

FILE NUMBER: Z212-256(LVO)

DATE FILED: November 1, 2021

LOCATION: 10260 Strait Ln (on the east side of Strait Ln north of Walnut Hill Ln)

COUNCIL DISTRICT: 13

MAPSCO: 24-M

SIZE OF REQUEST: 5.281 acres

CENSUS TRACT: 0076.01

APPLICANT/OWNER: Beverly K. Parkhurst & K. Ray Beverly Trust

REPRESENTATIVE: Nancy McCoy

REQUEST: An application for a Historic Overlay for the Jackson Residence (10260 Strait Lane), on property zoned a R-1ac(A) Single Family District on the east side of Strait Lane, north of Walnut Hill Lane.

SUMMARY: The Jackson Residence one of the last remaining historic houses on Strait Lane, representative of the first generation of residential building, on one of Dallas' most affluent residential streets and an excellent example of the work of architect Hal Yoakum and of the period's American Country House movement that began in this area in the 1920s. The craftsmanship, degree of historic integrity, design, and setting offer a now-rare opportunity to tell the story of the development of this area. The landscape includes four rows of nearly a century old pecan trees, and a branch of Browning Creek (now Bachman Branch) runs along the western border. Furthermore, the original owner, Thomas E. Jackson, was an accomplished and prominent citizen with great influence over Dallas, in the 1920s-1960s. The period of significance for the site is 1939 to 1968. The site meets seven (7) criteria for designation. It is only required to meet three (3) to be considered eligible.

CPC RECOMMENDATION: Approval, subject to preservation criteria, and with [Designation] Committee edits to nomination and preservation criteria.

STAFF RECOMMENDATION: Approval, subject to preservation criteria.

LANDMARK COMMISSION RECOMMENDATION: Approval, subject to preservation criteria, and with [Designation] Committee edits to nomination and preservation criteria.

BACKGROUND INFORMATION:

- The Jackson Residence is a two-story French Eclectic style manor with an above ground basement on the east elevation; constructed circa 1939. Designed by Dallas based architect Hal Yoakum, the building's style and setting represent a classic example of the American Country House movement.
- The building's limestone veneer consists of coursed ashlar with a quarry-faced finish and matching mortar. Additionally, the building's footprint is a modified Greek cross; having four arms – one in each cardinal direction. The roof consists of both gabled and hipped elements, with the shingles being of textured terra cotta tile. The one-story, front entry porch is positioned at a forty-five-degree angle between the south and west arms of the cross.
- The residence was initially built for Thomas E. Jackson and his wife Virginia. Mr. Jackson was elected to serve as director of the City of Dallas' chamber of commerce in 1911. A position he held for 24 years.
- He also served as president of the State Fair of Texas, from 1929 to 1931. During his tenure, he advocated for the construction of the Cotton Bowl and the Live Stock Arena and saw both projects to completion.
- Alterations of note were made to the estate in 2003, including an addition that filled in the space between the garage and the original kitchen. Additionally, in 2007 an inground pool and a cabana were added to the northern (rear) side of the property.
- The adjacent lot, formerly 10240 Strait Lane was purchased by the current owner, in 2012.
- The Landmark Commission authorized the public hearing on November 1, 2021, to pursue local designation.
- The Designation Committee of the Landmark Commission met once to review and make improvements to the landmark nomination form and the preservation criteria.
- The Designation Committee approved the designation report, comprised of the landmark nomination form and preservation criteria, on March 16, 2022.
- The Landmark Commission approved the designation on April 4, 2022 with a request that committee edits to the nomination and the preservation criteria be incorporated.
- The requested modifications from the Landmark Commission's April 4th motion have been made, to the nomination form and to the preservation criteria.
- The City Plan Commission approved the designation on October 13th, 2022 inclusive of Designation Committee edits to the nomination and the preservation criteria.
- The historic landmark designation will not change the land use.

STAFF ANALYSIS:

Comprehensive Plan:

The proposed historic overlay is consistent with the Land Use Element, of the 2006 *forwardDallas!* Comprehensive Plan. Historic preservation has played a key role in defining Dallas' unique character. Preservation of open spaces that are historically and environmentally significant creates a direct, visual link to the past, contributing to a "sense of place."

LAND USE ELEMENT

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.2 Promote Desired Development

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.5 Foster a City of Great Neighborhoods

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

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CPC ACTION:

October 13, 2022

Motion: It was moved to recommend **approval** of Landmark Commission Authorized Hearing for a Historic Overlay for the Jackson Residence (10260 Strait Lane), subject to preservation criteria, and with [Designation] Committee edits to nomination and preservation criteria on property zoned a R-1ac(A) Single Family District on the east side of Strait Lane, north of Walnut Hill Lane.

Maker: Stanard
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Gracey, Shidid, Carpenter,
Blair, Jung, Housewright, Stanard, Kingston,
Rubin

Against: 0
Absent: 3 - Anderson, Vann, Haqq
Vacancy: 1 - District 11

Notices: Area: 400 Mailed: 22
Replies: For: 1 Against: 2

Speakers: For: Beverly Ray Parkhurst, 10260 Strait Ln., Dallas, TX, 75229
Rose Bradshaw, 777 Main St., Fort Worth, TX, 76102
Nancy McCoy, 3200 Main St., Dallas, TX, 75226
Norman Alston, 506 Monte Vista Dr., Dallas, TX, 75223
Against: None

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LANDMARK COMMISSION ACTION:

April 4, 2022

This item appeared on the Commission's discussion agenda.

Motion: Approval, subject to preservation criteria, and with Committee edits to nomination and preservation criteria.

Maker: Swann
Second: Renaud
Results: 14/0

Ayes: Anderson, Cummings, Guest, Haskel,
Hinojosa, Livingston, Montgomery, Offutt,
Renaud, Rothenberger, Sherman, Slade,
Spellicy, Swann
Against: None
Absent: Childers, Velvin
Vacancies: District 10

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

historic:
and/or common: Jackson Residence
date: 1939c

2. Location

address: 10260 Strait Lane (and 10240 adjacent lot, now incorporated)
location/neighborhood:

block: A/5529; C/5529 **lot:** 2; 1 **land survey:** 2007 survey **tract size:** 5.3 acres

3. Current Zoning

current zoning: R-1ac(A)

4. Classification

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

Current Owner: Beverly K. Ray Trust
Contact: Beverly Ray **Phone:** 214 443-6030
Address: 10260 Strait Lane **City:** Dallas **State:** TX **Zip:** 75229

6. Form Preparation

Date: March 3, 2022
Name & Title: Nancy McCoy, FAIA, FAPT, Principal
Organization: McCoy Collaborative Preservation Architecture, LLC
Contact: Nancy McCoy **Phone:** 214 977-9118

7. Representation on Existing Surveys

<i>Alexander Survey (citywide)</i>	<i>local</i>	<i>state</i>	<i>national</i>	<i>National Register</i>
<i>H.P.L. Survey (CBD)</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>Recorded TX Historic Ldmk</i>
<i>Oak Cliff</i>				<i>TX Archaeological Ldmk</i>
<i>Victorian Survey</i>				
<i>Dallas Historic Resources Survey, Phase</i>	<i>_____</i>	<i>_____</i>	<i>high</i>	<i>_____</i>
			<i>medium</i>	<i>_____</i>
			<i>low</i>	

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: Mr. and Mrs. Thomas E. Jackson (1939 – 1958)
significant later owner(s): Mr. and Mrs. Dale J. Austin (1958 – 1968)
 Unknown (1968 – 1986)
 Mr. and Mrs. James L. Goble (1986 – 1997)
 Mr. and Mrs. Gregory C. Glosser (1997 - 2013)
 Mrs. Beverly Ray Parkhurst (2013 - present)¹

9. Construction Dates

original: 1939c Original construction date²
alterations/additions: 2003 Exterior repairs, alterations and addition
 2007 Pool and cabana added
 2014 Owner purchased adjacent lot, formerly 10240 Strait Lane
 2015 Renovation of garage and pool house on adjacent lot, landscaping improvements
 2017 Outdoor space and trellis added north side of main house

10. Architect

original construction: 1939c Hal Yoakum, Architect
alterations/additions: 2003 Domiteaux & Company Architects
 2007 Domiteaux & Company Architects
 2015 Domiteaux + Baggett Architects, Garthoff Design
 Landscape Architect
 2017 Garthoff Design Landscape Architect

11. Site Features

natural: Four rows of nearly century old pecan trees, some lost during the tornado of October 2019, remain on the property and on the adjacent parcel on which the Beck Residence sits. The

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Branch of Browning Creek (now Bachman Branch) that runs along the western border of the property remains, although in an altered state.

urban design: None.

12. Physical Description

Condition, check one:

excellent

good

fair

deteriorated

ruins

unexposed

unaltered

altered

Check one:

original site

moved(date _____)

Neighborhood and Site

Prior to the Jackson residence, the land was settled as part of Peters Colony in the mid-1800s. By 1880, three units of the Strait family of Kentucky had settled as farmers on the land. ³ In the 1900 Sam Street’s Map of Dallas County shows three houses on land owned by M F Fortner. The Strait family is shown to reside in three houses on that land: Jesse. H. Strait, Eurech (spelling unclear) Strait and William Strait. Thus, it is surmised that the Strait family is the namesake for the Strait Lane, which was not established until the 1930s. It is not known how long the family remained on the property but it may have been this land that the Jackson’s purchased. As late as 1930 the land in this area remains farmland and undeveloped except for a scattering of large estates. With the arrival of water lines in 1931, the area developed quickly and by 1940 Strait Lane was established.

The land that would become Preston Hollow, part of the J. Howell tract, shared a corner with the Fortner land. The first phase of Preston Hollow was developed starting in 1924 and into the 1930s with meandering streets, natural features such as creeks left in place, streets without curbs and with large homes on large lots designed by well-known architects. This and several other additions were eventually incorporated as the town of Preston Hollow in 1939 and were annexed by Dallas in 1945. However, Strait Lane was located just outside of this development, not in Preston Hollow, Dallas or the Park Cities.

The Jackson Residence, located at 10260 Strait Lane, is the first residential building, with the exception of the farmhouses, built as a primary residence on this property. The property is located on Strait Lane, between Inwood Road and Midway Road to the east and west, and between Walnut Hill and Royal Lane on the south and north, respectively. The property sits on the east side of Strait Lane bounded roughly by the Browning Creek (now Bachman Branch), which subdivides the deep block between Strait and Inwood, and is flanked by later residential properties to the north and south. In the 1940 US Census, there are five houses noted on Strait Lane, none with a street number and the Census indicates no city. On Mr. Jackson’s 1942 WWII Registration card, the address is listed as “Box 277, Route 7, suggesting the street had not yet been officially named, despite the fact that the census does identify Strait Lane but no city. The street does not appear to exist at all, not even as a fence line or path, in a 1930 aerial photograph.

When Preston Hollow incorporated in 1939, the property along Strait Lane was not included in the boundaries. ⁴ In 1930, Dallas County established the Preston Road Fresh Water Supply District No. 10 and included the area from Royal Lane to Lovers Lane and from Airline Road to Midway, which

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incorporated the location of Strait Lane.

With no city affiliation initially and no development plan for the area, Strait Lane is a reflection of its 80-year-old history and its origin as a country road. The street does not include curbs, sidewalks or other residential street amenities such as street lighting, thus reflecting a rural character. The above-ground power lines run along the west side and occasionally the poles include a utilitarian streetlight. The five residences that were listed in the 1940 census are typically set back deeply from the street while later development has been built closer to the street, often with walls or tall fencing for privacy. To the immediate south of this property is the property known as the Beck House (10210 Strait Lane), designed by Phillip Johnson, where the continuation of the pecan grove remains. This house was constructed in 1964-65 and currently consists of 11,387 sf on 6.45 acres of land. To the immediate north is a very large residence and a lot that is completely shielded visually from Strait Lane by fencing and shrubs. This house replaced a house designed by Bud Oglesby for Robert H. and Nancy Dedman, which was demolished sometime after 2015. Other notable houses on the street are “The Dallas White House” (10777 Strait Lane), designed by landscape architect Harold Leidner as a “replica” of the original, although it is not an accurate version, the Malouf residence (10711 Strait Lane), designed by Robbie Fusch for Dr. Richard Malouf which is one of the largest houses with 37,133 square feet, and the H. Ross and Margot Perot residence (10444 Strait Lane). Like the Jacksons, the current residents of Strait Lane are some of the most influential and prominent residents of Dallas.

The Jackson residence lot is comprised of a portion of the original property that includes 452 feet of frontage along Strait Lane and 5.3 acres of land. The lot is relatively flat, sloping toward the creek. Along the property line on the street is a stone and rough-hewn wood rail fence with a metal gate that is not original. The house is set back 165 feet from the property line along Strait Lane. The cross-shaped footprint of the house includes an entrance near the center oriented on the diagonal toward the street in the corner of two cross legs. The house sits close to the northern property line. The neighboring home to the north, built recently, is also built very close to the property line creating an unusually close relationship between the two houses with two fences – one on each property. The fence on the adjacent property is of chained link with barbed wire. The entry driveway leads to a turn-around and parking area with access to the garage. The front yard is mostly sod with what remains of the pecan grove still very evident. The remainder of the site is well-landscaped. A rear terrace overlooks the yard with a pool and a compatibly designed pool cabana adjacent to it. Concrete steps provide access to the creek frontage. On the southern side of the property are two renovated structures and landscape improvements that date to the twenty-first century.

Alteration to the site

The original property was sub-divided several times and the current property represents a portion of the original land. In 1958 the property upon which the house sits was isolated from the surrounding land as a 1.2 acre parcel to create two lots for sale as part of the Moore-Donahoe Subdivision. In 1995, a small portion of land was added back into the parcel upon which the house sits to provide access to the creek, expanding the property to 1.7 acres. In 2012, the Parkhurst’s purchased the parcel to the south and created the combined property that exists today. The creek has been improved over the years and the 2019 tornado resulted in the loss of several pecan trees.

House and Accessory Building

The Jackson Residence is representative of a popular Revival style and the American Country House movement in Dallas, favored by the affluent is an excellent example of Dallas architect Hal O. Yoakum's work.

The house can be classified as a two-story French Eclectic style, asymmetrical towered type with a modified Greek cross plan.⁵ The four legs of the cross include the garage and servant's quarters on the west, the dining room on the north, the living room on the south, and the library on the east. The entrance, located on a diagonal at the intersection of the west and south wings, is accentuated by a one-story tall covered entrance porch with a recessed entrance door, accessed through an arched opening. The entrance leads to a central stair hall off of which are rooms in each of the four legs. The second floor contains four bedrooms over the entire first-floor area. There is also a basement level that takes advantage of the site's slope toward the creek to create a walk-out level and storage beneath a raised terrace that occupies the space between the east and south wings. With five bedrooms and eight bathrooms (including the maid's quarters) and nearly 7,000 square feet, the house is large but not imposing. The cross shape of the plan and the relaxed and informal treatment of the facades makes the house appear smaller and less imposing than it might have.

The primary materials of the house are Cordova Cream limestone, cut into ashlar shapes of various sizes with a rock-faced finish and matching mortar. The roof is of textured Ludowici terra cotta tile in brownish-red colors with a copper cupola vent, gutters and downspouts, rough-hewn Redwood timber, painted wood shutters, and ornamental ironwork railings and hardware. The original double-hung windows were of aluminum, by Kawneer, most with 6/6 lights and have been replaced with wood windows with multiple lights, some of which are fixed. The original wood doors remain.

The front or west elevation facing Strait Lane consists of the charmingly small façade elements of the servants' quarters and the stair leading to the upstairs quarters at the end of the garage leg, the one-story entrance bay and the living room leg. A leaded glass corner window at the stair completes an asymmetrical composition. The south elevation consists of the 1 ½-story garage leg with dormer windows and a covered walkway that connects the garage with the house's kitchen door. The covered walkway consists of timber posts and beams with brackets and was originally open to both the north and south but today sits against an addition for a kitchen and family room which filled in the space between the house and the garage. The two-story south elevation also includes the entrance and living room and features a "Juliette" balcony on the second floor. The three-story east façade facing the rear yard incorporates the slope of the site for a walk-out basement. The façade includes a terrace at the entrance level, below which is storage, and a large picture window, most likely featuring plate glass by the Pittsburgh Plate Glass Company (now PPG), from the library overlooking the yard. On the second floor is a matching balconette over the picture window and a former, now enclosed, sleeping porch overlooking the terrace. The north façade includes a less prominent projection for the dining room window and utilizes the same materials and details.

The modified Greek cross plan accomplished several design goals: to breakdown the scale of the edifice, to create asymmetrical facades, each distinct from the other and reflective of the interior function, to create privacy and separation between rooms, and to provide ample light and cross-ventilation with three exposures in most of the important rooms of the house. The entrance foyer and

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primary staircase occupy the central space of the cross.

The interior of the house retains its historic feeling and materials in the primary rooms. Materials and features include knotty pine wood paneling, oak floors, a carved wood fireplace mantle with a carved wood scene depicting pioneers traveling via covered wagon in the American west in the entertainment room. A painting mounted to a door in the Entertainment Room is said to have been a gift to Jackson from the Chicago World's Fair of 1934.⁶ Pittsburgh Plate Glass–produced pigmented structural glass, known by the tradename “Carrara glass,” is on display in the bathrooms.

The accessory buildings and structures include the entrance gate to 10260, the entrance gate to the adjacent lot (formerly 10240), a pool cabana and swimming pool, and two small structures that date to the 1950s that have been heavily modified. All of these accessory structures were built or modified extensively in the 21st century.

Alterations to the house

The first known alteration was a kitchen renovation undertaken by the Gobles in 1984.⁷

In 2002-2003 the Glosser family hired Domiteaux & Company to design extensive renovations that included repairs and changes to the exterior, enclosure of a porch, and an addition that filled in the space between the garage and the original kitchen. The exterior repair work included replacement of all windows and trim, removal and replacement of the roof tile with salvaged tile, a new leaded glass window for the corner stair to replace the original. A non-historic porch was removed from the maid's room to restore the street-facing façade of the house. Changes to the exterior include removal of the stone wall parapet that formed the guardrail of the terrace and replacement with the existing metal railing, new window openings in the owner's bedroom flanking the Juliette balcony, new copper gutters, a new small roof over the door to the entertainment room from the outside and modifications to the garage to enlarge it and to replace the doors, and the screened porch was enclosed. The addition included the removal of an exterior site wall between the house and the garage, renovation of the kitchen and breakfast room, and infill of the space between the kitchen and garage with a new family room. Each of these alterations and additions was done with care to preserve the house's historic integrity and in a design that is appropriate to the style of the house.

In 2007, the swimming pool and cabana were built, again designed by Domiteaux Architects, in a manner that is very sympathetic to the house and a distance away and downhill from the house.

In 2015, the Parkhursts, who purchased the adjacent lot to the immediate south (formerly 10240), began improvements of that property including the partial demolition and renovation of a one-story garage structure that included a small residence to serve as a “party barn” for the property, designed by Laura Juarez Baggett of do+ba (Domiteaux + Baggett Architects).⁸ A tennis court and swimming pool were demolished. Extensive landscape work, including a pond and other improvements, was designed by Garthoff Design, Landscape Architect. A second smaller structure, originally built as a pool house, was converted to storage and the pool was filled in.

In 2017 an outdoor space was developed on the northern side of the house that included a trellis fence, also designed by Garthoff Design.

Photographs



Figure 1: Entrance gate on Strait Lane and property fencing. July 2021. Photography by Carolyn Brown.



Figure 2: West elevation, facing Strait Lane. July 2021. Photography by Carolyn Brown.



Figure 3: Remaining pecan grove in front yard with driveway to left. July 2021. Photography by Carolyn Brown.



Figure 4: Oblique view of driveway and entrance. July 2021. Photography by Carolyn Brown.



Figure 5: South elevation showing slope of site. July 2021. Photography by Carolyn Brown.



Figure 6: East elevation facing rear yard showing terrace and former sleeping porch. July 2021. Photography by Carolyn Brown.



Figure 7: Rear yard looking east toward creek. July 2021. Photography by Carolyn Brown.



Figure 8: Front entrance porch. July 2021. Photography by Carolyn Brown.

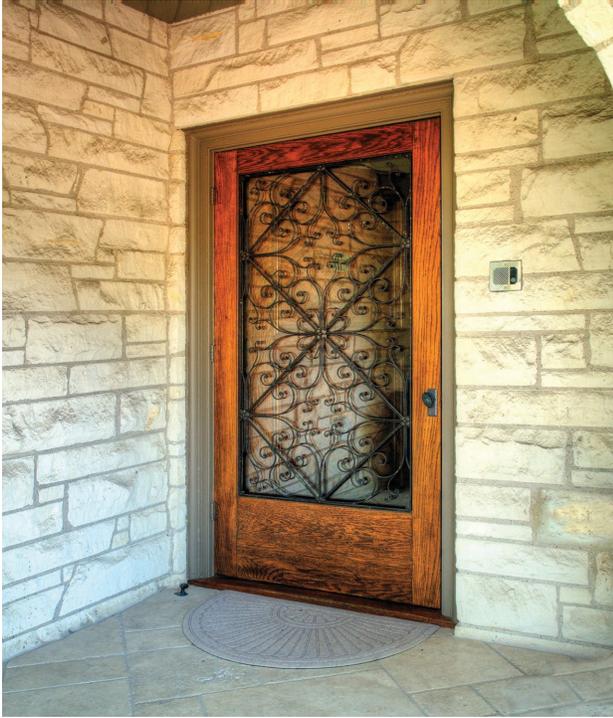


Figure 9: Front screen (now glass) door with ornate metalwork. July, 2021. Photography by Carolyn Brown.



Figure 10: Front door. February 2022. Photography by McCoy Collaborative.

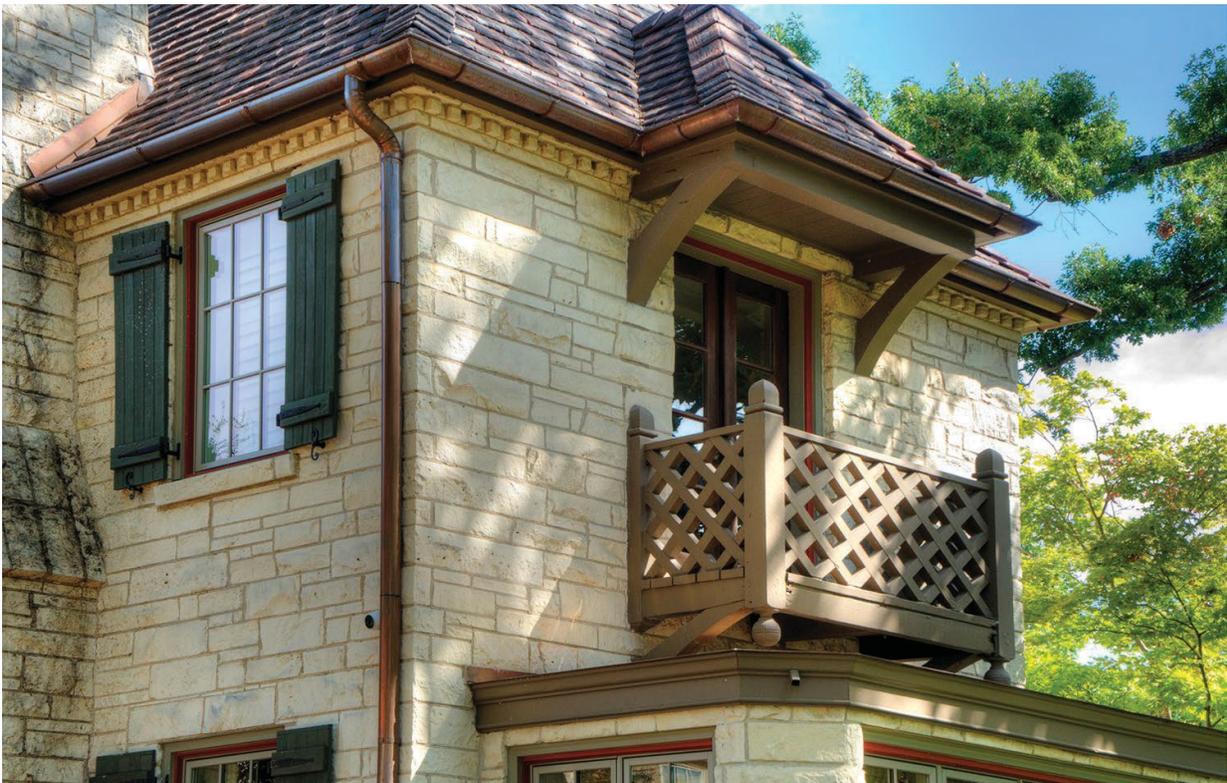


Figure 11: Juliette balcony at south elevation. July 2021. Photography by Carolyn Brown.

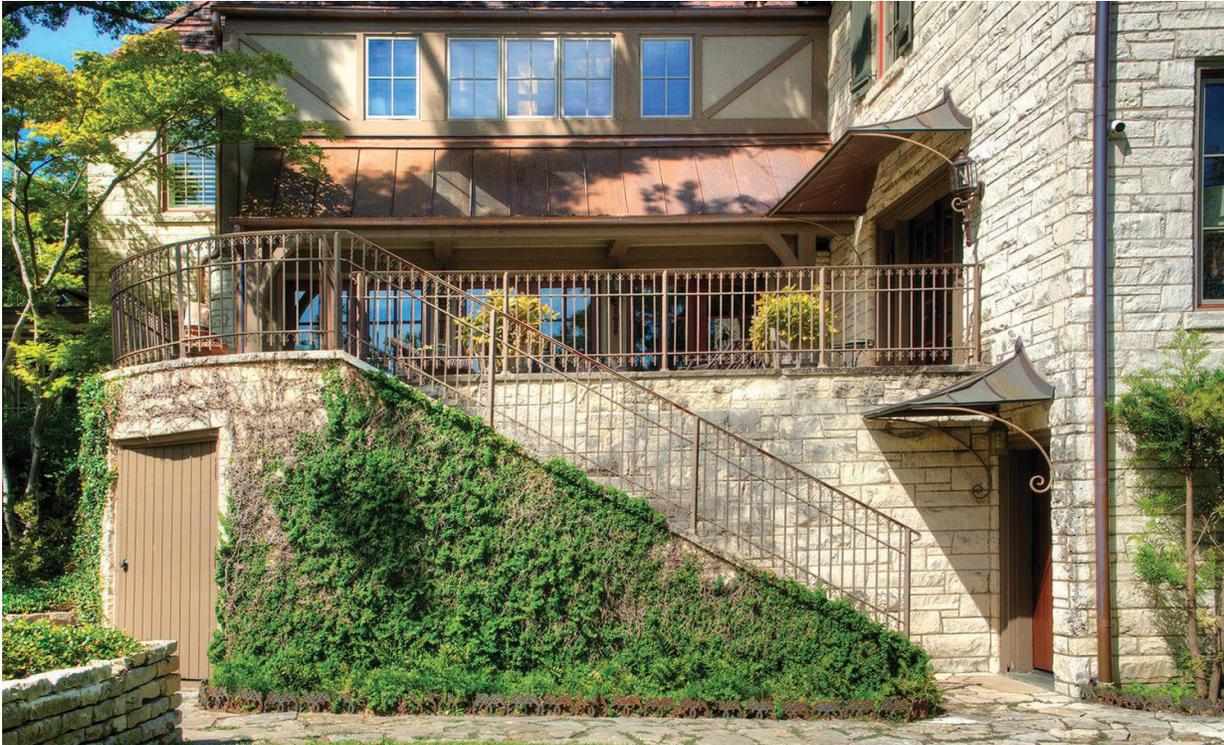


Figure 12: Detail of three-story east elevation with terrace. July 2021. Photography by Carolyn Brown.



Figure 13: Detail of non-historic window and historic shutter on south façade. July 2021. Photography by Carolyn Brown.



Figure 14: Entertainment Room. February 2022. Photography by Carolyn Brown.



Figure 15: Entertainment Room door mural. February 2022. Photography by Carolyn Brown.



Figure 16: Entertainment Room Fireplace. February 2022. Photography by Carolyn Brown.



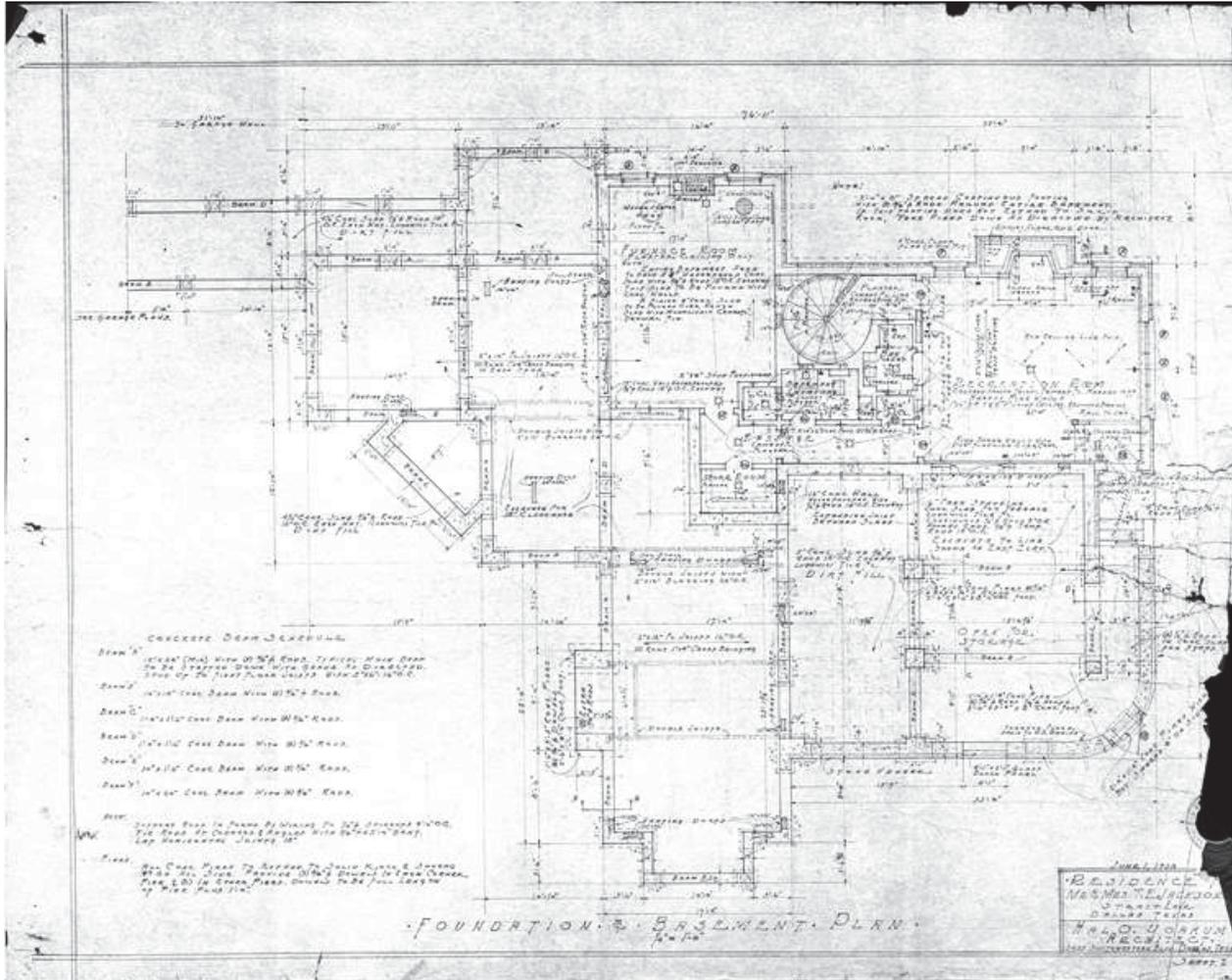
Figure 17: Non-historic pool cabana and swimming pool in rear yard looking east. July 2021. Photography by Carolyn Brown.



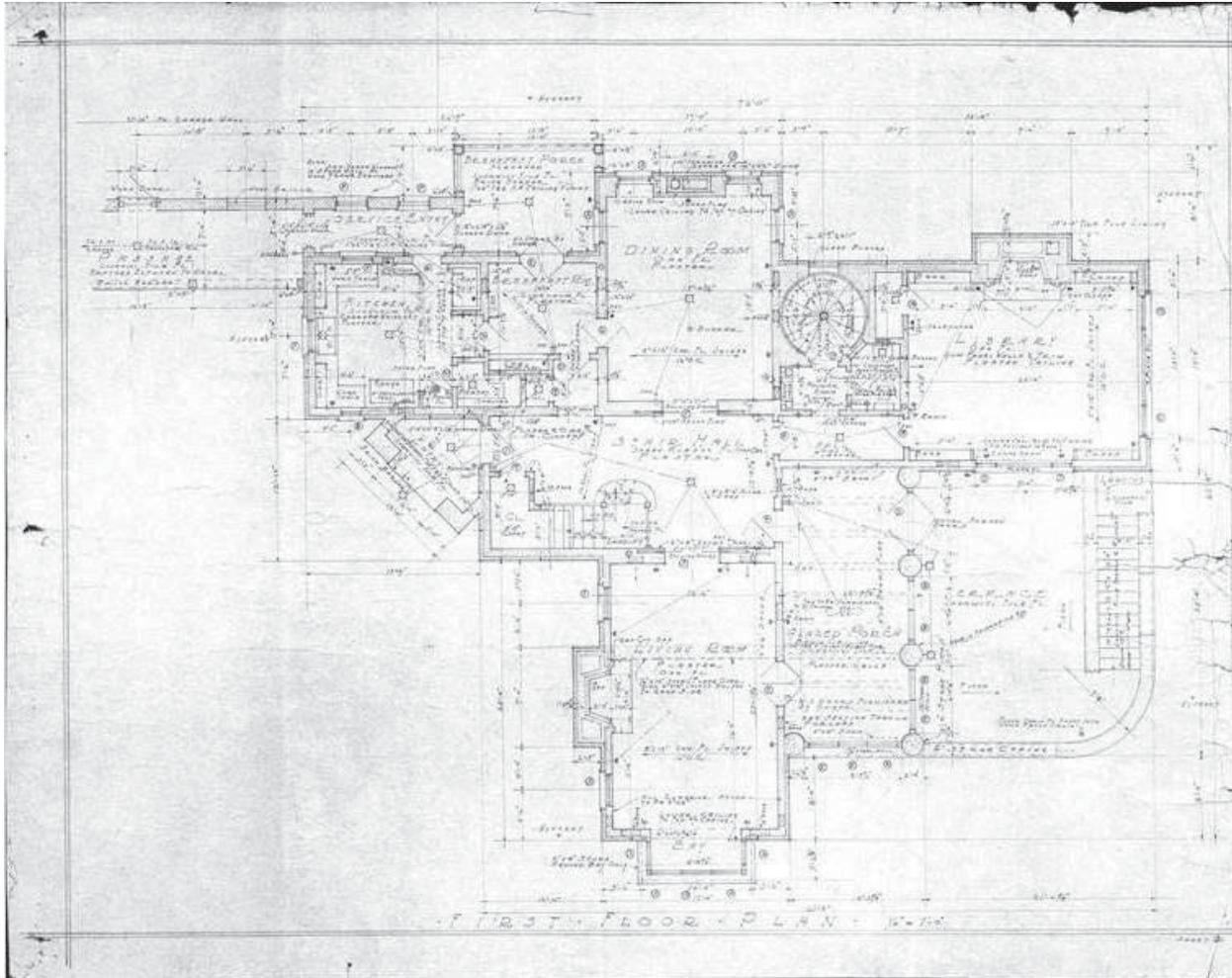
Figure 18: Non-historic accessory structure used for storage. July 2021. Photography by Carolyn Brown.



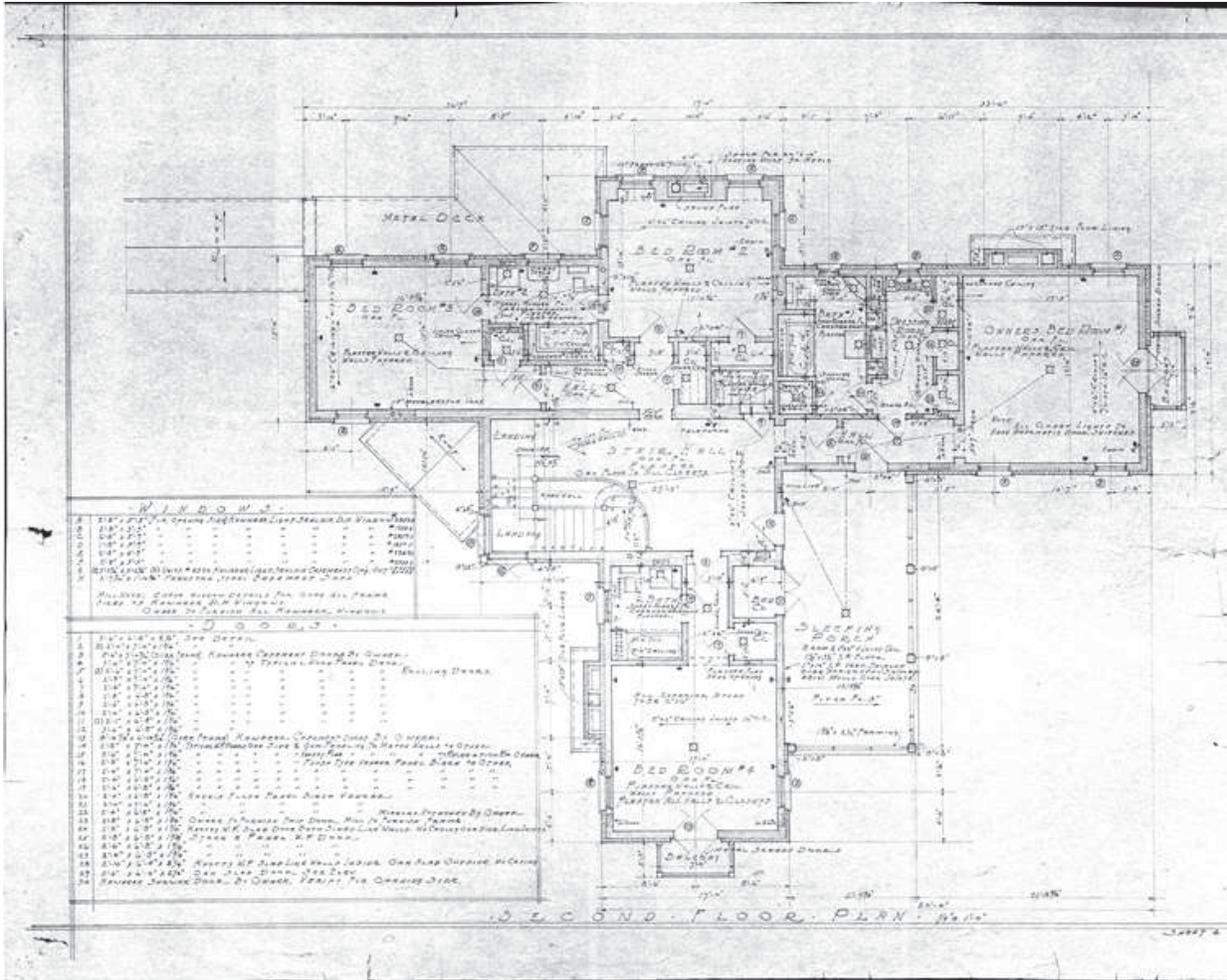
Figure 19: Non-historic accessory structure used as party barn. July 2021. Photography by Carolyn Brown.



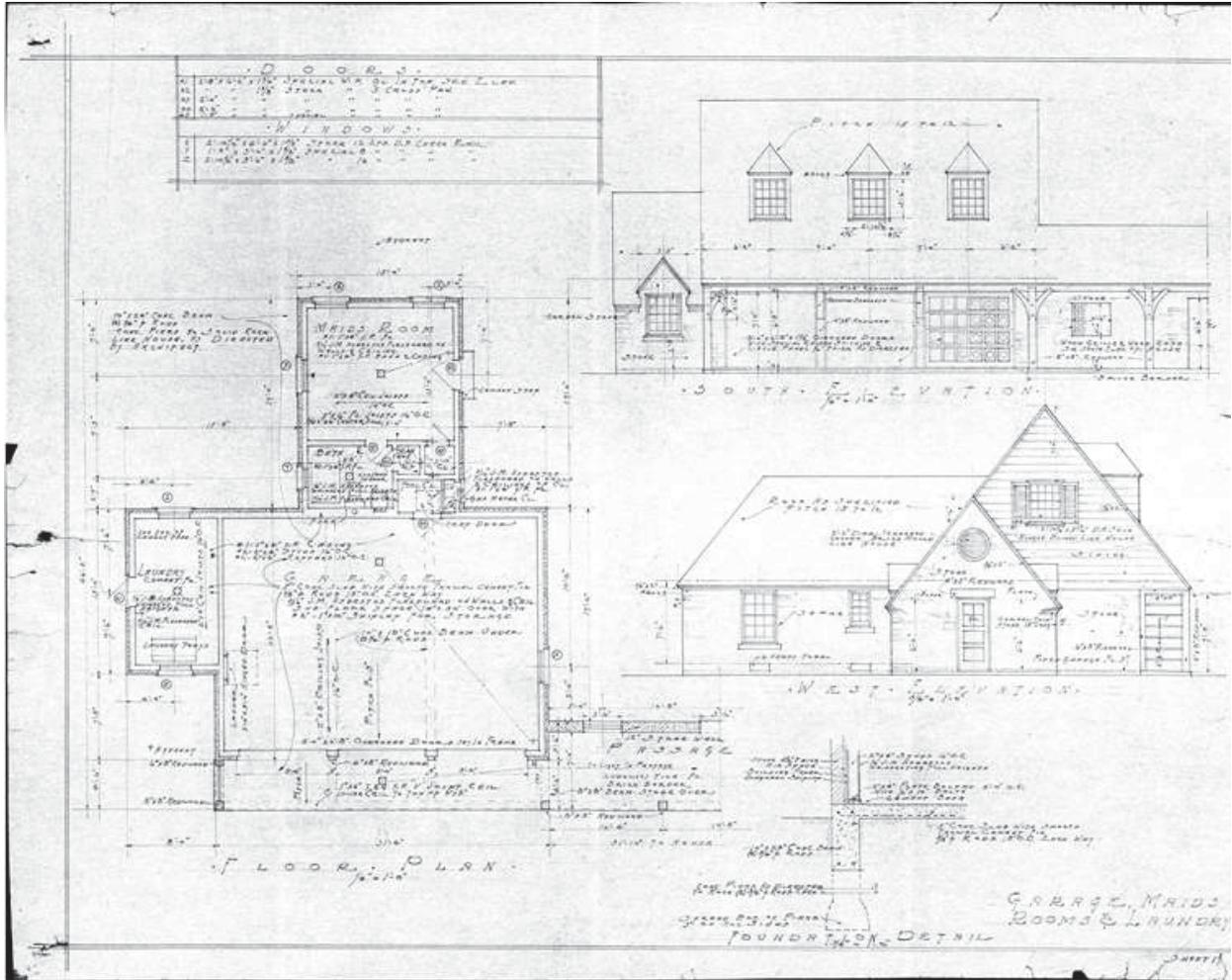
Foundation and Basement Floor Plan



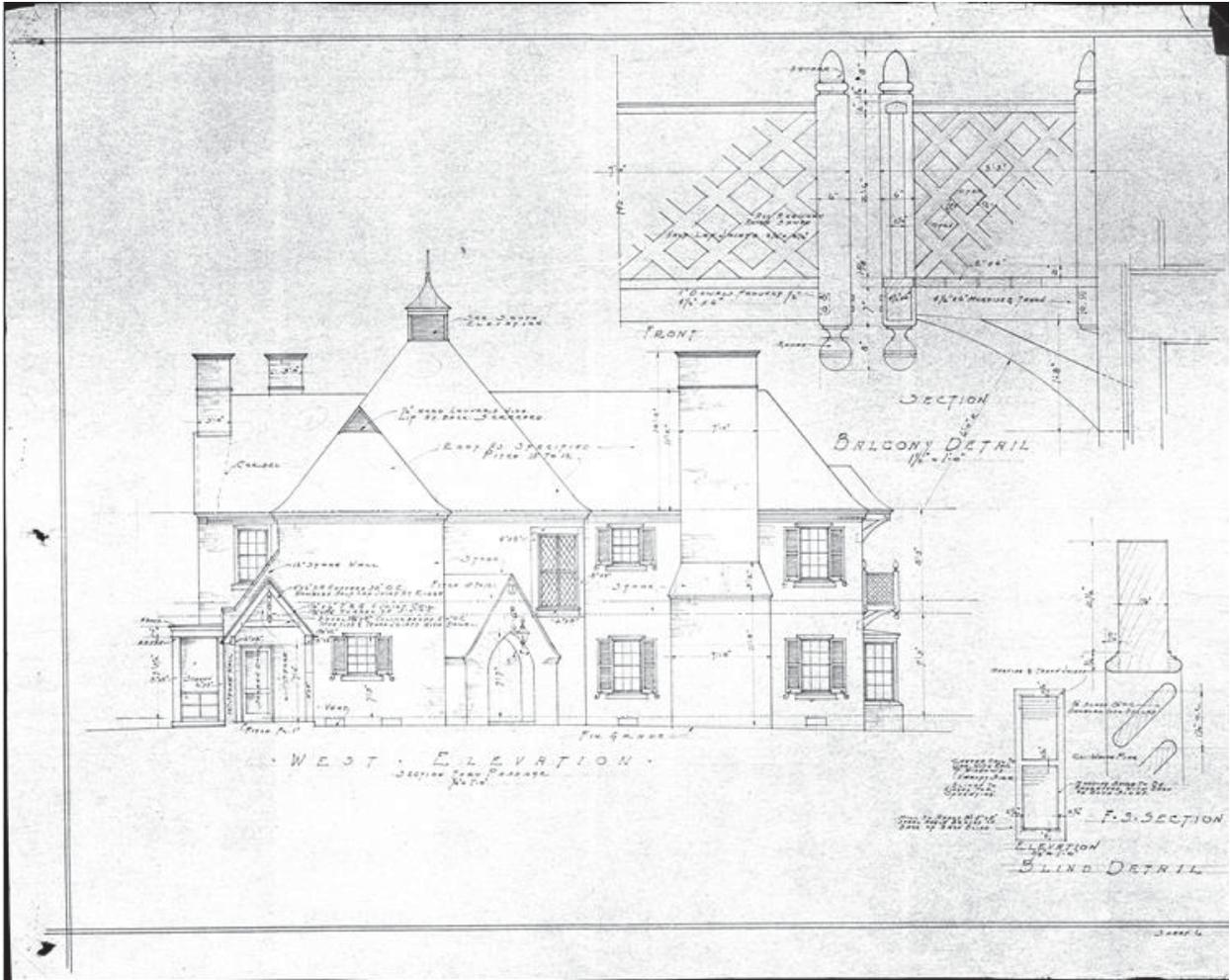
First Floor Plan



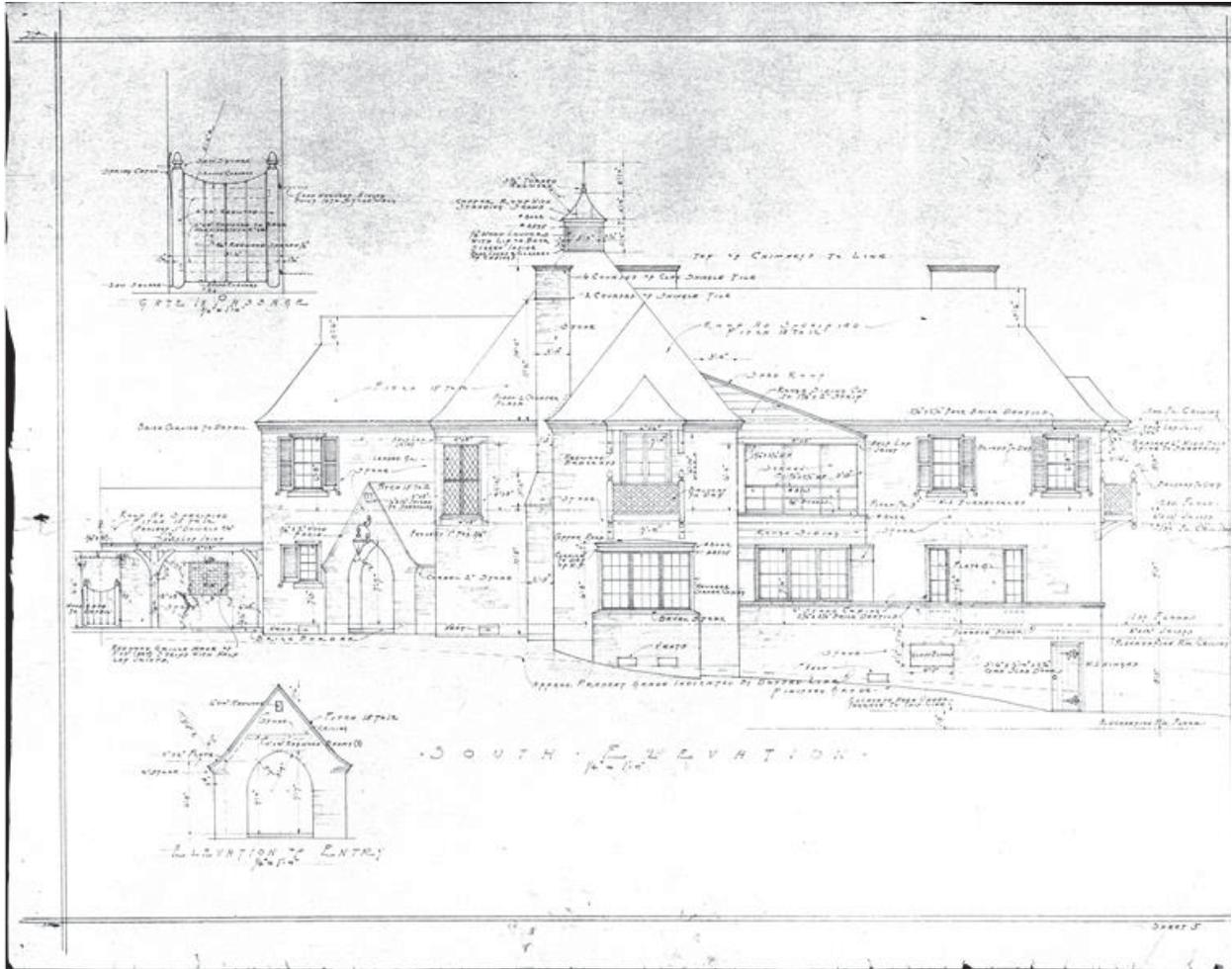
Second Floor Plan



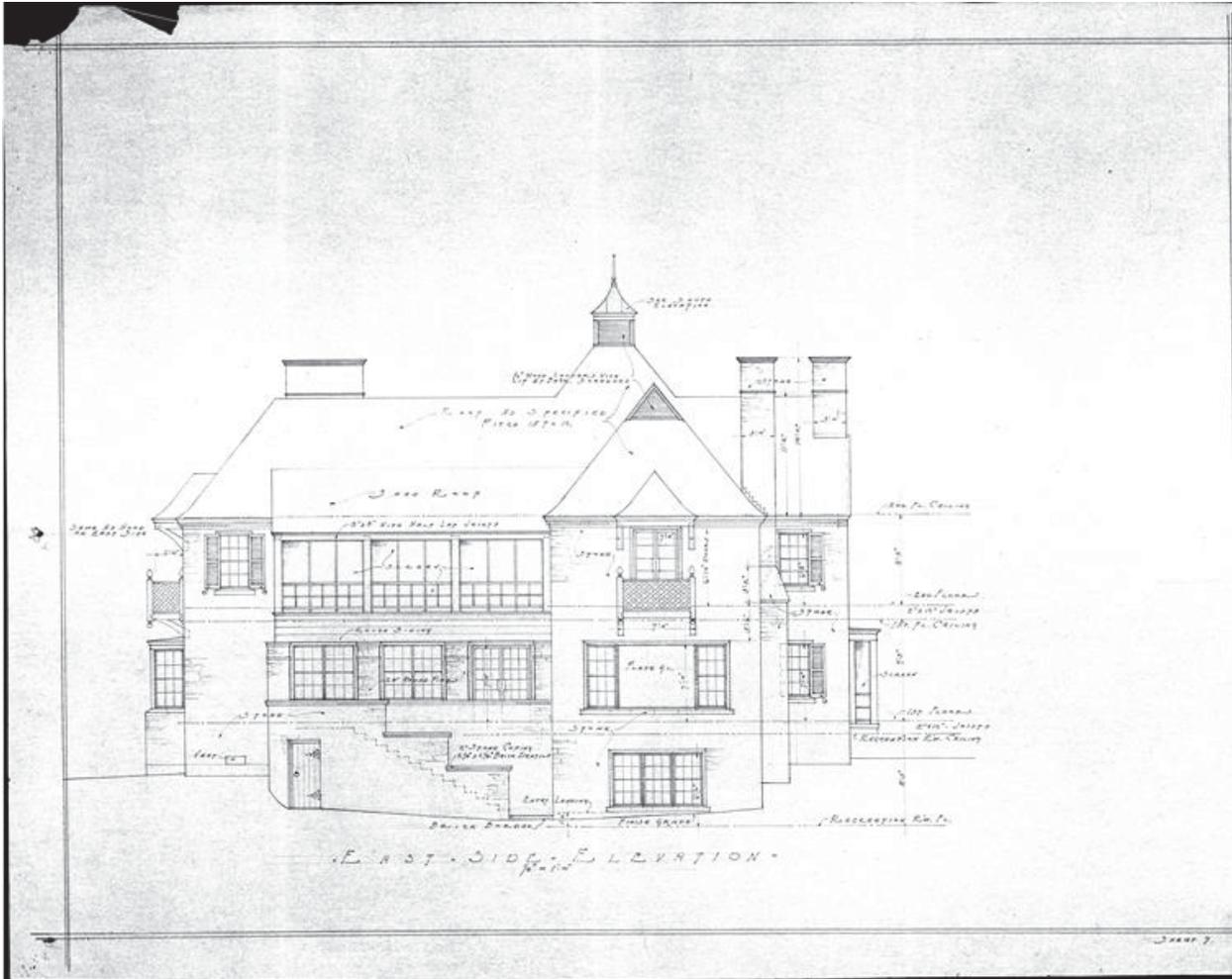
Garage Floor Plan and South Elevation



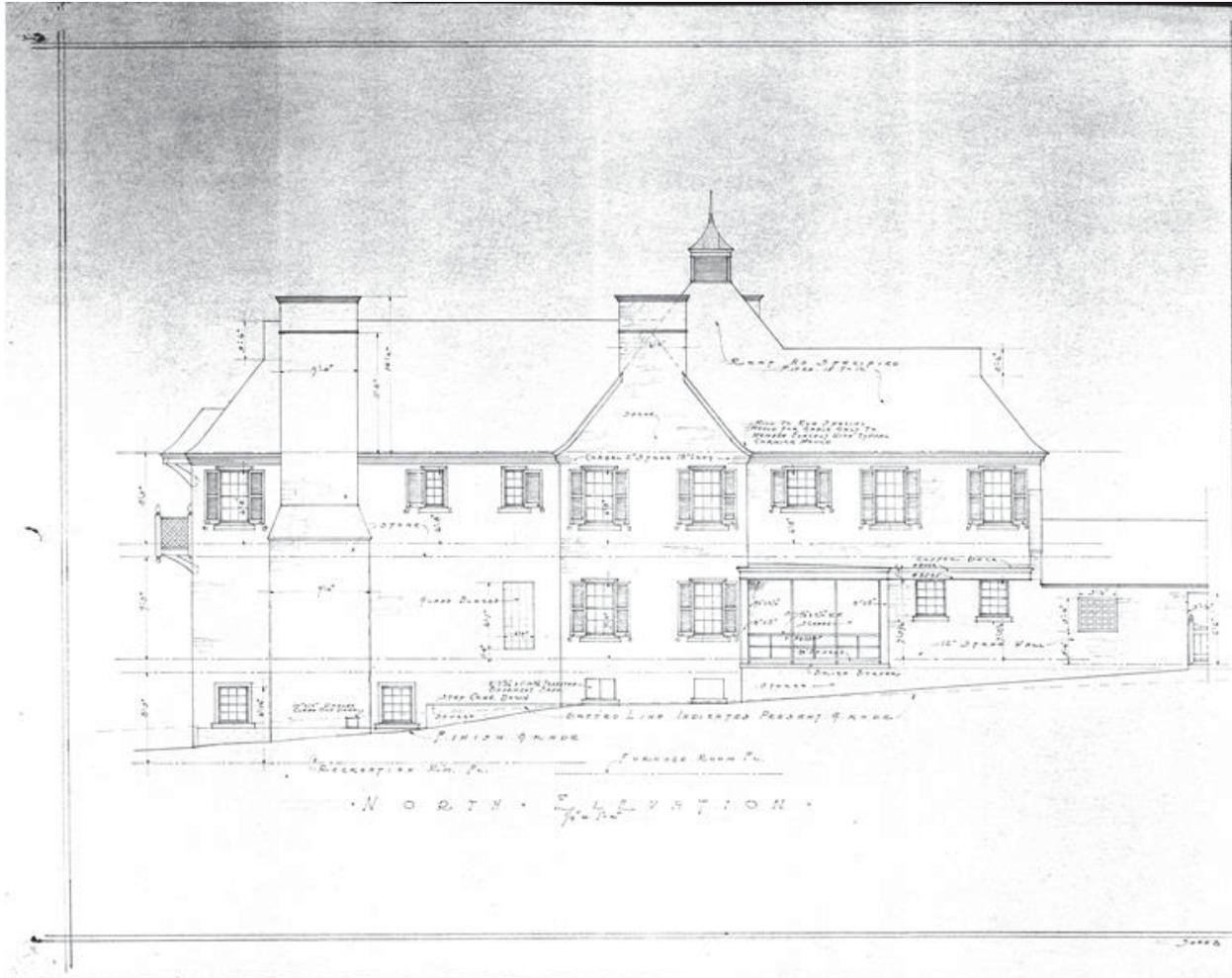
West Elevation



South Elevation



East Elevation



North Elevation

13. Historical Significance

The Jackson House is significant for its representation of the first generation of residential development associated with the American Country House movement just outside of Dallas proper on what is now one of Dallas' most prestigious streets and as an excellent example of the work of architect Hal O. Yoakum. The home's owner was also a prominent citizen who made significant contributions to Dallas.

The American Country House

What is a "country house"? According to the American Country House Foundation: *In Europe the term 'country house' is often associated with the grand estates of the aristocracy and gentry. In the United States our definition is slightly broader to cover our diverse history and rich architectural landscape. At the American Country House Foundation, we define a country house as a rural or suburban residential property that was or is used as the primary or secondary residence for a family associated with a historic urban center. This interpretation rightly covers a broad range of properties as diverse as the opulent Biltmore near Asheville, NC to the more contemporary sleek Philip Johnson's Glass House near New Canaan Ct.* (American Country House Foundation website: americancountryhousefoundation.org, accessed 2/8/2022.)

The popularity or advent of this movement took hold in Dallas after improvements to roads and access to automobiles made living further from the city proper practical. The extension of water and electrical services and the eventual annexation by the City of Dallas would further develop these areas as residential neighborhoods with more density.

The construction of the Jackson House in c1939 occurs as the first generation of residential development on farmland on the subject property. Improved transportation, streets and cars, made it possible to live in the country and work in the city, which is what Mr. Jackson, who had an office in the Santa Fe Building in downtown Dallas, chose to do. The Jackson's were already living north of the city in University Park, just a few miles south of their Strait Lane home. The mid-1930s in Dallas was a period of continued prosperity for some residents of Dallas, despite the national Depression. The Texas Centennial Exposition helped create the economic climate that enabled speculative home builders and individuals to construct some of Dallas most magnificent neighborhoods and homes. Preston Hollow was developed on the model of the American Country House Movement, with winding streets, large homes set in the middle of the lot and surrounded by nature, and featuring architect-designed houses in revival styles.⁹ In the Park Cities, just south of the subject property, this period represented one of enormous growth.¹⁰

Strait Lane does not exist as a street in a 1930 Fairchild Survey aerial photograph of the area. The location of the street can be approximated from the location of Northwest Highway and Midway Road, and Walnut Hill Road, all of which are clearly visible in the photograph. Inwood Road does not extend north of Walnut Hill. Unfortunately, the subject site is just off the photograph but the image still provides an impression of the farms and natural features dominated by what is now known as Bachman Creek. A 1940 aerial photograph clearly shows the subject property and Strait Lane, as well as the farmland surrounding them and an occasional country estate. (SMU Libraries,

Digital Collections, Aerial Photographs of the Northern Part of Dallas, NW Highway-Inwood Road, Grid 04, 1940). In a 1945 aerial, the property is also visible and the land around it remains mostly underdeveloped. Aerial views from 1957 and later show the property still intact with the two lots closest to Walnut Hill developed with houses and with smaller lots and houses on the west side of Strait Lane. Further north, there is still considerable farmland and larger estates like the subject property. Over time, the older and larger properties were further subdivided and newer homes were built on those properties. After the subject property was further sub-divided in 1958, construction begins to encroach on the sense of country living and denser development begins. The Beck House is constructed in 1964 on the southern-most end of the original site in the Dedman house is constructed on the north side of the property in 1971.

The American Country Home Movement in Dallas slowed after World War II, when land outside of cities was needed for the building of housing for returning veterans. Dallas addressed this need in part by expanding its boundaries through annexation of adjacent land, cities and towns, growing from 50 to 90 square miles in the process in 1945.¹¹ Dallas tried to annex the Park Cities but was not successful and instead annexed all the areas surrounding that community to prohibit their growth in the future.¹² It was during this time that Preston Hollow and the property around Strait Lane became part of Dallas.

Hal O. Yoakum

Hallie (Hal) Owen Yoakum (1900 – 1961) was born in the farming community of Lake Creek in Delta County, Texas. Yoakum attended the Agricultural and Mechanical College of Texas where he studied architecture and the Chicago Technical College. In 1923 he moved to Dallas and within a year began working for the prestigious firm of Fooshee & Cheek where he remained for the next nine years working on some of Dallas' most impressive homes. This training no doubt prepared him well for his subsequent career, when he established his own practice in 1932 and focused on residential architecture in Revival styles that included French Eclectic, Tudor, Neo-Classical, Colonial and later in his career, the Monterrey style with suggestions of modernism and Texas Regionalism influences. Yoakum lived at 3433 Southwestern Boulevard in University Park, where he also kept his office. Much of his work can be found in the Park Cities but also in Oak Cliff, Preston Hollow and in other cities such as Corsicana. He was commissioned by the builder Womack & Cozzo to design houses all over Dallas and his private clients took him to other cities such as Corsicana. His work today is less well-known than that of some of his contemporaries, including O'Neil Ford, David Williams and Charles Stephens Dilbeck, who were likewise designing homes of note for affluent clientele and for speculative home builders, but Yoakum was recognized in the Great American Suburbs series, *The Homes of the Park Cities*, Dallas, by Virginia Savage McAlester and Willis Cecil Winters, with a chapter describing his contributions to residential architecture of the period. In total, Yoakum is responsible for almost 100 houses in Dallas alone.¹³ Among his most noteworthy works was a French Norman residence built in 1938 located at 4300 Rheims (demolished in 2008) for Frank O. Burns (the Safeway Stores of Texas president) that has many similarities to the Jackson Residence. Using a more modern vocabulary, Yoakum designed a Monterrey style home built in 1940 and located at

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4230 Belclaire Avenue that is also particularly noteworthy. The Jackson house is among his best work.

The Jacksons also lived in the Park Cities, initially on St. John's Drive and later at 3640 Stratford Avenue. Their move to a country estate house on a large tract of land off of Strait Lane in c1939 signaled their affluence, as did their choice of architect and the size of the house. While nearly 7,000 square feet, the house is designed with an informal and relaxed feeling. Yoakum had just finished the house at 4230 Rheims when he was designing for the Jacksons and he utilized not only a similar style but a similar floor plan organization, one that he would use in other houses as well. Organized with a central stair hall and foyer with wings extending in four directions - the form of a modified Greek cross - the plan allowed for maximum privacy as well as light and natural ventilation with nearly all the important rooms having three exposures. Where at the Rheims house a turret marks the entrance, for the Jacksons he used a gable set at a 45-degree angle. Both houses include a modestly sized covered porch entry with an arched opening located at an intersection of two of the cross' legs. On the ground floor, the plan allowed for the central entry and stair hall, off of which are arranged four legs containing the living room, library, dining room and the garage leg that extends further to the west. The second-floor plan is similar with three bedrooms and baths and without the leg to the west. Utilizing the slope of the land to his advantage, Yoakum provided a walk-out basement level and ample storage. A circular staircase leads to the basement which houses a "recreation room" featuring a built-in bar and a large fireplace, a picture window that frames the view to the east and access to the outdoors.

Thomas E. and Virginia Fall Jackson

Thomas Elbert Jackson (1881-1972) was born in Illinois and married Virginia Fall (1881-1975) in Nebraska, had their only son, Clifford, in Kansas City, MO and moved to Dallas in 1907. While still in Kansas City at age 19 he happened upon a sign announcing the Pittsburgh Plate Glass Company was moving in and so he applied for and was offered a job there. ¹⁴ By 1910 he was a Manager for the company and renting a house on Pennsylvania Avenue, not very far from Fair Park and the State Fair of Texas where he would later have influence. The family of three moved from South Dallas to Highland Park, where they resided in two locations before the move to Strait Lane. By then son Clifford was no longer living with the family and the couple moved with one maid into the house. Jackson would open 30 plate glass warehouses and rose to Southwestern Manager for the glass company that he served for 62 years before retiring in 1956. ¹⁵

When he was not working, he found time for an enormous number of volunteer efforts, notably serving as president for most of them. These community and professional appointment include the Dallas Chamber of Commerce where he was elected director in 1911 and served in that capacity for 25 years while land for Love Field airport was purchased and developed. During World War II he served as chairman of the Dallas County Rationing Board, as chairman of the trade extension committee and as president of the Texas Industrial Conference and the Dallas Industrial Services Inc. In 1947 he served as the first president of the Greater Dallas Planning Council. In 1951 he was elected president of the Dallas Citizens Council. He also served on numerous boards including the board of the First National Bank for 50 years. Jackson organized the Junior Chamber of Commerce while here served as the chamber's president, served as Chairman of the board of the Southwest Vocation School, organized the Dallas Traffic Club, was a member of the

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Dallas Materials Men's Association and was vice-president of the American Boy Scouts of America Dallas Council. In 1921 he was appointed to the Immigration Committee of the United States Chamber of Commerce. He was elected as director of the State Fair of Texas in 1927 where he served as vice-president and then president with a three-year term from 1929-1931. It was during this period that the Cotton Bowl (at that time known as Fair Park Stadium) and the Live Stock Arena were built, both of which were incorporated into the Texas Centennial Exposition in 1936.

The Jacksons moved out of their Strait Lane residence when it was sold to Mr. and Mrs. Dale C. Austin in 1958. Virginia and Thomas moved to a high-rise apartment at 3525 Turtle Creek Blvd, where they lived when Thomas died at age 90 in 1972 and Virginia died at age 94 in 1975. Their death was preceded by the death of their only son, Clifford Fall Jackson (1906-1965).

Summary

The Jackson Residence one of the last remaining historic houses on Strait Lane, representative of the first generation of residential building on one of Dallas' most affluent residential streets and an excellent example of the work of architect Hal Yoakum and of the period's American Country House movement that began in this area in the 1920s. The craftsmanship, degree of historic integrity, design, and setting offers a now-rare opportunity to tell the story of the development of this area. In addition, the original owner, Thomas E Jackson, was an accomplished and prominent citizen with great influence over Dallas in the 1920-1960s.

14. Bibliography

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Interview with property owner Beverly Parkhurst by Nancy McCoy. Dallas, February, 2022.

Maxon, Peter Flagg. "Early Preston Hollow" in *Legacies, A History Journal for Dallas and North Central Texas*, Volume 14, Number 2, Fall 2002, p. 28.

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Preservation Dallas, Initiation report and other history is available by request.

Ray, Beverly. Original drawings and specifications, and lateral alternation plans are in the owner's possession.

Slate, John H. "Dallas Fringe Communities and Annexation, 1890-1978" in *Legacies. A History Journal for Dallas and North Central Texas*, Volume 14, Number 2, Fall 2002.

¹ Dallas County Clerk's office date; closing documents in the owner's possession are dated 08-23-2012 suggesting the county may have recorded the sale in 2013.

² The date of c1939 is derived from two sources: the drawings by Yoakum are dated June 1, 1938 (assuming at least six months were needed to build the house) and the City of Dallas Directories first list the Jackson's address change to Strait Lane, with no house number, in 1939.

³ United States Census. June, 1880. Lists three families with head of household names matching initials on the Sam Street's Map.

⁴ Ibid. p. 63.

⁵ McAlester, Virginia Savage. *A Field Guide to American Houses*. Alfred A Knoff, New York: 2013; p. 485.

⁶ Dave Perry-Miller & Associates. Undated description of the home's features for the sale of the property with information coming from the seller, Mr. and Mrs. Glosser, in c2012. Property was listed at that time for \$5,995,000.

⁷ Parkhurst, Beverly. The owner has a collection of architectural drawings documenting the alterations to the house starting with the kitchen renovation.

⁸ Parkhurst, Beverly. Interview by Nancy McCoy in February of 2022 in the home.

⁹ Maxon, Peter Flagg. "Early Preston Hollow" in *Legacies, A History Journal for Dallas and North Central Texas*, Volume 14, Number 2, Fall 2002, p. 28.

¹⁰ McAlester, Virginia Savage and Winters, Willis Cecil. *Great American Suburbs: The homes of the Park Cities, Dallas*. New York: Abbeville Press, 2008; p. 379.

¹¹ Slate, John H. "Dallas Fringe Communities and Annexation, 1890-1978 in *Legacies, A History Journal for Dallas and North Central Texas*, Volume 14, Number 2, Fall 2002, p. 10.

¹² Ibid.

¹³ McAlester, Virginia Savage and Winters, Willis Cecil, p. 379.

¹⁴ "Founder of City Club, T E Jackson, Honored." Dallas Morning News. 1968.

¹⁵ "Business Leader T. E. Jackson Dies." Dallas Morning News. 08/19/1972.

15. Attachments

District or Site Map

Site Plan

Photos (historic & current)

Additional descriptive material

Footnotes

Other: _____

16. Designation Criteria

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

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

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

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

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

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

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

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

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

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

17. Recommendation

The Designation Task Force 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 Office of Historic Preservation.

Date:



Chair
Designation Committee



Historic Preservation Planner

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block A/5529; fronting approximately 462.12' on the east line of Strait Lane located approximately 1020.00 feet north of Walnut Hill Ln and west of Inwood Road; and containing approximately 5.281 acres;

by establishing Historic Overlay District No. 154 (Jackson Residence); 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. 154 on the property described in Exhibit A (“the Property”), which is attached to and made a part of this ordinance.

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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 B.

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.

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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:

THERESA CARLYLE, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT A
10260 Strait Lane

BEING situated in the Milford Fortner Survey, Abstract No. 479, and being all of Lot 2, Block A/5529, of Glosser Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in County Clerk's File No. 20070190414, real property records of Dallas County, Texas, and being all of Estate No. 2 of the Moore-Donahoe Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 37, Page 85, of the Map Records of Dallas County, Texas, and also being all of a called 3.54 acre tract of land described in a deed to Beverly K. Parkhurst, recorded under County Clerk's File No. 2020000285423, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod found for corner in the east right-of-way line of Strait Lane (50' right-of-way) at the northwest corner of said Lot 2, Block A/5529, Glosser Addition common to the southwest corner of Lot 3, Block A/5529, of Ann and John McReynolds Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded under County Clerk's File No. 201700274266, of the Deed Records of Dallas County, Texas;

THENCE South 86°26'00" East along a north line of said Lot 2 and a south line of said Lot 3, a distance of 176.74 feet to a 1/2" iron rod found for corner at an angle point therein;

THENCE South 70°22'20" East along a north line of said Lot 2 and a south line of said Lot 3, a distance of 169.77 feet to a point for corner;

THENCE South 70°32'25" East continuing along a north line of said Lot 2 and a south line of said Lot 3, at a distance of 162.26 feet passing a floodway monument found for reference and continuing for a total distance of 317.42 feet to a point for corner at the common east corner thereof, near the center of a creek, and also being in a northwest line of a tract of land described in a Deed to Stephen T. Winn and wife, Melinda G. Winn of record in Volume 82193, Page 1223, Deed Records, Dallas County, Texas, from which a 1/2" iron rod found for reference bears North 70°32'25" West, a distance of 30.00 feet;

THENCE South 27°17'00" West along a northwest line of said Winn Tract, at a distance of 15.18 feet passing the Southeast corner of said Lot 2, and thence along a southeast line of said 3.54 acre tract and near the center of said creek for a total distance of 242.33 feet to a point for corner;

THENCE South 16°26'08" West along an east line of said 3.54 acre tract and near the center of said creek, a distance of 77.61 feet to a point for corner at the southeast corner of said 3.54 acre tract, and being in the north line of a tract of land described in a Deed to Texas Crazy Management Trust, recorded under County Clerk's File No. 202000327225, of the Deed Records of Dallas County, Texas;

THENCE North 89°50'00" West along the common line of said 3.54 acre Tract and said Texas Crazy Management Trust Tract, a distance of 503.73 feet to a 5/8" iron rod found for corner at the common west corner thereof and being in the east right-of-way line of said Strait Lane;

THENCE North 00°07'53" East along the east right-of-way line of said Strait Lane, a distance of 276.12 feet to a 1/2" iron rod found for corner at the northwest corner of said 3.54 acre tract common to the southwest corner of said Lot 2;

THENCE North 00°10'00" East continuing along the east right-of-way line of said Strait Lane, a distance of 186.00 feet to the PLACE OF BEGINNING and containing 230,050 square feet or 5.281 acres of land.

EXHIBIT B

**PRESERVATION CRITERIA
JACKSON RESIDENCE
10260 STRAIT LN. DALLAS TX 75229**

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 and on the National Park Service website.

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- 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 the period from 1939 to 1968.

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 COLUMN means the entire column, including the base and capital.
- 2.5 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.
- 2.6 CORNERSIDE FACADE means a facade facing a side street.
- 2.7 CORNERSIDE FENCE means a fence adjacent to a side street.
- 2.8 CORNERSIDE YARD means a side yard abutting a street.
- 2.9 DIRECTOR means the Director of the Office of Historic Preservation or the Director's representative.
- 2.10 DISTRICT means Historic Overlay District No. 154, the Jackson Residence Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit C.
- 2.11 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.

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- 2.12 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.13 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.14 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.15 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.16 MAIN BUILDING means the main building, as shown on Exhibit C.
- 2.17 NO-BUILD ZONE means that part of in which no new construction may take place.
- 2.18 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.19 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 C.
- 3.2 The main building is protected.
- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Any new mechanical equipment may not be erected in the front yard.
- 3.5 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 in the No Build Zone shown on Exhibit C.
 - c. It is recommended that landscaping reflect the historic landscape design.
 - d. Existing pecan trees are protected, except that unhealthy or damaged trees may be removed.

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3.6 Fences.

- a. No new fences are not permitted in the No Build Zone, except to match existing. Repair of fences is considered Routine Maintenance.
- b. Fences in side yards must be located a minimum of ten feet back from the front facade of the structure.

4. FACADES.

4.1 Protected facades.

- a. The facades shown on Exhibit C 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. Stone added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
- e. Stone and concrete elements on protected facades may not be 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 and on the National Park Service website, 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.

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- 4.9 Exposing and restoring historic finish materials is recommended.
- 4.10 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 and on the National Park Service website. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS.

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.
- 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 5.5 Decorative ironwork and burglar bars are not permitted over 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. Reflective 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 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 and available on the National Park Service website, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS.

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.

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- 6.2 The following roofing materials are allowed: terra-cotta tiles (Ludowici tiles per section 6.5) and copper at selective locations. The following roofing materials are not allowed: built-up, metal, single-ply membrane, synthetic wood shingle, and synthetic clay tile. Replace roofing to match existing roofing.
- 6.3 Historic eaves, coping, cornices, dormers, 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.
- 6.4 Mechanical equipment, skylights, and solar panels may not be placed on the roof.
- 6.5 *The following tile roofing materials are allowed: Ludowici Colonial Tile-129-01M/M13 COLIN CLAN MS Mist meaning that 129-01 Color Historic Red, M13 Color Ebony will have a Mist technique as the Historic Red is the base color for the tile and color Ebony was misted on it in the form of a top spray. COLIN- a tampered butt was added to the bottom edge of the tile. CALIN- a Calais Texture was rolled onto the top of the tile creating a cratered surface. NS- Black Norman Sand was added after all the above surface treatment and glazing was added.*

7. PORCHES AND BALCONIES.

- 7.1 Historic porches and balconies on protected facades are protected.
- 7.2 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches on protected facades be restored to their historic appearance.
- 7.3 Historic columns, detailing, railings, and trim on porches and balconies are protected. Stone terrace walls may be restored to match the historic appearance.
- 7.4 Porch floors must be brick, concrete, stone, or Ludowici clay tile brick, concrete, and stone porch floors may not be covered with carpet or paint. A clear sealant is acceptable on porch floors.

8. EMBELLISHMENTS AND DETAILING.

- 8.1 The following architectural elements are considered important features and are protected: stone, brick, corbel at caves, timber elements, redwood doors and trim, shutters and shutter hardware, glazed screen door at main entrance, leaded glass corner, window, Juliette balconies, cupola on roof and light fixture at entrance.

9. NEW CONSTRUCTION AND ADDITIONS.

- 9.1 Stand-alone new construction is permitted outside the No-Build Zone shown on Exhibit C.
- 9.2 Vertical additions to the Main Building are not permitted.
- 9.3 Horizontal additions are permitted outside the No-Build Zone shown on Exhibit C and must be located so that they are not visible to a person standing at ground level on the opposite side of an adjacent right-of-way.
- 9.4 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.5 Additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- 9.6 The height of new construction and additions must not exceed the height of the historic structure.
- 9.7 Aluminum siding and vinyl cladding are not permitted.
- 9.8 The setback of new construction and additions must conform to the setback of adjacent historic structures.
- 9.9 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.

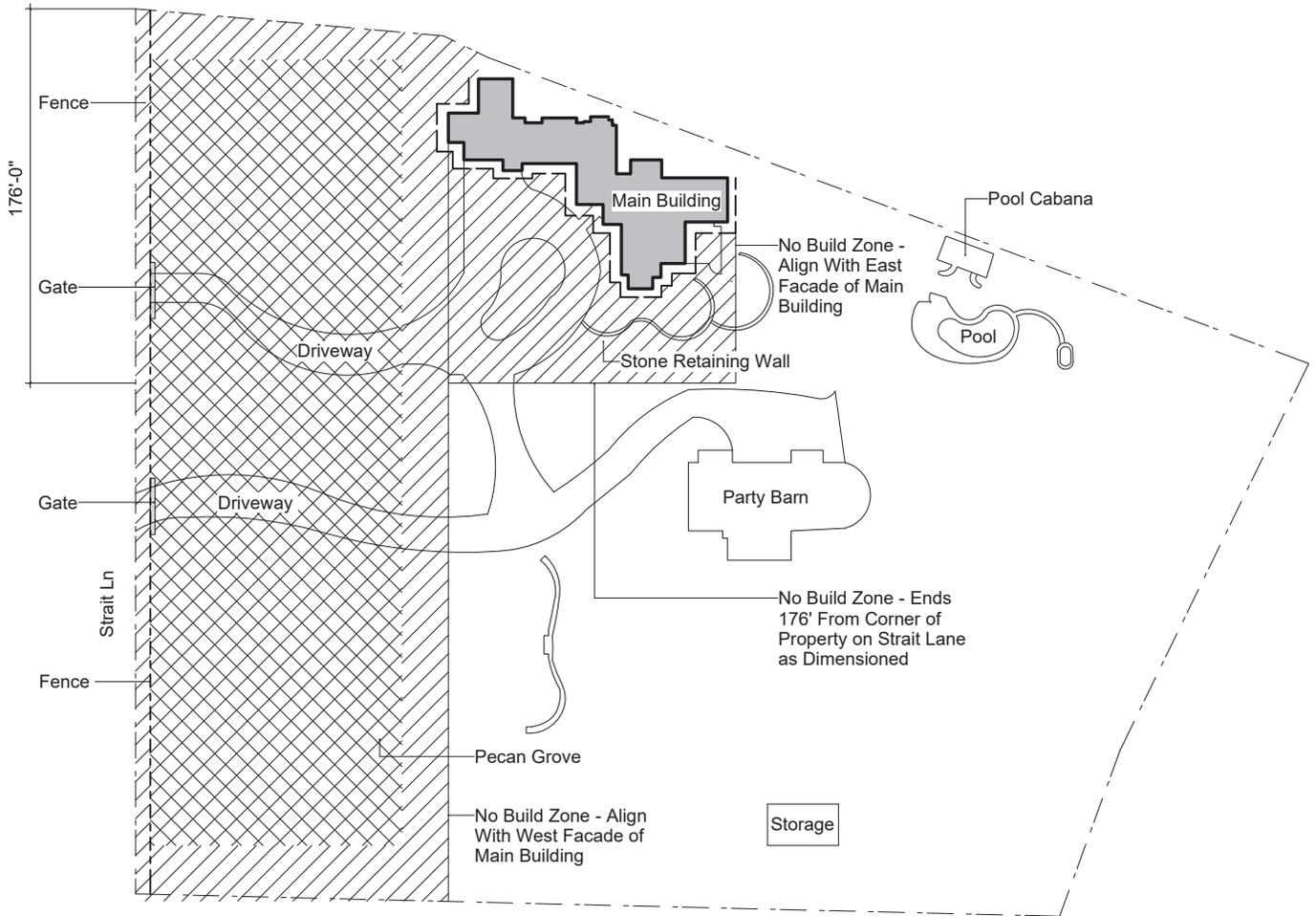
10. SIGNS.

- 10.1 Signs may be erected if appropriate.
- 10.2 All signs must comply with the provisions 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.
- 10.4 A City of Dallas Landmark Designation sign may be mounted in the front yard and in the No Build Zone.

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.

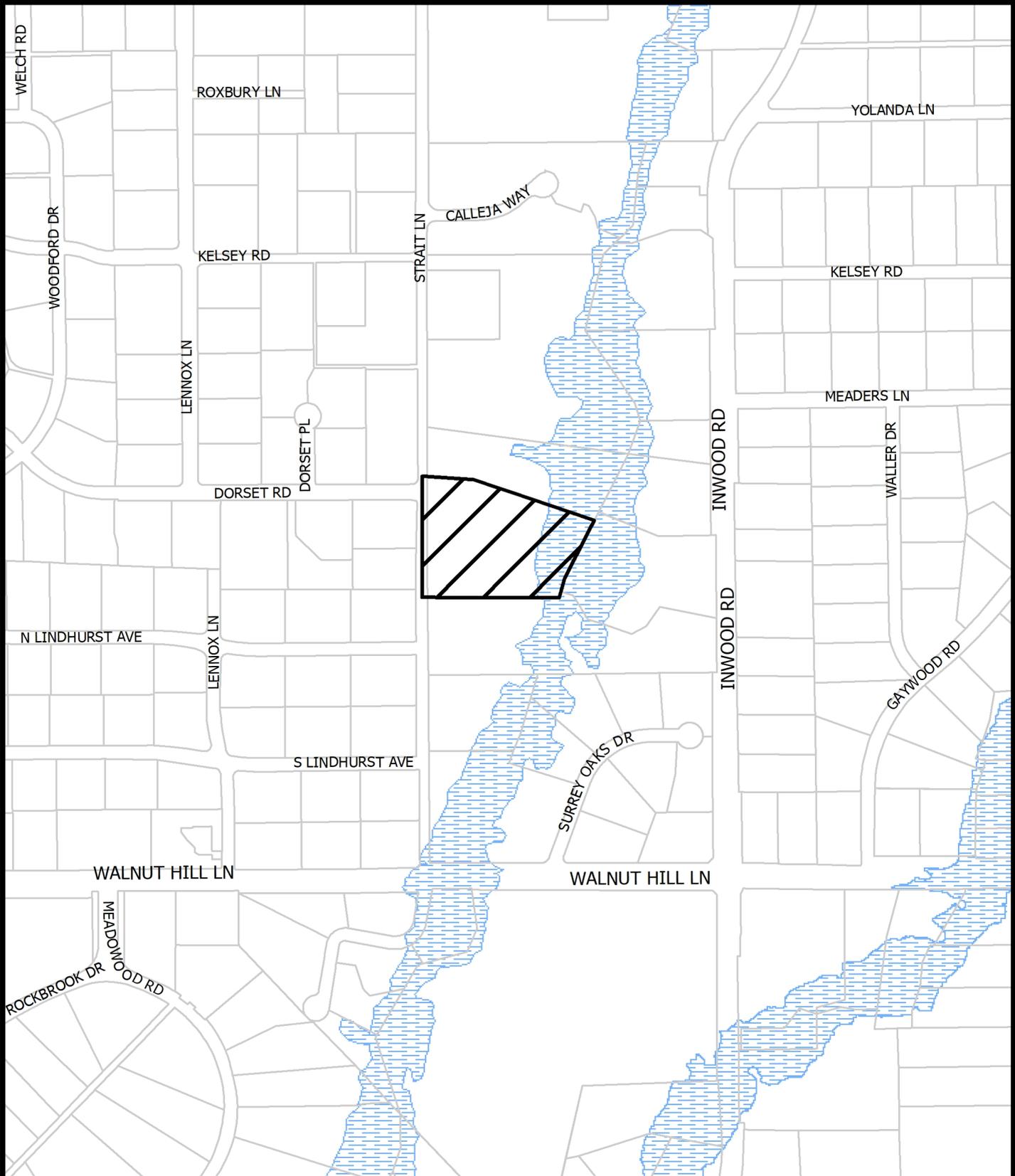
Exhibit C
Jackson Residence
 10260 Strait Ln.
 Dallas, TX 75229



LEGEND

- Limits of designation
- Protected Facades
- Main Building
- No-Build Zone
- Pecan Grove



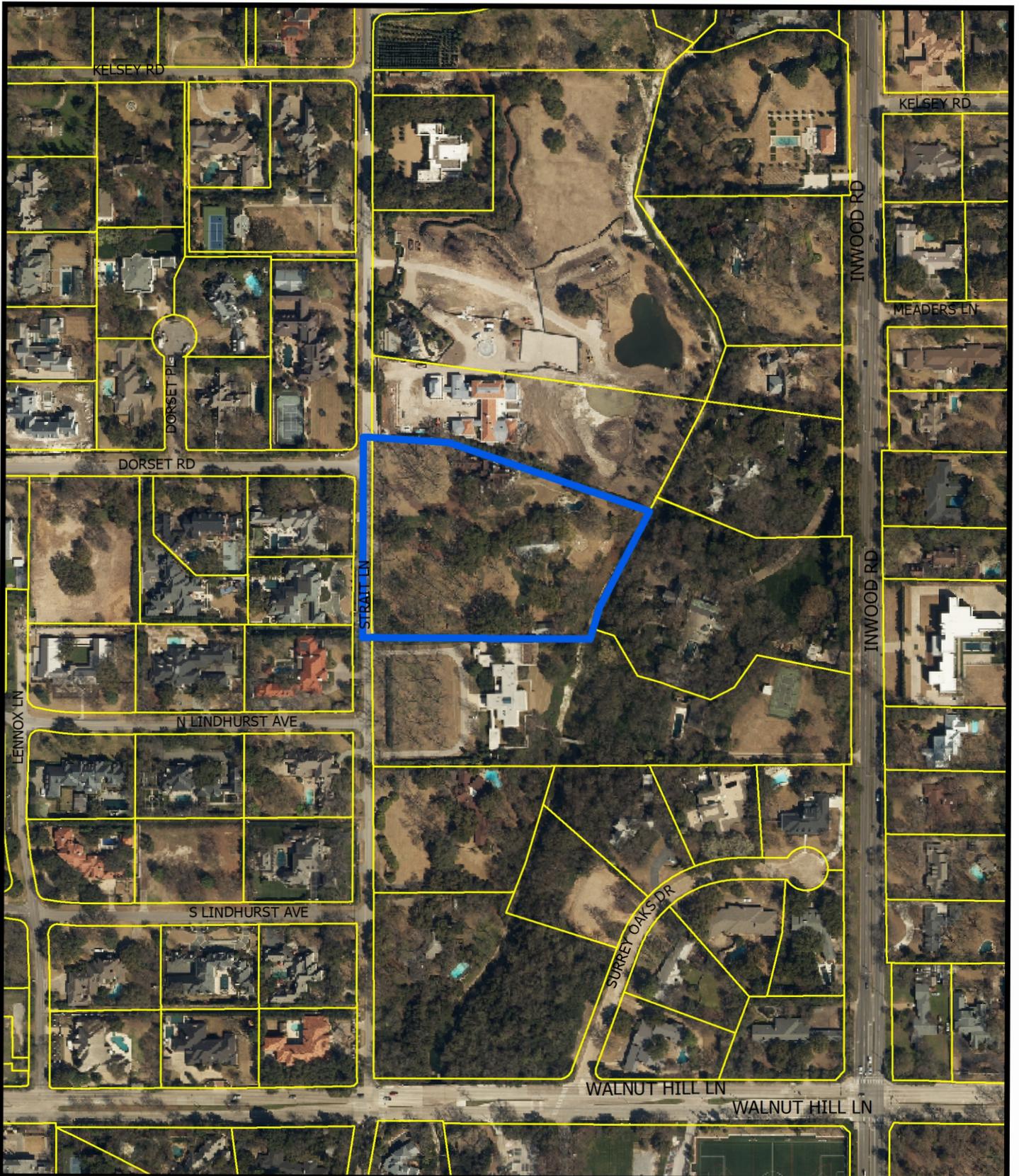


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VICINITY MAP

Case no: **Z212-256**

Date: **6/29/2022**

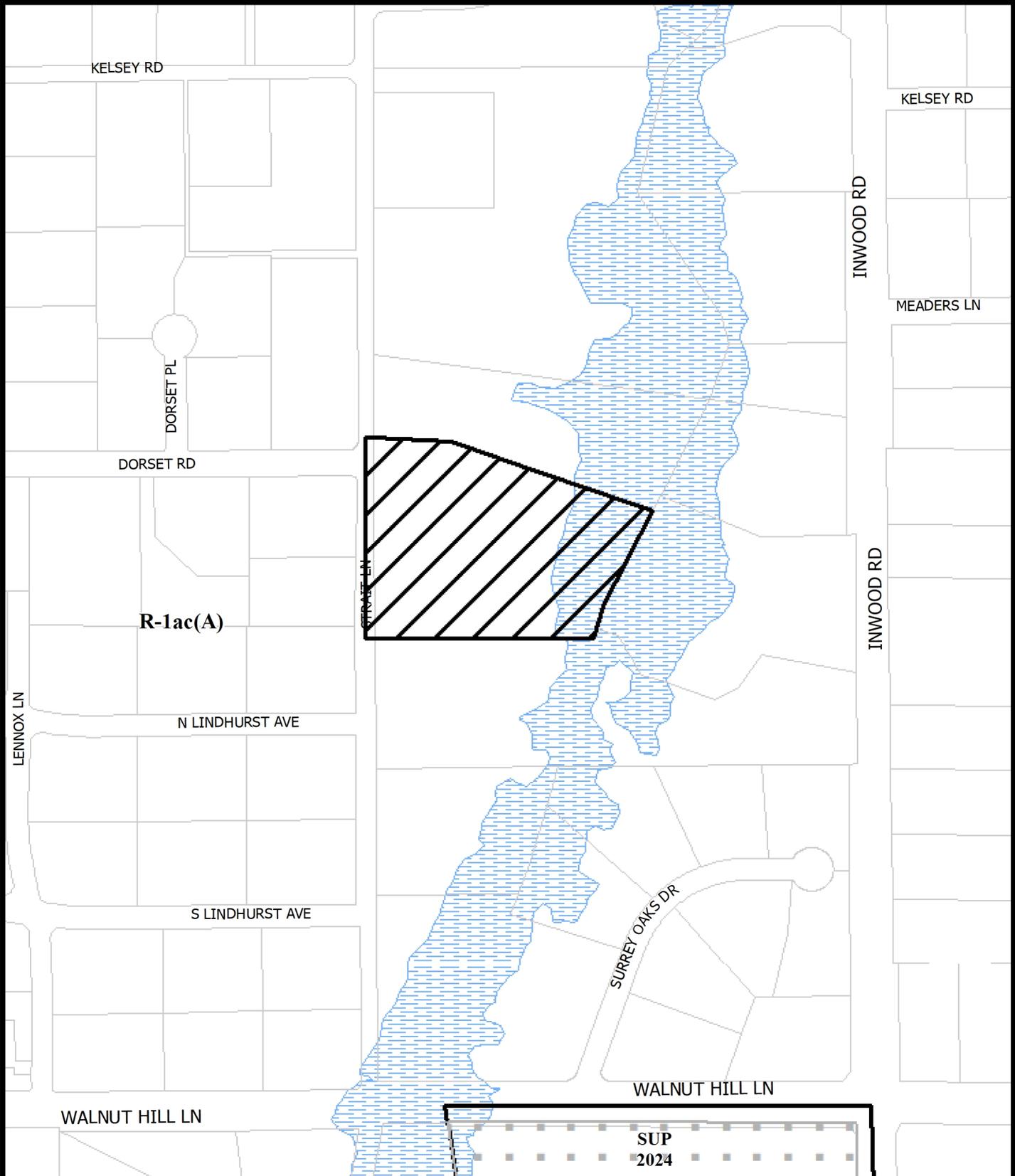


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AERIAL MAP

Case no: **Z212-256**

Date: **6/29/2022**

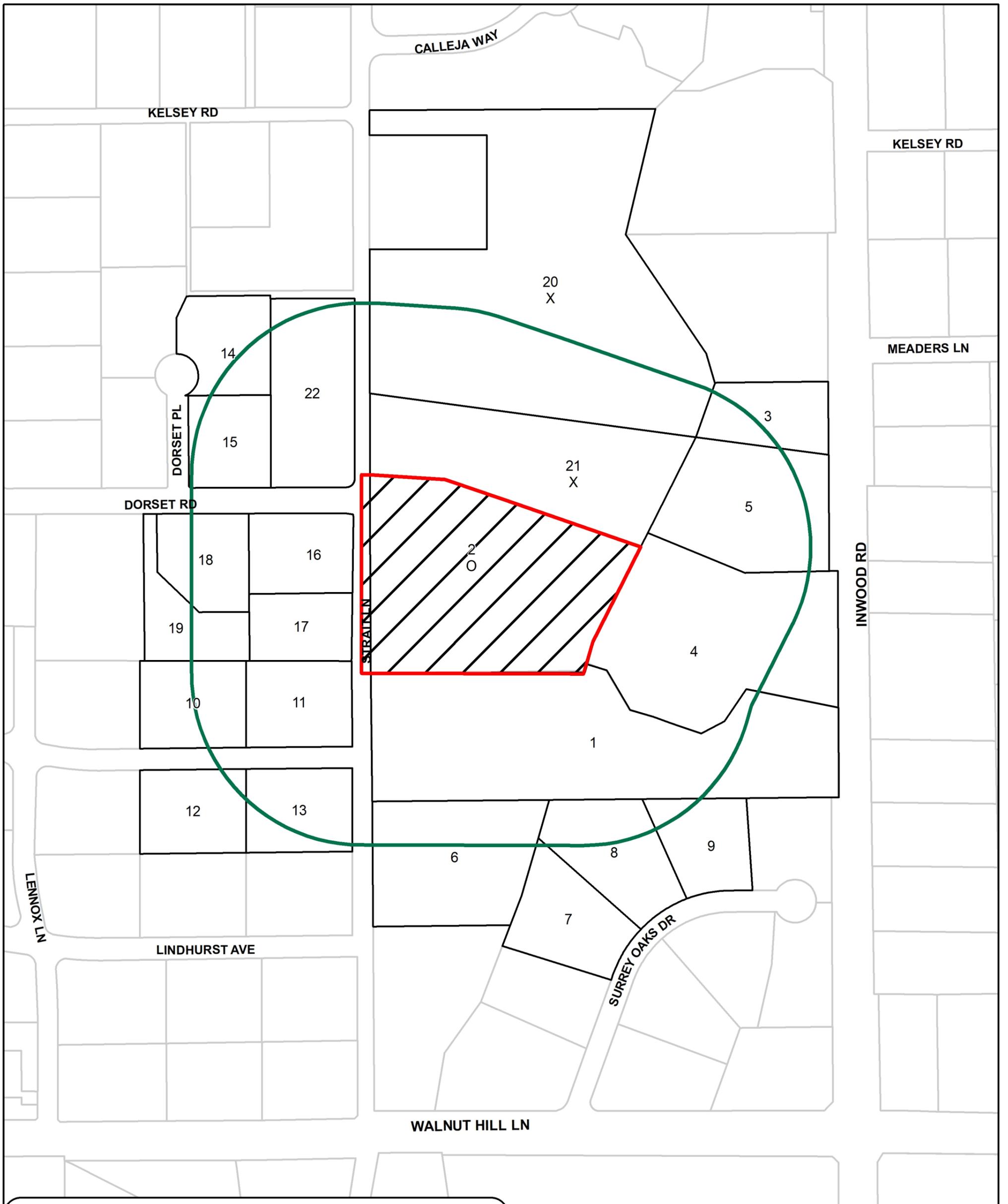


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ZONING AND LAND USE

Case no: Z212-256

Date: 6/29/2022



<u>22</u>	Property Owners Notified (22 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>2</u>	Replies in Opposition (2 parcels)
<u>400'</u>	Area of Notification
<u>10/13/2022</u>	Date

Z212-256
CPC



1:3,600

Notification List of Property Owners***Z212-256******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10210 STRAIT LN	TEXAS CRAZY MANAGEMENT TRUST
2	10260 STRAIT LN	PARKHURST BEVERLY K &
3	10233 INWOOD RD	CHRISTENSEN WILLIAM C III &
4	10201 INWOOD RD	WINN STEPHEN T
5	10211 INWOOD RD	SINGH LEKHA
6	10050 STRAIT LN	BROADY GEORGE K & ELEANOR
7	10035 SURREY OAKS DR	GRIGGS JOHN J III & ANNE Y
8	10045 SURREY OAKS DR	MALIK RAJEEV & RITU
9	10057 SURREY OAKS DR	VOLKMAN DOLORES A
10	4835 N LINDHURST AVE	FORAN JOSEPH WM & NANCY N
11	10235 STRAIT LN	ALTABEF PETER A & JENNIFER B
12	4834 N LINDHURST AVE	YAJNIK MOHUA & SANJIV REVOCABLE TRUST
13	10123 STRAIT LN	IRWIN CHARLES F &
14	1 DORSET PL	POWELL GIDEON OAKLEY &
15	2 DORSET PL	POWELL GIDEON OAKLEY &
16	10255 STRAIT LN	SHAMOUN C GREGORY
17	10245 STRAIT LN	BMAS TRUST THE
18	4804 DORSET RD	WATTERS JOHN P &
19	4802 DORSET RD	BMAS TRUST THE
20	10330 STRAIT LN	PLAN II PARTNERS LLC
21	10300 STRAIT LN	MC REYNOLDS JOHN & ANN
22	10331 STRAIT LN	RANDAL A & RACHEL TR THE