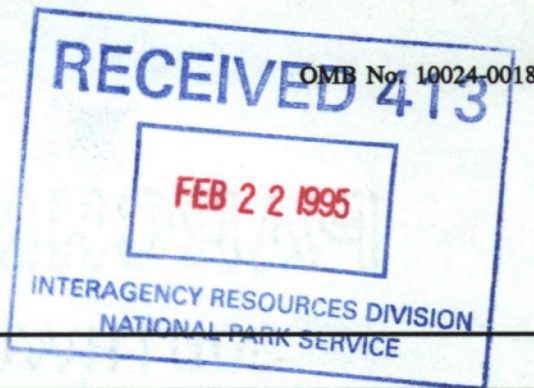


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



325

1. NAME OF PROPERTY

HISTORIC NAME: Silberstein, Ascher, School  
OTHER NAME/SITE NUMBER: Rice, Charles B., School, Phase IV-East Dallas DAL/DA 1356

2. LOCATION

STREET & NUMBER: 2425 Pine Street  
CITY OR TOWN: Dallas  
STATE: Texas CODE: TX COUNTY: Dallas CODE: 113 ZIP CODE: 75215  
VICINITY: N/A  
NOT FOR PUBLICATION: N/A

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x 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 x meets    does not meet the National Register criteria. I recommend that this property be considered significant    nationally    statewide x locally. (    See continuation sheet for additional comments.)

*Carroll J. Jurell*  
Signature of certifying official

*14 Feb. 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):

*for*  
Signature of the Keeper  
*Edson B. Beall*  
Entered in the  
National Register

Date of Action  
*3-23-95*

**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Public-local

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	1	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	1	0 TOTAL

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

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** Historic and Architectural Resources of East and South Dallas, Dallas County, Texas

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** EDUCATION: School

**CURRENT FUNCTIONS:** EDUCATION: School

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** LATE 19TH AND 20TH CENTURY REVIVALS: Italian Renaissance Revival

**MATERIALS:** FOUNDATION Concrete  
WALLS Brick  
ROOF Asphalt  
OTHER Concrete; Glass

**NARRATIVE DESCRIPTION** (see continuation sheet 7-5).

RECEIVED 413

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

7 5

Section number \_\_\_\_\_ Page \_\_\_\_\_

FEB 22 1995

INTERAGENCY RESOURCES DIVISION  
Ascher Silberstein School  
NATIONAL PARK SERVICE  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

## Description

The Ascher Silberstein School (1922) is a large, 2-story institutional building at 2425 Pine in South Dallas, and displays architectural detailing indicative of the Renaissance Revival style. The building has a rectangular plan and a flat roof, and the walls are finished with brick and cast stone. Classically inspired detailing highlights the symmetrical facade, both at the front entrance and also along the roofline and on the slightly projecting end bays. The building is located in a middle-class neighborhood in South Dallas which has mostly modest-sized frame dwellings built in the 1920s. The Silberstein School (1922) is in good condition and is still used as an educational facility. The only significant exterior alteration is the replacement of the original wood-sash windows with modern metal-sash windows. An addition (c.1957) to the south of the Silberstein School does not detract from the original building. Recent additions to the east and west of the 1957 addition date from the early 1960s.

The Ascher Silberstein School (1922) was built on level ground on the northwest side of the 2400 block of Pine Street. The land is slightly higher than street grade. Minor landscaping features include trees on either side of the sidewalk that leads to the primary entrance. The building, which rests on a concrete-slab foundation, utilizes either steel or reinforced-concrete construction, and has brick exterior walls. The roof is a flat built-up form with asphalt covering.

The facade, which faces southeast onto Pine Street, has slightly projecting corner bays. The primary entrance is in the mid-section of the facade and has double doors that are set within sectional Ionic pilasters and a classical pediment. The end bays have no window openings, in contrast to the main body of the facade which has paired windows throughout. The end bays, however, display ornate masonry work including quoin-like corners and 2-story "panels" that are created by the use of different colored brick and bonding. The panels also have a cast-stone garland that is inlaid the wall. A simple cast-stone cornice caps the facade and continues along the remaining sides of the school. The other walls have detailing similar to that seen on the front.

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**8. STATEMENT OF SIGNIFICANCE**

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**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:** 1922

**SIGNIFICANT DATES:** 1922

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Unknown

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-6 through 8-7).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see Section I).

**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 ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 6Ascher Silberstein School  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

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**Significance**

The Ascher Silberstein School, now Charles B. Rice School, is an impressive Renaissance Revival-style school building in South Dallas and is nominated under Criterion C in the area of Architecture. The school, which is associated with the historic context, The Development of East and South Dallas: 1872-1945, was built in 1922 to serve the growing suburban residential communities of the lower Colonial Hill additions in far South Dallas. Silberstein School has changed little from its construction and retains its original appearance and architectural fabric to a high degree. The name change, which honored an early African-American Dallas educator, occurred in 1953 as a result of the school board's designation of the building as a "Negro" school. The change was a response to the racial transition that took place in South Dallas when the African-American communities to the north, east and south began to expand into the area in the post-war era prompting many white families to move. A new Silberstein School was constructed on Hollis Road in 1956 and the former Silberstein School continues to serve neighborhood students as Charles B. Rice School.

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By 1921, the City of Dallas had already outgrown its 1915 city limits and was expanding into the suburban lands that included the lower Colonial Hill additions to Hatcher Street and eastward to the semi-rural additions along Pine Street in far South Dallas. The need for elementary schools surpassed available facilities, and in 1921 eight portable frame buildings were installed in the block northwest of the current school site until a permanent school could be construction. The portable buildings already bore the name "Silberstein School" according to 1922 Sanborn fire insurance maps (Sanborn maps 1922, and Schiebel, 1966: 58). Ascher Silberstein, for whom the school was named, was a Dallas businessman who emigrated from Germany after the Civil War and arrived in Dallas about 1878. He eventually became vice-president of the Dallas Oil and Refining Co. At his death in 1909, Silberstein left \$5,000 to the Dallas Public Schools to be used for public school purposes. His widow, Rosa Silberstein, operated a nursery school in the Colonial Hill area and may have been responsible for having the Silberstein portable buildings erected and named for her husband (City directories and Dallas Public Library, vertical files).

The 1922 Sanborn maps that depicted the portable buildings also showed Block 1738 B set aside for a school building. The current brick building was erected about 1923 and first appears in the city directories in 1924, with E.G. Gafton as its first principal. Frances Jewell was one of the longest-serving principals serving the school from the mid-1930s through the 1940s (Sanborn map, 1922, and city directories, var.). In 1953, after many of

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 7

Ascher Silberstein School  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

the white families moved to other areas of Dallas, the school was designated for "Negroes" by the school board. The name of the school was changed to honor Charles B. Rice, who had been the principal of Wright Cuney School ("Colored School No. 1") from 1902 until 1908, and Booker T. Washington School ("Colored School No. 2") from 1908 through 1913. (Schiebel, 1966: 243-253). Floyd F. Wilkerson served as first principal of Charles B. Rice School after its designation as a "Negro" school (City directories).

A new school for white students opened on April 24, 1956 at 5840 Hollis and was named Ascher Silberstein School (Dallas Morning News, September 2, 1956).

The Silberstein School (1922), with its Renaissance Revival detailing, is indicative of the type of educational facility erected by the Dallas School Board during its aggressive building campaign of the early 20th century. The Renaissance Revival style was a particularly popular architectural expression at that time, and was used on many contemporaneous schools. The Silberstein School, however, is noteworthy because it is minimally altered and largely retains its historic integrity.

**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** approximately 6 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1	14	709760	3626260	3	##	#####
2	##	#####	#####	4	##	#####

**VERBAL BOUNDARY DESCRIPTION** Block A/1737, Lot 1

**BOUNDARY JUSTIFICATION** Nomination includes all property historically associated with the resource.

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**11. FORM PREPARED BY** (with assistance from Dwayne Jones, THC)

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**NAME/TITLE:** Daniel Hardy/Terri Myers

**ORGANIZATION:** Hardy-Heck-Moore    **DATE:** 7/91; 9/94

**STREET & NUMBER:** 2112 Rio Grande Street    **TELEPHONE:** (512) 478-8014

**CITY OR TOWN:** Austin    **STATE:** TX    **ZIP CODE:** 78705

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**ADDITIONAL DOCUMENTATION**

---

**CONTINUATION SHEETS**

**MAPS**

**PHOTOGRAPHS**

**ADDITIONAL ITEMS**

---

**PROPERTY OWNER**

---

**NAME** Dallas Independent School District

**STREET & NUMBER** 3700 Ross Avenue    **TELEPHONE** N/A

**CITY OR TOWN** Dallas    **STATE** TX    **ZIP CODE** 75204

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Silberstein, Ascher, School  
NAME:

MULTIPLE East and South Dallas MPS  
NAME:

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 2/22/95 DATE OF PENDING LIST: 3/07/95  
DATE OF 16TH DAY: 3/23/95 DATE OF 45TH DAY: 4/08/95  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95000325

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 3.23.95 DATE

Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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





SILBERSTEIN, ASCHER, SCHOOL  
2425 PINE  
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 17 of 69

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64500635