

# Memorandum



CITY OF DALLAS

DATE June 24, 2026

TO City of Dallas Landmark Commissioners

SUBJECT **RE: Landmark Commission Authorized Hearing for 3505 Maple Ave (Reverchon Park)**

The purpose of this correspondence is to request a Landmark Commission Authorized Hearing to consider a historic overlay for 3505 Maple Avenue (Reverchon Park), generally bounded by Maple Avenue, McKinnon Street, the Dallas North Tollway, Welborn Street, and the Katy Trail. The property is currently zoned PD-193 (Planned Development District 193, Oak Lawn Special Purpose District), Subdistrict P(A) Park and Recreation, which governs permitted park uses, structures, signage, and site development standards for public parks. There is no change of use proposed.

Service First, Now!

*Rhonda Dunn, Ph.D.*

Rhonda Dunn, Ph.D.  
Senior Project Coordinator  
Historic Preservation Office

Enclosure(s): RD

c: Matthew Sapp, Asst. City Attorney  
Raeesa Parvez Patel, Planner, Historic Preservation  
Elaine Hill, Landmark Commission Secretary  
Christina Pareess, Sr. Planner, Historic Preservation  
Adrian McClendon, Code Enforcement Officer, Historic Preservation

Marcus Watson, Chief Planner, Historic Preservation  
Trevor Brown, Manager, Planning and Development  
Arturo Del Castillo, Asst. Director, Planning and Development  
Andreea Udrea, Deputy Director, Planning and Development  
Emily Liu, Director, Planning and Development

**Dallas Landmark Commission  
Landmark Nomination Form - DRAFT**

**1. Name**

*Historic:* Reverchon Park  
*and/or common:*

*Date:* 1915

**2. Location**

*Address:* 3505 Maple Avenue

*Location/neighborhood:* Oak Lawn – Roughly bounded by Maple Ave, Scottish Rite Hospital Campus, Dallas North Tollway, Katy Trail

*Block and lot:* REVERCHON PARK BLK B/1006 LTS 3 & 4 SPRING & SYLVESTER  
REVERCHON PARK BLK C/1006 LTS 3 & 4 SPRING & HARWOOD  
REVERCHON PARK BLK J/1006 ALL BLK HARWOOD LESS DEAN CHILDRENS HOME TR  
REVERCHON PARK BLK G/1006 LTS 1 TO 4  
MAPLE CREEK SYLVESTER & SPRING  
REVERCHON PARK BLK F/1006 ALL BLK SPRING - SYLVESTER & PEARL  
REVERCHON PARK BLK E/1006 ALL BLK PEARL CREEK & HARWOOD  
REVERCHON PARK BLK H/1006 ALL BLK CREEK & PEARL  
REVERCHON PARK BLK I/1006 ALL BLK CREEK AND PEARL  
BLK B/999 LT 1 ALL HARWOOD BLK & TURTLE CREEK  
REVERCHON PARK BLK K/1006 ALL BLK MAPLE PEARL & CREEK  
BLK A/999 ALL HARWOOD BLK & MK & T RR  
BLK 997 TR 1 SW .5 BLK MAPLE

*land survey:* n/a      *tract size:* +- 41.3 Acres

**3. Current Zoning**

*current zoning:* **TBD**

**4. Classification**

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

**5. Ownership**

*Current Owner:* City of Dallas – Dallas Park and Recreation Department  
*Contact:* John D. Jenkins, Director      *Ph:* 214-670-4100  
*Address:* 1500 Marilla St. Suite 6FN      *City:* Dallas      *State:* TX      *Zip:* 75201

**4. Form Preparation**



## **8. Historic Ownership**

*Original owner:* City of Dallas

*Significant later owner(s):*

## **9. Construction Dates**

*Original:* 1915

*Alterations/additions:* 1924, 1936 (the sunken Iris Bowl, extensive stonework), 1976 (Recreation Center), 2007 (WPA stone repair and ballfield lighting), 2025 (ballpark remodel and grandstand restoration).

## **10. Architect**

*Original construction:*

*Alterations/additions:*

## **11. Site Features**

## 12. Physical Description

Condition, check one:

excellent

good

fair

deteriorated

ruins

unexposed

unaltered

altered

Check one:

original site

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

Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

### General Overview

Established by the City of Dallas in 1915 as the terminus of the Turtle Creek Parkway, the park lies on the Turtle Creek tributary to the Trinity River. Roughly square in plan, the park is oriented at a 45-degree angle to the cardinal points. Turtle Creek flows through the park from northeast to southwest with meadows and light forest to the northwest and southeast. The park's northeastern boundary for the purpose of this designation is defined as Maple Avenue. The park officially includes some land to the northeast of Maple, but this property is effectively disconnected from the main body of the park and lacks any significant historic resources. Northwest and southeast of the Turtle Creek bottoms are high bluffs. The northern bluffs include a meadow and light forest with the park's northwestern boundary defined by the Scottish Rite Hospital complex. The southeast bluffs rise to the KATY Trail which defines that southeastern boundary. The KATY Trail is not included in this nomination. Finally, the park's southwestern boundary is defined by the Dallas North Tollway.

The park remained largely undeveloped for the first decade of its existence, its natural features interrupted only by rudimentary baseball fields and informal campsites. The 1920s saw the improvement of the ballfields and the construction of a grandstand along with other additions such as roque courts and, near the park entrance, a fountain providing water from the nearby Gill Well. Of the improvements completed in the 1920s, only the grandstands and associated ballfield remain. Basketball courts now occupy the site of the roque courts.

The 1930s saw significant improvements in the park. Constructed in the rustic style with Palo Pinto, Millsap or similar stone, the improvements included bridges, a centrally placed round drinking fountain, an iris garden arranged in the form of an amphitheater, walkways, complex terraces with overlooks, a wishing well, fire pits, and whimsical collections of park furnishings all constructed of matching stone.<sup>1</sup> The arrangement of these improvements was designed to capitalize on the park's natural strengths and creating differing but connected experiences for visitors.

The following decades brought a variety of changes to the park, and many WPA-era improvements fell into a state of disrepair. Major changes like the placement underground of a large section of Turtle Creek and the construction of a modern recreation center interrupted the aesthetic of the historic design. Efforts began in the 1990s to reverse these trends and culminated in 2006 with the Reverchon Park Restoration and Development Plan by Mesa Design Group

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<sup>1</sup> A variety of names are attributed to this stone with Millsap and Palo Pinto Stone being common. The stone is generally quarried from the Millsap Lake Formation found within Texas' Palo Pinto and Jack Counties.

(2006 Plan).

### Form Zones

Created as a guide to the future of Reverchon Park, the 2006 Plan describes the park as a collection of eight form zones as follows (Exhibit C):

*Pecan Grove: A grassy, generally flat area defined by the Recreation Center at one end, the Ball Field at the other end, the old Turtle Creek channel to the east, and a steep hill side (The Hillside) to the west. Within this zone is a community of large pecan trees that give The Pecan Grove a unique sense of definition.<sup>2</sup>*

The Pecan Grove is the front entry to the park and includes the park entrance drive. Historic built improvements include the round WPA era drinking fountain and flagstone walkways. In 2025 these elements remain in fair condition but unrestored.

A new compatible entry feature was based on the recommendations of the 2006 Plan and includes stone wingwalls and landscaping. This feature connects with a WPA era stone wall along Maple Avenue and is compatible.

Non-historic sidewalks in this area along the north side of the drive are constructed of a variety of incompatible materials.

There is a large, shaded playground and adjoining picnic area near the center of the Pecan Grove form zone. The playground is in good condition and serves a useful purpose but is but contrasts with the historic park design which relied on smaller more widely spaced site amenities placed within the landscape.

*Upper Meadow and Lookout Point: An undulating lush meadow dotted with both large and small trees (randomly located over the ground plane). Bounded on the northeast and south by the hillside and on the west by Scottish Rite Hospital. Trees in the upper meadow vary in size and are widely spaced. A peninsula of land perched high on a point of land jutting out from the Upper Meadow. Lookout Point contains the well and other historic park structures built by the WPA. Lookout Point lies between the Upper Meadow and the Pecan Grove.*

The Upper Meadow's lies close to the Scottish Rite Hospital complex. A sand volleyball court has been installed near the hospital complex boundary. The Upper Meadow's only other built feature is Lookout Point which is comprised of a collection of stone tables and benches. Some of the benches are oriented in an arc facing the bluff to provide views of the park below. The wishing well feature includes a square stone well with a faux bois upper brace. The upper terrace is accessed via a series of stone staircases that rise from the park below.

As of 2025 the Upper Meadow and Lookout Point have not seen any repairs or improvements. Stone structures are in a state of disrepair as is the faux bois. Heavy tree growth limits view corridors from the lookout to the rest of the park. As of 2025 there are no accessible pathways to the Upper Meadow or Lookout Point.

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<sup>2</sup> Italicized text is drawn directly from the 2006 Plan

*Lower Meadow: A rolling, grassy meadow with a variety of trees (some remaining from the early days of the park) is one of the most active gathering spaces in Reverchon. The Lower Meadow is bounded in the north by a footbridge over Turtle Creek, on the east by the Hillside Terrace/Escarpment, on the west by a bluff that defines the eastern edge of the Pecan Grove, and on the south by Dallas North Tollway.*

The Lower Meadow is a “non-structured” area meaning it has few built improvements and is regarded as a location for free-play activities. Modern sidewalks in the Lower Meadow area connect to a new KATY Trail Connection Plaza and are of brush finished concrete. The plaza itself is a circular composition with flagstone paving and stone perimeter seating. The sidewalks provide connections to other areas of the park and to the KATY Trail.

The 2006 Plan noted that degradation of the natural tree line adjoining the Dallas Tollway to the south undermines the pastoral setting of this zone.

*The Hillside: The steeply sloping face of a hill that extends from Reverchon Recreation (on the south) to Dallas North Tollway (on the north) and separates the Upper Meadow from the Pecan Grove.*

The Hillside is a steep forested area. Built elements are limited to stone steps that provide access to the Upper Meadow. In 2025 these steps are in fair to poor condition and need restoration. The 2006 Plan describes the Hillside as in need of an arborological plan to reestablish the characteristics of the natural forest.

*The Recreation Center: The parking lot and grounds around the recreation center building (located in the northwest corner of Reverchon).*

The Recreation Center form zone is arranged around a 1970s recreation center. The 2006 Plan was critical of the recreation center design, describing it as an improvement that did not respond aesthetically to the historic park design. The recreation center was constructed abutting one of the park’s most important historic resources, the Iris Garden (dedicated in 1938), and disconnects the garden from the remainder of the park. The 2006 Plan assumes that the recreation center will remain in this location and be modified as much as is practicable to better refine its relationship to the park. Removal of the recreation center and restoration of the historic plan is also an approach being considered.

The Iris Garden was restored according to the recommendations of the 2006 Plan and is in excellent condition. Stone pathways connecting the garden to other areas of the park are in need of restoration.

*The Ball Field: A historic baseball field, grandstands, concession buildings, and restroom structures. The Ball Field is located at the southern edge of Reverchon.*

Baseball was an important activity here even before the park was established with league play occurring on informal fields. After the establishment of the park, baseball fields were among the first and only improvements, and with the construction of the grandstand in 1924, Reverchon was firmly established as the city’s favorite field for league play. Time brought

with it changes to the field in response to growing needs. The field was reoriented and fenced, and lights were installed, as was a scoreboard. Added elements have been replaced at least once with new lighting installed relatively recently.

Of the existing improvements at the Ball Field, only the grandstand and the comfort station building are of historic age. The grandstand is constructed primarily of steel with wood composing the seats and the concession stand below them. Original structural drawings of the grandstand are on file in the Dallas Municipal Archives. The comfort station is of a rustic vernacular style common to the Dallas park system. Unlike other elements in the park, it is articulated in brick and features a low slope roof framed in wood with exposed rafter tails at the eaves. Fenestration consists of four-light steel awning windows. The grandstand and ballfield were rehabilitated and rededicated in 2025. The comfort station and grandstand are in poor condition, but with plans to rehabilitate it when funding becomes available.

Historic materials at the Ball Field differ from those in the remainder of the park. The Ball Field palette includes brick, steel, and wood. Historic elements in the remainder of the park are typically stone and are incorporated into the landscape.

The loop drive adjoining the Ball Field is among the park's oldest features, although it has been modified and repaved many times. The loop drive should be retained and maintained with appropriate materials.

*The Escarpment: A steep, rugged, and heavily wooded hillside that defines most of Reverchon's southeastern edge (paralleling the KATY Trail).*

The Escarpment is a steep and undeveloped area of the park and is perhaps the most naturalistic zone. It creates an important boundary on the southeast side of the park separating it from the KATY Trail and the city beyond. The 2006 Plan calls for this area to be maintained in its wild state.

*The Hillside Terrace: A stepped trail with overlooks and landings laid out across the northeast portion of the Escarpment. This section of escarpment is separated from other escarpment areas by a deep ravine.*

The Hillside Terrace stands out as one of the city's most unusual and outstanding park features. The hillside is woven with WPA-era stone steps, trails, benches, planters, plazas, overlooks, and picnic grounds with firepits and stone ovens.

By the late 1990s the overlook area was in very poor condition. Overgrown and with significant structural issues, it was among the first zones of the park restored after the completion of the 2006 Plan. Repairs to the terrace system included the addition of some new walls and planters that serve to stabilize the slopes of the hill. These are distinguishable from original features for the most part as the new stonework has a slightly smoother surface finish than the historic materials. Planters and landscape elements remain largely empty as of 2025, but stone elements are in excellent condition.

*The Creek Bottom: The remaining Turtle Creek channel and associated riparian tree groves. This channel was once an open channel across the entire north/south length of Reverchon but*

*now only exists in open areas demarked by remaining riparian trees.*

The Creek Bottom zone is among the most modified areas of the park owing to the loss of a major portion of the Turtle Creek channel. Previous sewer and utility modifications in the creek area make its complete restoration infeasible. Considering this, the 2006 Plan makes recommendations for the thoughtful interpretation of the creek channel through the construction of carefully designed new elements.

Historic elements in the creek bottom include an arched stone bridge, stone retaining walls, walks, and seating. Modifications to the creek channel included the loss of some stone retaining walls and their replacement with concrete. A small campground group of stone furnishings on the north bank of the creek are depicted on a 1948 survey of the park. These were apparently removed when the creek channel was enclosed.

The north end of the creek bottom includes connections to Turtle Creek Parkway. The first is a set of stone walks and steps that lead up to Maple Avenue. The second consists of a steel and wood boardwalk structure that passes underneath the Maple Avenue bridge. The creek in this area also includes stone retaining walls in some locations. These connecting elements are in fair condition as of 2025, but the 2006 Plan calls for replacement of the boardwalk connection with more compatible construction.

The 2006 Plan summarizes the proposed approach to the long-term treatment of Reverchon Park as follows:

*Over the years, Reverchon has become less experiential and more functional. The mystical and grand composition of Mountain, Meadow, Forest, and Stream became gradually obscured by incremental concessions to the demands of divergent interest groups. A true restoration of Reverchon requires a reconnection with elements of the experiential fabric obscured by more recent development of the park and the formulation of a new vision, which speaks to these important attributes of place.*

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Source notes.

Writers' Program of the Work Projects Administration in the City of Dallas. The WPA Dallas Guide and History, book, 1992; Dallas, Texas.

Several entries in the Dallas city directory in 1915 for people living in Woodchuck Hill

Dallas (Tex.). Park and Playground System, Dallas, Texas, 1921-1923 [Annual Report], report, 1923; Dallas, Texas.

Dallas Historical Society. Legacies: A History Journal for Dallas and North Central Texas, Volume 15, Number 1, Spring, 2003, periodical, 2003

Lewis Publishing Company. Memorial and Biographical History of Dallas County, Texas., book, 1892; Chicago, Illinois

### **13. Historical Significance**

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

Dr. John Cole, a Peters Colony settler, arrived in the Dallas area with his family in about 1843. Dr. Cole's son, John H. "Jack" Cole, then just seventeen years old, joined a survey crew working near the Trinity River along a tributary they would name Turtle Creek. One particularly idyllic spot on the creek known locally as the Blue Hole was a deep pool of clear water fed in part by a nearby spring. Jack Cole is said to have spent many days here hunting and exploring the beautiful area.<sup>3</sup>

The Cole family made significant land acquisitions in the area north of Dallas, the first being a 160-acre purchase along Cedar Springs Branch. Here Dr. Cole established a settlement with a general store and medical offices, the first in the county. The community grew and eventually became Cedar Springs. A gristmill, blacksmith, distillery, and the Cedar Springs Institute were all features of the town.<sup>4</sup> Extensive additional lands purchased by the Coles would eventually include the property on Turtle Creek along with the Blue Hole and the springs. In his role as Dallas County's first official surveyor, Jack Cole laid out the property as Cole's Sylvester Addition.<sup>5</sup> Streets within the addition referred to the area's natural features and to early area pioneers and included Lake, Creek, Spring, and Welborn Streets along with Sylvester Avenue. The westernmost street in the addition is labeled either as Rosewood Avenue (Sanborn) or Harwood Street (Kessler, Murphy & Bolanz) (Figure 1).

The area comprising Cole's Sylvester Addition remained largely undeveloped and a popular spot for fishing, hunting and recreation. The bluff to the southwest of the Blue Hole became known as Polecat Hill and the springs as Raccoon Springs. The lands now occupied by the park and the medical complex south of Oak Lawn Avenue included Woodchuck Hill, Maple Flats, and Ignorant Hill. The Missouri, Kansas, & Texas Railroad constructed its line on the bluffs along the south side of the creek in the late 1890s, and by 1900 the tracks marked the northern edge of Dallas proper with new development mapped out northward toward what would soon be the new town of Highland Park.

The railroad also marked a dividing line between the more affluent homes of north Dallas and what became a collection of crude houses, tents, and shanties that grew up at Woodchuck Hill and was occupied for the most part by itinerant workers. While often referred to as a squatters' community, a 1921-23 report on the Dallas park system pointed out that residents paid a small rental fee for the land upon which they built.<sup>6</sup> Though primitive, a somewhat cohesive community

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<sup>3</sup> Kenneth Foree, "Blue Hole -----," *Dallas Morning News* (Dallas, Texas), December 3, 1946, 2; Matthew Hayes Nall, "Cedar Springs, TX (Dallas County)," *Handbook of Texas Online*, accessed May 31, 2023, <https://www.tshaonline.org/handbook/entries/cedar-springs-tx-dallas-county..>

<sup>4</sup>Matthew Hayes Nall, "Cedar Springs, TX (Dallas County)," *Handbook of Texas Online*, accessed June 01, 2023, <https://www.tshaonline.org/handbook/entries/cedar-springs-tx-dallas-county>.

<sup>5</sup> Foree, "The Blue Hole."

<sup>6</sup> *Report for the years 1921-23 of the Park Board of the City of Dallas with a Sketch of the Park and Playground System*, 22.

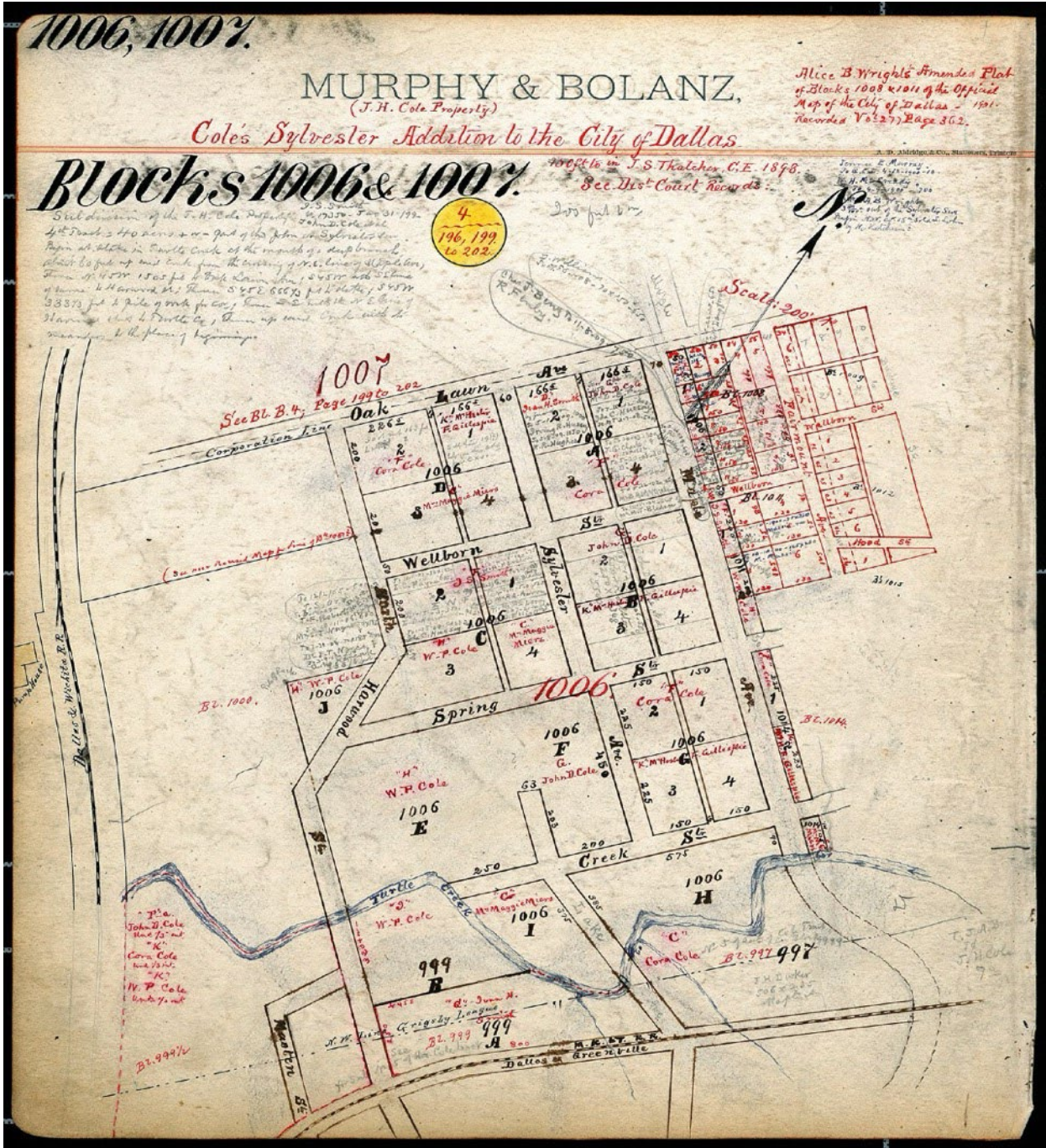


Figure 1 - Block Map of Cole's Sylvester Addition  
 MURPHY & BOLANZ Block and Addition Books Dallas County 1880-1920  
 Dallas Public Library Dallas History and Archives Division

developed that even fielded league baseball teams like the "Woodchuck Hill Nine" and the "Hillbillies."<sup>7</sup> Social workers did their best to provide services to the needy families and the Dallas School Board appointed Eleanor Winn to operate a small schoolhouse there known as the

<sup>7</sup> "Bakers 14-2, Woodchucks 4-9," *Dallas Morning News*, June 7, 1909, 13.

Maple Hill School.<sup>8</sup>

In a 1936 interview, Frank Buck reminisced about growing up in the Woodchuck Hill area (Figure 2). Buck had risen to fame as an actor, hunter, and animal collector and was overseeing his Hollywood Animals exhibit at the Texas Centennial Exposition. Noting that his parents had constructed a modest home on Lake Avenue, he said that the swimming and hunting brought together kids of all economic classes in a shared love of the natural beauty of the area.<sup>9</sup>



Figure 2 - Image of the Woodchuck Hill area in 1910.  
Dallas Municipal Archives

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<sup>8</sup> "City Spends \$725,000 on School Buildings," *Dallas Morning News*, January 1, 1916, 6; "One-Time Back Yard and Dirty One Converted," *Dallas Morning News*, May 24, 1929, 5.

<sup>9</sup> "Jungle Master Finds City on Early Haunts," *Dallas Morning News* (Dallas, Texas), November 12, 1936, 1.

## *The Gill Well*

At the turn of the 20<sup>th</sup> century, the City of Dallas had a variety of land holdings in the area surrounding the city waterworks property that sat to the west of Woodchuck Hill. The holdings amounted to a collection of informal parks and greenspaces that included the site of Parkland Hospital, known at the time as Hospital Park.<sup>10</sup>

As part of the city's ongoing efforts to establish a sufficient and sustainable water supply for Dallas, in 1902 City Alderman Gill, the chairman of the Board of Water Commissioners, convinced city leaders to drill a test well near the waterworks to supplement the city's water supply. Gill believed that tapping into artesian water sources would forever eliminate the need to impound water to meet the city's needs.<sup>11</sup> In 1904 the well did indeed strike water, but the flow was insufficient to be a significant addition to the water supply. The well proved valuable because its waters became known for their medicinal value as a laxative. The water from the Gill Well was offered to the public free of charge and a bath house was constructed in 1907 on the bluffs above Turtle Creek near the intersection of the MKT tracks and Maple Avenue (Figure 3). A natatorium was added in 1912.<sup>12</sup> The water was eventually piped to nearby Parkland Hospital, Reverchon Park, and later to a distribution station in Highland Park where it was offered free to the public. The 1918 construction of a railroad underpass on Maple at the site of the bathhouse led to its demise (Figures 4 and 5).<sup>13</sup> Later proposals to construct a new bathhouse in the park itself were never realized, but a new \$5,000 pavilion for dispensing Gill Well water free to the public was opened at the entrance to the park in 1925 (Figure 6).<sup>14</sup>

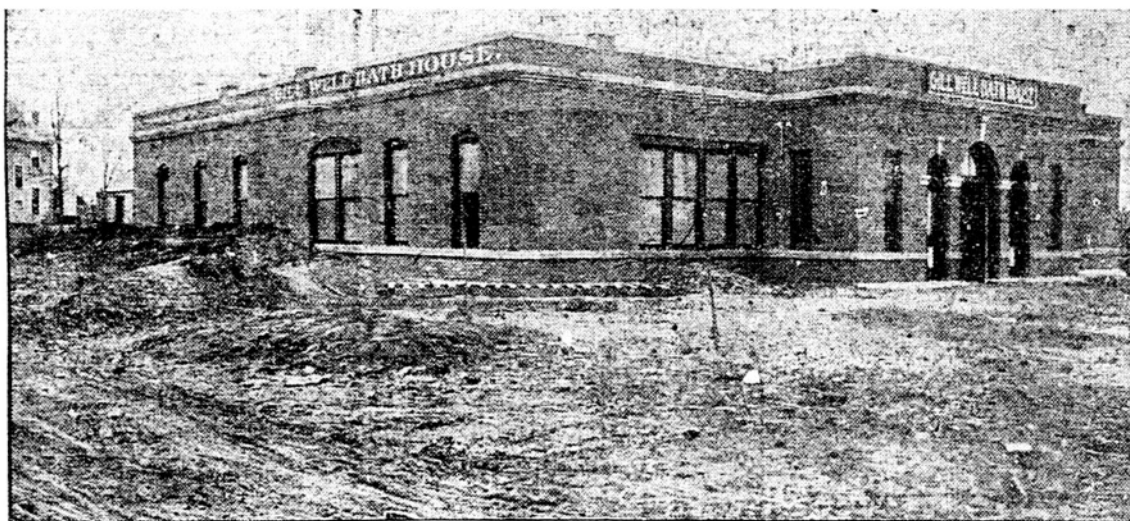


Figure 3 - Image of the Gill Well Bath House  
*Dallas Morning News*, January 13, 1907

<sup>10</sup> Harry Jebsen, Robert M. Newton, and Patricia R. Hogan, *Centennial History of the Dallas, Texas Park System, 1876-1976* (Lubbock, TX: Texas Tech University, 1976), 317.

<sup>11</sup> Flashback Dallas, "The Gill Well," September 4, 2017, accessed August 24, 1902.

<sup>12</sup> *Ibid*

<sup>13</sup> Jebsen, 122; Flashback Dallas, "The Gill Well".

<sup>14</sup> "Gill Well Pavilion in Reverchon Park to be Opened Wednesday," *Dallas Morning News*, February 11, 1925; Jebsen, *Centennial History of the Dallas, Texas Park System*, 317.



*Figure 5 - Maple Avenue facing west toward the MKT tracks and Woodchuck Hill c1918  
Dallas Public Library Dallas History and Archives Division*



*Figure 4- Maple Avenue facing west toward the new Maple/MKT overpass c1918  
Dallas Public Library Dallas History and Archives Division*



*Park Acquisition*

In October 1914 Colonel William C. Hughes offered to donate to the city about 150 acres of Trinity River bottoms near the new Turtle Creek Pumping Station. His requirement was that the city purchase the adjoining property, owned by the John D. Cole estate, and combine all of those lands with the existing hospital property to create a single large city park. While the city declined to accept all of Hughes' stipulations, they eventually came to an agreement with Hughes, whose land would eventually become the site of Dal-Hi Stadium.<sup>15</sup> Hughes' idea to turn the Cole property into a park was not a new one. George Kessler in his 1911 City Plan for Dallas had suggested the property be converted to a park to serve as the southern terminus of a parkway

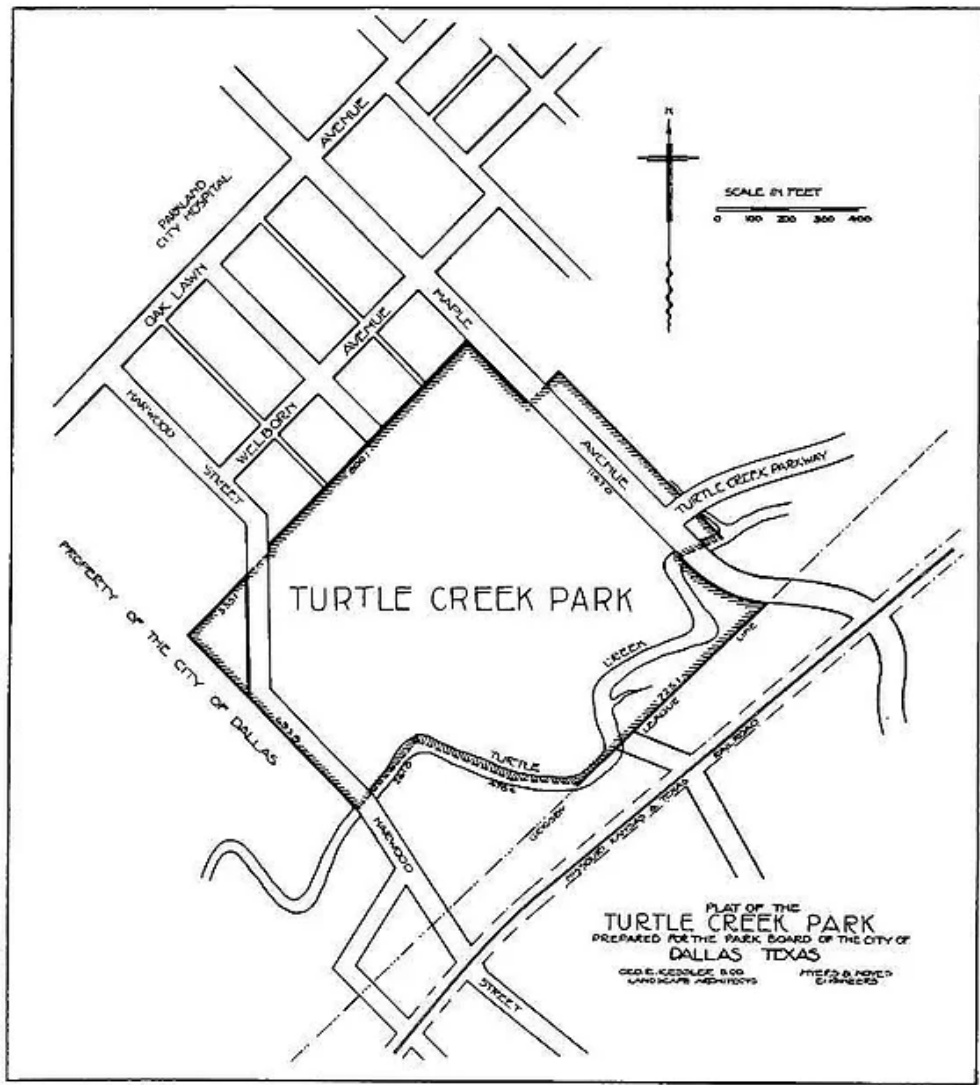
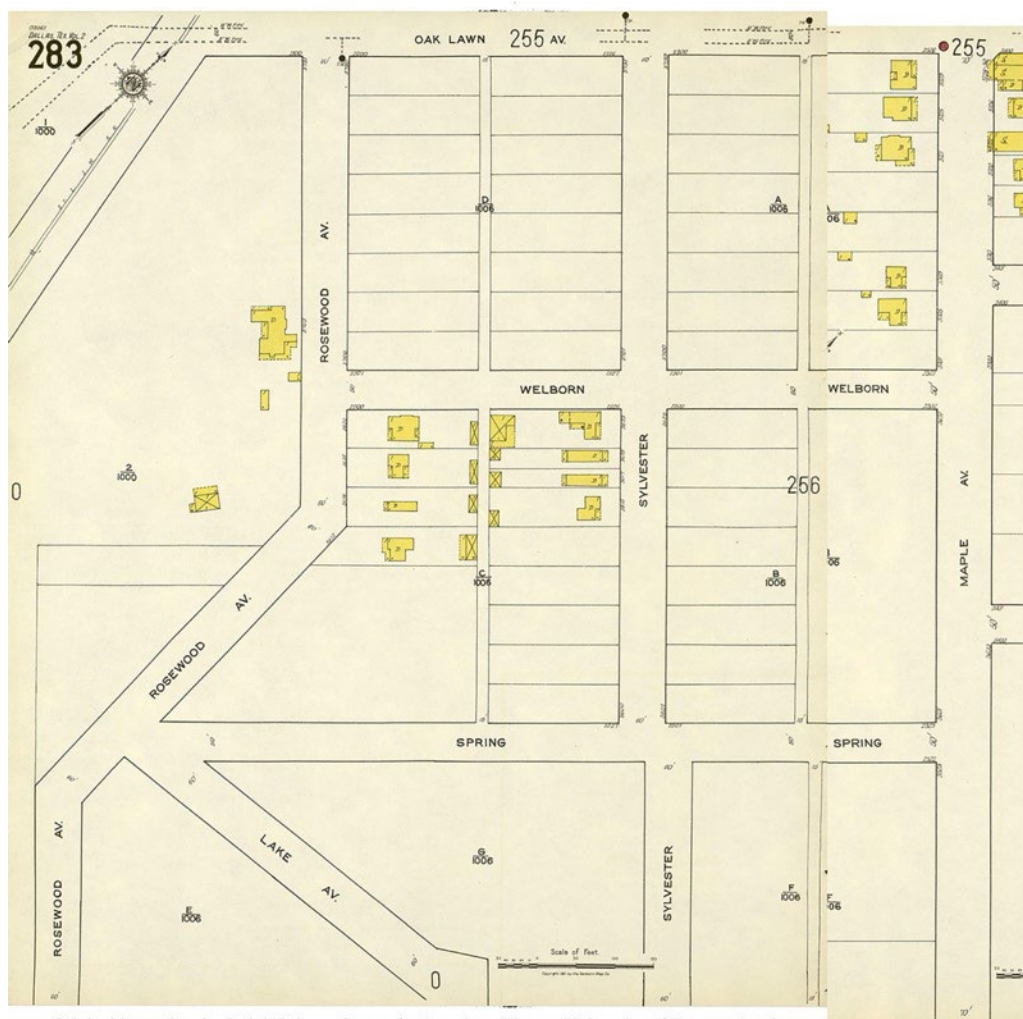


Figure 7 - George Kessler's plan for Turtle Creek Park 1911  
Dallas Municipal Archive

<sup>15</sup> Jebson, 317; "Dal-Hi was later renamed P. C Cobb stadium. Built in 1939 with WPA funding and named for its role as a stadium for Dallas area high school events, the land was sold and the stadium demolished in 1985 to make way for the construction of Dallas Infomart."

along Turtle Creek connecting Dallas with Highland Park (Figure 7). Where Trinity Play and Pike Parks had been established to benefit impoverished neighborhoods, the city sought to establish a park in this location to eliminate the Woodchuck Hill slum.<sup>16</sup>

In October 1914 the Dallas Morning News announced the city's plans to purchase twenty-two acres. The 1915 purchase would eventually include thirty-six acres at a cost of forty thousand dollars.<sup>17</sup> In March of that year the city gave residents on the land thirty days to vacate, and the Maple Hill School was removed.<sup>18</sup> The new Turtle Creek Park was renamed the following month in honor of botanist Julien Reverchon.<sup>19</sup>



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Figure 8 - Composite of two Sanborn Fire Insurance Maps showing portions of the land comprising Reverchon Park 1921

Dolph Briscoe Center for American History, University of Texas at Austin

<sup>16</sup> "Surveys Social Conditions Here," *Dallas Morning News* (Dallas, Texas), December 22, 1909, 5; Jebson, 317-318.

<sup>17</sup> "Expects to Open New Boulevard by April," *Dallas Morning News*, October 25, 1914, 5; Jebson, 317-318.

<sup>18</sup> "Clearing Woodchuck Hill," *Dallas Morning News*, March 12, 1915, 16; "City Spends \$725,000 on School Buildings," *Dallas Morning News*, January 1, 1916, 6.

<sup>19</sup> "History of Namesake of Reverchon Park," *Dallas Morning News*, June 12, 1915, 18.

The park remained relatively undeveloped for the first several years of its existence. In his 1911 plan, George Kessler had suggested the city focus on the acquisition of park land first and improvements second, the rationale being that land would become ever more expensive in the growing city. A depression in 1914 and the onset of World War I also brought slowdowns in the city's progress in developing the park system. Reverchon received very little improvement over the next decade with only simple baseball diamonds being installed prior to 1920, but the beautiful setting proved popular as a campground and picnic area.<sup>20</sup>

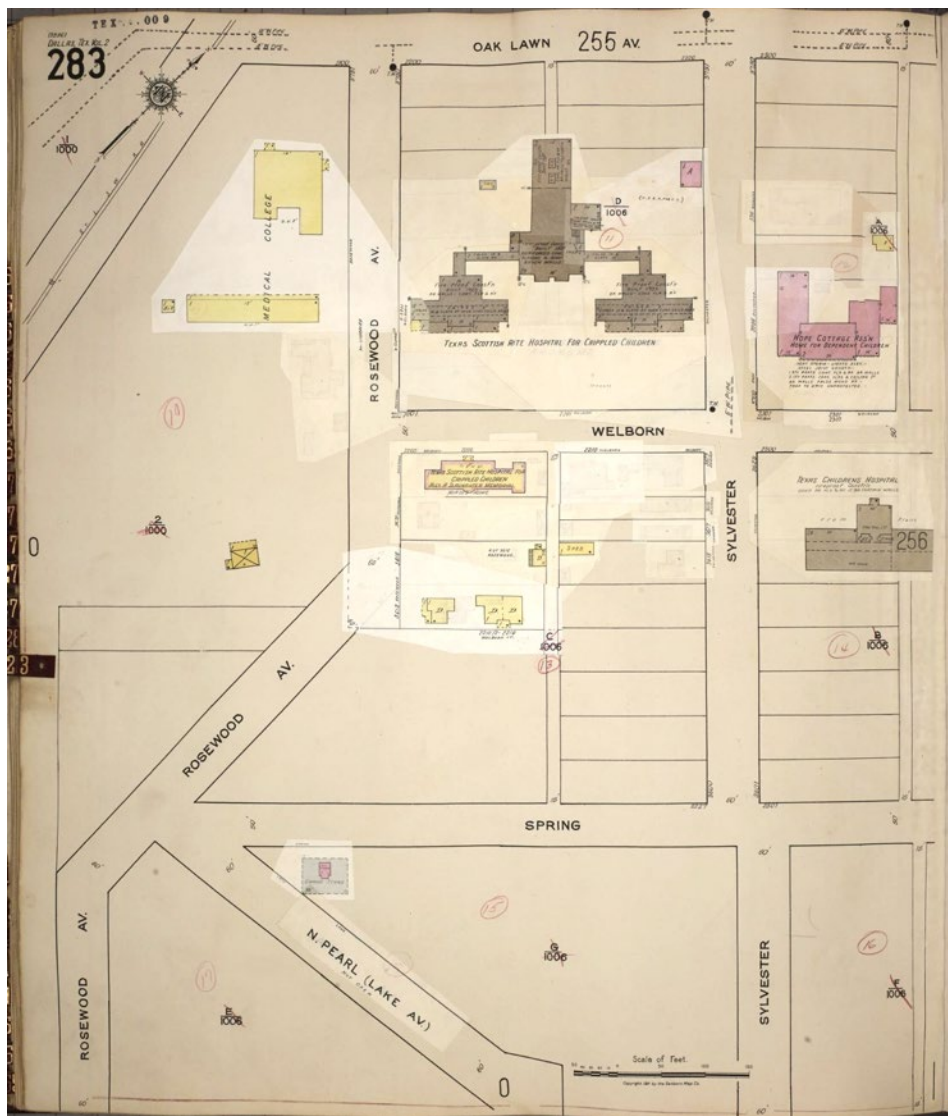


Figure 9 - Updated Sanborn Fire Insurance Map showing the growing children's hospital complex on the bluff to the northwest of Reverchon Park c.1950  
Library of Congress

<sup>20</sup> Jebson, 319; *Dallas Morning News* (various)



Figure 10 - People playing Roque at Reverchon park c1940 (Left). American Legion league teams posing at Reverchon baseball field date unknown (Right)  
 Dallas Municipal Archives Dallas park and Recreation Department collection.

A portion of the Woodchuck Hill neighborhood on the bluffs to the north of the park remained after the park acquisition and in 1921 the Presbyterian Church established a free clinic for the benefit of children on the block bound by Maple Avenue, Wellborn, and Sylvester Streets (Figures 8 & 9).<sup>21</sup> This would eventually develop into today's Scottish Rite Hospital complex.

In 1924 the fields were improved and baseball grandstands constructed in the park, establishing it as the best baseball facility in the city for years to come. Other improvements followed including roque courts, play apparatus, and the public fountain fed by the Gill Well. The main ballfield was fenced in 1927, and in 1929 the Park Board announced plans to build an outdoor amphitheater on the bluffs, although this was never accomplished.<sup>22</sup>

Like many Dallas parks, Reverchon received most of its improvements during the 1930s when New Deal programs infused labor and money into the system. With the help of the Works Progress Administration (WPA) the park received new flagstone walks, an improved and relocated public fountain, beautiful arched stone bridges, and stone picnic tables, benches, fireplaces and other site features. Contemporaneous documentation of these improvements is limited with the only drawings known to exist being of an iris garden constructed at the north side of the park. The geometry and location of the iris garden suggests it may have been an adaptation of the proposed amphitheater, although this has not been confirmed. The elaborate terraced picnic areas, benches, and similar improvements lack architectural documentation from the 1930s but may have been completed in a relatively freeform manner by skilled and unskilled labor, a common practice within the massive scale of WPA improvements system-wide. The quality of improvements and associated materials varied widely as the government's eagerness to build

<sup>21</sup> Folsom Wynne, Mamie. "Children of Needy Families Offered Treatment without Cost at Presbyterian Clinic," *Dallas Morning News* (Dallas, Texas), December 19, 1926, 1.

<sup>22</sup> "Will Erect Fence at Reverchon Diamond," *Dallas Morning News*, April 16, 1927, 16; "Amphitheater for Reverchon Park to be Provided Soon," *Dallas Morning News*, January 16, 1929, 17.

sometimes occurred without adequate evaluation of need or the ability to complete the work.<sup>23</sup>

During the 1930s and early 1940s, all of Reverchon's improvements were completed in the WPA Rustic Style, often associated with park architecture constructed under the Works Progress Administration (WPA). It emphasized the use of native materials and hand craftsmanship to harmonize structures with their natural surroundings. This style often featured rough-hewn stone, unpainted wood, exposed log or timber framing, and asymmetrical massing, creating an organic appearance in keeping with the landscape. Influenced by earlier National Park Service architecture, WPA Rustic design was intended to reflect regional building traditions and promote local labor through skill-intensive construction methods. It was especially prevalent in public recreational facilities, such as lodges, cabins, pavilions, and park shelters, where the goal was to merge utility with aesthetic sensitivity to the natural environment.<sup>24</sup>

A detail worth noting can be found on the park's Lookout Point picnic group.<sup>25</sup> With tables, benches, and other stone furnishings similar to other WPA improvements in the park, the hilltop's signature element is a stone wishing well. The upper elements of the well, including posts and cross brace/winch axle, are constructed in concrete faux bois. The technique was popularized in France in the mid 19<sup>th</sup> century after the invention of steel-reinforced cement made the creation of these complex and durable forms possible and was used widely in public parks. In Mexico and Texas, the technique was known as "el trabajo rustico" (the rustic work) with Mexican artist Dionicio Rodriguez credited as the best-known regional practitioner. Rodriguez executed most of his work in the San Antonio area, but completed commissions nationwide, many during the WPA period. The faux bois in Reverchon Park is the only example known to exist in the Dallas Park system and is of exceptional quality, though in a state of disrepair. The artist responsible for its execution is not known.

### *The Hare and Hare Plan*

The completion of the improvements at Reverchon Park were the culmination of George Kessler's vision for the creation of a major park at the terminus of Turtle Creek Parkway. In 1944 the city commissioned Hare & Hare, Landscape Architects and City Planners, to further develop both the parkway and terminus park with the acquisition and improvement of additional land (Figure 11). Their plan for Reverchon included the acquisition of several acres at the southwest corner of the park and the extension through the park of Turtle Creek Parkway to Harry Hines Boulevard. The land was acquired but the planned parkway extension was never implemented.<sup>26</sup>

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<sup>23</sup> Phoebe Cutler, *The Public Landscape of the New Deal* (New Haven: Yale University Press, 1985), 151-153.

<sup>24</sup> Linda Flint McClelland, *Building the National Parks: Historic Landscape Design and Construction* (Baltimore: Johns Hopkins University Press, 1998), 362-395.

<sup>25</sup> The Reverchon Park Restoration and Development plan of 2006 describes the park as a collection of nine experiential zones: Pecan Grove, Upper Meadow & Lookout Point, Lower Meadow, Hillside, Recreation Center, Ball Field, Escarpment, Hillside Terrace, and Creek Bottom.

<sup>26</sup> Hare & Hare, *Plan for Acquisition of Additional Land: Turtle Creek Parkway, Dallas, Texas*, 1944.



The Hare & Hare land acquisition marked the peak of the park's development and beauty as a signature Dallas park. As discussed in the Reverchon Restoration and Development Plan of 2006, the park was conceived by planners like George Kessler, Harland Bartholomew, and Hare & Hare who drew heavily from the ideas of Frederick Law Olmsted. Olmsted's ideas centered on the use of grand landscapes and landscaped boulevards to enhance city life. As the 2006 plan explains, Olmsted's compositions for parks emphasized opportunities for discovery drawn from a "palette [that] included Meadow, Mountain, Forest and Stream." Initially left undeveloped except for the addition of ballfields and minor recreation amenities, the natural landscape remained well preserved in the 1940s, and improvements installed in the 1930s were incorporated in a manner that respected natural relationships within the park and created discrete yet interconnected experiential zones. Time has seen gradual changes to Reverchon Park's design. The Dallas Park Department and park users envision future development that reestablishes relationships between natural and built features, and of the experiential relationships envisioned as part of Reverchon Park's historic design. For example, Lookout Point, designed as a scenic overlook, is now overgrown, and without its connection to the larger park experience has become largely forgotten and disused. Beautification and interpretation of the original creek channel, partially placed underground in 1955 as part of stormwater improvements (Figure 12), and the redesign or relocation of the existing 1970s recreation center are being considered. Where new development becomes necessary, consideration is being given to carefully designing improvements within the context of the historic design, and in distributing them throughout the park. For example, the large play pavilion now at the center of the park might be reimagined in the future as a series of smaller elements.<sup>27</sup>

After years of decline and the development of a reputation as a haven for drugs, crime, and illicit behavior, the 1990s saw the beginning of a concerted effort to turn the park around. With the help of volunteer organizations and the Scottish Rite Hospital, the Dallas Park and Recreation Department completed the Reverchon Park Restoration and Development Plan in 2006. Composed by Mesa Design Group, the Plan provided a solid historical background of the park and its landscape upon which a well-considered set of design goals for the park were expressed. Among the first projects completed since that time are the restoration of the hillside terrace at the southern border of the park, upgrades to park and ballfield lighting, removal of a parking area, restoration of the iris garden, and the completion of the KATY Trail Connection Plaza.<sup>28</sup>

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<sup>27</sup> "Reverchon Park," The Cultural Landscape Foundation, accessed May 31, 2023, <https://www.tclf.org/landscapes/reverchon-park>.

<sup>28</sup> The 2006 Reverchon Park Restoration and Development Plan was not formally adopted by the Dallas Park and Recreation Department but provides valuable guidance on the history and development of the park as a cultural landscape.



*Figure 12 - Aerial View of Reverchon Park in 1953. Prominent features are clearly visible and the Turtle Creek channel remains fully open.  
Dallas Municipal Archives Dallas Park and Recreation Department Collection*

## *Julien Reverchon*

Julien Reverchon was born in 1837 in Diemoz, France. He was schooled primarily at home and began his lifelong work of plant specimen collection as a boy. When Julien was a young man, his family decided to join Victor P. Considerant's La Reunion Colony near Dallas. Julien left his more than 2,000 plant specimens behind and accompanied his father to Texas, arriving in 1856. While Reverchon and his father are widely described as having been La Reunion colonists, this was not the case. By that time, they arrived in Dallas the colony had already failed, so the Reverchons bought and settled a small farm nearby.

Julien dedicated the following years to his family and farm, and by 1869 had begun collecting specimens again. Reverchon became well known, cataloging many new specimens and contributing to books by Gray and Sprague Sargent as well as to the *Garden and Forest*, *The American Botanist*, and the *Bulletin of the Torrey Botanical Club of New York*. He also contributed specimens to the United States Department of Agriculture and the Smithsonian Institution. He was a member of the Torrey Botanical Club of New York, and during the last ten years of his life was a professor of botany at the Baylor University College of Medicine and Pharmacy at Dallas.

At the time of his death Reverchon's farm housed more than 2,000 species and more than 20,000 specimens of Texas plants. This, considered the best collection of its kind in the world, was secured by the Missouri Botanical Garden of St Louis. Reverchon died in 1905 and was buried in the cemetery of the La Reunion colony.<sup>29</sup>



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<sup>29</sup> Joan J. Perez, "Reverchon, Julien," *Handbook of Texas Online*, accessed June 01, 2023, <https://www.tshaonline.org/handbook/entries/reverchon-julien>.

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**15. Attachments**

*District or Site Map*

*Site Plan*

\_\_\_ *Photos (historic & current)*

\_\_\_ *Additional descriptive material*

\_\_\_ *Footnotes*

\_\_\_ *Other:* \_\_\_\_\_

## **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.

**X** **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.

**X** **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***

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

[Date]

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

An ordinance changing the zoning classification on the following property:

**[Property Description];**

by establishing Historic Overlay District No. \_\_\_\_\_ (\_\_\_\_\_); 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 property described in Exhibit A (“the Property”), which is attached to and made a part of this ordinance.] [on the following property (“the Property”):]

**[Property Description]**

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.

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 B**  
**PRESERVATION CRITERIA**  
**REVERCHON PARK HISTORIC DISTRICT**  
**ADDRESS OR LOCATION**

**1. GENERAL.**

- 1.1 Unless otherwise indicated these preservation criteria, are based upon and conform with the recommendations made in the *Reverchon Park Restoration and Development Plan 2006* by Mesa Design Group.
- 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 The overall treatment approach for Reverchon Park is REHABILITATION as defined in Section 2. However, the treatment approach for individual elements in the park are further described in these preservation criteria and may include

REHABILITATION, PRESERVATION, RESTORATION, and RECONSTRUCTION.

- 1.6 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.7 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 the 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.
- 1.8 The period of historic significance for this district is the period from 1924 to 1948.
- 1.9 Work performed in the park shall be in conformance with the Antiquities Code of Texas (See 2.2).

**2. DEFINITIONS.**

- 2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 ANTIQUITIES CODE OF TEXAS means Chapter 191 of the Texas Natural Resources Code, which governs the protection, preservation, and investigation of historic and archaeological resources on public land, and requires a permit from the Texas Historical Commission for any disturbance to such resources.
- 2.3 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.4 BUILDING means a construction created principally to shelter any form of human activity. In a park setting, this includes facilities such as recreation centers, comfort stations, gatehouses, storage and concession stands, storage facilities, or clubhouses.
- 2.5 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.6 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.

- 2.7 DIRECTOR means the Director of the Department of Sustainable Development and Construction or the Director's representative.
- 2.8 DISTRICT means Historic Overlay District No. \_\_\_\_\_, the \_\_\_\_\_ Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit C-1.
- 2.9 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.10 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.11 FORM ZONE means one of the nine (9) experiential zones within Reverchon Park described in the *Reverchon Park Restoration and Development Plan 2006* by Mesa Design Group and shown on Exhibit C-2:
1. UPPER MEADOW/LOOKOUT POINT FORM ZONE means the area between the Upper Meadow and the Pecan Grove, roughly bounded on the northeast and south by the hillside and on the west by Scottish Rite Hospital, and including the peninsula of land perched high on a point of land jutting out from the Upper Meadow.
  2. THE HILLSIDE FORM ZONE means the steeply sloping face of a hill that extends from Reverchon Recreation on the south to Dallas North Tollway on the north and separates the Upper Meadow from the Pecan Grove.
  3. THE RECREATION CENTER FORM ZONE means the parking lot and grounds around the recreation center building located in the northwest corner of Reverchon Park.
  4. THE BALLFIELD FORM ZONE means the historic baseball field, grandstands, concession buildings, and restroom structures and surrounding grounds at the southern edge of Reverchon Park.
  5. PECAN GROVE FORM ZONE means the grassy, generally flat area defined by the Recreation Center at one end, the Ball Field at the other end, the old Turtle Creek channel to the east, and a steep hill side (The Hillside) to the west.
  6. THE CREEK BOTTOM FORM ZONE means the surviving Turtle Creek channel and associated riparian tree groves.

7. THE ESCARPMENT FORM ZONE means the steep, rugged, and heavily wooded hillside that defines most of Reverchon's eastern edge paralleling the KATY Trail.
  8. LOWER MEADOW FORM ZONE means the rolling grassy meadow with a variety of trees bounded in the north by a footbridge over Turtle Creek, on the east by the Hillside Terrace/Escarpment, on the west by a bluff that defines the eastern edge of the Pecan Grove, and on the south by Dallas North Tollway
  9. THE HILLSIDE TERRACE FORM ZONE means the stepped trail with overlooks and landings laid out across the northeast portion of the Escarpment and separated from other escarpment areas by a deep ravine
- 2.12 IMPROVEMENT means any addition to real property that enhances its usability, function, or value. In parks, this includes sidewalks, trails, lighting, grading, drainage features, landscaping, and utility infrastructure, as well as installed recreational amenities that are not classified as buildings, structures, or objects.
  - 2.13 NO-BUILD ZONE means that part of *(this district/a lot)* in which no new construction may take place.
  - 2.14 OBJECT means a relatively small, freestanding item that is primarily artistic, commemorative, or functional and typically not designed for active occupancy. This includes items such as historic plaques, freestanding signs, flagpoles, or sculptural elements.
  - 2.15 PRESERVATION means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project (see also THE STANDARDS).
  - 2.16 PRESERVATION BRIEFS refers to Preservation Briefs as published by the United States Department of the Interior, copies of which are available at the Dallas Public Library or <https://www.nps.gov/orgs/1739/preservation-briefs.htm>
  - 2.17 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
  - 2.18 RECONSTRUCTION means the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape,

building, structure, or object for the purpose of replicating its appearance at a specific period and in its historic location (see also THE STANDARDS).

- 2.19 REHABILITATION means the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values (see also THE STANDARDS).
- 2.20 RESTORATION means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project (see also THE STANDARDS).
- 2.21 RESTORATION & DEVELOPMENT PLAN or 2006 PLAN means the Reverchon Park Restoration and Development Plan 2006 by Mesa Design Group.
- 2.22 THE SECRETARY OF THE INTERIOR'S STANDARDS or THE STANDARDS means The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68, 1995) (See also PRESERVATION, REHABILITATION, RESTORATION, and RECONSTRUCTION).
- 2.23 STRUCTURE means a functional construction made for purposes other than shelter. Examples in a park include picnic pavilions, bridges, barbecue pits, water fountains, playground equipment and shelters, amphitheaters, and retaining walls.
- 2.24 WPA-ERA IMPROVEMENTS means any, structures, landscape features, or constructed amenities that were designed, funded, or constructed, in whole or in part, under the auspices of the Works Progress Administration (WPA) or related New Deal-era federal relief programs between 1935 and 1940. These improvements typically reflect the Rustic Style, and may include, but are not limited to: stone pavilion, retaining walls, footbridges, amphitheater/iris garden, benches, terraces, walks/paths, drinking fountains, trails, water features, and associated site furnishings. Characteristics of WPA Era Improvements often include native or regional materials, handcrafted or labor-intensive construction techniques, and designs intended to harmonize with natural landscapes or community settings.

### **3. FORM ZONES.**

- 3.1 UPPER MEADOW/LOOKOUT POINT FORM ZONE – Improvements in the Upper Meadow/Lookout Point Form Zone should:
  - a. make the linkage of Reverchon and the Scottish Rite Children's Hospital (across the Upper Meadow) functional, attractive, and meaningful;

- b. improve public connections between the Scottish Rite Children’s Hospital and the Upper Meadow and between the Upper Meadow and the rest of Reverchon/KATY Trail;
- c. create a stronger link between hospital/park and park/hospital by placing more destination type uses/activities in the Upper Meadow that do not visually change its current pastoral character;
- d. re-establish Lookout Point as an important destination, which is connected to other activities of the Park;
- e. restore and preserve historic WPA site improvements;
- f. reopen views from Lookout Point to the rest of the park.

3.2 THE HILLSIDE – Improvements in the Hillside Form Zone should:

- a. reestablish and maintain the organizational importance of the Hillside;
- b. reforest the Hillside where the historic forest cover has been lost;
- c. restore the wilderness of the Hillside and maintain clear linkages between the Hillside/Escarpment and the Turtle Creek Riparian Forest.

3.3 THE RECREATION CENTER FORM ZONE – Improvements in the Recreation Center Form Zone should:

- a. if the existing Recreation Center is replaced, re-site the Recreation Center to more appropriately respond to the historic context or place the new Recreation Center outside the historic boundary.
- b. if the existing Recreation Center is replaced, reestablish historic site features and connections and ensure the new Recreation Center is appropriate to the surrounding historic context;
- c. if the existing Recreation Center is retained, include architectural refinements that create better Park/Recreation Center relationships.
- d. if the existing Recreation Center or Recreation Center location is retained, re-establish the entry/creek/Iris Garden relationship lost to the construction of the Recreation Center by redefining that relationship in such a way that it includes and recognizes the Recreation Center.

3.4 THE BALLFIELD FORM ZONE – Improvements in the Ballfield Form Zone should:

- a. retain the aspects of the Ball Field design that evoke associations with archetypal ballparks and contribute to the historic context;
- b. maintain its vernacular of materials and use them in ways appropriate to the architectural traditions of the sport.

3.5 PECAN GROVE FORM ZONE – Improvements in the Pecan Grove Form Zone should:

- a. reinforce historic relationships and preserve or reestablish Reverchon’s connection to Turtle Creek Park;
- b. preserve or reestablish the area around the stone fountain as a gathering space, restore the fountain, and consider options for the compatible reactivation of the fountain as a water feature;
- c. eliminate of the divergent vertical elements that clutter and detract from Reverchon’s design;
- d. be based an appropriate and compatible design vernacular that is more visually responsive to the historic period of significance;
- e. repair of the ground plane to its original profile wherever possible;
- f. utilize standardized and consistent paving/trail materials that are compatible while differentiating historic and non-historic features;
- g. reinforce the organizational importance of the zone as the park’s central organizing space;
- h. eliminate large, concentrated modern amenities in favor of smaller nodes that preserve the pastoral character of the zone.

3.6 THE CREEK BOTTOM FORM ZONE (Also see 4.2 and 4.3) – Improvements in the creek bottom Form Zone should:

- a. preserve remaining sections of the open creek channel, re-establish riparian plant communities where they have been lost, and avoid further compromise of the creek in any way;
- b. include appropriate restoration of stonework and reverse inappropriate material changes from earlier improvements;
- c. improve connections with park elements across Maple Avenue in ways that are executed in the spirit of the Park’s original design.

- 3.7 THE ESCARPMENT FORM ZONE – Improvements in the Escarpment Form Zone should:
- a. maintain the rugged mountainous quality of the Escarpment.
- 3.8 LOWER MEADOW FORM ZONE – Improvements in the Lower Meadow Form Zone should:
- a. maintain the central importance and informal character of the meadow;
  - b. screen the Lower Meadow from the Dallas North Tollway by reestablishing the wooded boundary along its southern edge;
  - c. preserve views of and visibility from the meadow;
  - d. utilize maintainable turf species that are appropriate to site conditions such as shade and foot traffic.
- 3.9 THE HILLSIDE TERRACE FORM ZONE – Improvements in the Hillside Terrace Form Zone should:
- a. maintain the wild environment and physical complexity of the Hillside Terrace, as well as its sense of separation;

#### **4. SITE AND LANDSCAPING.**

- 4.1 The overall treatment approach for the site and landscaping is RESTORATION as defined in Section 2.17 and 2.18 RESTORATION & DEVELOPMENT PLAN.
- 4.2 The creek is protected.
- 4.3 Removal of post-1948 modifications to the creek channel and its restoration are recommended. If such removal and restoration of the creek channel is infeasible, interpretation of the creek channel as described in the RESTORATION AND DEVELOPMENT PLAN is recommended.
- 4.4 The natural topography of the park is protected.
- 4.5 Open areas must remain open except that missing historic landscape characteristics and elements may be reconstructed.
- 4.6 Improvements made to increase accessibility for persons with disabilities must be appropriate.
- 4.7 Site features constructed prior to 1948 are protected.

- 4.8 Drive/driveway paving must be of brush finished concrete or asphalt.
- 4.9 Sidewalks, steps, and walkways must be constructed of brush finish concrete, stone, or other appropriate material. New sidewalks in historic locations shall match their original design as documented in park records, or shall match historic sidewalks in design and materials, except as necessary to meet code. New sidewalks in non-historic locations shall be appropriately differentiated from historic sidewalks. Artificial grass, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 4.10 Carports or garages are not permitted.
- 4.11 Any new mechanical equipment must be screened.
- 4.12 Landscaping.
- a. Outdoor lighting must be appropriate and enhance the structures and site. No review is required for maintenance of existing fixtures. Historic fixtures shall be repaired rather than replaced. Existing fixtures may be re-lamped for energy conservation without review. New lighting shall comply with the requirements of “Dark Sky” programs. Conduit and exposed wiring is prohibited. Installation of site bollards, and way-finding lights is subject to staff review. Faux historic streetlights creating a false sense of history are prohibited. Lighting that is low-voltage does not require review.
  - b. It is encouraged that plant materials (species) reflect the age of the structures and historic park landscape. New drought resistant and lower maintenance cultivars are encouraged. Invasive destructive ground covers, such as Boston Ivy or Asian Jasmine, are prohibited.
  - c. Existing landscaping may remain and be maintained, without review.
  - d. No review is required for the removal of diseased or damaged plant materials, or the removal of invasive plants
  - e. No review is required for planting materials less than 30 inches in height, or successive replacement of for supplemental plantings.
  - f. Existing trees may be removed as part of restoration of the historic landscape design, but are otherwise protected, except that unhealthy or damaged trees may be removed.
  - g. New trees shall not obscure historic view corridors into or within the park, architectural features, or pose a structural threat from roots or canopy to the existing structures.

4.13 Fences.

- a. Existing fences may be appropriately modified/adjusted to meet the needs of the Dallas Park and Recreation Department and are subject to staff review.
- b. New fences are prohibited except where a compelling need for security, safety, or the functional needs of play areas can be demonstrated. Any such new fences must be appropriate.
- c. Temporary fencing for events is allowed.
- e. Fences must be constructed of appropriate materials.
- f. Fences at REVERCHON BALLFIELD governed under section 5.3.

4.14 Pedestrian Elements that are not of historic age including:

- a. Benches
- b. Trash Containers
- c. Bicycle racks

are not protected and may be repaired or removed without review. New placement, replacement, or relocation is subject to Landmark Commission review.

4.15 Erosion/Flood Control

- a. Erosion control for the protection of public health, safety and welfare is permitted and does not require review if said work does not affect the structural integrity of a structure or alter the existing views of the structure.
- b. Work that alters or threatens the structural integrity of a structure or significantly alters the existing views within the park require review by staff.

**5. REVERCHON BALLFIELD.**

5.1 The overall treatment approach for Reverchon Ball field is REHABILITATION.

5.2 Materials and stylistic tone of improvements should conform with those historically used in the Ball Field area. Brick, wood, and metal are the most appropriate materials.

5.3 Fences.

- a. Existing fences are not of historic age and are not protected, but the Ball Field shall have a perimeter fence.
- b. Fences at the Ball Field must be appropriate.
- c. Existing fences may be appropriately modified/adjusted to meet the needs of the Dallas Park and Recreation Department and are subject to staff review.

#### 5.4 Grandstand.

- a. The grandstand is protected.
- b. Original construction/engineering drawings for the grandstand are on file at the Dallas Municipal Archives and shall serve as the basis for work performed on the Grandstand.
- c. Rehabilitation, repair, or maintenance of the Grandstand must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- d. Reconstruction, renovation, repair, or maintenance of nonprotected elements must be compatible with protected features.
- e. Original materials and detailing must be restored wherever practical.
- f. All exposed metals must be painted.
- g. All exposed wood must be painted, stained, or otherwise preserved.
- h. Historic materials must be repaired if possible; they may be replaced only when necessary.
- i. Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs before refinishing.
- j. Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- k. Exposing and restoring historic finish materials is recommended.
- l. Cleaning of the exterior of a structure must be executed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation

Briefs. Sandblasting and other mechanical abrasive cleaning processes are not permitted on masonry and wood.

#### 5.5 COMFORT STATION (Umpire Building)

- a. The Comfort Station (also referred to as the Umpire Building) is protected.
- b. Rehabilitation, repair, or maintenance of the Comfort Station must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- c. Masonry such as brick added to the building must match in color, texture, module size, bond pattern, and mortar color.
- d. Brick, cast stone, 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. Removal of paint from historically unpainted masonry elements is recommended. 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.
- e. The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- f. Where roofs are visible from the ground, the following roofing materials are allowed: clay tiles, composition shingles, slate tiles, terra-cotta tiles, and wood shingles.
- g. 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.
- h. Mechanical equipment, skylights, and solar panels may not be placed on the roof of existing contributing structures.
- i. Additions must be compatible in design, scale, and materials.
- j. Original materials and detailing must be restored wherever practical.
- k. All exposed metals must be painted.
- l. All exposed wood must be painted, stained, or otherwise preserved.
- m. Historic materials must be repaired if possible; they may be replaced only when necessary.

- n. Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- o. Exposing and restoring historic finish materials is recommended.

#### 5.6 Other Ball Field improvements

- a. Dugouts, lighting, scoreboards, bullpens, fence enclosures, and concessions are all historically associated with the Ball Field, but existing elements are not of historic age and are not protected.
- b. Existing elements may be improved or replaced if appropriate.
- c. Ball Field improvements must be appropriate to the historic design and should evoke associations with archetypical ballpark design.
- d. New elements not foreseen by this ordinance and necessary to the operation, safety, and accessibility of the Ball Field may be introduced if appropriate and if based on a compelling need.
- e. New construction is permitted in the area indicated on Exhibit C-3 – Protected Areas and Buildable Zones if appropriate.

### 6. WPA-ERA IMPROVEMENTS

- 6.1 The treatment approach to WPA Era Improvements is RESTORATION, except where such improvements have been restored, the treatment approach is PRESERVATION.
- 6.2 RECONSTRUCTION of missing WPA Era Improvements as depicted on historic surveys, site plans, and other documentation is recommended.
- 6.3 New construction designed in the WPA era style must be differentiated from historic elements. For example, stonework may have a slightly different surface finish, or mortar joints may have a different tooling, or mortar joints may include embedded marker stones/pebbles.
- 6.4 WPA Era Improvements shall be maintained/treated in accordance with the Secretary of the Interior’s Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior. Ongoing maintenance and treatment is subject to staff review.

### 7. RECREATION CENTER

- 7.1 The Recreation Center is not protected.
- 7.2 Removal of the Recreation Center and re-establishment of the historic site plan is the preferred approach.
- 7.3 Any redesign of the existing Recreation Center must include architectural refinements that create a relationship with the historic park design and surrounding park elements.
- 7.4 The ordinary maintenance and repair the Recreation Center that does not involve a change in design, materials, color, or outward appearance shall not require a Certificate of Appropriateness.

## **8. PLAYGROUNDS**

- 8.1 The existing shaded Playground is not protected.
- 8.2 Removal of the shaded Playground is recommended.
- 8.3 New playgrounds should be appropriate to the historic park in placement, scale, and design. Small-scale playgrounds as opposed to a single large playground are recommended.

## **9. NEW CONSTRUCTION AND DEVELOPMENT**

- 9.1 New STRUCTURES, OBJECTS, and IMPROVEMENTS may be constructed within the park if they are considered necessary to ongoing public enjoyment of the park and are appropriate to the historic context in design, scale, and materials.
- 9.2 New buildings may be constructed in “build zones” as indicated on Exhibit C-3 – Protected Areas and Buildable Zones and must be appropriate to the historic context in design, scale, and materials.
- 9.3 New construction and development must not destroy or alter character defining features of the park and, reestablish or reinforce historic character defining features and connections damaged by prior development.

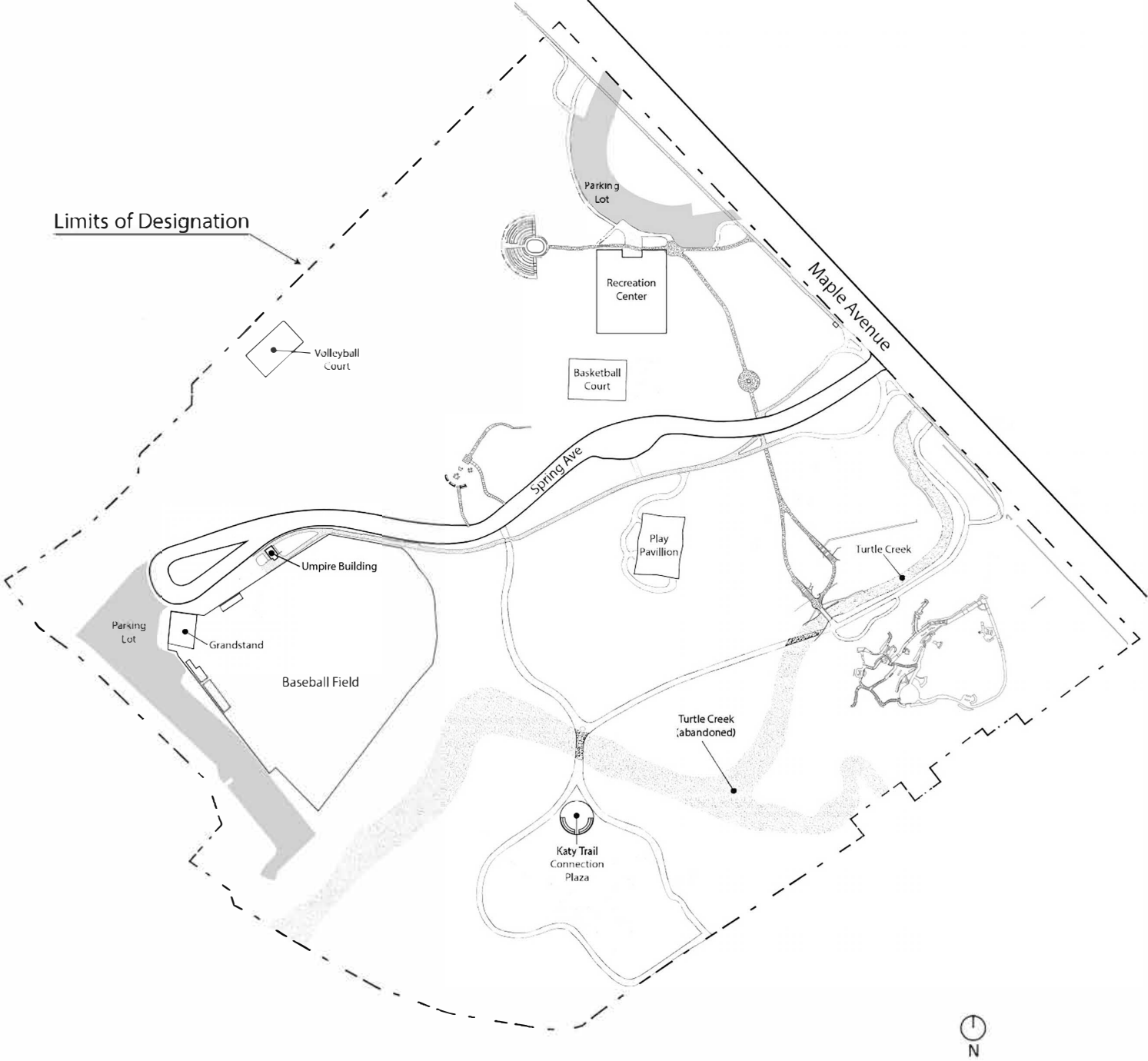
## **10. SIGNS.**

- 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.

## 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-1 Reverchon Park District Map



# Exhibit C-2 Reverchon Park Form Zone Map



# Exhibit C-3 Reverchon Park Protected Areas & Buildable zones

