NPS Form 10-900 (Oct. 1990)

**United States Department of the Interior National Park Service** 

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

# INTERAGENCY RESOURCES DIVISION NATIONAL PARK SERVICE

Date

### 1. NAME OF PROPERTY

HISTORIC NAME: Kessler Park Historic District

OTHER NAME/SITE NUMBER: N/A

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2.	L	U	LF	M	ш	U	IN

STREET & NUMBER: Roughly bounded by Kidd Springs, by NOT FOR PUBLICATION: N/A

Stewart, Oak Cliff, Plymouth, IH 30, Turner, Colorado, and Sylvan

CITY OR TOWN: Dallas VICINITY: N/A

CODE:113 ZIP CODE:75208 STATE: Texas CODE: TX **COUNTY:** Dallas

### 3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide \_x\_locally. (\_\_See continuation sheet for additional comments.)

Courtes hinnell	9 Nav 1994
Signature of certifying official	Date
State Historic Preservation Officer, Texas Historical Commission	

State or Federal agency and bureau

In my opinion, the property \_\_\_meets \_\_\_does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of commenting or other official

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATIO		
I hereby certify that this property is:	Signature of the Keeper	Date of Action
entered in the National Register	dson It Beall	6.17.94
See continuation sheet.		al Register
determined eligible for the National Register	Bactone	ar Register
See continuation sheet.		
determined not eligible for the National Register		
removed from the National Register		

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### 5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY: CONTRIBUTING

410
145 BUILDINGS
1
0 SITES
2
0 STRUCTURES
0 OBJECTS

413
145 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic and Architectural Resources of Oak Cliff, Dallas, Dallas County, Texas

### 6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: Single Dwelling

LANDSCAPE: Park

CURRENT FUNCTIONS: DOMESTIC: Single Dwelling

LANDSCAPE: Park

### 7. DESCRIPTION

### ARCHITECTURAL CLASSIFICATION:

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Tudor Revival; Spanish Colonial Revival LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

MATERIALS: FOUNDATION Concrete

WALLS Brick
ROOF Asphalt
OTHER Ceramic

NARRATIVE DESCRIPTION (see continuation sheets 7-1 through 7-12).

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Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas

### **DESCRIPTION:**

The Kessler Park Historic District is an excellent collection of 1920s-1940s bungalows and large, revival style houses. The historic district consists of four additions that have a very high percentage of minimally changed or unaltered dwellings. The historic district also has a distinctive design aspect resulting from the side-by-side positioning of two neighborhoods with common architectural stylistic influences, that appeal to different socio-economic groups. Numerous, modest revival-style cottages cover the flat terrain in the south (Kessler Square) and east (Kessler Highlands). These areas, platted in 1923, contrast sharply with the imposing residences just north of Colorado Boulevard in the two hilly Kessler Park additions laid out in 1924. The Kessler Park additions and adjacent Stevens Park golf course form the north and west portion of the historic district. The curved streets and large, irregular sized lots of these latter additions are particularly significant and illustrate the developers' appreciation of Kessler Park's hilly terrain. Of the district's 558 properties, 413 are listed as Contributing, including Stevens Park as a Contributing site, and 145 are Noncontributing.

The large, irregularly shaped Kessler Park Historic District is approximately 275 acres, three miles west southwest of downtown Dallas. The north edge of the district is adjacent to and south of IH 30, which connects Dallas to Fort Worth (25 miles to the west). Kessler Park is considered the northern anchor of the Oak Cliff community. Colorado Boulevard, a neighborhood artery running east-west through Oak Cliff, cuts the district into two sections. The primary thoroughfare through Kessler park is Tyler Avenue which runs from north to south through the eastern part of the district. Kessler Park shares a short boundary with the King's Highway Historic District on the south, four blocks farther south is the Winnetka Heights Historic District (NR: 1983).

Over one-third of the Kessler Park Historic District is city park land (the Stevens Park golf course). The Contributing site wraps around the west and north sides of the residential development, almost indistinguishable from the privately landscaped yards across Kessler Parkway to the southeast (Photo 1). Stevens Park is part of the Coombs Creek system and follows the creek from southwest to northeast, draining into the Trinity River. Much of the park's appeal lies in its utilization of natural landscaping features and native plants (Photo 2). This feature is shared with the lush landscaping of Kessler Square and Kessler Highlands — the first and second additions in the subdivision. Within the park are several buildings, including the Colonial Revival Stevens Park Clubhouse (1941, Site No. K6-4405, Contributing) and 1930s open-air buildings with fieldstone veneers.

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Two distinct residential areas with underlying bonds of architecture and landscape are found in the Kessler Park Historic District. The plat design of the Kessler Park additions (north of Colorado Avenue and west of Windomere) is irregular with thoughtful conformity to the hilly terrain. Streets curve around hilltops and wind through draws to Stevens Park. The orientation of each house varies with the curve of the street (Photo 3). Stevens Park is barely separable from the residential development.

South and east of Colorado and Windomere are the rigidly laid Kessler Heights and Kessler Square additions. West of Turner, closely spaced cottages are set on long rectangular blocks oriented to the north-south running streets (Photo 4). Alleyways split the blocks lengthwise and Temple Drive bisects the enclave from east to west. The regularity of setbacks, stylistic influences, scale, materials and landscaping is repeated east of Turner, but the street and building orientation changes to east-west (Photo 5).

Many of Kessler Park's original auto garages remain intact. In the southeast part of the district, garages are accessed from the carefully planned alleys, while the more substantial homes to the north and west have garages connected to the main residential streets with long drives. Some of the newest Contributing buildings (late 1930s) and oldest Noncontributing structures (late 1940s) reveal a relatively recent concept - garages incorporated into the primary buildings (Photo 6).

Architectural development in Kessler Park subtly reinforces the distinctiveness of each addition and unifies the entire neighborhood through stylistic applications. Stylistic influences found in the Kessler Park Historic District are dominated by post World War I revivalism - Tudor Revival, Spanish Colonial Revival, Classical Revival and Georgian Revival. Far fewer in numbers are historic bungalows with craftsman details or other contemporaneous influences such as the Prairie School style.

The two Kessler Park additions within the district have numerous architect-designed houses, generally more substantial and complex in form than the cottages to the east. Many of the former are 1-1/2 or 2 stories (Photo 7). Custom window and door detailing and creative use of brick, stone, stucco and other decorative applications distinguish these dwellings (Photo 8) from their more modest bungalow counterparts to the east. The smaller, mass-produced Tudor Revival and other revival style bungalows are also exclusively of masonry construction, but their diminutive forms are more straightforward, repetitive in plan and simply detailed.

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The historic district maintains a high level of integrity, achieved through unchanged historic fabric and well maintained yards and public spaces. The conspicuous regularity of site planning and development patterns, even in the "natural" areas, and the kinship of architectural forms and stylistic influences throughout the district is striking. Many Noncontributing buildings are just under fifty years old. They conform in most ways to the earlier patterns and may be considered for eligible status at a later date. Noncontributing properties include post-1944 buildings and historic buildings with unsympathetic alterations, such as enclosed porches and metal awnings. Few primary buildings have been razed in Kessler Park except for those lost during the widening of Tyler Avenue in the 1950s.

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Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas

INVENTORY OF PROPERTIES - KESSLER PARK AVENUE HISTORIC DISTRICT

Map-ID No. Address		Category	Date	Property type	
K6-4579	1504	Argonne Drive	Noncontributing	1935	Residence
K6-4578	1509	Argonne Drive	Contributing	1935	Residence
-N/A	1520	Argonne Drive	Noncontributing	1945	Residence
K6-4820	1214	Belleau	Contributing	1930	Residence
K6-4821	1222	Belleau	Contributing	1940	Residence
-N/A	1302	E Canterbury Court	Noncontributing	1941	Residence
-N/A	1305	E Canterbury Court	Noncontributing	1941	Residence
-N/A	1315	E Canterbury Court	Noncontributing	1941	Residence
-N/A	1321	E Canterbury Court	Noncontributing	1941	Residence
K6 -314	1100	N Canterbury Court	Noncontributing	1940	Residence
K6 -298	1105	N Canterbury Court	Noncontributing	1945	Residence
K6 -299	1113	N Canterbury Court	Noncontributing	1940	Residence
K6 -315	1116	N Canterbury Court	Contributing	1935	Residence
K6 -300	1117	N Canterbury Court	Noncontributing	1940	Residence
K6 -316	1120	N Canterbury Court	Noncontributing	1950	Residence
K6 -317 K6 -301	1122 1125	N Canterbury Court	Contributing	1935 1940	Residence Residence
K6 -318	1128	N Canterbury Court	Noncontributing	1950	Residence
K6 -319	1132	N Canterbury Court	Noncontributing	1945	Residence
K6 -302	1133	N Canterbury Court	Noncontributing Contributing	1935	Residence
K6 -302	1138	N Canterbury Court	Contributing	1940	Residence
K6 -303	1139	N Canterbury Court	Noncontributing	1950	Residence
K6 -321	1150	N Canterbury Court	Contributing	1935	Residence
K6 -304	1153	N Canterbury Court	Contributing	1940	Residence
-N/A	1161	N Canterbury Court	Noncontributing	1940	Residence
-N/A	1169	N Canterbury Court	Noncontributing	1940	Residence
K6 -333	1103	S Canterbury Court	Contributing	1935	Residence
K6 -332	1107	S Canterbury Court	Contributing	1940	Residence
K6 -331	1111	S Canterbury Court	Contributing	1935	Residence
K6 -311	1112	S Canterbury Court	Contributing	1935	Residence
K6 -330	1115	S Canterbury Court	Noncontributing	1950	Residence
K6 -310	1118	S Canterbury Court	Noncontributing	1945	Residence
K6 -329	1119	S Canterbury Court	Contributing	1940	Residence
K6 -328	1123	S Canterbury Court	Contributing	1935	Residence
K6 -309	1124	S Canterbury Court	Contributing	1935	Residence
K6 -327	1127	S Canterbury Court	Noncontributing	1945	Residence
K6 -326	1131	S Canterbury Court	Contributing	1935	Residence
K6 -325	1300	W Canterbury Court	Contributing	1940	Residence
-N/A	1303	W Canterbury Court	Noncontributing	1940	Residence
K6 -324	1310	W Canterbury Court	Noncontributing	1945	Residence
K6 -323	1316	W Canterbury Court	Contributing	1935	Residence
K6 -307	1323	W Canterbury Court	Contributing	1937	Residence
K6 -322	1324	W Canterbury Court	Contributing	1940	Residence
K6 -308	1325	W Canterbury Court	Noncontributing	1945	Residence
K6 -306	1329	W Canterbury Court	Contributing	1935	Residence
K6 -305	1333	W Canterbury Court	Noncontributing	1945	Residence
K6 -3185	1001	N Clinton Avenue	Contributing	1930	Residence
K6 -5322	1002	N Clinton Avenue	Contributing	1930	Residence
K6 -5323	1006	N Clinton Avenue	Contributing	1930	Residence
K6 -5186	1007	N Clinton Avenue	Contributing	1930	Residence
K6 -5324	1010	N Clinton Avenue	Contributing	1940	Residence
K6 -5187	1011	N Clinton Avenue	Contributing	1930	Residence
K6 -5325	1014	N Clinton Avenue	Contributing	1930	Residence
K6 -5188	1015	N Clinton Avenue	Contributing	1930	Residence
K6 -5326	1018	N Clinton Avenue	Contributing	1930 1930	Residence
K6 -5189	1019	N Clinton Avenue	Contributing		Residence
K6 -5327	1022	N Clinton Avenue	Contributing	1930	Residence Residence
K6 -5190	1023	N Clinton Avenue	Contributing Contributing	1930 1925	Residence
K6 -5328	1026	N Clinton Avenue	contributing	1723	kes idefice

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K6	-5191	1027	N Clinton Avenue	Contributing	1930	Residence
	-5329	1030	N Clinton Avenue	Contributing	1935	Residence
	-5192	1031	N Clinton Avenue	Contributing	1930	Residence
<b>K6</b>	-5330	1034	N Clinton Avenue	Noncontributing	1940	Residence
<b>K6</b>	-5193	1035	N Clinton Avenue	Contributing	1930	Residence
	-5331	1038	N Clinton Avenue	Noncontributing	1945	Residence
	-5194	1039	N Clinton Avenue	Contributing	1930	Residence
	-5332	1042	N Clinton Avenue	Noncontributing	1930	Residence
	-5195	1043	N Clinton Avenue	Contributing	1930	Residence
	-5196	1045	N Clinton Avenue	Contributing	1930	Residence
	-5333 -5334	1046 1050	N Clinton Avenue N Clinton Avenue	Contributing Contributing	1930 1925	Residence Residence
	-5197	1051	N Clinton Avenue	Contributing	1930	Residence
	-5335	1100	N Clinton Avenue	Contributing	1925	Residence
	-5198	1103	N Clinton Avenue	Contributing	1930	Residence
	-5336	1106	N Clinton Avenue	Contributing	1930	Residence
	-5199	1107	N Clinton Avenue	Contributing	1930	Residence
	-5337	1110	N Clinton Avenue	Contributing	1930	Residence
	-5200	1111	N Clinton Avenue	Contributing	1930	Residence
<b>K6</b>	-5338	1114	N Clinton Avenue	Contributing	1930	Residence
K6	-5201	1115	N Clinton Avenue	Contributing	1930	Residence
	-5339	1118	N Clinton Avenue	Contributing	1930	Residence
	-5202	1119	N Clinton Avenue	Contributing	1925	Residence
	-5340	1122	N Clinton Avenue	Contributing	1930	Residence
	-5203	1123	N Clinton Avenue	Contributing	1925	Residence
	-5341	1126	N Clinton Avenue	Contributing	1930	Residence
	-5204	1127 1130	N Clinton Avenue	Contributing Contributing	1930 1930	Residence Residence
	-5342 -5205	1131	N Clinton Avenue N Clinton Avenue	Contributing	1930	Residence
	-5343	1134	N Clinton Avenue	Contributing	1930	Residence
	-5206	1135	N Clinton Avenue	Contributing	1930	Residence
	-5344	1138	N Clinton Avenue	Contributing	1935	Residence
	-5344	1139	N Clinton Avenue	Contributing	1935	Residence
	-5345	1142	N Clinton Avenue	Noncontributing	1945	Residence
<b>K6</b>	-5208	1143	N Clinton Avenue	Noncontributing	1935	Residence
K6	-5346	1146	N Clinton Avenue	Contributing	1935	Residence
<b>K6</b>	-5209	1147	N Clinton Avenue	Contributing	1930	Residence
	-5347	1150	N Clinton Avenue	Contributing	1935	Residence
	-4151	1151	N Clinton Avenue	Noncontributing		Residence
	-5348	1154	N Clinton Avenue	Contributing	1930	Residence
-N/		1155	N Clinton Avenue	Noncontributing	1075	Residence
	-5349	1202	N Clinton Avenue	Noncontributing	1935	Residence
	-5210 -5350	1203 1206	N Clinton Avenue N Clinton Avenue	Noncontributing Contributing	1940 1925	Residence Residence
	-5351	1210	N Clinton Avenue	Noncontributing	1945	Residence
	-5352	1214	N Clinton Avenue	Contributing	1925	Residence
-N/		1217	N Clinton Avenue	Noncontributing	1945	Residence
	-5353	1218	N Clinton Avenue	Contributing	1935	Residence
	-5354	1222	N Clinton Avenue	Noncontributing	1940	Residence
-N/	Α	1156	W Colorado Blvd.	Noncontributing	1945	Residence
-N/		1319	W Colorado Blvd.	Contributing		Residence
-N/	Α	1404	W Colorado Blvd.	Noncontributing	1945	Residence
<b>K6</b>	-410	1414	W Colorado Blvd.	Contributing	1935	Residence
	-408	1510	W Colorado Blvd.	Contributing	1935	Residence
	-407	1518	W Colorado Blvd.	Contributing	1935	Residence
	-372	1527	W Colorado Blvd.	Contributing	1935	Residence
	-371	1533	W Colorado Blvd.	Contributing	1935	Residence
	-370	1541	W Colorado Blvd.	Contributing	1935	Residence
	-369	1545	W Colorado Blvd.	Contributing	1930	Residence
-N/		1553	W Colorado Blvd.	Noncontributing	1945	Residence
	-405 -5050	1704 1002	W Colorado Blvd. N Edgefield Ave.	Contributing Contributing	1935 1930	Residence Residence
	-4913	1002	N Edgefield Ave.	Noncontributing	1950	Residence
VO.	4713	1003	a Eugerieta Ave.	Noncontributing	1730	Res ruerice

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K6 -5051 1006 N Edgefield Ave. Contributing 1030 Residence K6 -4914 1007 Edgefield Ave. Contributing 1930 Residence K6 -5052 1010 Edgefield Ave. Contributing 1935 Residence N Edgefield Ave. Contributing K6 -4915 1011 1930 Residence K6 -5053 1014 N Edgefield Ave. Contributing 1935 Residence K6 -4916 1015 N Edgefield Ave. Contributing 1930 Residence K6 -5054 1018 Edgefield Ave. Contributing 1940 Residence K6 -4917 1930 1019 Edgefield Ave. Contributing Residence Edgefield Ave. Contributing K6 -5055 1022 1930 Residence K6 -4918 1023 Edgefield Ave. 1930 Residence Contributing K6 -5056 1026 N Edgefield Ave. Contributing 1935 Residence K6 -4919 1027 Edgefield Ave. Contributing Residence K6 -5057 1030 Edgefield Ave. Contributing Residence K6 -4920 1031 Edgefield Ave. Contributing 1930 Residence K6 -5058 1034 Edgefield Ave. Contributing Residence 1930 K6 -4921 1035 Edgefield Ave. Contributing Residence -N/A 1038 Edgefield Ave. Contributing 1930 Residence K6 -4922 1039 1930 Edgefield Ave. Residence Contributing K6 -5060 1042 1930 Edgefield Ave. Residence Contributing K6 -4923 1043 Edgefield Ave. Noncontributing 1950 Residence K6 -5061 1046 Edgefield Ave. 1930 Contributing Residence K6 -4924 1047 1950 Edgefield Ave. Noncontributing Residence K6 -4925 1049 1935 Edgefield Ave. Contributing Residence K6 -5062 1050 Edgefield Ave. Contributing 1940 Residence 1930 K6 -5063 1102 Edgefield Ave. Contributing Residence 1103 K6 -4926 1930 Edgefield Ave. Contributing Residence K6 -5064 1106 Edgefield Ave. Contributing 1930 Residence K6 -4927 1107 Contributing 1930 Edgefield Ave. Residence K6 -5065 1930 1110 Edgefield Ave. Contributing Residence K6 -4928 Contributing Edgefield Ave. 1930 Residence 1111 K6 -5066 1930 1114 Edgefield Ave. Contributing Residence K6 -4929 1115 Edgefield Ave. 1930 Contributing Residence K6 -5067 1930 1118 Edgefield Ave. Contributing Residence Contributing K6 -4930 1119 Edgefield Ave. 1930 Residence K6 -5068 1122 Edgefield Ave. Contributing 1930 Residence K6 -4931 1123 1930 Residence Edgefield Ave. Contributing K6 -5069 1930 1126 Edgefield Ave. Contributing Residence K6 -4932 1127 Edgefield Ave. Contributing 1930 Residence K6 -5057 1130 Edgefield Ave. Contributing 1930 Residence K6 -4933 1930 1131 Edgefield Ave. Contributing Residence K6 -5058 1134 Edgefield Ave. Contributing 1935 Residence Noncontributing -4934 1135 Edgefield Ave. 1945 Residence K6 -5059 1138 Edgefield Ave. Contributing 1930 Residence K6 -4935 1139 1930 Edgefield Ave. Contributing Residence K6 -5073 1142 1930 Edgefield Ave. Contributing Residence K6 -4936 1143 Edgefield Ave. Contributing 1940 Residence K6 -5074 1940 1146 Edgefield Ave. Contributing Residence K6 -4937 1147 Edgefield Ave. 1940 Residence Noncontributing K6 -5075 1930 1150 Edgefield Ave. Contributing Residence K6 -4938 1151 Edgefield Ave. Noncontributing 1940 Residence K6 -5076 1154 Edgefield Ave. Contributing 1930 Residence K6 -4939 1940 Residence 1155 Edgefield Ave. Contributing K6 -5077 1945 1204 Edgefield Ave. Noncontributing Residence 1930 K6 -4940 1205 Edgefield Ave. Contributing Residence K6 -4941 1940 1209 Edgefield Ave. Contributing Residence 1945 K6 -5078 1212 Edgefield Ave. Residence Noncontributing K6 -4942 1930 Residence 1217 Edgefield Ave. Contributing K6 -4943 1225 Edgefield Ave. Contributing 1944 Residence 1306 Edgefield Ave. Residence -N/A Noncontributing -N/A 1312 1945 Residence Edgefield Ave. Noncontributing 1945 Residence -N/A 1323 Edgefield Ave. Noncontributing 1945 K6 -4944 1327 Edgefield Ave. Noncontributing Residence N Edgefield Ave. -N/A Noncontributing Residence

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1934 K6- 5079 1400 Blk Edgefield Ave. Contributing Bridge K6 -4302 1101 Kensington Drive Noncontributing 1940 Residence K6 -4304 1106 Kensington Drive Contributing 1935 Residence 1113 Kensington Drive 1945 K6 -4303 Residence Noncontributing K6 -4305 1935 1116 Kensington Drive Contributing Residence -N/A 1123 Kensington Drive Noncontributing 1945 Residence K6 -4250 2040 Kessler Parkway 1935 Contributing Residence K6 -4249 2100 Kessler Parkway 1935 Residence Noncontributing 2114 Kessler Parkway 1945 K6 -4248 Residence Noncontributing 1945 K6 -4247 2126 Kessler Parkway Noncontributing Residence K6 -4246 2142 Kessler Parkway Contributing 1935 Residence K6 -4245 1944 2202 Kessler Parkway Contributing Residence K6 -4244 1944 2210 Kessler Parkway Residence Contributing 1950 K6 -4243 2218 Kessler Parkway Noncontributing Residence K6 -4242 2226 Kessler Parkway Noncontributing 1945 Residence K6 -4241 1950 2230 Kessler Parkway Noncontributing Residence K6 -4240 2302 Kessler Parkway Contributing 1944 Residence 1945 K6 -4239 2310 Kessler Parkway Noncontributing Residence 1945 K6 -4238 2316 Kessler Parkway Noncontributing Residence -4237 2322 Kessler Parkway Noncontributing 1945 Residence K6 -720 803 Kidd Springs Drive Contributing 1935 Residence K6 -719 807 Kidd Springs Drive Contributing 1935 Residence K6 -718 1935 811 Kidd Springs Drive Contributing Residence K6 -717 815 Kidd Springs Drive 1935 Contributing Residence 819 Kidd Springs Drive K6 -716 Contributing 1935 Residence 823 Kidd Springs Drive K6 -715 1935 Contributing Residence K6 -714 827 Kidd Springs Drive Contributing 1935 Residence K6 -713 831 Kidd Springs Drive Contributing 1935 Residence K6 -712 835 Kidd Springs Drive Contributing 1935 Residence K6 -711 839 Kidd Springs Drive 1937 Residence Contributing -NA 935 Lausanne Avenue 1945 Residence Noncontributing K6 -4544 939 Lausanne Avenue 1935 Contributing Residence 1002 Lausanne Avenue K6 -4563 Noncontributing 1940 Residence K6 -4564 1006 Lausanne Avenue Contributing 1940 Residence 1945 1010 Lausanne Avenue -N/A Noncontributing Residence K6 -4565 1014 Lausanne Avenue Contributing 1940 Residence 1018 Lausanne Avenue -N/A Noncontributing 1945 Residence K6 -4545 1019 Lausanne Avenue 1940 Noncontributing Residence 1945 -N/A 1022 Lausanne Avenue Noncontributing Residence K6 -4566 1945 1026 Lausanne Avenue Noncontributing Residence K6 -4546 1029 Lausanne Avenue 1935 Contributing Residence K6 -4567 1030 Lausanne Avenue Contributing 1930 Residence K6 -4567 1945 1033 Lausanne Avenue Noncontributing Residence K6 -4568 1034 Lausanne Avenue Contributing 1930 Residence K6 -4569 1038 Lausanne Avenue Contributing 1930 Residence 1930 K6 -456A 1042 Lausanne Avenue Contributing Residence K6 -456B 1102 Lausanne Avenue Contributing 1940 Residence 1950 K6 -456C 1106 Lausanne Avenue Noncontributing Residence K6 -4548 1109 Lausanne Avenue Contributing 1930 Residence K6 -456D 1110 Lausanne Avenue Contributing 1930 Residence K6 -456E 1930 1114 Lausanne Avenue Contributing Residence K6 -4553 1117 Lausanne Avenue Contributing 1935 Residence K6 -456F 1945 1118 Lausanne Avenue Noncontributing Residence 1935 K6 -456G 1122 Lausanne Avenue Contributing Residence K6 -4549 1123 Lausanne Avenue Noncontributing 1945 Residence 1935 K6 -4570 1126 Lausanne Avenue Contributing Residence K6 -4571 1134 Lausanne Avenue Contributing 1935 Residence K6 -4550 1177 Lausanne Avenue 1935 Residence Contributing 1212 Lausanne Avenue 1945 Residence -N/A Noncontributing K6 -4551 1945 1203 Lausanne Avenue Noncontributing Residence 1945 K6 -4552 1209 Lausanne Avenue Noncontributing Residence K6 -4572 1935 Residence 1216 Lausanne Avenue Noncontributing 1217 Lausanne Avenue Contributing Residence

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K6 -4573 1220 Lausanne Avenue 1945 Noncontributing Residence 1221 Lausanne Avenue Contributing Residence K6 -4574 1224 Lausanne Avenue Noncontributing 1940 Residence K6 -4575 1228 Lausanne Avenue Noncontributing 1940 Residence K6 -4576 1945 1232 Lausanne Avenue Noncontributing Residence K6 -4577 1234 Lausanne Avenue Contributing 1935 Residence K6 -4555 1235 Lausanne Avenue Contributing 1935 Residence K6 -4556 1935 1241 Lausanne Avenue Residence Contributing 940 N Mont Clair 1941 Residence -N/A Noncontributing 944 N Mont Clair 1941 -N/A Noncontributing Residence K6 -4529 950 N Mont Clair 1925 Contributing Residence K6 -4405 1000 Blk N Mont Clair Contributing Institutional K6 -4530 1930 1004 N Mont Clair Contributing Residence 1010 N Mont Clair 1935 K6 -4531 Residence Noncontributing 1940 K6 -4532 Residence 1016 N Mont Clair Noncontributing 1940 K6 -4406 1019 N Mont Clair Noncontributing Residence K6 -4533 1022 N Mont Clair Contributing 1930 Residence K6 -4534 1100 N Mont Clair 1930 Noncontributing Residence 1940 K6 -4407 1111 N Mont Clair Noncontributing Residence K6 -4535 1930 1112 N Mont Clair Contributing Residence K6 -4536 1122 N Mont Clair 1930 Contributing Residence 1511 Olympia Drive K6 -334 Noncontributing 1935 Residence K6 -335 1945 1517 Olympia Drive Noncontributing Residence 1935 K6 -338 1520 Olympia Drive Contributing Residence K6 -336 1523 Olympia Drive Noncontributing 1945 Residence K6 -337 1935 1525 Olympia Drive Contributing Residence 802 Salmon Drive K6 -639 1930 Contributing Residence 803 Salmon Drive K6 -621 Contributing 1935 Residence K6 -638 806 Salmon Drive Contributing 1930 Residence -620 807 Salmon Drive 1935 Contributing Residence K6 -673 810 Salmon Drive Noncontributing 1930 Residence 811 Salmon Drive 1935 K6 -619 Contributing Residence K6 -836 814 Salmon Drive Noncontributing 1930 Residence K6 -618 815 Salmon Drive Contributing 1935 Residence K6 -617 818 Salmon Drive Noncontributing 1935 Residence 819 Salmon Drive 1935 Contributing Residence K6 -617 1935 K6 -616 823 Salmon Drive Contributing Residence K6 -634 824 Salmon Drive 1940 Contributing Residence K6 -633 826 Salmon Drive Noncontributing 1940 Residence 827 Salmon Drive 1935 K6 -615 Contributing Residence K6 -632 830 Salmon Drive Contributing 1935 Residence K6 -614 831 Salmon Drive 1935 Contributing Residence K6 -631 834 Salmon Drive Contributing 1935 Residence K6 -613 835 Salmon Drive Contributing 1935 Residence 1935 K6 -630 838 Salmon Drive Contributing Residence K6 -612 839 Salmon Drive 1944 Residence Contributing 1935 K6 -629 902 Salmon Drive Contributing Residence 1935 K6 -611 903 Salmon Drive Residence Contributing K6 -610 905 Salmon Drive Contributing 1940 Residence 1935 K6 -628 906 Salmon Drive Contributing Residence K6 -609 909 Salmon Drive Contributing 1940 Residence 1935 Residence K6 -627 910 Salmon Drive Contributing K6 -626 914 Salmon Drive Contributing 1935 Residence K6 -608 915 Salmon Drive Contributing 1940 Residence 1940 K6 -625 918 Salmon Drive Residence Noncontributing 1935 Residence 919 Salmon Drive Contributing K6 -607 K6 -624 922 Salmon Drive Contributing 1935 Residence K6 -606 1940 Residence 923 Salmon Drive Contributing K6 -623 1945 926 Salmon Drive Noncontributing Residence 1935 Residence K6 -605 927 Salmon Drive Contributing 1945 K6 -622 930 Salmon Drive Contributing Residence Noncontributing 1945 Residence K6 -604 931 Salmon Drive 1940 K6 -710 Contributing Residence 802 Stewart Drive

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1935 K6 -690 Contributing Residence 803 Stewart Drive K6 -709 806 Stewart Drive Contributing 1935 Residence K6 -689 807 Stewart Drive Contributing 1935 Residence K6 -708 1935 Residence 810 Stewart Drive Contributing K6 -688 1935 811 Stewart Drive Contributing Residence -707 814 Stewart Drive Noncontributing 1935 Residence K6 -687 815 Stewart Drive 1935 Residence Contributing K6 -706 1935 816 Stewart Drive Contributing Residence K6 -686 819 Stewart Drive 1935 Contributing Residence K6 -705x 1935 822 Stewart Drive Contributing Residence K6 -685 823 Stewart Drive Contributing 1935 Residence 825 Stewart Drive -N/A Contributing Residence K6 -704 826 Stewart Drive 1935 Residence Contributing 1935 K6 -803 830 Stewart Drive Residence Contributing K6 -683 831 Stewart Drive Contributing 1935 Residence -702 834 Stewart Drive 1935 K6 Contributing Residence K6 -682 835 Stewart Drive Contributing 1940 Residence 1940 1950 K6 -681 837 Stewart Drive Residence Noncontributing K6 -701 838 Stewart Drive Contributing Residence **K6** -700 902 Stewart Drive Noncontributing 1935 Residence K6 -680 903 Stewart Drive Contributing 1935 Residence 1935 K6 -699 906 Stewart Drive Contributing Residence K6 -679 907 Stewart Drive Contributing 1935 Residence -698 910 Stewart Drive Contributing 1935 Residence K6 -N/A 911 Stewart Drive Noncontributing 1945 Residence K6 -697 1935 914 Stewart Drive Contributing Residence 915 Stewart Drive K6 -678 1935 Contributing Residence 1935 K6 -696 918 Stewart Drive Contributing Residence K6 -677 919 Stewart Drive Contributing 1935 Residence K6 -695 1935 920 Stewart Drive Contributing Residence K6 -676 923 Stewart Drive Contributing 1940 Residence 1935 K6 -694 926 Stewart Drive Contributing Residence -N/A 927 Stewart Drive Noncontributing Residence K6 -693 1935 930 Stewart Drive Contributing Residence K6 -675 1940 931 Stewart Drive Contributing Residence 1940 L7 -2407 801 Thomasson Drive Contributing Residence K6 -674 802 Thomasson Drive Contributing 1935 Residence K6 -673 806 Thomasson Drive Contributing 1935 Residence K6 -655 1935 807 Thomasson Drive Residence Contributing 1944 K6 -672 810 Thomasson Drive Contributing Residence K6 -654 Contributing 1935 Residence 811 Thomasson Drive 1935 K6 -653 813 Thomasson Drive Contributing Residence 1935 815 Thomasson Drive Contributing Residence K6 -652 K6 -671 816 Thomasson Drive Noncontributing 1935 Residence -670 818 Thomasson Drive Contributing 1935 Residence K6 -651 1935 821 Thomasson Drive Contributing Residence 1930 Residence K6 -669 822 Thomasson Drive Noncontributing Contributing 1935 **K6** -650 825 Thomasson Drive Residence 826 Thomasson Drive -668 Contributing 1935 Residence 1935 K6 -667 830 Thomasson Drive Contributing Residence Contributing 1935 K6 -649 831 Thomasson Drive Residence 1935 K6 -666 Residence 834 Thomasson Drive Contributing K6 -648 835 Thomasson Drive Contributing 1935 Residence 1935 K6 -665 838 Thomasson Drive Contributing Residence K6 -647 1935 Residence 839 Thomasson Drive Contributing 1935 K6 -664 902 Thomasson Drive Contributing Residence L7 -646 903 Thomasson Drive Contributing 1935 Residence K6 -663 906 Thomasson Drive Contributing 1935 Residence L7 -645 1940 Residence 907 Thomasson Drive Contributing 1935 K6 -662 910 Thomasson Drive Contributing Residence Contributing 1940 Residence K6 -644 911 Thomasson Drive 1935 Contributing Residence K6 -661 914 Thomasson Drive Residence 1935 K6 -660 918 Thomasson Drive Contributing

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-N/A	919 Thomasson Drive	Noncontributing		Residence
K6 -659	922 Thomasson Drive	Noncontributing	1950	Residence
K6 -642	923 Thomasson Drive	Contributing	1935	Residence
K6 -658	926 Thomasson Drive	Contributing	1925	Residence
K6 -641	927 Thomasson Drive	Contributing	1935	Residence
K6 -657	930 Thomasson Drive	Contributing	1935	Residence
K6 -640	931 Thomasson Drive	Contributing	1935	Residence
K6 -5895 K6 -5849	926 Turner Avenue 927 Turner Avenue	Contributing	1930 1930	Residence Residence
K6 -5896	930 Turner Avenue	Contributing Contributing	1930	Residence
K6 -5850	931 Turner Avenue	Contributing	1930	Residence
K6 -5897	934 Turner Avenue	Contributing	1930	Residence
K6 -5851	935 Turner Avenue	Contributing	1930	Residence
K6 -5852	939 Turner Avenue	Noncontributing	1930	Residence
K6 -5853	943 Turner Avenue	Contributing	1930	Residence
K6 -5854	947 Turner Avenue	Noncontributing	1940	Residence
K6 -5855	951 Turner Avenue	Contributing	1925	Residence
K6 -5856	955 Turner Avenue	Contributing	1930	Residence
K6 -5857	1001 Turner Avenue	Contributing	1930	Residence
K6 -5858	1005 Turner Avenue	Contributing	1930	Residence
K6 -5859	1011 Turner Avenue	Noncontributing	1945	Residence
K6 -5860	1015 Turner Avenue	Contributing	1944	Residence
K6 -5861	1019 Turner Avenue	Noncontributing	1945	Residence
-N/A	1023 Turner Avenue	Noncontributing	4070	Residence
K6 -5862	1027 Turner Avenue	Contributing	1930	Residence
K6 -5863	1031 Turner Avenue	Contributing	1930	Residence
K6 -5864 K6 -5865	1035 Turner Avenue	Noncontributing	1930	Residence Residence
K6 -5866	1039 Turner Avenue 1043 Turner Avenue	Contributing Contributing	1930 1930	Residence
K6 -5867	1049 Turner Avenue	Contributing	1930	Residence
K6 -5868	1051 Turner Avenue	Contributing	1930	Residence
K6 -5869	1055 Turner Avenue	Contributing	1930	Residence
K6 -5870	1101 Turner Avenue	Noncontributing	1935	Residence
K6 -5871	1107 Turner Avenue	Noncontributing	1940	Residence
K6 -5872	1111 Turner Avenue	Contributing	1935	Residence
K6 -5873	1115 Turner Avenue	Contributing	1940	Residence
K6 -5874	1117 Turner Avenue	Contributing	1940	Residence
K6 -5875	1123 Turner Avenue	Contributing	1940	Residence
K6 -5877	1127 Turner Avenue	Contributing	1935	Residence
K6 -5877	1131 Turner Avenue	Contributing	1935	Residence
K6 -5878	1135 Turner Avenue	Contributing	1935	Residence
-N/A	1139 Turner Avenue	Noncontributing	1945	Residence
K6 -5981	927 N Tyler Avenue	Contributing	1930	Residence
K6 -5982	931 N Tyler Avenue	Contributing	1930	Residence
K6 -5983	935 N Tyler Avenue	Noncontributing	1930	Residence
K6 -4668	1001 N Windomere Ave.	Contributing	1930	Residence
K6 -4793	1002 N Windomere Ave.	Contributing	1940	Residence
K6 -4797 K6 -4669	1006 N Windomere Ave. 1007 N Windomere Ave.	Noncontributing	1945 1930	Residence Residence
K6 -4795	1010 N Windomere Ave.	Contributing Contributing	1935	Residence
-N/A	1013 N Windomere Ave.	Noncontributing	1933	Residence
(6 -4796	1014 N Windomere Ave.	Contributing	1935	Residence
K6 -4670	1015 N Windomere Ave.	Contributing	1940	Residence
K6 -4797	1018 N Windomere Ave.	Contributing	1935	Residence
-N/A	1022 N Windomere Ave.	Noncontributing		Residence
K6 -4671	1023 N Windomere Ave.	Contributing		Residence
K6 -4799	1026 N Windomere Ave.	Contributing	1935	Residence
K6 -4672	1027 N Windomere Ave.	Contributing		Residence
K6 -4800	1030 N Windomere Ave.	Contributing	1935	Residence
K6 -4673	1031 N Windomere Ave.	Contributing	1935	Residence
K6 -4801	1034 N Windomere Ave.	Contributing	1935	Residence
K6 -4674	1035 N Windomere Ave.	Contributing	1935	Residence
K6 -4802	1038 N Windomere Ave.	Contributing	1935	Residence

Kessler Park Historic District

## United States Department of the Interior National Park Service

## National Register of Historic Places Continuation Sheet

K6 -4675 1039 N Windomere Ave. Contributing 1930 Residence K6 -4803 1040 N Windomere Ave. Contributing 1935 Residence K6 -4804 1046 N Windomere Ave. Contributing 1935 Residence K6 -4804 1046 N Windomere Ave. Contributing 1935 Residence K6 -4805 1050 N Windomere Ave. Contributing 1935 Residence K6 -4805 1050 N Windomere Ave. Contributing 1935 Residence K6 -4807 1051 N Windomere Ave. Contributing 1935 Residence K6 -4807 1051 N Windomere Ave. Contributing 1935 Residence K6 -4806 1012 N Windomere Ave. Contributing 1935 Residence K6 -4806 1012 N Windomere Ave. Contributing 1935 Residence K6 -4806 1010 N Windomere Ave. Contributing 1935 Residence K6 -4807 1050 N Windomere Ave. Contributing 1935 Residence K6 -4808 1010 N Windomere Ave. Contributing 1935 Residence K6 -4808 1010 N Windomere Ave. Contributing 1935 Residence K6 -4809 1010 N Windomere Ave. Contributing 1935 Residence K6 -4808 1010 N Windomere Ave. Contributing 1935 Residence K6 -4808 1010 N Windomere Ave. Contributing 1935 Residence K6 -4808 1010 N Windomere Ave. Contributing 1935 Residence K6 -4808 1010 N Windomere Ave. Contributing 1935 Residence K6 -4808 1011 N Windomere Ave. Contributing 1935 Residence K6 -4808 1011 N Windomere Ave. Contributing 1935 Residence K6 -4808 1011 N Windomere Ave. Contributing 1935 Residence K6 -4808 1011 N Windomere Ave. Contributing 1935 Residence K6 -4808 1011 N Windomere Ave. Contributing 1935 Residence K6 -4808 1011 N Windomere Ave. Contributing 1935 Residence K6 -4808 1011 N Windomere Ave. Contributing 1935 Residence K6 -4808 1011 N Windomere Ave. Contributing 1935 Residence K6 -4809 1011 N Windomere Ave. Contributing 1935 Residence K6 -4809 1011 N Windomere Ave. Contributing 1935 Residence K6 -4809 1011 N Windomere Ave. Contributing 1935 Residence K6 -4809 1011 N Windomere Ave. Contributing 1935 Residence K6 -4809 1011 N Windomere Ave. Contributing 1935 Residence K6 -4809 1011 N Windomere Ave. Contributing 1935 Residence K6 -4809 1011 N Windomere Ave. Contributing 1935 Residence K6 -4809 1011 N Windomere Ave. Contribut	Section	number	Page11		(Oak Cliff MPS) Dallas, Dallas Co., Texas
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K6 -5642

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1218 N Winnetka Ave.

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1235 N Winnetka Ave.

1238 N Winnetka Ave.

Public Restroom

Stevens Park

Park Shelter

Kessler Park Historic District

### United States Department of the Interior National Park Service

### **National Register of Historic Places Continuation Sheet**

Section	n number	Page		(Oak Cliff MPS) Dallas, Dallas (	Co., Texas
K6 -5466	1035 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5616	1038 N Winnetka Ave.	Noncontributing	1950	Residence	
K6 -5467	1039 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5617	1042 N Winnetka Ave.	Contributing	1935	Residence	
K6 -5468	1043 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5618	1046 N Winnetka Ave.	Noncontributing	1950	Residence	
K6 -5469	1047 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5619	1050 N Winnetka Ave.	Noncontributing	1950	Residence	
K6 -5470	1051 N Winnetka Ave.	Contributing	1935	Residence	
K6 -5620	1058 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5471	1101 N Winnetka Ave.	Contributing	1935	Residence	
K6 -5621	1102 N Winnetka Ave.	Contributing	1930	Residence	
-N/A	1106 N Winnetka Ave.	Noncontributing		Residence	
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K6 -5474	1115 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5624	1118 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5475	1119 N Winnetka Ave.	Contributing	1930	Residence	
-N/A	1122 N Winnetka Ave.	Noncontributing		Residence	
K6 -5476	1123 N Winnetka Ave.	Contributing	1944	Residence	
K6 -5625	1126 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5477	1127 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5626	1130 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5478	1131 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5627	1134 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5479	1135 N Winnetka Ave.	Contributing	1930	Residence	
K6 -5628 K6 -5629	1138 N Winnetka Ave.	Contributing	1930	Residence	
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K6 -5480 K6 -5630	1143 N Winnetka Ave.	Contributing	1930	Residence	
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K6 -5481 K6 -5631	1147 N Winnetka Ave.	Contributing	1930	Residence	
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K6 -5632		Contributing		Residence	
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K6 -5633 K6 -5483	1202 N Winnetka Ave. 1203 N Winnetka Ave.	Noncontributing	1940	Residence	
K6 -5634	1206 N Winnetka Ave.	Noncontributing		Residence	
K6 -5484		Contributing	1935	Residence	
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1930

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Residence

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Contributing

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Noncontributing

Noncontributing

OR

### 8. STATEMENT OF SIGNIFICANCE

\_ Local government

Other -- Specify Repository:

\_ University

APPLICABLE NATIONAL REGISTER CRITERIA
A Property is associated with events that have made a significant contribution to the broad patterns of our history.  B Property is associated with the lives of persons significant in our past.  C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction.  D Property has yielded, or is likely to yield, information important in prehistory or history.
CRITERIA CONSIDERATIONS: N/A
AREAS OF SIGNIFICANCE: Architecture
PERIOD OF SIGNIFICANCE: 1923-1944
SIGNIFICANT DATES: N/A
SIGNIFICANT PERSON: N/A
CULTURAL AFFILIATION: N/A
ARCHITECT/BUILDER: unknown
NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-13 through 8-20).
9. MAJOR BIBLIOGRAPHIC REFERENCES
BIBLIOGRAPHY (see bibliography of historic context statement, I-47,48,49)
PREVIOUS DOCUMENTATION ON FILE (NPS): N/A
<ul> <li>preliminary determination of individual listing (36 CFR 67) has been requested.</li> <li>previously listed in the National Register</li> </ul>
_ previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
_ recorded by Historic American Engineering Record #
PRIMARY LOCATION OF ADDITIONAL DATA:
x State historic preservation office (Texas Historical Commission)
_ Other state agency Federal agency

## National Register of Historic Places Continuation Sheet

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Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas

### STATEMENT OF SIGNIFICANCE:

The Kessler Park Historic District is a remarkably intact residential area in Oak Cliff's most architecturally significant neighborhood. The district has a high concentration of 1920s and 1930s dwellings and boasts many outstanding local examples of Tudor Revival, Colonial Revival and Spanish Colonial Revival architecture. The district is eligible at a local level under Criterion C in the area of Architecture, as part of the historic context Suburban Residential Development in Oak Cliff, Dallas, 1887-1944. The period of significance is from the sale in 1923 of the first parcel of land in the development to 1944, the fifty-year cutoff date at the time of nomination. It includes four separately developed additions, all of which share the name Kessler in their titles, hence the district's name. Few post-1944 buildings intrude upon its historic character and ambiance. Properties excluded solely on the basis of their construction date may be considered as Contributing upon reaching 50 years of age.

City directories and Sanborn maps reveal that much of the historic district was developed in the late 1920s and 1930s. Kessler Park's grand, formal mansions were home to many of Dallas' most influential political and business figures. While the district failed to surpass the prestigious reputation of Dallas' affluent Highland Park, it still was recognized as a place of lavish and architecturally graceful residences situated within a thoughtful and coherent urban plan. Kessler Park's unique features and many amenities (such as the Stevens Park golf course) attracted many locally prominent citizens who often erected houses that symbolized their financial wealth, social status and standing in the community.

The origins of the Kessler Park development date to March 19, 1923 when R.H. Stewart sold a parcel of land in northern Oak Cliff to S.A. Temple. Ten days later, these men dedicated the Kessler Square Addition. The addition comprised ten blocks in the southern part of the Historic District, along Windomere, Edgefield, Clinton and Winnetka avenues, between Colorado Boulevard to the north and Stewart Drive to the south.

The houses in Kessler Square are on small lots, and are rather simple in design. The house at 1035 N. Edgefield (1930, Site No. K6-4921) is a good example of the diminutive plan of most of the houses in this addition. It illustrates the Spanish Colonial Revival style quite well, with detailing such as a flat roof, stuccoed wall and a prominent doorway arch (McAlester, pp. 416-7, 429).

The second addition in the historic district, known as the Kessler Highlands Addition, was filed on November 30, 1923, by J.B. Salmon, president of the Kessler Highlands

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Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas

Development Company. The bulk of this subdivision consists of long, rectangular blocks that run east to west (8/ii). However, unlike the strict gridiron plan of the first addition, the portion of Kessler Highlands within the historic district is slightly asymmetrical in plan. The main north-south thoroughfare, Tyler Avenue, is west of the district's center.

The rhythm and regular setback of the houses in Kessler Highlands follows that of Kessler Square. The lots and houses are small, again differentiating this addition from the later Kessler Park additions to the northwest. The houses on the south side of Salmon Drive (902-918 Salmon; Site No's. K6-629 to K6-625: Photo 4) are all good examples of the Tudor Revival style, with steeply pitched roofs, side gables, tall, narrow windows, arched doorways and decorative chimney pots. A similar row of Tudor Revival style houses can be found one street down (1935, 902-918 Thomasson, Site Nos. K6-664 - K6-660: Photo 9).

The bungalows at 811 and 815 Stewart (1935, Site No. K6-688; 1935, Site No. K6-687) have craftsman details, such as large square porch columns and exposed rafters and brackets. While this plan and detailing were popular throughout Oak Cliff, craftsman detailed bungalows were rare in Kessler Park (Photo 10).

Occasionally, houses with an eclectic blend of styles can be found within the Historic District. The 2-story brick house at 951 Turner (1925, Site No. K6-5855: Photo 11) combines Prairie School details such as its hipped roof and long, narrow iron window railing, with Italianate roof brackets and arched windows. In addition, the fine ironwork above and within the projecting entry porch resembles the French Colonial buildings of New Orleans.

The third phase of the district's development occurred in 1924 when R.H. Stewart conveyed a tract of land to the North Texas Trust Company, E.S. Owens, president. On April 19, 1924, the company filed a plat for the Kessler Park Addition, which was immediately north of the Kessler Square Addition. Unlike the two earlier subdivisions, the Kessler Park Addition was irregularly shaped with large lots on each side of the circular Canterbury Court.

The fourth and final addition in the historic district was the Second Section of Kessler Park, filed for record on August 23, 1924. Like much of the other property in the district, the North Texas Trust Company was involved in its development. This addition featured winding circular streets within an 11-block area in the northwest corner of the district.

The houses in both the third and fourth Kessler Park additions exhibit irregular placement and setback (Photo 12). While much larger than properties in the first two sections

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### United States Department of the Interior National Park Service

### National Register of Historic Places Continuation Sheet

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of the historic district, these houses utilize the same range of styles. For example, the house at 1227 Windomere (1935 Site No. K6-4700: Photo 13) is similar to the smaller Tudor Revival style residences on Salmon Drive. The 2-story brick house at 1206 N. Clinton (1925, Site No. K6-5350: Photo 14) is also a good example of the Tudor Revival style, with its unique faux thatch main roof and front porch roof. The massive Tudor Revival 2-story brick house at 1414 W. Colorado (1935, Site No. K6-410: Photo 15) has retained many superb details of that style including faux half-timbered gables, bowed faux thatch roofline, diamond paned windows, and a massive chimney. Castellated cast stone window surrounds draw the eye from the chimney on the north (main) facade, to two massive octagonal cast stone columns on the east (side) facade.

The 2 1/2-story brick house at 950 N. Mont Clair (1925, Site No. K6-4529: Photo 16) features typical Colonial Revival detailing. This includes a side gabled pedimented roof, symmetrical front facade and small, 1-story porch with decorated crown supported by slender Ionic columns and pilasters.

The Kessler Park additions also feature larger Spanish Colonial Revival style homes, such the house at 1215 Winnetka (1930, Site No. K6-5486: Photo 17). Although similar to the smaller Spanish Colonial Revival style houses found in the Kessler Square Addition, this house illustrates the more elaborate detailing applied north of Colorado Boulevard. Spanish Eclectic details include a low-pitched roof of Spanish tile, stucco facade, and elaborate wooden door surrounds. Mature trees and gentle landscaping help to integrate this property into the rest of the neighborhood.

George Kessler, a landscape architect from Kansas City, Kansas, advocated the integration of greenbelts in urban developments. He had spent part of his childhood in Dallas, but moved away while still a youth. He returned a nationally recognized landscape architect in 1907. The four additions that comprise the Kessler Park Historic District were named for him, however research has failed to establish a direct connection between Kessler and the development.

In 1910 he was hired by the City Commission and the Fair Park Board to develop a master plan to manage Dallas' rapid growth of the early 20th century (see context statement for more information). He recommended that the city acquire more park land, and in recognition of the growing influence of the automobile, he suggested that the city improve and standardize street construction and improvements. For Oak Cliff, he called for the creation of a greenbelt

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boulevard to serve as a tie between Oak Cliff and greater Dallas and he spoke of the need for the construction of levees on the Trinity River since flooding had proven to be a serious impediment to the area's development.

Although never fully implemented, the Kessler Plan, as his report came to be known, influenced residential development in Oak Cliff and other parts of Dallas. The Coomb's Creek greenbelt in the northern part of the district complied with Kessler's desire for more parks and green space in the city. Concurrently, increased use of the automobile opened new lands for development and the natural landscape and craggy terrain that would comprise the Kessler Park Historic District suddenly became more appealing. Soon it was developed as an affluent residential neighborhood.

The Kessler Park Historic District retains a high degree of architectural and design integrity. Since its development in the 1920s, the district has remained an affluent neighborhood in Oak Cliff, with most of its houses continuously occupied by their respective owners. The historic buildings have been well maintained and preserved, and restoration activities have been limited due the sensitive care home owners traditionally have shown toward their properties. The district boasts many outstanding local examples of Tudor Revival, Colonial Revival and Spanish Colonial Revival architecture. Kessler Park is an interesting experiment in the democracy of design. Earlier additions featuring modest dwellings were juxtaposed with those sporting mansions. Overall, the district demonstrates an evolution of design, as George Kessler's ideas of became more important with each addition to the subdivision.

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Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas

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# EVERGREEN HEIGHTS

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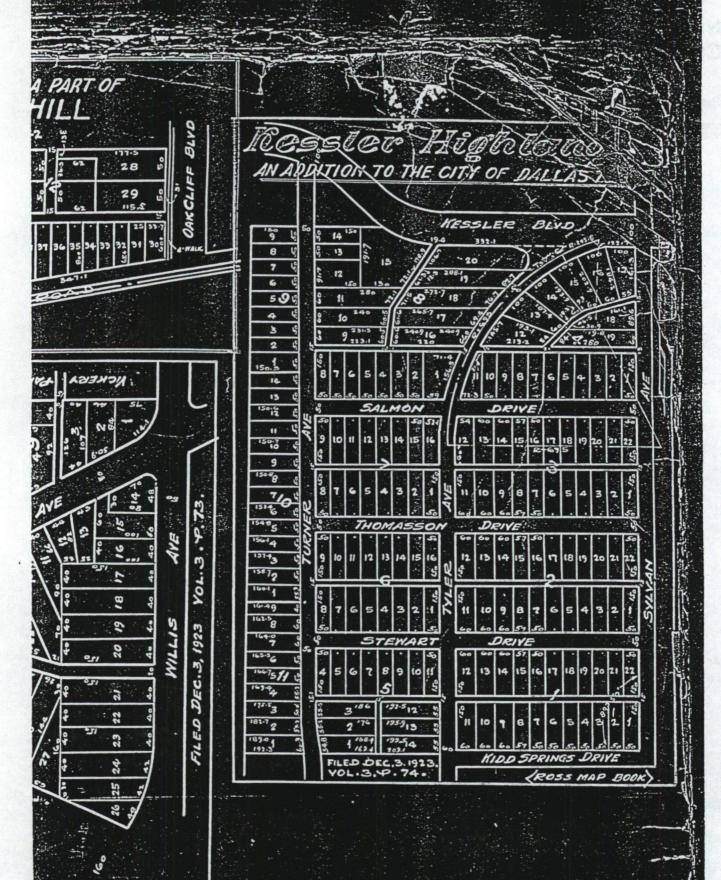
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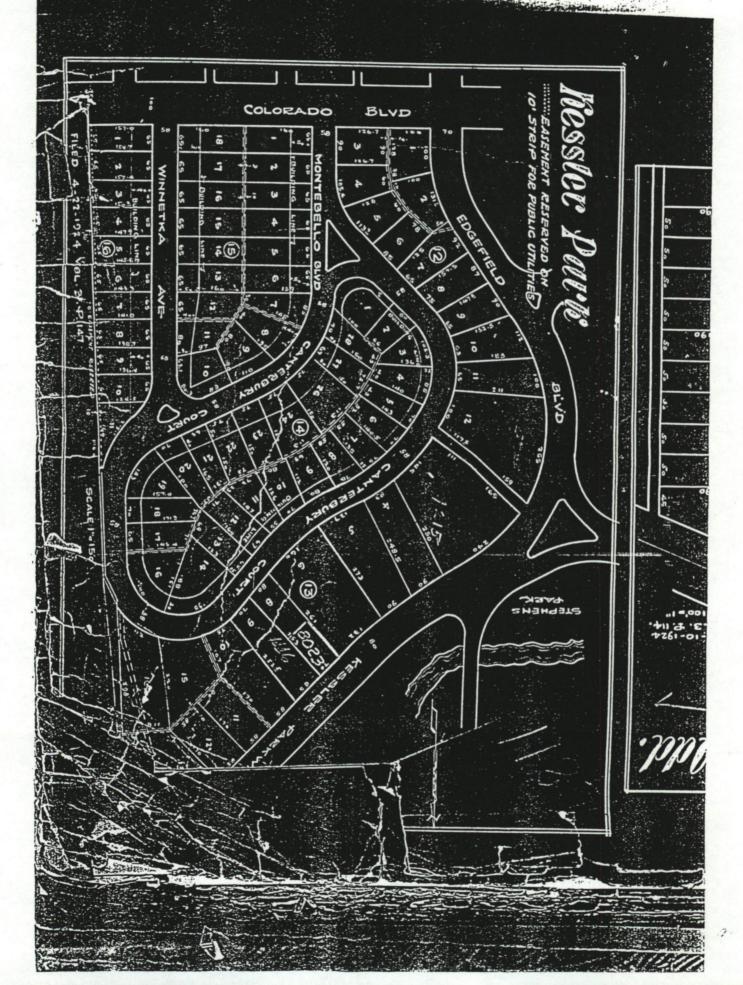
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Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas

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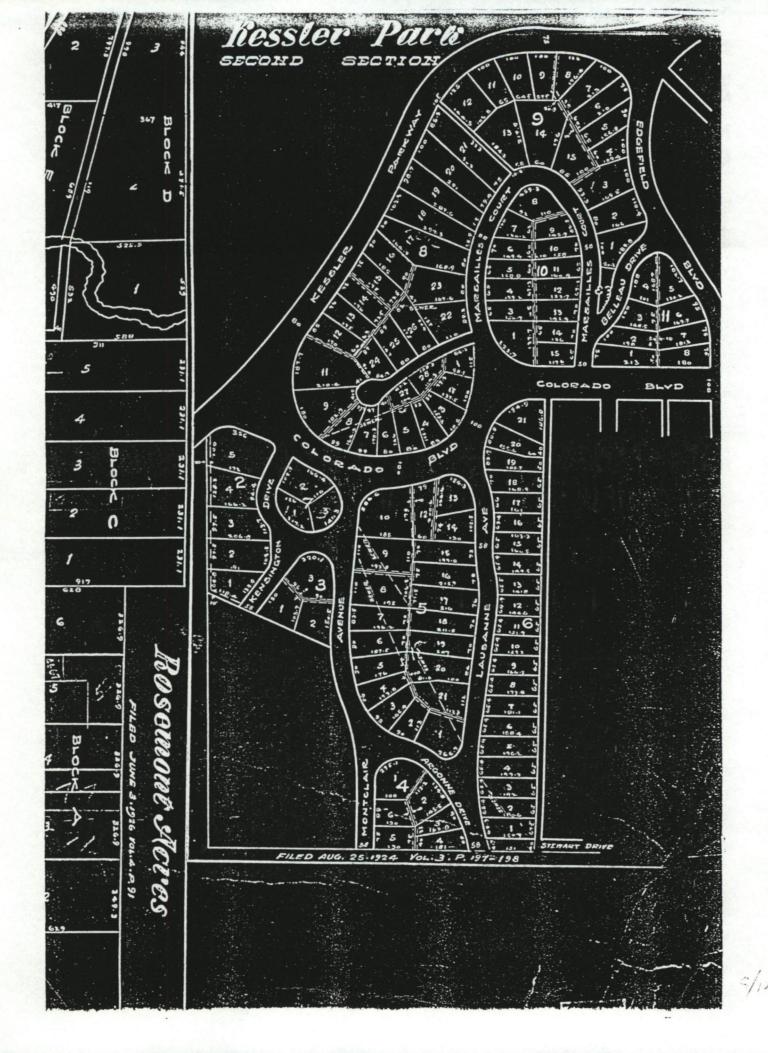
### **National Register of Historic Places Continuation Sheet** 20

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Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 275 acres

UTM REFERENCES Zone Easting Northing Zone Easting Northing

1 ## ##### ###### 3 ## ###### ######

2 ## ##### ###### 4 ## ###### ######

(\_x\_see continuation sheet 10-21)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-21 and 22)

BOUNDARY JUSTIFICATION (see continuation sheet 10-22)

11. FORM PREPARED BY (with assistance from Dwayne Jones, THC Preservation Planner)

NAME/TITLE: Daniel Hardy, Preservation Consultant

ORGANIZATION: Hardy-Heck-Moore DATE: 7/90;4/94

STREET & NUMBER: 2112 Rio Grande TELEPHONE: (512) 478-8014

CITY OR TOWN: Austin STATE: TX ZIP CODE: 78705

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-23)

PHOTOGRAPHS (see continuation sheet Photos - 24, 25, 26)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME Multiple Owners

STREET & NUMBER TELEPHONE

CITY OR TOWN STATE ZIP CODE

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### **GEOGRAPHICAL DATA:**

### **UTM REFERENCES** Zone Easterly Northerly 1 14 701020 3625960 701260 3626180 2 14 3 14 701260 3626280 4 14 701400 3626540 5 14 701500 3626740 6 14 701600 3626760 7 14 701980 3626860 8 14 702060 3626840 9 14 702080 3626880 702140 3626880 10 14 11 14 702120 3626800 12 14 702400 3627040 13 14 702380 3626480 14 14 702460 3626480 15 14 702460 3626220 702460 3626220 16 14 17 14 702800 3625880 18 14 702800 3625880 702900 3626040 19 14 20 14 701260 3626020 21 14 701260 3625960

### VERBAL BOUNDARY DESCRIPTION - KESSLER PARK HISTORIC DISTRICT

Beginning at the southeast corner of Block 1/3834, lot 1, City of Dallas, thence west along said Block to the southwest corner of lot 11. Continue west across Tyler Avenue and continuing along the southern property line of lot 14 and lot 1 of Block 5/3838, City of Dallas, and continuing across Turner Avenue to the southeast corner of Block 11/3834, lot 1, City of Dallas. Thence north along the alley between Winnetka Avenue and Turner Avenue to the northeast corner of lot 8. Thence west along Stewart Drive continuing to the southeast corner of Block 4/3822, lot 4, City of Dallas. Continue west along the southern property line of lot 4 and lot 5 of Block 4/3822, City of Dallas, crossing Montclair Avenue to the southwest corner

### National Register of Historic Places Continuation Sheet

Contina	numbor	10	Dogo	22
Section	number		Page	

Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas

of Block 3833, Stevens Park & Golf Course, City of Dallas. Continue west along the southern boundary line of Stevens Park & Golf Course until reaching the right-of-way of Oak Cliff Boulevard. Thence south along Oak Cliff Boulevard until reaching the southeast boundary line of Stevens Park & Golf Course. Thence west along the southern boundary line of Stevens Park & Golf Course until reaching the right-of-way of Hampton Road. Thence north along Hampton Road to the intersection of Plymouth Road. Thence northeast along Plymouth Road following the western boundary line of Stevens Park & Golf Course until reaching the northwest corner of Block 5929. Thence east along the northern boundary line of Stevens Park & Golf Course and continuing until reaching the northeast corner of Block 18/3979, City of Dallas. Thence south along said Block crossing Kessler Parkway and continuing south along the eastern border of lot 14 and lot 16 of Block 13/3800, City of Dallas, to the southeast corner of lot 16. Continue south along the eastern property line of Block 16/3803, City of Dallas, to the southeast corner of Block 16/3803, lot 1, City of Dallas. Thence east along Colorado Boulevard and continuing to the northeast corner of Block 4/3837, lot 17, City of Dallas. Thence south along Sylvan Avenue and continuing until reaching the point of beginning.

### JUSTIFICATION OF BOUNDARIES - KESSLER PARK HISTORIC DISTRICT

The Kessler Park Historic District includes four adjoining additions which incorporate "Kessler" in their respective names, including Kessler Park, Kessler Park, Second Section, Kessler Highland and Kessler Square. Stevens Park Golf Course serves as the district's northern boundary and is reflective of George Kessler's recommendation that Dallas incorporate a green buffer along the Trinity River flood plain. The east boundary separates the district from a modern (post-World War II) development with houses that have little historical associations or physical similarities with those in the historic district. A similar argument is made for territory to the south which the Oak Cliff Annex; however, its houses are roughly contemporaneous with those in the historic district. The houses also are not as majestic and are more altered.

9 Form 10-900-a

OMB Approval No. 1024-0018

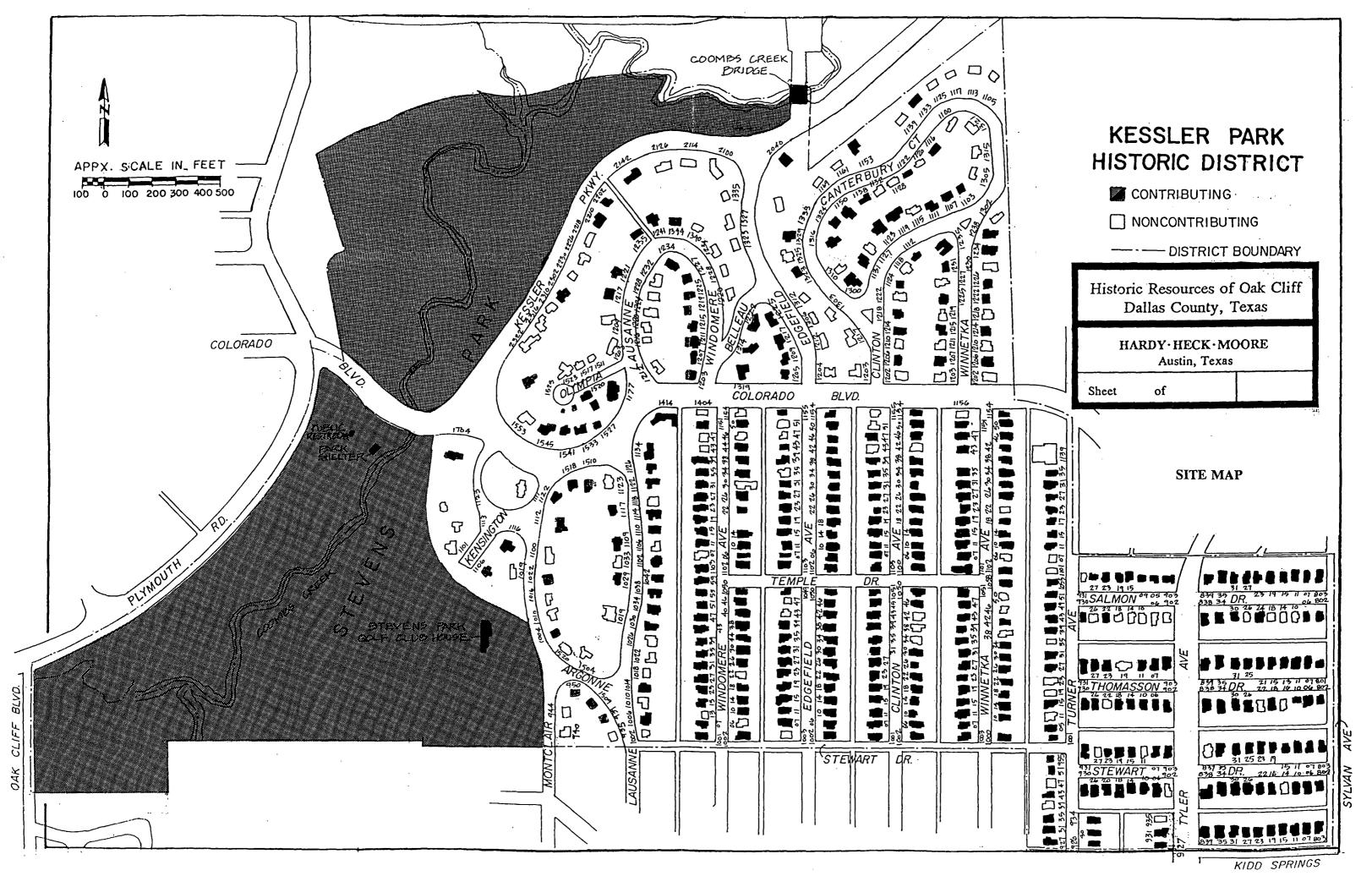
United States Department of the Interior National Park Service

## National Register of Historic Places Continuation Sheet

Section number MAPS Page 23

Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas County, TX

SEE SITE MAP ON REVERSE



### **National Register of Historic Places Continuation Sheet**

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Section number	Page		

Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas

### PHOTOGRAPH INVENTORY

The following information applies to all properties except where noted:

Property Name

City, County, State

Photographer

Date of Photograph

Location of Negative

Kessler Park Historic District

Dallas, Dallas, Texas

Daniel Hardy, Hardy-Heck-Moore

July 1990

Texas Historical Commission, Austin, Texas

**Photo** 

Address

Camera Facing

1 of 17

2200-2300 Blocks of Kessler Parkway

Colorado Boulevard at Kessler Park

Southeast

Southeast

2 of 17

Photo

Address

Camera Facing

Address

3 of 17 **Photo** 

1200 Block Windomere and Lausanne Southwest

Camera Facing

4 of 17 Photo

Address

900 Block of Salmon Drive

Camera Facing

Southwest

Photo

5 of 17

Address

1000 Block of Windomere

Camera Facing

Southeast

**Photo** 

6 of 17

Address

1000 Block Lausanne

Camera Facing

Southeast

Photo

7 of 17

Address

Edgefield Drive

Camera Facing

West

Camera Facing

## **United States Department of the Interior** National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number PHOTOS Page	25	Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas Co., Texas
Photo	8 of 17	
Address	1100 Block North Cante	erbury
Camera Facing	South	•
Photo	9 of 17	·
Address	900 Block Thomasson	
Camera Facing	Southwest	
Photo	10 of 17	
Address	800 Block of Stewart	
Camera Facing	Northwest	
Photo	11 of 17	
Address	900 Block of Turner	
Camera Facing	Northwest	
Photo	12 of 17	
Address	1500 Block Colorado	
Camera Facing	North	
Photo	13 of 17	
Address	1227 North Windomere	•
Camera Facing	West	
Photo	14 of 17	
Address	1206 North Clinton	
Camera Facing	Southeast	
Photo	15 of 17	
Address	1414 Colorado	
Camera Facing	Southeast	
Photo	16 of 17	
Address	950 Montclair	
Camera Facing	Southeast	·
Photo	17 of 17	
Address	1200 Block Winnetka	

Southwest

Form 10-<del>900-a</del>

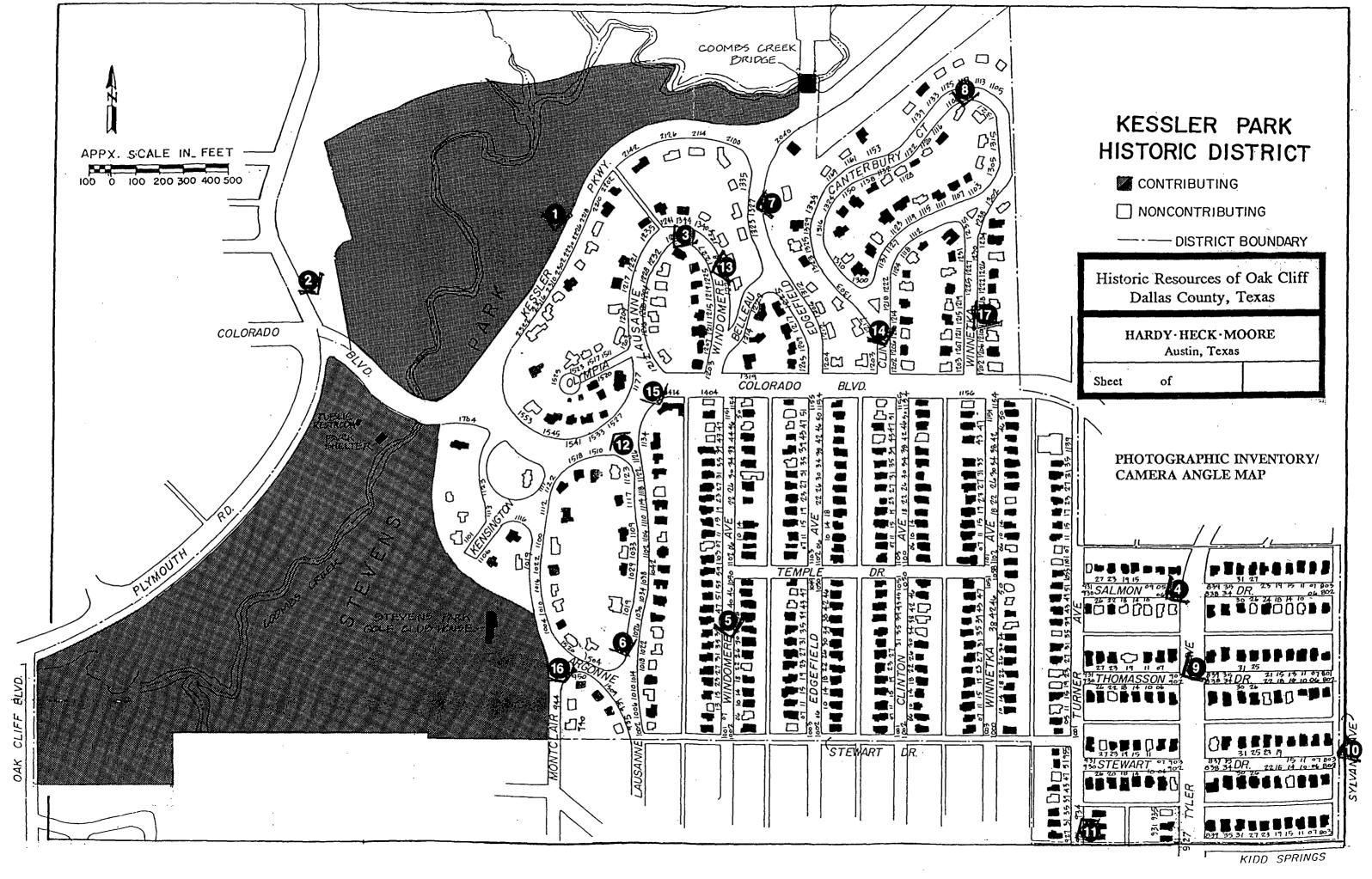
United States Department of the Interior National Park Service

# National Register of Historic Places Continuation Sheet

Section number PHOTOS Page 26

Kessler Park Historic District (Oak Cliff MPS) Dallas, Dallas County, TX

SEE CAMERA ANGLE MAP ON REVERSE



## UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

## NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINAT	CION	1				
PROPERTY Kessler Park Hi	isto	oric Distri	ct			
MULTIPLE Oak Cliff MPS NAME:						
STATE & COUNTY: TEXAS, Da	alla	as				
DATE RECEIVED: 5/16/ DATE OF 16TH DAY: 6/17/ DATE OF WEEKLY LIST:				PENDING LIST: 45TH DAY:		
REFERENCE NUMBER: 9400060	07					
NOMINATOR: STATE						
REASONS FOR REVIEW:						
APPEAL: N DATA PROBLEM: OTHER: N PDIL: REQUEST: N SAMPLE:	N		N	PROGRAM UNAPPR		N N N
COMMENT WAIVER: N RETURN		REJECT	6.	17.94 DATE Nati	ered in t	the gister
ABSTRACT/SUMMARY COMMENTS:		661				

RECOM./CRITERIA	
REVIEWER	Chamberly Com
DISCIPLINE	E and the second
DATE	Charles S. Land

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION	
countresource type	
STATE/FEDERAL AGENCY CERTIFICATION	CONTRACT CONTRACT
FUNCTION	
historiccurrent	
DESCRIPTION	
architectural classificationmaterialsdescriptive text	
SIGNIFICANCE	
Period Areas of SignificanceCh	neck and justify below
Specific dates Statement of Significance (in one para	/Architect agraph)
summary paragraphcompletenessclarityapplicable criteriajustification of areas checkedrelating significance to the resourcontextrelationship of integrity to signification of exceptionother	
BIBLIOGRAPHY	Brank -
GEOGRAPHICAL DATA	Section 2000 Control Control
acreageverbal boundary des	scription tion
ACCOMPANYING DOCUMENTATION/PRESENTATION	NC
sketch mapsUSGS mapsphot	tographspresentation
OTHER COMMENTS	033
Questions concerning this nomination m	may be directed to
	Phone
Signed	Date



2200-2300 BLOCKS of KESSLER PARKWAY KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 1 of 17



COLORADO BOULEVARD AT KESSLER PARK KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 2 of 17



1200 BLOCK WINDOMERE & LAUSANNE KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 3 of 17



900 BLOCK of SALMON DRIVE KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 4 of 17



1000 BLOCK of WINDOMERE KESSLER PARK HISTORIC DISTRICT DALLAG, DALLAG CO., TEXAS

PHOTOGRAPH 5 of 17



1000 BLOCK LAUSANNE KESSLER PARK HISTORIC DISTRICT PALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 6 of 17



EDGEFIELD DRIVE KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

1991 PHOTOGRAPH 7 of 17



1100 BLOCK NORTH CANTERBURY KESSLER PARK HISTORIC PISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 8 of 17



900 BLOCK THOMASSON KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 9 of 17



800 BLOCK of STEWART
KESSLER PARK HISTORIC DISTRICT
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 10 of 17



900 BLOCK OF TURNER KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 11 of 17



1500 BLOCK COLORADO KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO, TEXAS

PHOTOGRAPH 12 of 17

7



1227 NORTH WINDOMER KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 13 of 17



1206 NORTH CLINTON KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 14 of 17



1414 COLORADO KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 15 of 17



950 MONTCLAIR KESSLER PARK HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 16 of 17



1200 BLOCK WINNETKA

RESSLER PARK HISTORIC DISTRICT

DALLAS, DALLAS CO., TEXAS

1215 WINNEPHOTOGRAPH 17 of 17

## Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number: 64500648