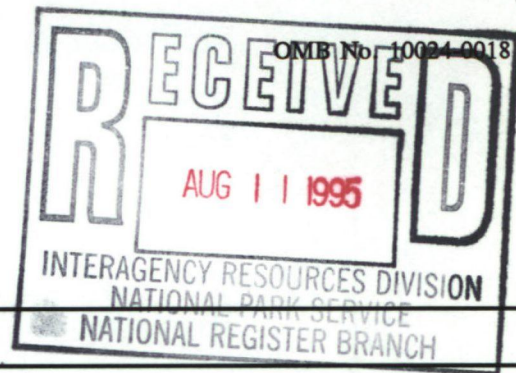


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

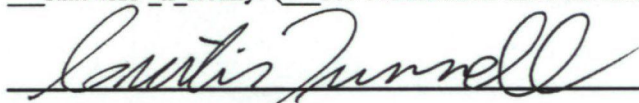
HISTORIC NAME: Kessler Park Historic District (Extension)
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Bounded by Turner, Colorado, Sylvan, and Salmon NOT FOR PUBLICATION: N/A
CITY OR TOWN: Dallas VICINITY: N/A
STATE: Texas CODE: TX COUNTY: Dallas CODE: 113 ZIP CODE: 75208

3. STATE/FEDERAL AGENCY CERTIFICATION

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


Signature of certifying official

2 Aug. 1995
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

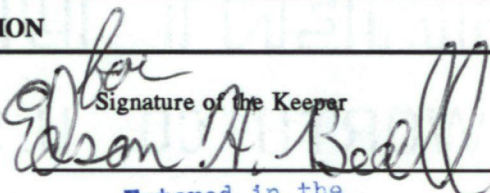
Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- ☒ entered in the National Register
See continuation sheet.
☐ determined eligible for the National Register
See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain):


Signature of the Keeper

Entered in the
National Register

Date of Action

9-7-95

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	12	5 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	12	5 TOTAL

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

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

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: Single Dwelling

CURRENT FUNCTIONS: DOMESTIC: Single Dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival;
Spanish Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow

MATERIALS:

FOUNDATION	Concrete
WALLS	Brick
ROOF	Asphalt
OTHER	Stone

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-8).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Kessler Park Historic District (Extension)
Dallas, Dallas County, Texas

DESCRIPTION

The Kessler Park Historic District (Extension) expands the Kessler Park Historic District (NR, 1994). The extension includes 17 single-family houses built on the northernmost lots in the subdivision of Kessler Highlands Addition platted in 1923, 12 properties are Contributing and five Noncontributing. All properties are residential with most designed in modest Tudor and Spanish Colonial Revival styles or bungalow forms dating from the late 1920s to the early 1940s. This section of Kessler Highlands follows the rolling topography of the area with curved streets and many elongated, wedge-shaped lots. Large deciduous trees and mature vegetation cover the residential lots blending these properties with those of larger Kessler Park to the south and west.

The irregularly shaped extension consists of approximately 10 acres in the northeast section of Kessler Park. Bounded by Colorado Boulevard, Sylvan, Salmon, and Turner, the extension is distinctly different in plan from the larger subdivision's regular north-south, east-west blocks. Tyler Avenue divides the district as it curves northeast to meet Colorado Boulevard (formerly Kessler Boulevard). Colorado Boulevard, bisecting the larger Kessler Park Historic District in an east-west direction, continues as the northern boundary of the extension and meets Sylvan Avenue. Colorado Boulevard follows the topography and forms a firm boundary for the extension.

Kessler Park Historic District (Extension) includes 17 single-family houses setback a consistent distance from the streets. These properties are modest representations of Tudor and Spanish Colonial Revival styles generally with brick veneers set on concrete foundations and covered with asphalt or asbestos slate shingles. Several small bungalows are also found in the extension along with several larger post-1944 houses.

The overall district includes a number of large deciduous trees and extensive mature vegetation.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 6

Kessler Park Historic District (Extension)
Dallas, Dallas County, Texas

INVENTORY OF PROPERTIES - KESSLER PARK (EXTENSION) HISTORIC DISTRICT

Address	Category	Date	Property Type
804 Colorado	Contributing	c. 1940	Residence
808 Colorado	Contributing	c. 1940	Residence
910 Colorado	Noncontributing	c. 1950	Residence
930 Colorado	Contributing	c. 1935	Residence
940 Colorado	Noncontributing	c. 1944	Residence
1217 Sylvan	Contributing	c. 1940	Residence
1221 Sylvan	Contributing	c. 1940	Residence
1116 Turner	Noncontributing	c. 1940	Residence
1126 Turner	Contributing	c. 1930	Residence
1136 Turner	Noncontributing	c. 1945	Residence
1211 Tyler Avenue	Contributing	1928	Residence
1214 Tyler Avenue	Contributing	c. 1930	Residence
1217 Tyler Avenue	Contributing	c. 1930	Residence
1223 Tyler Avenue	Noncontributing	1993	Residence
1228 Tyler Avenue	Contributing	c. 1930	Residence
1234 Tyler Avenue	Contributing	c. 1930	Residence
1244 Tyler Avenue	Contributing	c. 1930	Residence

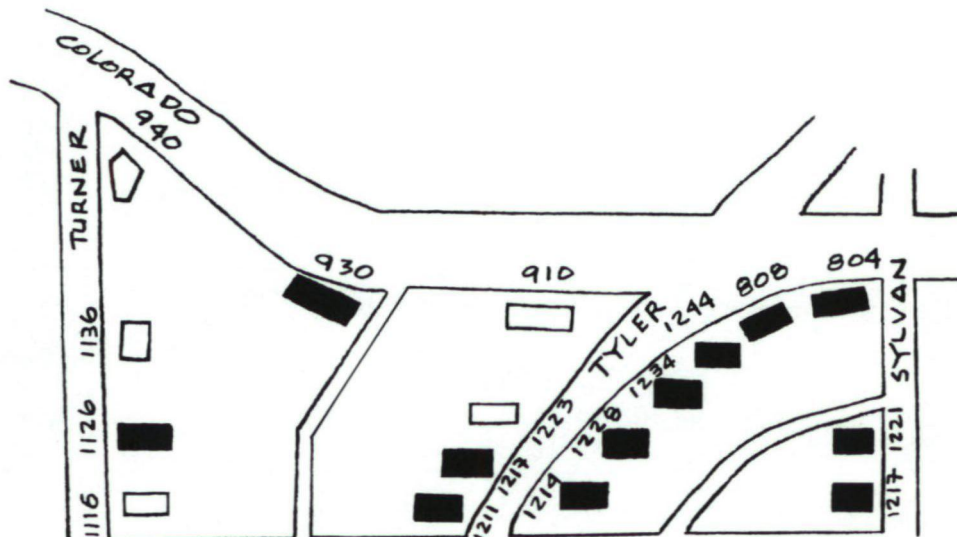
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7

Kessler Park Historic District (Extension)
Dallas, Dallas County, Texas

FIGURE ONE



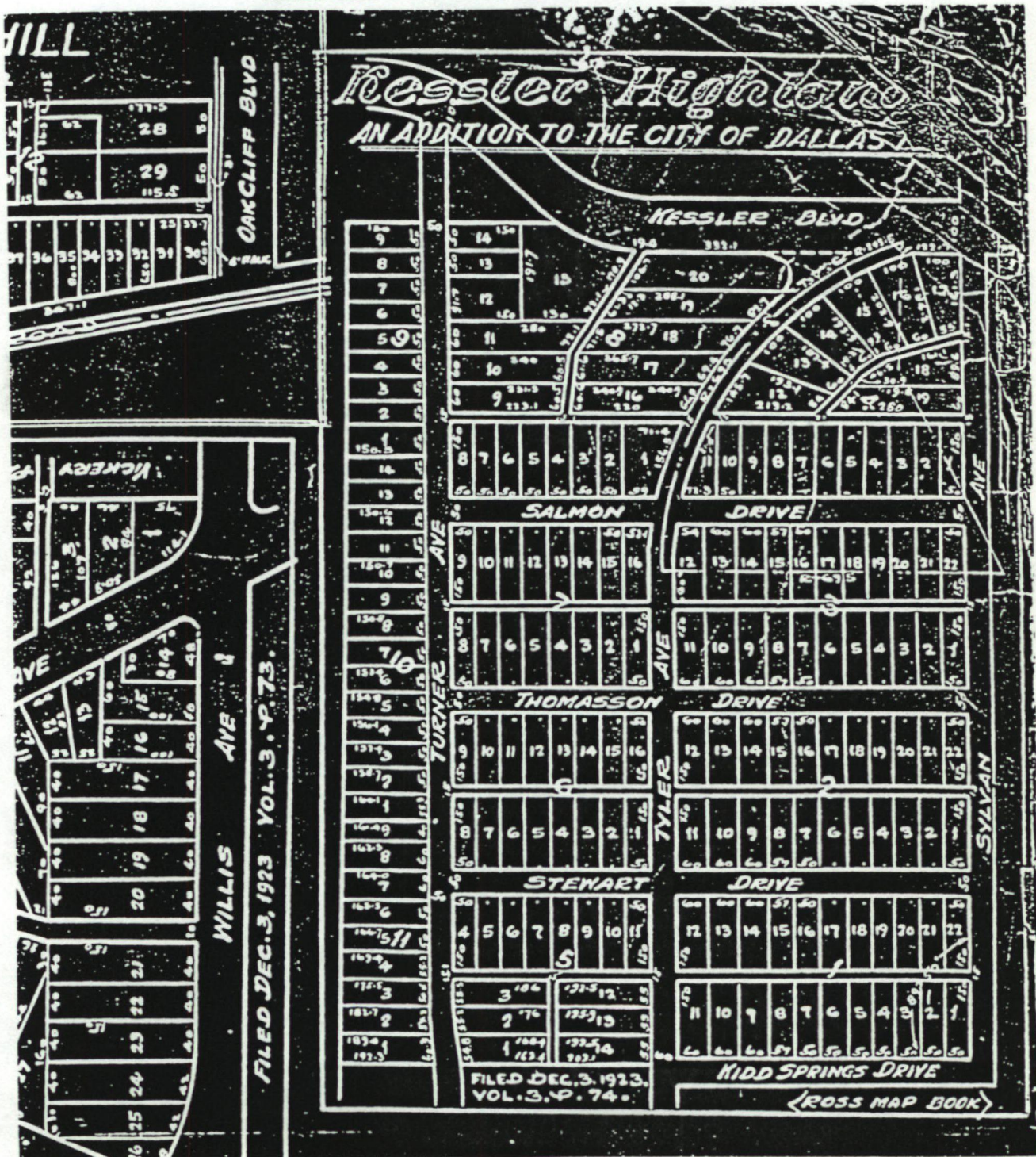
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Kessler Park Historic District
Dallas, Dallas County, Texas

Section 7 Page 8

KESSLER HIGHLANDS ADDITION PLAT



8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- ☐ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☐ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☒ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: 1928-1944

SIGNIFICANT DATES: N/A

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheet 8-9).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see bibliography of historic context statement, I-47,48,49).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 9

Kessler Park Historic District (Extension)
Dallas, Dallas County, Texas

STATEMENT OF SIGNIFICANCE

The Kessler Park Historic District (Extension) is an intact residential area dating from the late 1920s to the early 1940s. Houses in the extension continue the architectural trends of larger Kessler Park Historic District (NR, 1994). Modest examples of the Tudor Revival and Spanish Colonial Revival styles and bungalow form dominate the area. The district is eligible at a local level of significance under Criterion C in the area of Architecture. It is associated with the historic context *Suburban Residential Development in Oak Cliff, Dallas, 1887-1944*. The period of significance begins with the date of construction of the first house in 1928 through 1944 when the period of suburban development is documented in the historic context. A few post-1944 buildings exist in the district and are listed as Noncontributing.

The development of Kessler Park neighborhood began March 19, 1923, with the sale of land in northern Oak Cliff to S.A. Temple. In early April 1923, the developers submitted a plat to the City of Dallas for ten blocks called Kessler Square Addition. This area is west of the extension. On November 30, 1923, J.B. Salmon, president of Kessler Highlands Development Company submitted a second addition to the City of Dallas (see Kessler Highlands Addition plat). This subdivision largely consists of east-west blocks with the exception of the northernmost section of curved streets and wedge-shaped lots. The latter conforms to the natural topography of the area. Tyler Avenue bisects the district curving to the northeast and meeting the larger Colorado Boulevard (formerly Kessler Boulevard).

Houses in Kessler Highlands are small with a consistent setback. They reflect popular architectural styles of the period in modest scale and proportions. Tudor Revival and Spanish Colonial Revival influences are most common. These architectural influences continue from the larger Kessler Park Historic District to the west and south.

The Kessler Park Historic District (Extension) retains a high degree of architectural and design integrity. Since its development in the 1920s, the district remained an affluent neighborhood in Oak Cliff with a large number of owner-occupied houses. The district as a whole represents a continuation of George Kessler's design concepts and theories of community planning.

(For additional information on the development of Kessler Park please review the Kessler Park Historic District and historic context statement.)

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 10 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing	
1	14	702480	3626480	3	14	702800	3626320
2	14	702800	3626400	4	14	702480	3626300

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-10)

BOUNDARY JUSTIFICATION (see continuation sheet 10-10)

11. FORM PREPARED BY

NAME/TITLE: Charlie Tupper, Jim Anderson

ORGANIZATION: City of Dallas **DATE:** 4/95

STREET & NUMBER: 1500 Marilla **TELEPHONE:** (214) 670-4131

CITY OR TOWN: Dallas **STATE:** TX **ZIP CODE:** 75201

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet 7-7 through 7-8)

PHOTOGRAPHS (see continuation sheet Photo-11)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME Multiple

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

ZIP CODE

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 10 Page 10

Kessler Park Historic District (Extension)
Dallas, Dallas County, Texas

VERBAL BOUNDARY DESCRIPTION

The Kessler Park Historic District (Extension) encompasses parts of Blocks 4 (Lots 12-19) and 8 (Lots 9-20) of the Kessler Highlands Addition. Beginning at the intersection of Colorado Boulevard and Turner Avenue, east to the intersection of Sylvan Avenue, thence south along Sylvan to northeast corner of Lot 1, Block 4, thence west along the alley (rear property line) to the northwest corner of Lot 8, Block 8 (Turner Avenue), thence north to the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries include the northernmost section of the subdivision known as Kessler Highlands Addition as platted in 1923. The remainder of the subdivision was included in the earlier Kessler Park Historic District (NR, 1994). These boundaries incorporate the remaining resources dating from the original district's period of significance and also associated with the historic context.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photo Page 11

Kessler Park Historic District (Extension)
Dallas, Dallas County, Texas

PHOTO INVENTORY

KESSLER PARK HISTORIC DISTRICT (EXTENSION)

DALLAS, DALLAS COUNTY, TEXAS

BETH STANDIFIRD - PHOTOGRAPHER

MAY 10, 1995

ORIGINAL NEGATIVES ON FILE WITH THE TEXAS HISTORICAL COMMISSION

PHOTO 1 - Oblique view of 1211 and 1217 Tyler, camera facing northwest

PHOTO 2 - Oblique view of 1225 Tyler, camera facing northwest

PHOTO 3 - Oblique view of 1228 Tyler, camera facing southeast

PHOTO 4 - Oblique view of 1126 Turner, camera facing southeast

PHOTO 5 - Oblique view of 1136 Turner, camera facing southeast

PHOTO 6 - Oblique view of 1140 Turner, camera facing southeast

PHOTO 7 - Oblique view of 910 Colorado, camera facing southeast

PHOTO 8 - Oblique view of 804 Colorado, camera facing southwest

PHOTO 9 - Oblique view of 2332 Sylvan, camera facing southwest

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: BOUNDARY INCREASE

PROPERTY Kessler Park Historic District (Boundary Increase)
NAME:

MULTIPLE Oak Cliff MPS
NAME:

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 8/11/95

DATE OF PENDING LIST:

DATE OF 16TH DAY:

DATE OF 45TH DAY:

9/25/95

DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95001087

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 9/7/95 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



1211 & 1217 TYLER

KESSLER PARK HISTORIC DISTRICT (EXTENSION)

DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 1 of 9



1225 TYLER
KESSLER PARK HISTORIC DISTRICT (EXTENSION)
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 2 of 9



1228 TYLER
KESSLER PARK HISTORIC DISTRICT (EXTENSION)
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 3 of 9



1126 TURNER

KESSLER PARK HISTORIC DISTRICT (EXTENSION)

DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 4 of 9



1136 TURNER
KESSLER PARK HISTORIC DISTRICT (EXTENSION)
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 5 of 9



1140 TURNER
KESSLER PARK HISTORIC DISTRICT (EXTENSION)
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 6 of 9



910 COLORADO

KESSLER PARK HISTORIC DISTRICT (EXTENSION)

DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 7 of 9



804 COLORADO

KESSLER PARK HISTORIC DISTRICT (EXTENSION)

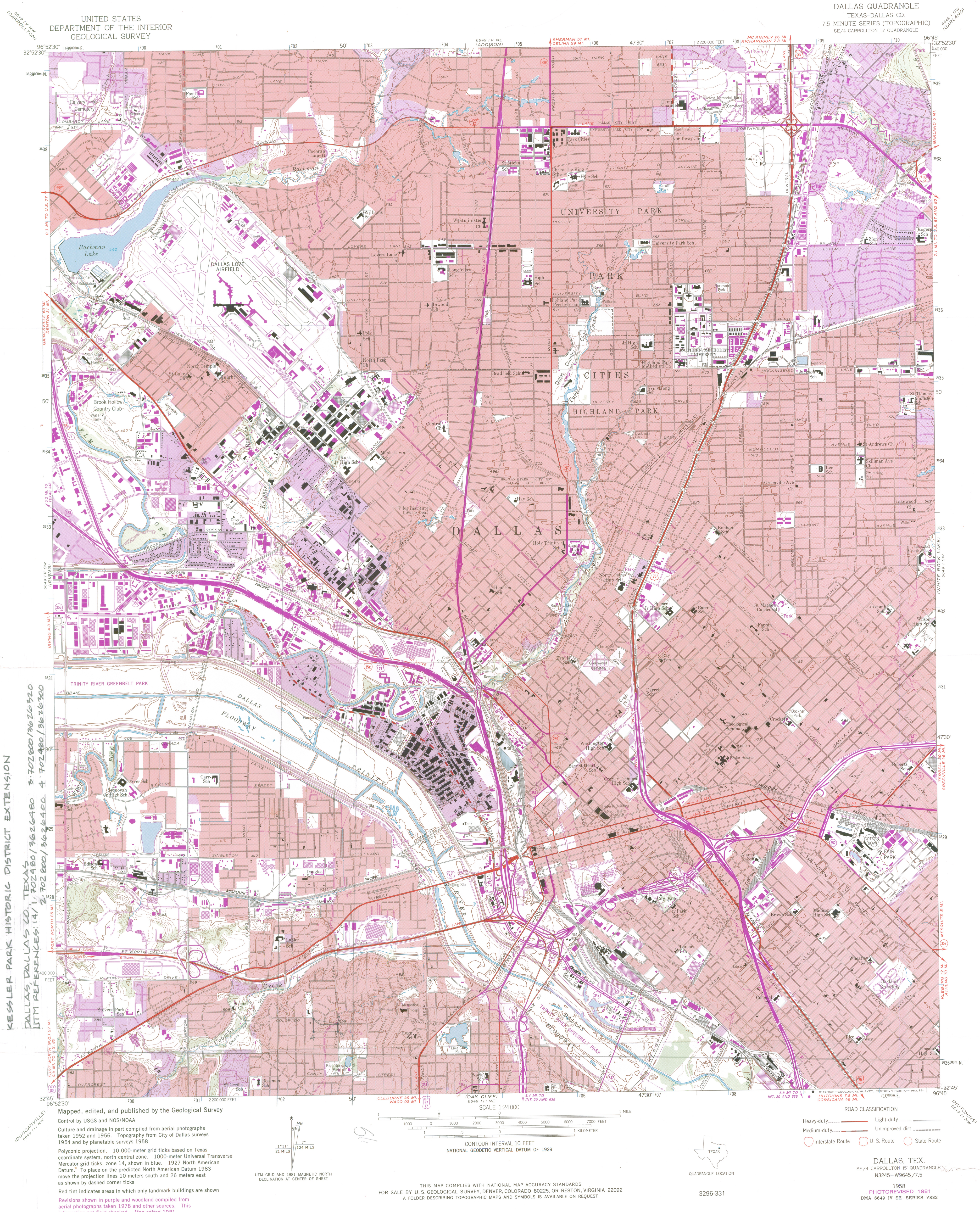
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 8 of 9



1221 SYLVAN
KESSLER PARK HISTORIC DISTRICT (EXTENSION)
DALLAS, DALLAS CO., TEXAS

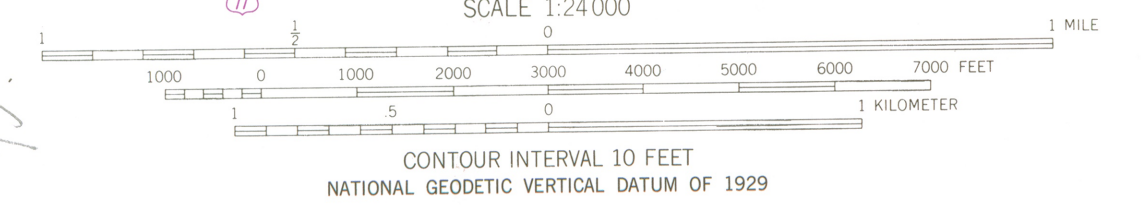
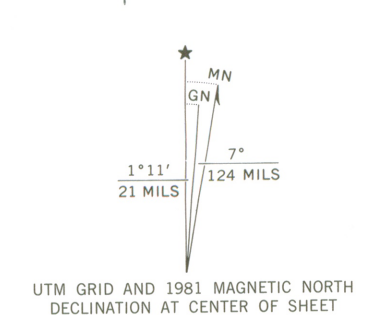
PHOTOGRAPH 9 of 9



KESSLER PARK HISTORIC DISTRICT EXTENSION
DALLAS, DALLAS CO. TEXAS
UTM REFERENCES: 14 1 702480/3626480 3 702800/3626320
2 702800/3626400 4 702800/3626300

(DUNCANVILLE)
6649 11 W
6649 11 W

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Culture and drainage in part compiled from aerial photographs
taken 1952 and 1956. Topography from City of Dallas surveys
1954 and by planetable surveys 1958
Polyconic projection, 10,000-meter grid ticks based on Texas
coordinate system, north central zone. 1000-meter Universal Transverse
Mercator grid ticks, zone 14, shown in blue. 1927 North American
Datum. To place on the predicted North American Datum 1983
move the projection lines 10 meters south and 26 meters east
as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple and woodland compiled from
aerial photographs taken 1978 and other sources. This
information not field checked. Map edited 1981
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

DALLAS, TEX.
SE/4 CARROLLTON 15' QUADRANGLE
N3245-W9645/7.5

1958
PHOTOREVISED 1981
DMA 6649 IV SE-SERIES V882

