency

**BEER AND ICE**

Dallas, Texas

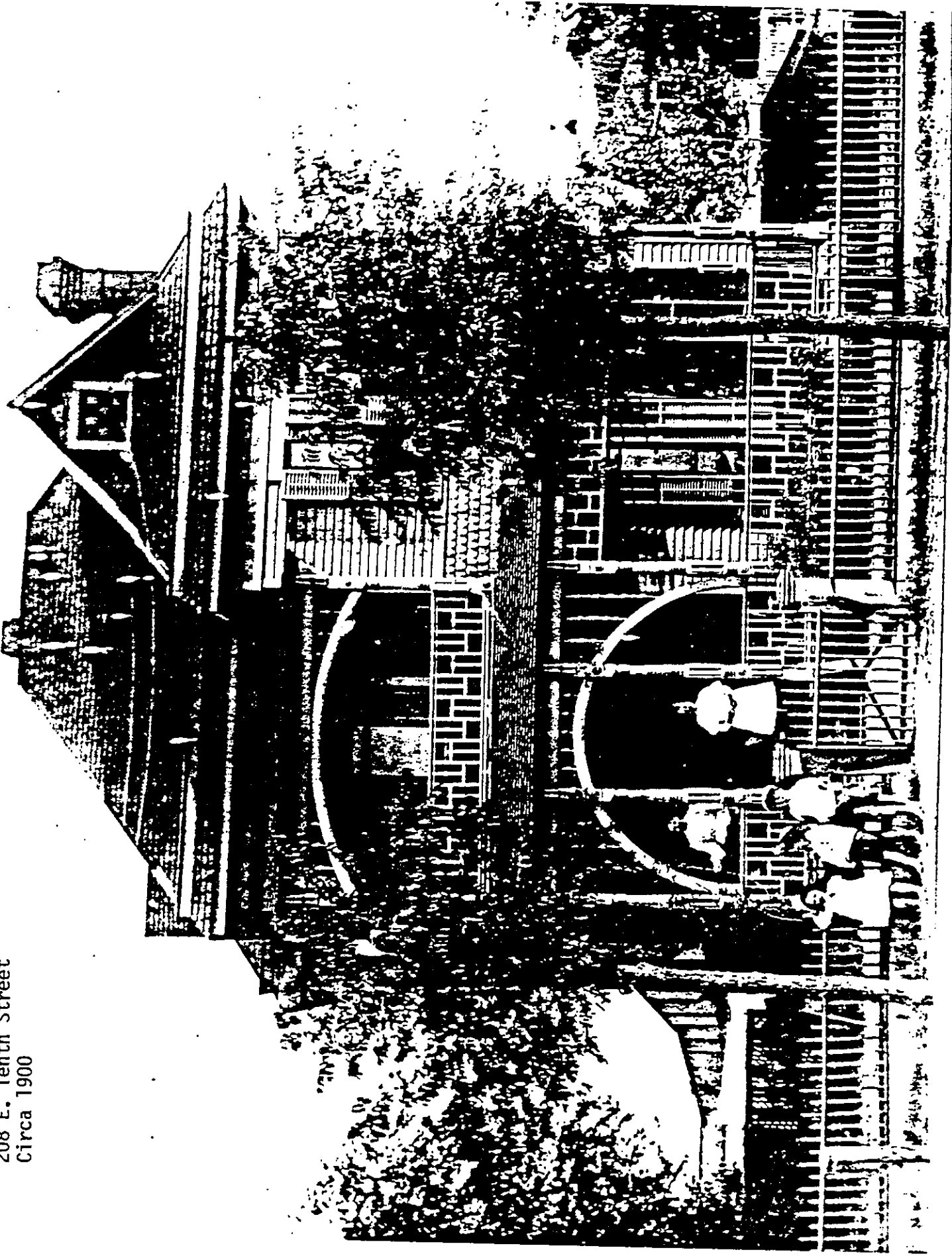
CHARLES WEISTERHANS AGENT

Worley's Map of Greater Dallas, John F. Worley and Company, 1905.



REPRODUCED FROM THE HOLDINGS OF THE TEXAS STATE ARCHIVES

208 E. Tenth Street  
Circa 1900



Advertisement in Historic Preservation League Newsletter  
showing 208 E. Tenth Street as it appears today

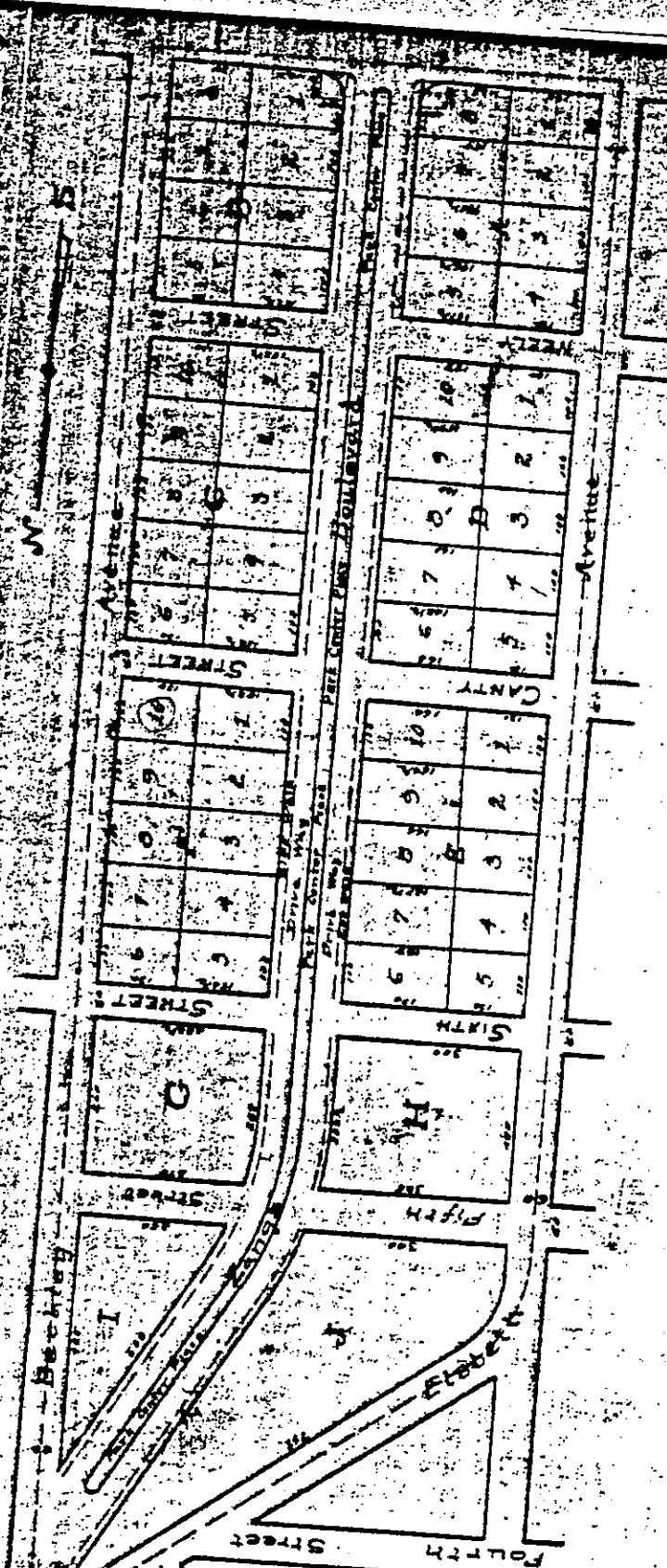
## Historic Property for Sale



*Two Victorian homes built in 1889 are for sale. The homes were purchased by the HPL's Historic Dallas Fund and are located at 208 and 212 East Tenth Street. The homes have approximately 2,700 sq. ft. of space and may be used for a residence or for light commercial activities. The structures are among a limited number of 19th Century Victorians left in the city of Dallas. Restoration work has begun on one of the structures. The homes were built by Thomas Reagan as part of ten structure development. The architect was Frank Jinks. For information on these homes contact the HPL office at 742-6955 or Ruth Chenoweth at 942-0424.*



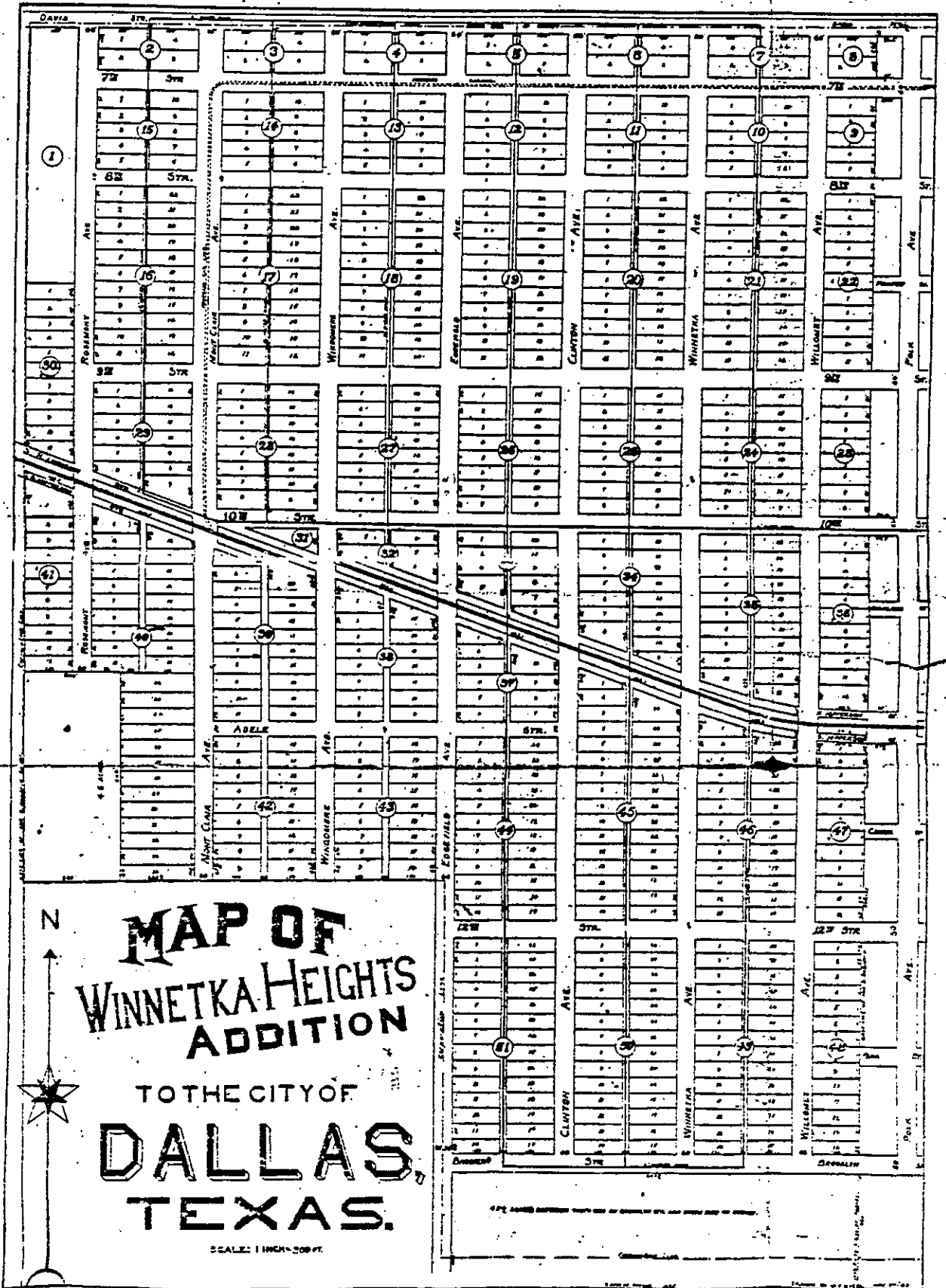
**ZAMBER'S ORIGINAL MAP OF  
CRYSTAL HILLS  
TO THE CITY OF DALLAS, TEXAS**



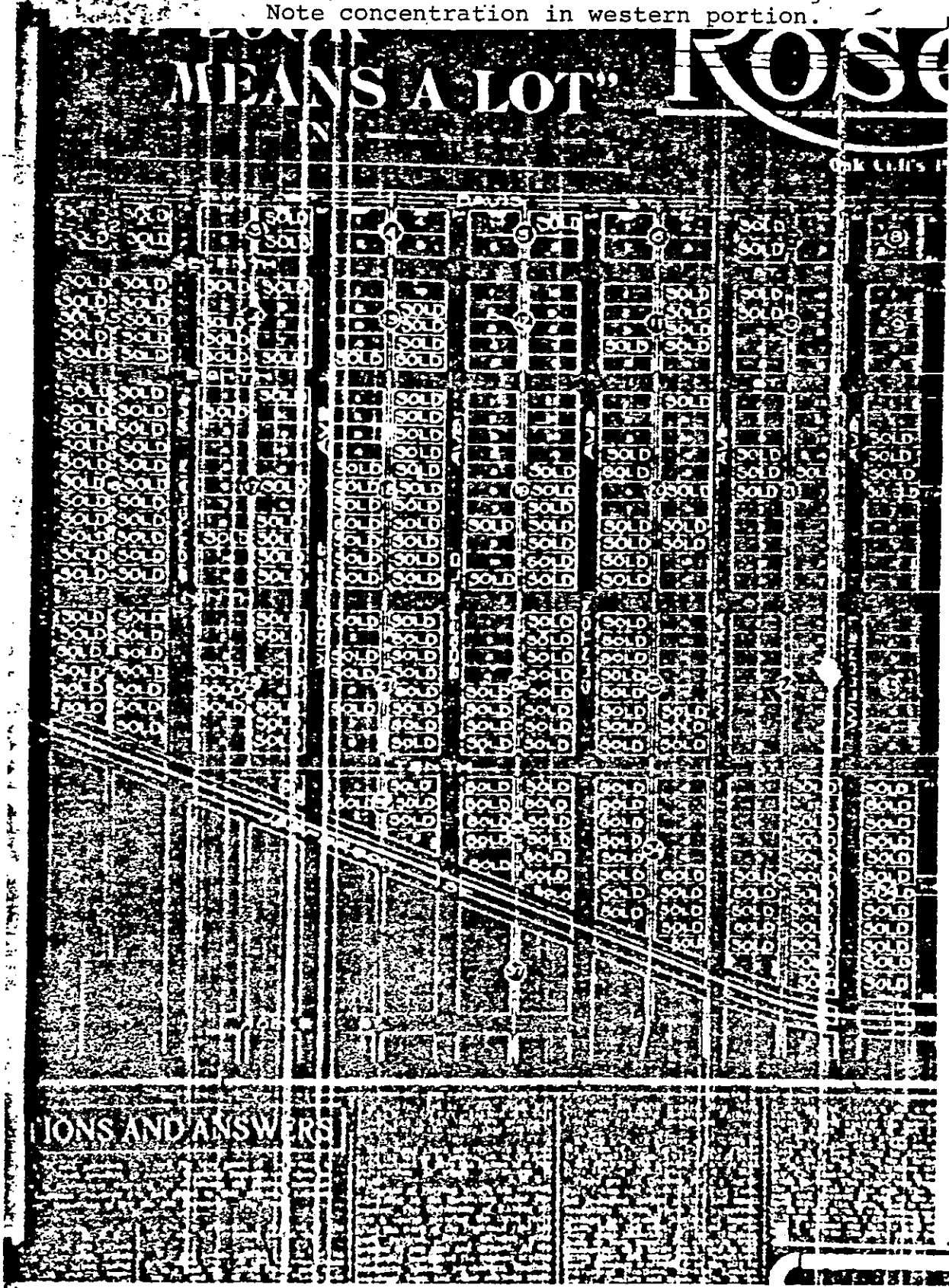
THE STATE OF TEXAS  
COUNTY OF DALLAS

S. W. S. DUNCAN'S LAND TITLE OFFICE

day of \_\_\_\_\_ 190\_\_ Page No. \_\_\_\_\_ Abstract No. \_\_\_\_\_



Map denoting extent of sales in Winnetka Heights.  
Note concentration in western portion.





# WINNETKA

Dallas' Ideal Suburb



LOOKING SOUTH ON CLINTON AVE.

## THREE REQUISITES Are absolutely necessary for a lot to be a home or investment.

### Elevation

On account of our warm climate, all future development of desirable home property must be on the high land around Dallas. Health and comfort demand it.

### Uniform Improvements

The suburb you would select for your home must have water, sewerage, gas, lights, phones, cement sidewalks, curbs and gutters, together with well paved streets.

### Rapid Transportation

As our city grows, rapid transportation becomes important. Most people you want car service, but it must be rapid, not stopping at every corner. Twelve minutes from The News office is ideal.

## Winnetka Has These Three Requisites Now

Did you ever think how many otherwise desirable homes lack one of these three requisites, with little chance of ever getting them?

## WE HAVE SOLD

Seventy-nine lots and have forty-seven desirable ones left. Prices from \$975 to \$1,200 for inside lots—corners a little more. Terms \$50 cash and \$15 per month. Interest at rate of 6 per cent per annum.

## Go Today and Select Your Lot

Work on the new viaduct is progressing rapidly—eight or nine large arches now up. Jackson and Marshall avenues will be paved from viaduct to Winnetka, all of which further emphasizes the desirability of Winnetka as a residential section. Purchasers are protected by reasonable building restrictions.

# Russell Realty Co.

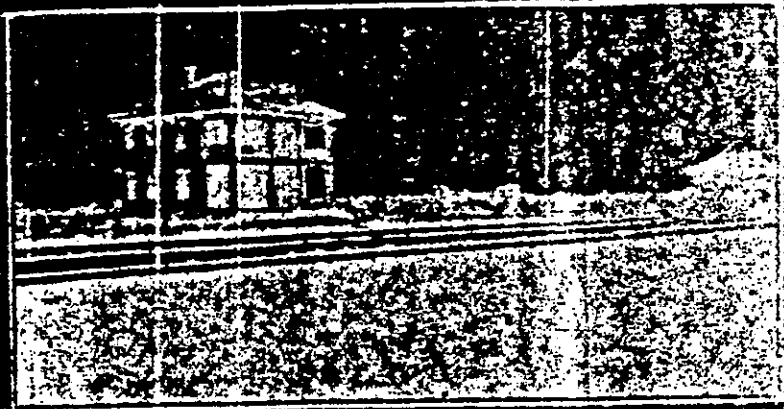
1304 Commerce St.

Note—We have moved from Slougher Bldg. to 1304 Commerce St.

Phone 10111

# WINNETKA

IS DALLAS IDEAL SUBURB



We Will Sell This Winnetka Home to You for the Low Price of

**\$5,250**

Terms: \$100.00 Down and Balance Monthly or Yearly to Suit

This home is a beautiful example of modern architecture, featuring a large front porch, a full kitchen, and a complete bathroom. The property is well-maintained and offers a quiet, suburban setting. The price is a special offer for this location.

## We Still Have Some Attractive East Front Lots

These lots are located in a desirable area and offer excellent investment opportunities. They are priced at a low rate and are available for purchase.

### Consider These Points in Selecting Your Home:

- CAR SERVICE:** Convenient access to major roads and public transportation.
- ALTIMUDE:** High altitude for a healthy environment.
- STREET PAVING:** Well-maintained streets for easy driving.
- CITY PLANNING:** Thoughtful urban design and landscaping.
- MAINTENANCE:** Regular upkeep to ensure long-term value.

**S.S.S.**  
**SPRING TONIC**

**Russell Realty Co.**

# 122,000 PEOPLE RESIDE IN OAK CLIFF, HIGHLAND PARK, UNIVERSITY PARK SECTIONS

Approximately 122,000 of the population of Greater Dallas live in three of the finest residential sections in the Southwest—Oak Cliff, Highland Park and University Park—the three largest suburban sections of the city.

By far the oldest of the suburbs is Oak Cliff, which had its first inhabitants in 1845. Judge Robert H. Hord settled on a ridge west of the Trinity River after coming from Tennessee. For many years the settlement was divided into several parts. The name Oak Cliff was not adopted until 1887, when T. L. Marsalis opened a new real estate section west of the Trinity and called it Oak Cliff.

## Oak Cliff Annexed.

In the early 1890s Oak Cliff was incorporated as a municipality. It kept its own form of city government until 1901, when a special act of the state legislature made it a part of Dallas.

Today Oak Cliff is the home of an estimated 100,000 people. Its natural beauty makes it one of the most desirable residential sections in the city. For many years before the turn of the century it was advertised as a health resort.

The citizens of Oak Cliff, although they stick together, are proud of the fact that they are a part of Dallas. The Oak Cliff-Dallas Commercial Association is the only suburban chamber of commerce in the nation. Its duty is to see that Dallas and Oak Cliff cooperate with each other in every way possible.

## City Within City.

Through its many business sections, schools and parks Oak Cliff has come to be known as the city within a city. It has everything that a real city would have except its own government. The Jefferson Avenue district is the largest outlying business district in Dallas.

Four of the finest parks in Dallas are located in Oak Cliff. Marsalis Park, the city zoo, is the most popular of the four. A beautification program at the zoo has made it one of the most complete in this part of the country. Oak Cliff's Stevens Park is the best of the municipal golf courses.

The largest outdoor swimming

pool in Dallas is located in the beautiful Lake Cliff Park. This park is a mecca for picnickers and the sports-minded. It is completely equipped with tables, tennis courts and playing fields. Kiest Park, the largest of the city parks, is on the outskirts of Oak Cliff. It also is equipped for all types of outdoor sports.

The home of the Dallas baseball club, the Steers, is another attraction west of the Trinity. Kidd Springs is the largest privately owned amusement park in Texas.

The traffic arteries leading from Oak Cliff into Dallas make it the most accessible of the residential sections. The three viaducts and the triple underpass place the outlying parts of Oak Cliff within a few minutes of the heart of Dallas.

## Fines Homes in Hi Park.

Highland Park, which contains some of the finest homes in Dallas, is a separate township. The city was incorporated in the fall of 1913. Approximately 11,000 people make their homes in Highland Park. It maintains its own city officials and fire and police departments.

The Turtle Creek section of this suburb is one of the show places of Dallas. The Highland Park city hall contains an up-to-date library. A modern swimming pool is located in a park by Turtle Creek.

The Spanish Shopping Village is one of the most beautiful suburban business districts in America. The Dallas Country Club is in the heart of Highland Park, and \$810,690 of building permits had been issued in Highland Park prior to Oct. 1 of this year.

## S. M. U. Starts City.

University Park attributes its start to Southern Methodist University. The first residents of this section were professors of the university who wished to live near the campus. In 1915 the only buildings in this area were Dallas Hall and a few scattered houses. Today the approximate population of University Park is 11,711.

University Park received its charter in 1924. It maintains its own fire and police departments. A building boom has been in progress in this suburb for several years. Last year's building total was \$2,240,126. Through October \$1,613,650 building permits had been issued.

University Park also has its own swimming pool for its residents. The Highland Park Independent School District serves both of the park cities. This modern school system is valued at approximately \$1,627,609. Some 3,325 students are enrolled in its five schools this year.

Many attempts have been made to unite the park cities with Dallas. The consolidation seemed to be near in the early part of 1938, but the recent water controversy has given the merger a severe setback.

City officials believe that the park cities may never become a part of Dallas if an independent water district is formed, giving Highland Park and University Park their own water supply.