



NEIGHBORHOOD INFO

NORTH OAK CLIFF NEIGHBORHOOD OVERVIEW

WINNETKA HEIGHTS

Winnetka Heights is the largest historic district in Dallas, Texas. Situated in North Oak Cliff, just south of downtown, it provides easy access to I-30, I-35, and I-45. Touted in 1911 as "Dallas' Ideal Suburb," the neighborhood maintains a small town feel, with its grand old houses and Prairie-style bungalows.



Winnetka Heights receives much attention because it is at the center and in many ways representative of all the wonderful old neighborhoods of North Oak Cliff: L.O. Daniel, Dallas Land and Loan, and Kings Highway in the immediate vicinity -- Elmwood, Kessler, Lake Cliff and Beverly Hills further to the South, North, East and West.

People here take pride in our mixture of cultures and traditions, and our reputation for diversity and independence. People are approachable, sitting out on their porches in the evenings and crossing the street to chat with neighbors. Independent small businesses abound in this part of Oak Cliff, creating the unique atmosphere and flavor that we're so proud of. Many have been here for generations, and are as essential to our economy and lifestyle as the historic buildings they're housed in.

Audience Demographics



The North Oak Cliff area is made up of a series of diverse communities. We have a large Hispanic population, as well as a prominent gay community. Senior citizens are vital to our neighborhoods, as well as growing families.

Two groups comprise much of this diversity. They overlap in many cases, and have lots of common interests as well as separate viewpoints and concerns. But they define the WHG audience in a nutshell:

Oak Cliff Natives: A powerfully diverse group of people whose families have lived here for generations. These are the proud, independently minded people that give Oak Cliff its reputation for originality as well as tradition. This group is extremely active in community, church and business organizations.

Urban Pioneers: This group is growing quickly, and includes young professionals and business owners who have settled here within the last 20 years or so. People in this group chose the area for its beautiful historic homes and small-town atmosphere. They also are very active in local organizations, and extraordinarily committed to the community

KESSLER PARK

The Kessler Park Historic District retains a high degree of architectural and design integrity. Since its development in the 1920's, the district has remained an affluent neighborhood in Oak Cliff, with most of its houses continuously occupied by their respective owners. The historic buildings have been well maintained and preserved, and restoration archives have been limited due the sensitive care home owners additionally have shown toward their properties. The district boasts many outstanding local examples of Tudor Revival, Colonial Revival and Spanish Colonial

KESSLER PARK—CONT.

Revival architecture. Kessler Park is an interesting experiment in the democracy of design. Earlier additions featuring modest dwellings were juxtaposed with those sporting mansions. Overall, the district demonstrates an evolution of design, as George Kessler's ideas of community planning became more important with each addition to the subdivision.

City Directories and Sanborne maps verify that Sam Dealey Estates and Kessler Woods were the first post-WWII developments within the current KNU boundaries. The developments are made up mostly of the old John Francis Knott farm. John Francis Knott was a political cartoonist at the Dallas Morning News during WWI. Sam Dealey Estates gets its name from the decorated WWII submarine commander, Sam Dealey, nephew of George Bannerman Dealey. Initial homes were primarily one-and-a-half or two stories giving way almost exclusively to one story dwellings with the growing popularity of ranch style homes that responded to the more casual lifestyle of post WWII America. Early ranch houses were mostly based on western ranch house designs popular on the west coast and featured elements such as rough hewn posts on front porches, rustic brick or stone, and cedar shake shingles (now replaced). As the 1950's progressed, homes now classified as Mid-Century Modern were constructed in addition to those incorporating traditionally historic elements within the ranch style framework. Emphasis was placed on backyards with many of the original homes featuring outdoor barbeques and large paved patios for entertaining. The more modern homes feature large plate glass windows, sliding glass doors, and decorative metalwork. In addition several homes in this area were designed by prominent architects.



As with older areas of KNU, Sam Dealey Estates and Kessler Woods maintain a high level of integrity, achieved through unchanged historic fabric and well maintained yards and public spaces. The conspicuous regularity of site planning coupled with the response to the natural terrain is unique. Sam Dealey Estates and Kessler Woods are two of the last intact 1950's neighborhoods in Dallas. With no primary buildings ever having been razed and encompassing a period of architectural experimentation unparalleled since the 19th century, Sam Dealey Estates and Kessler Woods represent a unique opportunity to preserve the legacy of the WWII generation.

The homes on Kessler Lake represent some of the largest homes in KNU and are an indication of the prosperity of the Post War era. Developed by former Kessler resident and Dallas Mayor Robert Folsom, Timbergrove Circle represents the next addition to KNU. Starting in 1960, homes were constructed primarily in both the Contemporary style as well as more traditional houses still in the Ranch style but with more emphasis on the vertical structure. With one entrance and exit Timbergrove Circle is one of the more secluded streets in KNU. Additionally, the proximity of Stevens Park golf course provides many of the homes with additional green space.

* Information above was derived from the National Register of Historic Places document on Kessler Park