

FILE NUMBER: Z-26-000030

DATE FILED: August 4, 2025

LOCATION: South line of North Madison Avenue, west of Ballard Avenue

COUNCIL DISTRICT: 1

MAPSCO: 54-A

SIZE OF REQUEST: Approx. 0.193 acres

CENSUS TRACT: 115.00

APPLICANT/OWNER: Bishop Madison LLC

REPRESENTATIVE: AJ Ramler

REQUEST: An application for a Historic Overlay for The Wesley Inn (1159 North Madison Avenue), on property zoned Planned Development District No. 830, Subdistrict 1 (Bishop Avenue), to add the additional use of lodging (short- and long-term accommodations).

SUMMARY: The Wesley Inn, constructed in 1926, is a rare, purpose-built rooming house located in the Oak Cliff neighborhood within the Miller & Stemmons Addition. Unlike typical rooming houses adapted from single-family dwellings, the Wesley Inn was designed from the outset to accommodate multiple tenants, with private and shared spaces organized around a central corridor plan. The two-story brick building exhibits modest Classical Revival influences, with symmetrical massing, a hipped roof, and Mission-style parapet detailing. Despite fire damage in 2021, the building retains its original structural framing, spatial organization, and exterior detailing following a sensitive rehabilitation completed in 2025. The Landmark Commission initiated the historic designation of this building as a City of Dallas Landmark, with the support of the current property owner. A City of Dallas Landmark property must meet 3 of 10 designation criteria. This property has been determined to meet 5.

CPC RECOMMENDATION: Approval, subject to preservation criteria, with edits.

LANDMARK COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval, subject to preservation criteria, with edits.

**BACKGROUND INFORMATION:**

- Originally built in 1926 as the Wesley Inn, a two-story brick hotel/boarding house near the Bishop Arts District. It was owned and managed primarily by women and served as a stable residence for single women and professionals by the mid-20th century.
- The original owners were John and Helen Kean Anderson; a later significant owner was Alice M. Carter, who operated the property for 20 years.
- The builder of the structure was George Kean Sr., associated with Kean Lumber Company.
- The subject property is located in the Miller & Stemmons Addition, Oak Cliff, near other historic districts.
- Architectural Character: Two-story brick structure with symmetrical façade, hipped roof, deep eaves with paired wood brackets, and Mission-style parapet coping. Features include a central entry bay with paneled door, balconette with decorative iron railing, paired wood windows, and original brick detailing.
- The interior retains its original double-loaded corridor plan, stair placement, and room configurations despite rehabilitation following a 2021 fire.
- The building reopened in 2024 as The Madison Hotel.
- After the Landmark Commission initiated the historic designation process on August 4, 2025, the landmark nomination form and the preservation criteria were completed by Jay Firsching, who was commissioned by the property owner.
- The Designation Committee approved the designation report, comprised of the landmark nomination form and the preservation criteria, on November 19, 2025.
- The Landmark Commission authorized the public hearing on January 5, 2026.
- The City Plan Commission was briefed on the request on March 5, 2026, and voted to hold the matter under advisement until the April 9, 2026, CPC meeting.
- The City Plan Commission recommended approval of the designation on April 9, 2026, subject to the preservation criteria, with edits, with the following change: in subsection 9.1, strike “i. Office.” to remove “Office” as a permitted use.
- Except for periods of dormancy and disrepair, the building has operated continuously as lodging for nearly a century, reinforcing its historic association with early twentieth-century housing patterns.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The historic overlay request for 1159 N. Madison Avenue is consistent with the vision, goals, and objectives of ForwardDallas 2.0, adopted September 2024. ForwardDallas emphasizes equity, sustainability, and neighborhood identity while guiding future development. The designation supports multiple plan themes, including:

**ENVIRONMENTAL JUSTICE and SUSTAINABILITY**

Preserves an existing cultural asset and promotes adaptive reuse, reducing demolition waste and supporting sustainable land use practices.

**COMMUNITY and URBAN DESIGN**

Reinforces neighborhood character and sense of place by protecting a landmark that contributes to the Oak Cliff area's historic identity.

**ECONOMIC DEVELOPMENT and REVITALIZATION**

Supports revitalization of the Miller & Stemmons area by maintaining a historic resource that strengthens neighborhood stability and attracts investment.

**HOUSING CHOICE, ACCESS & Transit-Oriented Development (TOD) and CONNECTIVITY**

While not a housing project, the designation complements ForwardDallas goals for walkable, mixed-use neighborhoods near transit by preserving a structure that anchors community activity.

**ForwardDallas 2.0 Goals Referenced:**

- Goal: Adopt and implement context-sensitive design and development guidance to shape Dallas's streets, sidewalks, buildings, and open spaces.
- Goal: Promote equitable development and revitalization of neighborhood centers and commercial corridors.
- Goal: Actively protect communities from environmental hazards while enhancing environmental quality through sustainable practices.

By complying with these objectives, historic preservation aligns with Dallas's vision for inclusive development, neighborhood vitality, and long-term resilience.

## **Land Use Compatibility Analysis**

### **Permitted Uses Under Existing Zoning**

The property is zoned **PD 830, Subdistrict 1 (Bishop Avenue)**. Permitted main uses include single family, duplex, multifamily, retirement housing, limited office (as part of a MURP), and limited retail. Lodging uses are not permitted under the base zoning. The Historic Overlay request seeks to add lodging as an allowed use consistent with the building's historic function.

### **Existing Uses in the Surrounding Area**

Surrounding properties include single-family homes, duplexes, small multifamily structures, light commercial uses along Bishop Avenue, and the adjacent James Hogg Elementary School (PD 468). The area reflects a mixed residential pattern typical of Oak Cliff, with a blend of residential, institutional, and small-scale commercial uses.

### **Historic Use of the Subject Property**

The building has operated continuously as lodging since 1926, including boarding house, rooming house, hotel, and short- and long-term accommodations. It is one of the few purpose-built rooming houses in Dallas and retains its historic association with early twentieth-century housing patterns.

### **Appropriateness of Adding Lodging as a Permitted Use**

Adding lodging through a Historic Overlay is appropriate because it restores the building's historic use, which is central to its significance. The request does not increase development intensity, as the building's height, massing, and footprint remain unchanged. Lodging is compatible with surrounding residential and mixed-use patterns, and the site has historically functioned as lodging for nearly a century. The overlay does not introduce new development rights; it aligns zoning with the building's long-standing function.

### **Planning and Policy Alignment**

The proposed use aligns with ForwardDallas 2.0 goals related to neighborhood identity, adaptive reuse, sustainability, and revitalization of historic commercial corridors. Preserving the building's historic use supports context-sensitive development and reinforces the character of the Bishop Arts area.

### **Conclusion**

Allowing lodging as a permitted use through the Historic Overlay is compatible with the existing zoning framework, consistent with surrounding land uses, and aligned

with the building's historic function. The request supports preservation of a culturally and architecturally significant resource without introducing new development intensity.

### **Traffic and Parking Analysis**

**Note:** Under the City of Dallas Planning and Development TIA criteria, a formal Traffic Impact Analysis (TIA) is not required unless a proposed use generates 1,000 or more vehicle trip ends per day, 100 or more trip ends in any single peak hour, or is required at the Director's discretion. The proposed lodging use does **not** meet or approach these thresholds.

This supplemental analysis is provided by staff for informational purposes and to respond to neighborhood concerns.

### **Trip Generation Methodology**

Traffic estimates are based on the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, a national dataset used to forecast vehicle trips associated with specific land uses. ITE trip rates are derived from observed traffic at numerous real-world sites, allowing planners to compare expected impacts consistently and objectively.

The subject building contains 27 rooms and one shared kitchen. Because it does **not** contain independent dwelling units with private kitchens, it aligns with the ITE definition of a Small Hotel/Boutique Hotel, rather than a multifamily or residential hotel category.

### **Expected Trip Generation**

ITE data consistently indicate:

- Boutique hotel rooms generate **fewer peak-hour trips** than long-term residential occupancies, which produce recurring daily trips for work, errands, and household activities.
- Hotel guests often rely on **rideshare, taxi, or non-auto modes** and many do not bring a personal vehicle.
- Trip generation is permanently capped by the building's fixed, historic configuration of **27 rooms**.

Accordingly, the proposed lodging use is expected to generate **equal or fewer** daily and peak-hour vehicle trips than a long-term residential hotel or Single Room Occupancy (SRO) type use.

### **Parking Demand**

Parking demand is expected to remain modest:

- Transient guests have **lower vehicle ownership rates** and shorter stays.
- Long-term residents typically require **continuous, persistent parking**; increasing sustained on-street parking use.
- The building's historic arrangement—with shared facilities and no individual kitchens—aligns with traditional lodging patterns rather than residential ones.

No increase in building area or room count is proposed; therefore, parking demand remains consistent with the site's longstanding historic lodging intensity.

### **Conclusion**

Although a TIA is not required under Planning and Development criteria, this supplemental analysis provided by staff indicates that the proposed boutique lodging use is expected to generate **lower traffic volumes and reduced long-term parking demand** when compared to a residential hotel alternative. The request does not intensify development and remains compatible with surrounding neighborhood conditions and with the building's century-long function as a lodging facility.

**CITY PLAN & ZONING COMMISSION ACTION:** (April 9, 2026)

**Motion:** It was moved to recommend **approval** of a historic overlay for The Wesley Inn (1159 N. Madison Avenue), subject to preservation criteria, with edits, with the following change: in subsection 9.1, strike “i. Office.”; on property zoned PD 830, Subdistrict 1 (Bishop Avenue), to add the additional use of lodging (short-and long-term accommodations), on the north side of N. Madison Avenue and west of Ballard Avenue.

Maker: Sims  
Second: Herbert  
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato,  
Carpenter, Franklin, Koonce, Housewright,  
Kocks, Coffman, Hall, Kingston, Rubin

Against: 0  
Absent: 1 - Wheeler-Reagan  
Vacancy: 1 - District 4

**Notices:** Area: 200 Mailed: 22  
**Replies:** For: 1 Against: 0

**Speakers:** For: AJ Ramler, 1923 N. Edgefield, Dallas, TX,75208  
Against: None

**CITY PLAN & ZONING COMMISSION ACTION:** (March 5, 2026)

**Motion:** In considering an application for a historic overlay for The Wesley Inn (1159 N. Madison Avenue), on property zoned PD 830, Subdistrict 1 (Bishop Avenue), to add the additional use of lodging (short- and long-term accommodations), on the north side of N. Madison Avenue and west of Ballard Avenue, it was moved to **hold** this matter under advisement until April 9, 2026.

Maker: Sims  
Second: Housewright  
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,  
Carpenter, Franklin Koonce, Housewright,  
Kocks, Coffman, Hall, Kingston, Rubin

Against:  
Absent: 1 - Wheeler-Reagan  
Vacancy: 0

<b>Notices:</b>	Area: 200	Mailed: 22
<b>Replies:</b>	For: 1	Against: 0

**Speakers:** For: None  
FOR (Did not speak): Andrew Ramler, 1159 N. Madison Ave., Dallas, TX, 75203  
Against: None

**LANDMARK COMMISSION ACTION:** (January 5, 2026)

This item appeared on the Commission’s discussion agenda.

Motion: To approve the Authorized Hearing to consider a historic overlay for the Wesley Inn, on the north side of N. Madison Avenue and west of Ballard Avenue.

Maker: Preziosi  
Second: Hinojosa  
Results: 12/0

Ayes: - 12 Cummings, Fogleman, Harper,  
Hinojosa, Montgomery, Preziosi,  
Rasansky, Reaves, Renaud,  
Rothenberger, Smith, Taylor  
Against: - 0  
Absent: - 2 Anderson, Zubiata  
District - 4 5, 10, 11, & 15  
Vacancies:

*The Chair declared the motion approved by the Landmark Commission*

**Dallas Landmark Commission  
Landmark Nomination Form**

**1. Name**

**Historic:** Wesley Inn  
**and/or common:** Madison Hotel  
**Date:** 1926

**2. Location**

**Address:** 1159 N. Madison  
**Location/neighborhood:** Oak Cliff / Miller & Stemmons Addition  
**Block and lot:** Block M/3363 Lot 4      **land survey:** n/a      **tract size:** .193 Acres

**3. Current Zoning**

**current zoning:** PD 830, Subdistrict 1 (Bishop Avenue)

**4. Classification**

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

**5. Ownership**

**Current Owner:** Bishop Madison LLC  
**Contact:** AJ Ramler      Ph: 214-769-4134  
**Address:** 1923 N Edgefield Ave      City: Dallas      State: TX      Zip: 75208

**4. Form Preparation**

**Date:** May 20, 2025  
**Name & Title:** Jay Firsching, Principal  
**Organization:** HRTC Services, LLC.  
**Contact:** jay@hrtcservices.com

**7. Representation on Existing Surveys**

Alexander Survey (citywide):      local      state      national  
 National Register  
 H.P.L. Survey (CBD)      A      B      C      D      Recorded TX Historic Ldmk  
 Oak Cliff      TX State Antiquities Ldmk  
 Victorian Survey  
 Dallas Historic Resources Survey, Phase \_\_\_\_      high      medium      low

*For Office Use Only*

**Date Rec'd:** \_\_\_\_\_ **Survey Verified: Y N by:** \_\_\_\_\_ **Field Check by:** \_\_\_\_\_ **Petitions Needed: Y N**  
**Nomination:**      *Archaeological*      *Site*      *Structure(s)*      *Structure & Site*      *District*

**8. Historic Ownership***Original owner:* John & Helen Kean Anderson*Significant later owner(s):* Alice M Karter**9. Construction Dates***Original:* 1926*Alterations/additions:* Rehabilitated in 2025**10. Architect***Original construction:* N/A, George Kean, Sr. (Builder)*Alterations/additions:***11. Site Features***Setting & Site*

The rooming house at 1159 N. Madison Avenue is located in a predominantly residential neighborhood in the Oak Cliff suburb of Dallas, Texas. Positioned on the north side of Oak Cliff, the property lies one block south of the Methodist Dallas Medical Center and near the northern terminus of Madison Avenue. It sits two blocks north of the Miller & Stemmons Historic District (NRHP 1994), within a six-block area that was excluded from that district due to encroaching contemporary commercial and institutional construction north of Neches Street. Several other historic districts listed as part of the 1994 Oak Cliff multiple property nomination are located nearby, including the Kessler Park, King's Highway, Lake Cliff, and North Bishop Avenue Commercial Historic Districts.

The east side of the 1100 block of N. Madison is dominated by the James Hogg Elementary School campus—originally established in the early twentieth century but now composed of contemporary structures and open playfields. Buildings on the west side of the block, where the Wesley Inn stands, are a mix of early twentieth-century single-family and multifamily residences, most dating to before 1950. However, a series of new apartment buildings have been constructed on the block in recent years, and two were under construction in 2024. While the rhythm of setbacks remains generally consistent—approximately 25 feet from the sidewalk—the new development introduces a contemporary scale and material palette that detracts somewhat from the historic character of the block and diminishes the integrity of setting. Despite these changes, the Wesley Inn remains clearly legible in its original location and form and continues to reflect the character of early twentieth-century residential development in the Miller & Stemmons Addition.

The front yard includes a residential sidewalk and parkway. A short concrete sidewalk connects the residential sidewalk to the front yard and includes two steps flanked by low concrete piers. The front yard is landscaped with native plants and includes a flagstone walkway and seating areas of decomposed granite. Wooden fencing sits on the property line on the north, south and west. A continuous concrete driveway on the south side of the property connects the street to a concrete-paved parking area in the rear yard. The north site includes a long sloping sidewalk between the building and fence.

## 12. Physical Description

Condition, check one:

excellent

good

fair

- deteriorated

- ruins

- unexposed

unaltered

altered

Check one:

original site

Moved (date \_\_\_\_\_)

### Exterior

The two-story brick rooming house at 1159 N. Madison Avenue was completed in 1926 and is modest in design. It is rectangular in plan and clad in blended red raked-face brick. The building sits slightly off-center on its lot, allowing for a long driveway along the south side that originally led to a shared parking structure (no longer extant). The rear yard is paved and serves as the primary parking area. The building has a hipped roof with composition shingles. Under the deep eaves are regularly spaced pairs of simple wood brackets. From the street, the building resembles a catalog Foursquare-type residence.

The east-facing primary elevation is symmetrical and approximately thirty-six feet wide. A narrow central entry bay aligns with the interior corridor and includes a wide paneled door at the first floor with upper glazed panel. Above the entry is a balconette with a decorative iron railing. The balconette location is original but the visible cladding materials do not appear to be original. The door at the balconette is, multi-light with six panes and above the door is a solid panel with a central decorative crescent moon element. The panel predates the rehabilitation, but its date of origin is unknown. The arched opening containing the door assembly is defined by a double rowlock course of brick. A parapeted brick pediment with curved, Mission-style coping rises above the roofline, and a rectangular recess at the center in which the building address is painted.

On either side of the central bay are symmetrical flanking bays containing paired double-hung clad wood windows at each floor. Prior to the rehabilitation the building had a mix of original and replacement sash. New clad windows were installed based on the measurements and detailing of the original units that remained. First-floor window heads are defined by a soldier course of brick; second-floor heads align with the wood frieze below the eaves. All windowsills are brick.

The south elevation, visible from the street, is over 100 feet long and constructed of matching red brick. It is largely unornamented except for soldier-course headers at first-floor windows. Most windows follow the paired 1/1 configuration, though seven single windows are present at the first floor. Several second-floor windows are set higher on the wall, reflecting the configuration of interior rooms. A secondary entry with a steel door that was located near the rear of this elevation was eliminated in 2025 and infilled with compatible brick. The simple concrete step serving this door protruded into the driveway, making the drive path unusable.

The rear (west) elevation mirrors the front in form but is simpler. Prior to the 2025 rehabilitation, this elevation exhibited a patchwork of non-historic brick due to a past failure and replacement of the brick veneer. The brick has been replaced with salvage brick matching the original construction, but the windows on this elevation have been eliminated due to the presence of an adjoining exterior fire stair. The elevation has a central rear entry at each floor. Doors are compatible two-panel metal units with glazing in the upper panel. The second floor is served by an exterior metal fire stair the date of which is unknown.

The north elevation largely mirrors the south in materials and fenestration pattern. In the narrow space between the building and a wood fence on the property line is a long sloping sidewalk that serves as the accessible path between the rear parking area and the front entrance.

### Interior

The interior of the rooming house at 1159 N. Madison Avenue retains its original plan and spatial organization. Most historic finishes had been altered or had deteriorated by the time of the 2021 fire. Fire, smoke, and water did extensive damage, but the underlying structure remained intact. The building follows a consistent internal

configuration on both floors: long, central, double-loaded corridors with individual tenant rooms to either side. The original structural framing and wood shiplap wall sheathing remain in place. Original stair placement, corridor layout, room sizes, and door locations are all intact.

The character-defining interior features—circulation, room configuration, and spatial relationships—have been preserved. Although the finishes are largely new materials, they were selected and installed in a manner that complements the building’s historic function and appearance. The rehabilitated interior supports the building’s overall integrity of design, feeling, and association.

#### *Alterations*

The Wesley Inn retains its original form, primary exterior materials and details. The front yard has been redesigned with a low concrete terrace which was added to provide an accessible path to the front entry and seating for guests. The terrace, which replaced an existing non-historic concrete porch and steps, is defined by broad semicircular steps and surrounded by built-in planters, and is contemporary but visually compatible with the building. No original doors existed in 2025 so existing units are compatible replacements as are the windows. The interior retains its original structural framing and sheathing, primary staircase, corridors, door locations, and in most cases the room configurations. For rooms that did not include an ensuite bath, they have been compatibly introduced. The original owner’s suite at the first floor has been slightly reconfigured to serve as the lobby and front desk. Interior finishes are largely new due to fire damage and other deterioration but are compatible.

#### *Conclusion*

The rooming house at 1159 N. Madison Avenue retains integrity of location, having remained on its original site in the Miller & Stemmons Addition since 1926. It retains integrity of setting, situated on a historically residential block despite recent infill development. The building’s design—including its massing, symmetrical façade, and internal double-loaded corridor plan—remains intact, and its materials and workmanship are preserved on the exterior, where original brick, roof form, and architectural detailing survive. Although the interior finishes were replaced following a fire in 2021, the layout, structure, and circulation pattern were maintained, supporting the building’s integrity of feeling as a historic rooming house. Its uninterrupted function as a rooming house for nearly a century, and its continued use in a similar capacity today, reinforce its association with early twentieth-century working-class housing in Dallas. Collectively, these aspects of integrity support the building’s eligibility for listing as a City of Dallas landmark. The property also meets the registration requirements established in the Historic and Architectural Resources of Oak Cliff, Dallas, Texas (1887–1944) Multiple Property Documentation Form for residential resources and has been determined eligible and nominated for listing in the National Register under Criterion C: Architecture.

### ***13. Historical Significance***

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

The Wesley Inn, constructed in 1926 in the Oak Cliff suburb of Dallas, has been determined significant by the National Register of Historic Places under Criterion C in the area of Architecture as a rare, purpose-built rooming house that retains a high degree of integrity and reflects early twentieth-century residential development patterns in Dallas. Located within the Miller & Stemmons Addition, the building embodies the modest but carefully designed architecture associated with middle-class housing during Oak Cliff's major period of growth. Unlike typical rooming houses adapted from single-family dwellings, the Wesley Inn was designed from the outset to accommodate multiple tenants, with private and shared spaces organized around a central corridor plan. The building remains in its original location and continues to reflect its historic function and architectural character, despite fire damage and a subsequent rehabilitation. It meets the registration requirements outlined in the Historic and Architectural Resources of Oak Cliff, Dallas, Texas (1887–1944) MPDF and is eligible for listing in the National Register of Historic Places at the local level of significance.

In addition to *national recognition*, the property is eligible for listing as a local landmark in the areas of *history, heritage, and culture* as an important representation of the historical development of Dallas and Oak Cliff; *Architecture* as a rare example of a purpose-built rooming house in the city; *Historic context* for its relationship to the broader resources and development of Oak Cliff, and; Historic education as an important representation of architectural, social, and economic history of Dallas.

#### *General Context and the Development of Oak Cliff*

Oak Cliff originated as a speculative suburban development in the late nineteenth century, promoted as a healthful, picturesque alternative to the congested commercial center of Dallas. The early streetcar lines, especially after the opening of the Oak Cliff Elevated Railway in 1887, enabled commuting and made the area attractive to professionals and middle-income families. Residential subdivisions, often with deed restrictions, were laid out by private developers, establishing a pattern of segregated, platted growth that continued into the twentieth century.<sup>1</sup>

While Oak Cliff initially attracted affluent residents to larger homes along principal streets, the character of development shifted after its 1903 annexation by the City of Dallas. Streetcar expansion and, later, increasing automobile access encouraged more modest infill construction, and Oak Cliff became increasingly middle-class by the 1920s and 1930s. Frame bungalows, Four-square homes, and low-density multifamily structures replaced the grander ambitions of earlier developers.<sup>2</sup>

The Wesley Inn lies within the Miller & Stemmons Addition in the Oak Cliff suburb of Dallas. The Miller & Stemmons National Register Historic District was established in 1994 but excludes the blocks north of Neches Street due to the encroachment of commercial development in that portion of the addition. However, the excluded blocks contain a variety of important representative resources that align with the significance of the district.

The area, initially part of the Hillside Addition platted in 1893, gained interest after the City of Dallas annexed Oak Cliff in 1903. The neighborhood was more commonly known as Kidd Springs after the popular natural swimming hole a few blocks to the west. T. Scott Miller Jr., Leslie A. Stemmons, and others replatted the area

<sup>1</sup> Daniel Hardy and Theresa S. Myers, Historic and Architectural Resources of Oak Cliff, Dallas, Texas (1887–1944): Multiple Property Documentation Form, National Register of Historic Places, 1994, Section E, pp. E1–E4.

<sup>2</sup> Daniel Hardy and Theresa S. Myers, Historic and Architectural Resources of Oak Cliff, Dallas, Texas (1887–1944): Section E, pp. E4–E7.

into a gridiron plan and promoted it as an affluent new development. Initially successful, substantial homes were constructed along the principal central thoroughfare which was popular in part due to the presence of a streetcar line.<sup>3</sup> A brick fire station was established at the south end of Bishop Ave. at Davis Street, and in 1928 the Memorial Dallas Hospital was established at the north end at Bishop and Colorado.

The Oak Cliff MPDF notes that housing diversity was key to accommodating the district's rapid population growth. While most multifamily housing took the form of duplexes or fourplex apartment blocks, rooming houses—often retrofitted from large single-family dwellings—emerged as a transitional housing type for working professionals, clerks, and service-sector tenants. Purpose-built rooming houses, however, were exceedingly rare, and those that survive offer an important architectural and social record of early twentieth-century residential strategies.<sup>4</sup>

Owing in part to intense competition with the affluent nearby neighborhood of Kessler Park (NR 1994), the development of properties on the secondary streets of Woodlawn, Haines, and Madison was slow. This necessitated a transition to marketing of the development to a middle-class clientele. Properties along these secondary streets typically feature bungalow architecture constructed between 1910 and 1930.<sup>5</sup>

This development pattern is exemplified on N. Madison. The 1922 Dallas Sanborn map for the block north of Neches shows that the block was largely undeveloped at the time.<sup>6</sup> By 1939 the block was filled-out with bungalow-type duplexes with the Wesley Inn/Dallas Chambers rooming house as the largest property by far.<sup>7</sup>

#### *Early 20th Century Dallas Housing Development*

In the late-1880s, Dallas real estate promotion was directly tied to the proliferation of streetcars that were introduced to the city in the boomtown years between the arrival of railroads in 1872-34 and the 1893 Depression. The new form of transportation allowed people to reside increasingly farther from the city center and developers platted suburbs on rural lands surrounding Dallas.<sup>8</sup> The Miller & Stemmons Addition had the Oak Cliff streetcar system as a major selling point with easy access to downtown.<sup>9</sup> The suburbanization of Dallas was further boosted by the gradual proliferation and easy transportation offered by the automobile after 1905.

At the beginning of the 20th century, Dallas became an industrial hub for major companies like Ford and institutions like the Federal Reserve. In 1890, Dallas was the most-populated city in Texas with 32,067 residents and by 1910 has expanded to 35,104.<sup>10</sup> Dallas leaders commissioned a city plan in 1908 to regulate the city's unchecked growth. Following the Kessler Plan, the city improved infrastructure, street paving and grading, instituted zoning, and consolidated rail lines that previously separated major areas of downtown. Despite municipal improvements and the opening of new land for real estate development, the city struggled at times to keep pace with housing construction. Housing construction came almost to a halt during World War I as resources were diverted to the war effort, and economic conditions and unstable materials markets at the end of the war created an unprecedented housing crisis beginning in 1919. In 1919, census analysts predicted Dallas would soon approach 200,000 residents and identified the consequences of the housing shortage on

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3 Daniel Hardy, "Miller & Stemmons Historic District, Dallas, Dallas County, Texas" National Register of Historic Places Nomination Form, 1994.

4 Daniel Hardy and Theresa S. Myers, *Historic and Architectural Resources of Oak Cliff, Dallas, Texas (1887–1944)*: Section E, pp. E12–E14.

5 Daniel Hardy, "Miller & Stemmons Historic District, Dallas, Dallas County, Texas"

6 Sanborn Fire Insurance Maps of Dallas, 1922: 503 (Perry Castaneda Map Collection, University of Texas at Austin).

7 Dallas City Directory, 1939.

8 Daniel Hardy and Terri Myers, "Historic and Architectural Resources of East and South Dallas, Dallas County, Texas," National Register of Historic Places Multiple Property Documentation Form (Texas Historical Commission, Austin, 1995), 41-45.

9 Daniel Hardy, "Miller & Stemmons Historic District, Dallas, Dallas County, Texas."

10 Jackie McElhaney and Michael V. Hazel, "Dallas, TX," Handbook of Texas Online.

Dallasites. Families lived in garages and stored furniture in warehouses while homeowners took in boarders and divided larger homes into smaller units for multiple families.<sup>11</sup>

Two major changes in the Dallas housing market took hold in the 1920s that would bring the city's housing crisis under control. The first was the establishment by the Dallas Chamber of Commerce of the Dallas Housing Company, a house-building not-for-profit corporation, to construct single-family homes at a low cost with the hope of encouraging private development.<sup>12</sup> The organization was among the first in the nation to offer affordable houses with low down payments and long-term financing, placing home ownership within reach of middle-class families. The second was a societal shift in the perception of multi-family housing. New designs in multifamily housing, primarily in the form of duplexes, fourplexes, and small apartment blocks, were marketed as respectable alternatives to single-family homes. Multifamily units were designed with all the amenities of a single-family dwelling including private baths, kitchens, and living spaces.<sup>13</sup>

#### *Apartment Hotels, Boarding Houses, and Rooms for Rent*

Prior to the widespread acceptance of multifamily housing in Dallas, alternatives to the single-family home typically came in the form of hotels, boarding houses, and rooms for rent. While much of the differentiation between these types is semantic and one of perception, they are generally categorized by the level of services offered. However, it is worth noting that hotels were typically purpose-built buildings while rooming houses and boarding houses were more commonly single-family homes offering spare rooms for rent. Apartment hotels were a subcategory of long-term accommodation that offered amenities of a typical hotel including maid service, a lobby, and dining room, but also provided residents with some level of independence in the form of private kitchens.<sup>14</sup>

In the late 19th century, local boarding houses offered tenants a private room within a shared-living arrangement. Boarding houses were commonly single-family homes occupied and operated by the owner. Another housing type, the "furnished room" or "lodging house," offered the same accommodations as boarding houses without meals. Hotels offered long-term tenancy with furnished rooms, usually with private baths, and amenities like maid service and a common dining room.<sup>15</sup>

The Wesley Inn occupies a transitional space in the taxonomy of early twentieth-century residential accommodations, combining characteristics of both boarding houses and rooming houses without conforming strictly to either type. Boarding houses were typically defined by the inclusion of meals in the cost of rent, a shared dining room, and a more communal living arrangement often centered around an owner-occupied household.<sup>16</sup> In contrast, rooming houses—also known as lodging houses or furnished rooms—offered tenants private sleeping quarters with shared baths but no meals, and generally lacked formal common areas. The Wesley Inn was purpose-built to accommodate long-term tenants in private rooms, some with ensuite baths,

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11 Robert R. Penn, "Dallas is Climbing toward 200,000 Mark," *Dallas Morning News*, Sep 27, 1919, 6; Jay Firsching, "Bella Villa Apartments," National Register of Historic Nomination Form, 2019.

12 *Dallas Morning News*, Jan 22, 1919: 12.; "Extensive Building Program is Planned," *Dallas Morning News*, Nov 17, 1919, 6.; Charles A. Myers, "Housing Company Revived Building," *Dallas Morning News*, Nov 20, 1921: 19.; Jay Firsching, "Bella Villa Apartments."

13 Jay Firsching, "Bella Villa Apartments."

14 Ruth Graham, "Boardinghouses: Where the City was Born," *The Boston Globe*, Jan 13, 2013.; Hugh Chisholm, ed., "Boarding-House," *Encyclopedia Britannica*, 11th ed. (Cambridge University Press, 19 I): 4:95.

15 These concepts are clearly illustrated in Dallas city directories, advertisements, and on Sanborn Fire Insurance Maps. For example, the 1896 Evans & Worley City Directory for Dallas lists close to 200 boarding houses in the city, approximately 70% of which were operated by women. Cross-referencing these properties on Sanborn maps confirms that most were single family homes offering room and board. That same year the directory lists 58 furnished rooms and 25 hotels. It is worth noting that directory listings often include overlap between these various room types. For example, hotels sometimes may be found in the furnished-rooms listings, indicating that residents might rent for longer stays.

16 *Ibid*

and included limited shared space. The building contained a small apartment for an on-site owner or manager, who used the attached kitchen to prepare meals for tenants on an optional basis. This arrangement reflects a semi-serviced housing model in which residents lived independently but could opt into shared meals, a practice more common in larger boarding operations. In this way, the Wesley Inn illustrates a hybrid type that functioned architecturally and programmatically as a rooming house, but with additional services that overlapped with boarding house conventions. The building's hybrid character contributes to its rarity and architectural significance, particularly as a purpose-built example of this underrepresented housing type. This housing type was often marketed using terms like "Inn" or "Hotel" to evoke a greater sense of respectability and comfort, distinguishing such establishments from the less desirable image associated with boarding or lodging houses.<sup>17</sup>

Prior to the housing crisis it was acceptable and expected that single men or traveling businessmen lived in these types of accommodations. Although women were often proprietors of boarding or lodging houses, there were negative associations against women tenants of those dwelling types. Coed boarding houses were widely perceived as a danger to women who might meet "unseemly men," and some critics portrayed female-only boarding houses as brothels.<sup>18</sup> However, the housing crisis inevitably, and the widespread need for accommodations, especially among young professionals and single women, challenged these public perceptions.

The construction of purpose-built boarding and rooming houses was rare in Dallas. A survey of early 20<sup>th</sup> century advertisements, Sanborn Fire Insurance Maps, and city directories provides clear evidence that most of these types of accommodations were provided in single-family homes where spare rooms were offered for rent or entire residences were rearranged to accommodate multiple tenants. With the rise in popularity and availability of apartments in the 1920s and 30s, the construction of a rooming house like the Wesley Inn in 1926 was even more unusual. A survey of rooming houses listed in the 1929 city directory shows that fewer than five percent of the buildings were purpose-built and almost all of those have been lost to new development, freeway construction, and downtown expansion.

### *The Wesley Inn and The Dallas Chambers*

John R. Anderson and his wife Helen Kean Anderson purchased the lot at 1159 N. Madison on October 6, 1925. Dallas city directories and advertisements in the Dallas Morning News indicate that the Andersons had experience in the Dallas rental market as they are listed as the contact for several small rentals in the city. John Anderson's primary profession was as a salesman. The couple's connection to the Dallas real estate and rental market appears to have been through Helen's brother George Kean Sr., a local builder and the owner of the Kean Lumber company in the Oak Cliff suburb of Dallas. The Andersons completed the Wesley Inn sometime in 1926 and took up residence in the new rooming house with Helen serving as the manager.<sup>19</sup> There they offered modestly furnished rooms for rent, some with private baths, with a small shared living room or parlour. The single kitchen in the building was used to provide meals to tenants who could enjoy them for an additional charge.<sup>20</sup> The lack of a dining room and the optional nature of the meals is apparently the reason the property was marketed as "rooms for rent" as opposed to a boarding house. There are no known records of the Kean family

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<sup>17</sup> Ibid

<sup>18</sup> Ruth Graham, "Boardinghouses: Where the City was Born"; As the construction of apartment and tenement buildings increased, so did discussions about their effects on civil society. Whether discussing homes of the affluent or the working poor, many of the criticisms were the same. Opponents to multi-family dwellings held that such living arrangements lowered moral standards and destabilized the family unit. Proximity, intermingling, and shared accommodations, they said, promoted promiscuity, and smacked of communism. Apartments, lacking kitchens and domestic facilities, left women without purpose and the ability to express freedom of creativity in appointing the home. Without room to play (indoors or out), critics argued that multi-family dwellings stifled childhood development. The suburban single-family home, they argued, offered the best environment for the American family.

<sup>19</sup> The reason for the Wesley name is not known but may be related to the family's membership in the Methodist Church.

<sup>20</sup> Dallas Morning News Advertisements 1926-1927.

designing or building similar rooming houses in Dallas.

The Anderson's ownership of the property was short lived. Deed records indicate that in March 1926 the Andersons sold the property to George Kean Sr. for one dollar. In return Kean would assume the \$3,200.00 debt still owed on the original note and a \$33,000.00 debt owed to the Kean Lumber Company which had provided the materials for the construction of the property.<sup>21</sup> Kean in turn sold the property to R. L. Andrews in July 1926 for \$33,500.00.<sup>22</sup> The Andrews sold the property yet again just six months later to the Cobb & Crofford Company for just \$31,000.00, primarily in the form of an assumption of the remaining debt.<sup>23</sup> Two other debt-assumption sales of the property occurred soon thereafter. The first was to W. J. Apple on April 2, 1927, who unsuccessfully attempted to operate the business before selling it to M. B. Keith on January 30, 1928.<sup>24</sup> Mrs. Dallas Adams Voorhees, a widow, assumed the note in January 1929 and appears to be the first owner to achieve any sort of longevity. She renamed the building The Dallas Chambers, a clear play on her name. Advertisements for the property sought "quiet business people" to live in a "real home" with a shared living space, optional evening dinners, and rooms with twin beds just five minutes from the city. City directories show that the tenants were a mix of men and women, most working in business professions like clerks, telephone operators, and stenographers.<sup>25</sup> She appears to have kept the business afloat for almost ten years before losing it to the bank.

The troubled beginnings of the rooming house were finally resolved when it was sold out of receivership to Alice M. Carter in 1939. With a purchase price of just \$12,500.00, a mortgage could be supported with the \$31.00 monthly rents from tenants. Alice Carter had experience in the business, having managed a rooming house on Browder Street in the 1920s with her husband Burt Carter.<sup>26</sup> The couple later relocated to Amarillo before her husband died unexpectedly in 1934.<sup>27</sup> Alice Carter then returned to Dallas and took a room at The Dallas Chambers. Dallas city directories show that after purchasing the property Carter focused her marketing on a female clientele with most tenants being young professional single women, widows, and divorcees. She successfully operated the rooming house for twenty years, gifting it to her son in 1958.<sup>28</sup>

As the Miller & Stemmons Historic District National Register nomination points out, the neighborhood fell into a long period of decline following World War II, and by the early 1960s the problem was becoming acute.<sup>29</sup> In 1962, Robert Carter sold The Dallas Chambers to Francis Scanlon for \$24,700.00.<sup>30</sup> The sales price

advertisement - Dallas Morning News - November 7, 1926 - page Nine  
November 7, 1926 | Dallas Morning News | Dallas, Texas | Advertisement | Page Nine

WESLEY INN—New, beautiful rooms, with  
or without private bath; garage. 1159 N.  
Madison. 9-8942.  
Hansen's Rooms Fern Dallas 118

advertisement - Dallas Morning News - February 18, 1929 - page Thirteen  
February 18, 1929 | Dallas Morning News | Dallas, Texas | Advertisement | Page Thirteen

THE DALLAS CHAMBERS.  
1159 NORTH MADISON.  
Attractive, clean, homey bedrooms, quiet  
business people solicited: \$30 and \$35;  
transients, \$1.50 per day; table board.  
6-5904.

advertisement - Dallas Morning News - September 18, 1962 - page 12  
September 18, 1962 | Dallas Morning News | Dallas, Texas | Advertisement | Page 12

EXTRA NICE, private bath: \$10.50 week.  
Without bath \$8 week.  
CARLTON-MADISON HOTEL  
1159 N. Madison WH6-0612  
GENTLEMANLY accommodations made in clean

advertisement - Dallas Morning News - May 4, 1964 - page 10  
May 4, 1964 | Dallas Morning News | Dallas, Texas | Advertisement | Page 10

FR4-1170.  
MADISON HOTEL—Clean, quiet, com-  
fortable. \$7.50 and \$10.50 week with pri-  
vate bath. 1159 N. Madison. WH2-0612.  
AIR-CONDITIONED, front, private en-  
tr.

Image 1 Figure 1. Section of historical advertisements from the Dallas Morning News showing various names for the rooming house: Wesley Inn (1926); The Dallas Chambers (1929); Carlton-Madison Hotel (1962); Madison Hotel (1964).

21 Dallas County Deed Records, Book 1286, Page 641, March 2, 1926.; About \$750,000.00 in 2024 dollars this was a substantial debt owed on a property of this size, especially considering the modest rents the property offered. The \$45,000.00 is listed as a "Materialman's Lien" in county deed records.

22 Dallas County Deed Records, Book 1331, Page 163, July 1, 1926.; The building was secured with a payment to Kean of \$17,500.00 and an assumption of the remaining debt owed.

23 Dallas County Deed Records, Book 1399, Page 216, January 15, 1927.

24 Dallas County Deed Records, Book 1399, Page 251, Apr 1, 1927; Book 1461, Page 254, Jan 31, 1928.

25 Dallas city directories, US Federal Census.

26 1920 US Federal Census.

27 "Carter Burial Rites to be Held at Dallas," The Amarillo Daily News, Jan 20, 1934

28 Dallas County Deed Records, Book 4967, Page 649, September 18, 1958.

29 Daniel Hardy, "Miller & Stemmons Historic District, Dallas, Dallas County, Texas."

30 Dallas County Deed Records, Book 5786, Page 214, Sept 5, 1962.

of less than half of what it cost to build the rooming house in 1926 reflects the area’s general decline. Moreso, after changing the name of the property to the Carlton-Madison Furnished Rooms, Scanlon set rents at just \$8 per week, a fraction of the standard rate in 1926 of \$31 per month.<sup>31</sup> The name was again changed in 1964 to the Madison Hotel, the building was sold again in 1972, and it eventually fell into foreclosure in 1997. Through it all the building remained largely unchanged, offering rooms for rent, some with shared baths, and meals optional until a destructive kitchen fire forced its closure in 2021.

After the fire, the property was purchased with the intent to convert it into a multi-family apartment block. Select interior demolition to remove fire-damaged elements was conducted as part of the planning process. The apartment conversion was later abandoned, and the property was sold. The building was fully rehabilitated and reopened for use as a short- and long-term rental rebranded as The Madison Hotel. The rehabilitation included the retention of character defining exterior features and the interior layout remains intact including the primary corridors, room layouts and primary stair.

#### *Determination of Eligibility to the National Register under Criterion C – Architecture*

The Wesley Inn at 1159 N. Madison Avenue is significant under Criterion C in the area of Architecture as a rare and architecturally distinctive example of a purpose-built rooming house constructed within the development period defined by the Oak Cliff Multiple Property Documentation Form (MPDF), Historic and Architectural Resources of Oak Cliff. While the MPDF identifies a variety of residential property types, including single-family dwellings, duplexes, and apartment buildings, it notes that rooming houses—particularly those designed for that use—are seldom preserved and typically result from conversions rather than original construction. The Wesley Inn, built in 1926, diverges from this pattern and meets the registration requirements for residences outlined in the MPDF by retaining its architectural integrity, expressing its historic function through form and materials, and representing an uncommon building type from the district’s principal growth era.

According to the MPDF, residential properties eligible under Criterion C must retain integrity of location, design, materials, workmanship, and association; must be clearly recognizable as housing types from the period of significance; and must exhibit “common or distinctive stylistic features or construction techniques” used during the district’s historic development. The Wesley Inn satisfies each of these requirements. It remains in its original location within the Miller & Stemmons Addition, a subdivision platted in 1913 and representative of Oak Cliff’s suburban growth between 1910 and 1940. The building’s symmetrical façade, red brick construction, original roof form, and fenestration patterns reflect a simplified Classical Revival aesthetic typical of respectable middle-class housing in the 1920s. The building presents a symmetrical two-story form, boxy massing, and hipped roof that closely resembles the American Foursquare type common in Oak Cliff during the early 20th century. However, it departs from domestic prototypes in its internal arrangement and intended use as a purpose-built rooming house.

Most notably, the building’s plan and spatial arrangement directly embody its original use. The MPDF notes that boarding and rooming houses are often difficult to identify architecturally because they frequently resembled large single-family homes. In contrast, the Wesley Inn was purpose-built to accommodate multiple tenants in private rooms, some with private bathrooms, with shared internal circulation and a ground-floor kitchen to serve meals—features that clearly distinguish it from single-family dwellings and duplexes. Yet, its scale, materials, and detailing integrate visually with surrounding residential properties, as encouraged by the MPDF’s registration guidance for compatibility and contextual coherence.

The MPDF also states that buildings individually eligible under Criterion C “must retain sufficient integrity to convey their architectural values” and must exhibit features that are “recognizable and typical of the period and construction type.” The Wesley Inn’s high level of preservation — including its exterior form, original wood windows, and porch details — fulfills these requirements. As a rare, intact example of a property type that is

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31 Dallas Morning News Advertisements 1962.

both architecturally specific and historically underrepresented, the Wesley Inn stands out among the residential resources of Oak Cliff and directly meets the MPDF's registration criteria for inclusion under Criterion C.

*Conclusion*

The Wesley Inn, constructed in 1926 in the Oak Cliff suburb of Dallas, has been determined significant by the National Register of Historic Places under Criterion C in the area of Architecture as a rare, purpose-built rooming house that retains a high degree of integrity and reflects early twentieth-century residential development patterns in Dallas. This recognition is applicable to the local designation criteria of *National recognition* and *Architecture*. Located within the Miller & Stemmons Addition, the building embodies the modest but carefully designed architecture associated with middle-class housing during Oak Cliff's major period of growth. Unlike typical rooming houses adapted from single-family dwellings, the Wesley Inn was designed from the outset to accommodate multiple tenants, with private and shared spaces organized around a central corridor plan. The building remains in its original location and continues to reflect its historic function and architectural character, despite fire damage and a subsequent rehabilitation. As such it fulfills the local designation criteria of *Historic context* and *History, heritage, and culture* as an important representation of the historical development of Dallas and Oak Cliff. Finally, it meets the criteria requirement for *Historic education* as an important representation of architectural, social, and economic history of Dallas that allows an understanding of how the place or area was used by past generations.

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 ———. Book 1399, Page 251, April 1, 1927; Book 1461, Page 254, January 31, 1928.  
 ———. Book 4967, Page 649, September 18, 1958.  
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- U.S. Bureau of the Census. 1920 United States Federal Census.

**15. Attachments**

- District or Site Map*
- Site Plan*
- Photos (historic & current)*

- Additional descriptive material*
- Footnotes*
- Other: \_\_\_\_\_*



*Image 1- Oblique view from the southeast.*



*Image 2 - East elevation with yard and terrace*



*Image 3 - South elevation with drive facing west.*



*Image 4 - West elevation*



*Image 5 - Partial view of north elevation and sloping sidewalk, facing east.*

## **16. Designation Criteria**

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

     **Historic event:** Location of or

association with the site of a significant historic event.

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

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

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

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

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

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

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

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

***Recommendation***

***The Designation Committee requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.***

***Further, the Designation Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Development Services.***

***Date:***



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***Daron Tapscott - Chair  
Designation Committee***

***Rhonda Dunn, Ph.D.***

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***Dr. Rhonda Dunn  
Historic Preservation Planner***

[Date]

ORDINANCE NO. \_\_\_\_\_

An ordinance changing the zoning classification on the following property:

**Being all of Lot 4 in City Block M/3363; fronting approximately 75 feet along the south line of Madison Avenue; and containing approximately .193 acres;**

by establishing Historic Overlay District No. \_\_\_\_\_ (Wesley Inn); providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the Property described in this ordinance; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. \_\_\_\_\_ on the following property (“the Property”):

**Being all of Lot 4 in City Block M/3363; fronting approximately 75 feet along the south line of Madison Avenue; and containing approximately .193 acres.**

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

BERTRAM A. VANDENBERG, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

**EXHIBIT A  
PRESERVATION CRITERIA  
WESLEY INN  
1159 N. MADISON**

**1. GENERAL.**

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
  - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
  - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
  - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
  - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.
- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is 1926.

## **2. DEFINITIONS.**

- 2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 DIRECTOR means the Director of the Department of Sustainable Development and Construction or the Director's representative.
- 2.5 DISTRICT means Historic Overlay District No. \_\_\_\_\_, the 1159 N Madison Avenue Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibits A & D.
- 2.6 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.7 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.8 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.9 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.10 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.11 MAIN BUILDING means 1159 N Madison Avenue, as shown on Exhibit B.

- 2.12 NO-BUILD ZONE means that part of this district in which no new construction may take place.
  - 2.13 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
  - 2.14 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.
3. BUILDING SITE AND LANDSCAPING.
- 3.1 New construction is prohibited in the no-build zone shown on Exhibit B.
  - 3.2 The main building is protected.
  - 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, decomposed granite, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
  - 3.4 Circular driveways and parking areas are not permitted in a front yard.
  - 3.5 Carports or garages are permitted only behind the main building in the location shown on Exhibit B.
  - 3.6 Any new mechanical equipment must be erected in the rear yard except that mechanical equipment may be mounted on the roof if they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
  - 3.7 Landscaping.
    - a. Outdoor lighting must be appropriate and enhance the structure.
    - b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
    - c. Precast paving stones are allowed.
    - d. Existing trees are protected, except that unhealthy or damaged trees may be removed.
  - 3.8 Fences.
    - a. Fences are not permitted in the front yard.
    - b. Automobile gates in side yards must be located a minimum of ten feet back from the front facade of the structure, and must be at least 90% transparent unless placed in the rear 50% of the side of the building.

- c. Fences must be constructed of brick, cast stone, iron, stone, wood, a combination of these materials, or other appropriate materials.

4. FACADES.

4.1 Protected facades.

- a. The facades shown on Exhibit B are protected.
- b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- c. Historic solid-to-void ratios of protected facades must be maintained.
- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
- e. Brick and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.

4.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.

4.3 Wood siding, trim, and detailing must be restored wherever practical.

4.4 All exposed wood must be painted, stained, or otherwise preserved.

4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.

4.6 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library or online at <https://www.nps.gov/orgs/1739/preservation-briefs.htm>, before refinishing.

4.7 Aluminum siding, stucco, and vinyl cladding are not permitted.

4.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color or be appropriate to the style of the building.

4.9 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library or online at <https://www.nps.gov/orgs/1739/preservation-briefs.htm>.

briefs.htm. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS.

- 5.1 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.
- 5.2 Replacement doors and windows must express profile, muntin and mullion size, and light configuration match the historic.
- 5.3 Metal clad wood windows are allowed if they conform to the historic appearance.
- 5.4 Exterior storm doors and windows are not permitted.
- 5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.
- 5.8 Historically compatible protective awnings may be installed at doors and windows.
- 5.9 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library or available online at <https://www.nps.gov/orgs/1739/preservation-briefs.htm>, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS.

- 6.1 The historic slope, massing, and configuration of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed: composition shingles or synthetic wood shingles if appropriate. The following roofing materials are not allowed: built-up, metal, single-ply membrane, synthetic wood shingle, and synthetic clay tile, synthetic slate.
- 6.3 Historic eaves, coping, cornices, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.

- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 7. PORCHES AND BALCONIES.
  - 7.1 Balconies on protected facades are protected.
  - 7.2 Porches and balconies on protected facades may not be enclosed or altered by the installation of awnings or other permanent coverings except as allowed under Section 5.8.
  - 7.3 Porch floors must be brick, concrete, or stone. Brick, concrete, and stone porch floors may not be covered with carpet or paint. A clear sealant is acceptable on porch floors.
  - 7.4 Porch railings or guardrails may be installed if required for safety. Railings must be constructed of metal and be compatible with the historic building.
- 8. NEW CONSTRUCTION AND ADDITIONS.
  - 8.1 Stand-alone new construction is permitted only in the areas shown on Exhibit B.
  - 8.2 Vertical additions to the main building are not permitted.
  - 8.3 Horizontal additions to the main building are not permitted on protected facades.
  - 8.4 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
  - 8.5 The height of new construction and additions must not exceed the height of the historic structure.
  - 8.6 Aluminum siding, stucco, and vinyl cladding are not permitted.
  - 8.7 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.
- 9. PERMITTED USES
  - 9.1 The following residential rental uses as defined in Section 51A-4.205 of the Dallas Development Code are permitted as a main or accessory use:

- a. Hotel or motel.
- b. Short-term rental lodging.
- c. Extended stay hotel or motel.
- d. Residential hotel.
- e. Multifamily.
- f. Single family.
- g. Duplex.
- h. Retirement housing

9.2 All permitted uses must comply with applicable building codes, safety requirements, occupancy limits, and licensing or registration requirements, as adopted by the city.

10. SIGNS.

10.1 Signs may be erected if appropriate.

10.2 All signs must comply with the provisions for business zoning district of the Dallas City Code, as amended.

10.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

11. ENFORCEMENT.

11.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.

11.2 A person is criminally responsible for a violation of these preservation criteria if:

- a. the person knowingly commits the violation or assists in the commission of the violation;
- b. the person owns part or all of the property and knowingly allows the violation to exist;
- c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly

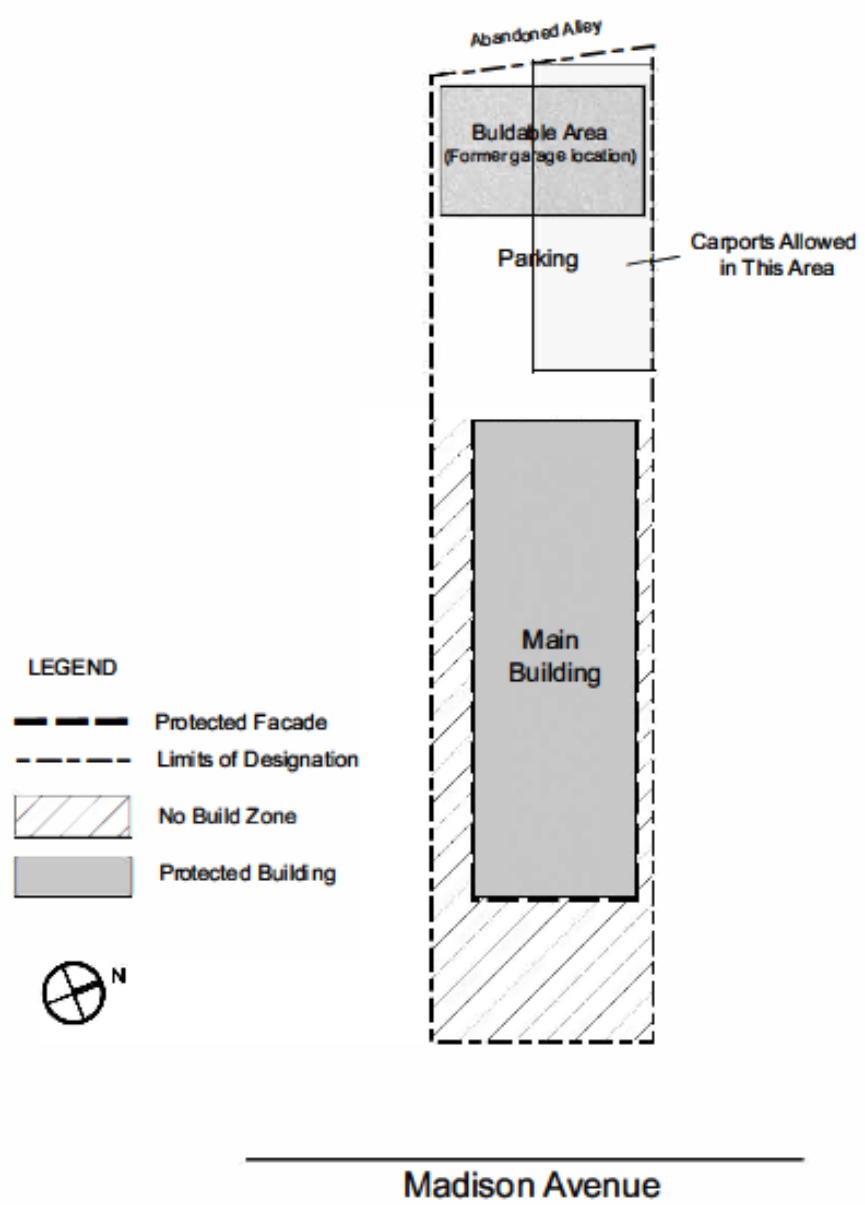
allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials;  
or

- d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.

11.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.

11.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

**Exhibit B**  
Wesley Inn  
1159 N. Madison  
Dallas, Texas 75208





1:4,800

### VICINITY MAP

Case no: **Z-26-000030**

Date: **02/13/2026**

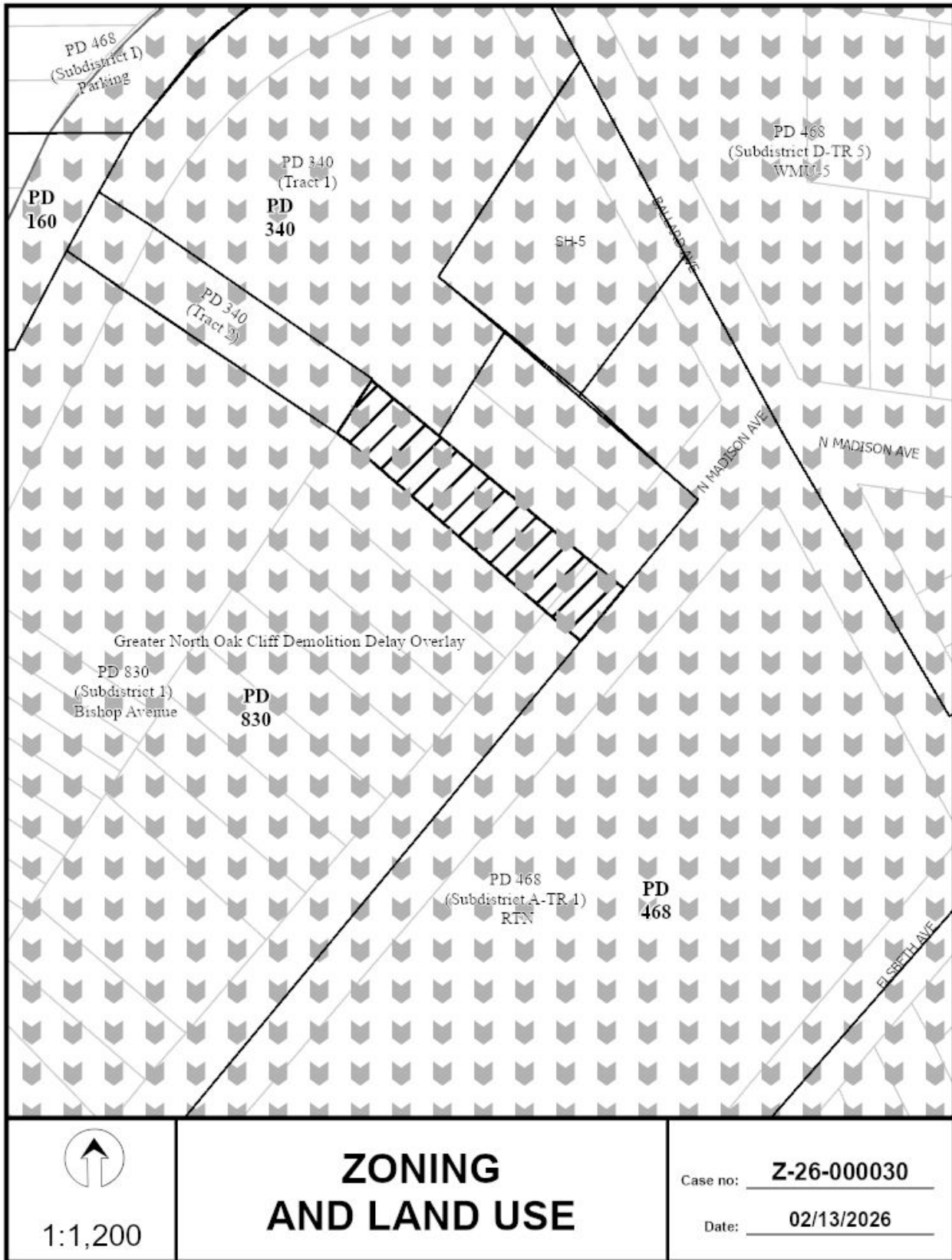


1:1,200

# AERIAL MAP

Case no: Z-26-000030

Date: 02/13/2026





<u>22</u>	Property Owners Notified (12 parcels)
<u>1</u>	Replies in Favor (1 parcel)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>3/5/2026</u>	Date

**Z-26-000030**  
**CPC**



1:1,200

03/04/2026

***Reply List of Property Owners******Z-26-000030******22 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	1159 N MADISON AVE	BISHOP MADISON LLC
	2	1218 N BISHOP AVE	AXXIS ENTERPRISES
	3	1171 N MADISON AVE	KECHEJIAN ENTERPRISES LP
	4	1167 N MADISON AVE	DELEON OLGA A
	5	1155 N MADISON AVE	LOMAS HOMAR C &
	6	1151 N MADISON AVE	RIVERA ELOINA R
	7	1144 N MADISON AVE	Dallas ISD
	8	1222 N BISHOP AVE	1222 BISHOP LLC
	9	1163 N MADISON AVE	ARELLANO JULIO &
	10	1150 N BISHOP AVE	HAINES SHARSHIV LLC
	11	1141 N MADISON AVE	MITCHELL DANA ANDREW II
	12	1141 N MADISON AVE	MERTENS ERIC P &
	13	1141 N MADISON AVE	HASTINGS LESALIE U
	14	1141 N MADISON AVE	TO RICHARD
	15	1141 N MADISON AVE	CHAKRABORTY JINIA &
	16	1141 N MADISON AVE	PATEL PAYAL K &
	17	1141 N MADISON AVE	WEAVER ANN MARIE
	18	1147 N MADISON AVE	MAIYEGUN RUKAYAT
	19	1147 N MADISON AVE	FEDERAL HOME LOAN MORTGAGE
	20	1147 N MADISON AVE	LOBB JONATHAN D
	21	1147 N MADISON AVE	MARZBAN FARSHAD &
	22	1147 N MADISON AVE	CARA E SMITH