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**HISTORIC RESOURCES SURVEY OF**

**DALLAS, TEXAS**  
**PHASE FOUR**

South Dallas  
and  
Mill Creek (East Dallas)

A Comprehensive Inventory for the City of Dallas

July 1990



## **ACKNOWLEDGEMENTS**

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Phase Four of the City of Dallas Survey was completed under the guidance and support of city planning staff with assistance from members of Black Dallas Remembered, the Mill Creek Neighborhood association and the Texas Historical Commission.

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## **INTRODUCTION**

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Phase Four of the City of Dallas Historic Resources Survey was a two-part project that involved 1) the completion of a comprehensive historic resources survey of 4,155 buildings and structures built before 1945 in the South Dallas and Mill Creek (East Dallas) areas of the city, and 2) the preparation of a Multiple-Property Nomination to enable individual properties and historic districts to be listed in the National Register of Historic Places. The nomination, which followed completion of the historic resources survey, included the development of a historic context to examine broad trends and patterns in these two areas. A second component of the nomination was the identification and documentation of property types that are representative of, and tangible links to, the historic context, thereby enabling historically and/or architecturally important buildings, structures, objects and districts to be recognized. This report summarizes the survey and sets the stage for the Multiple-Property Nomination to the National Register of Historic Places. Two significant concentrations of buildings (one in South Dallas and one in Mill Creek (East Dallas) are proposed for nomination as the historic districts during this phase. Another eleven historic districts are recommended for nomination in future phases. Additionally, numerous *High* priority individual sites are listed as possibly qualifying for the National Register in subsequent nomination efforts.

Previous surveys in Dallas include the city's three initial phases, as well as earlier efforts. Phase One of the Dallas, Texas Historic Resources Survey (Emrich 1985) encompassed areas within the 1940 city boundary; Phase Two (Hardy 1988) was a comprehensive inventory of areas beyond the 1940 limits yet within the current corporate boundary. Phase Three (Hardy 1989) was an inventory of historic resources in the Oak Cliff section of Dallas. Other surveys of the 1980s were undertaken by the Historic Preservation League of Dallas and included a landmark survey of the city, an inventory of historic properties in the Central Business District and a Victorian dwelling inventory.

This project was initiated by the City of Dallas through its Historic Landmarks Commission and Office of Planning & Development. A Steering Committee composed of the Landmarks Commission,

Historic Preservation League, Inc., and the Dallas County Historical Commission monitored the survey to ensure that it met the requirements of grants provided by the Texas Historical Commission's Certified Local Government (CLG) program and Survey & Planning program.

Daniel Hardy, Historic Preservation Consultant, was selected to conduct the survey and prepare the nomination under the direction of Senior Preservation Planner Ron Emrich of the City of Dallas. Field work began in February 1990 and was completed three months later, as work on the Multiple-Property National Register nomination commenced. The draft of the nomination was completed in July 1990.

## SURVEY METHODS

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The entire land area within the boundaries of Martin Luther King, Jr. Boulevard, Robert B. Cullum Boulevard, Southland Street and the Trinity River as well as Fitzhugh Avenue, Main Street/Columbia Avenue, Haskell Avenue and Ross Avenue were canvassed to locate structures built before 1945. Early in the field investigation, the Surveyor examined City Tax Plat Records to determine the names of additions and dates that were annexed for verification of development patterns. The Surveyor located the structures by driving all streets and examining developed areas in a systematic manner. For all properties, the following data was recorded:

- preservation priority
- address
- typology (dwelling, commercial or institutional)
- estimated date of construction

*High, Medium or Low* preservation priority ratings were assigned for architectural or structural significance, assumed historical significance, site integrity and other criteria used by the city and state for designating significant properties. The priority ratings in this survey are from a brief assessment and should be considered preliminary until follow-up research and site inspection is conducted. In certain areas where significant properties were highly concentrated such as the lower Swiss Avenue or Wheatley Place neighborhoods, the *High* priority sites were representative examples from an important group of structures.

Each property's original use or function dictated the typology of the building or structure. The Domestic Building category includes single-family dwellings, apartments and ancillary structures; Commercial Buildings identifies places of business, offices, service stations, warehouses and industrial sites; and Institutional Buildings includes schools, churches, cemeteries, public parks, utilities, bodies of water and generally, non-residential and non-commercial properties. Some properties, such as engineering structures (bridges, viaducts, water towers) were classified either as commercial or institutional.

Estimated dates of construction were rounded to increments of five years and exact dates were noted for the few that were verified. For estimated dates, the Surveyor referred to circa 1940 city directories when possible. Each property received a unique identification number which served as the Site Number.

Photographs were taken of the more important properties and of important concentrations of historic resources. Two identical 35mm photographs were taken of all *High* and some *Medium* priority properties. One set was taken for the Texas Historical Commission and the other set was for the City of Dallas. A pair of color slides was also taken of the same views. Again, one set was for the Texas Historical Commission and the other was for the City of Dallas.

Following completion of the survey, a Multiple-Property Nomination was prepared as a second phase of the project, and the kinds of structures considered for National Register designation were evaluated primarily on their architectural merits. Prior to selecting properties for the National Register nominations, however, an historic context was developed by which the historical forces that shaped East and South Dallas development were identified. Such a step provided a more effective method to evaluate potential National Register properties and how they were representative of the historic context.

At the outset of the project, two historic districts were to be nominated to the National Register, and recommendations were to be made for any other districts and individual properties that may be eligible for the National Register. Boundaries for the historic districts were to be based on physical features and/or historical associations. The most significant properties documented in the field investigation phase typically were in areas that historical research revealed to be follow subdivision and addition lines. Often, these areas were developed within in a short period of time which meant that the buildings frequently were of a similar age and scale, and shared many common architectural features. It is important to realize that the purpose of this effort was not only to nominate properties to the National Register at this time, but also to provide the framework for nominating additional properties in the future. As more historical information is gathered and successful restoration efforts re-establish historic architectural integrity, additional properties -- both individual and historic districts -- can be incorporated in the Multiple-Property Nomination.

## **SURVEY RESULTS**

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### **Finalization**

As fieldwork was completed, all survey-related information was entered into a computer database program, and a masterlist was generated for both South Dallas and Mill Creek (East Dallas) sections. The masterlist includes the most vital information about the properties, including the address, estimated or factual date of construction, and property type. However, the most vital information presented in the masterlist is the preservation priority ranking. This evaluation reflects an assessment of each property's relative significance and is intended to provide guidance in determining National Register eligibility as well as directing future preservation activities and other planning decisions. It should not be considered a static designation, but can and should be changed to reflect the evolving status of properties. As more information is gathered and/or physical changes are rendered that are either sensitive to or intrusive upon the building's historic character, that property's priority evaluation should be updated. The three preservation priority ratings are described below.

#### *High Priority*

Contributes significantly and/or uniquely to local history or broader historical patterns; is an outstanding, unique, or good example of architecture, engineering, or crafted design with no or minor alterations; is a good example of a local building form, architectural style, or plan-type and retains a significant portion of its original character and contextual integrity; is a significant modern or recent landmark. Is potentially eligible for the National Register of Historic Places and if located within a historic district, is classified as "Contributing." National Register eligibility is likely for integrity of location, design, setting and materials; and, association with historic lives or events, architectural distinction, or as a potential source of archeological information.

*Medium Priority*

Contributes to a moderate degree to local history or broader historical patterns; is a good or typical example of architecture, engineering or crafted design, but with diminished integrity from alteration or deterioration; is a typical example of a common local building form, architectural style, or plan-type; is a marginally significant modern or recent landmark; if located within a historic district, it can be classified as "Contributing," depending on level, severity and irreversibility of alterations.

*Low Priority*

Contributes to a nominal degree to local history or broader historical patterns; is a common example of architecture, engineering, or crafted design, but with severely diminished integrity from alteration or deterioration; is a typical to poor example of a local building form, architectural style, or plan-type, with no known historical associations; if within a historic district, it will be classified as "Noncontributing."

Area	High	Medium	Low
South Dallas	60	1,033	2,326
Mill Creek	128	237	271

3,149 Total number of properties in South Dallas

636 Total number of properties in Mill Creek

2,328 Estimated Combined Acreage of Project Areas

## Survey Materials

The surveyor transferred the data to an archival form as the fieldwork was completed. This processed survey information supplements the report. All materials are arranged by sections and cross referenced by address and site number on the Inventory Master List, with photo and slide references for *High* priority sites. A separate binder was prepared for South Dallas and Mill Creek (East Dallas). Each binder includes the following materials:

**Masterlist**- Data for each site is included in a computer data base program that can generate a master inventory list of all sites.

**Photographs** - The processed 35MM Kodak Plus-X negatives are stored in archival print files and labeled by project name and film roll number. Each frame of the contact prints is identified on an index sheet that accompanies the contact.

The color slides for selected *High* priority sites are labeled with the address of each property. The slides are stored in file sheets and are arranged by street address. Slides with views of the proposed historic districts are filed by street name and grouped by districts.

**Maps** - Two kinds of maps were produced for the survey: field maps (Dallas planning maps) showing survey coverage and USGS maps showing the boundaries of the Phase Four survey.

## Observations

The two sections of Dallas surveyed in Phase IV of the city's historic resources survey are best described separately, although they do share some common characteristics. Both were developed primarily from 1900 through the 1930s as residential neighborhoods and have commercial nodes, churches and schools that are integral components of the developments. Both neighborhoods have undergone transition since the 1950s with demographic fluctuations and land use and zoning changes that are incompatible with the residential character of the neighborhoods. In recent years, however, residents of both neighborhoods have demonstrated a renewed interest in revitalizing their

communities and are increasingly aware of the unique architectural and historic fabric of their respective neighborhoods.

The "Mill Creek" or East Dallas survey area incorporates the equivalent of about 55 city blocks bounded by Fitzhugh Avenue, Columbia Avenue/Main Street, Haskell Avenue and Ross Avenue. This area contains an impressive number and variety of property types that are reflective of the somewhat random developmental pattern of the neighborhood. Numerous outstanding individual properties are in the Mill Creek area. South Dallas, on the other hand, is dominated by large, systematically developed neighborhoods of modest homes and, like East Dallas, has small pockets of commercial nodes. This area of approximately 215 blocks is bounded by Martin Luther King Boulevard, Fair Park/Second Avenue, Hatcher Street and the Trinity River flood plain.

### *Mill Creek*

The Mill Creek neighborhood is part of the larger East Dallas community that includes residential and commercial areas. Although parts of the neighborhood were developed from as early as the 1890s, much of Mill Creek dates to the early 20th century and is reflective of suburban growth. The contemporaneous neighborhoods surrounding Mill Creek range from Late Victorian, along lower Swiss Avenue, to well-preserved, planned historic suburbs, including the Swiss Avenue and Munger Place neighborhoods. Residential areas to the northwest and southwest are similar to Mill Creek, although they appear to have experienced more intense redevelopment than those in the survey area.

The Mill Creek neighborhood is laid out on flat land, and curiously, the creek from which the neighborhood derived its name, was covered over decades ago. No tangible, above-ground vestiges of the creek remain. Along the area's perpendicular street grid are clusters of large, stately trees planted in the early 1900s, apparently as part of the original development. Sidewalks, curbs and other civic improvements, in fair condition for the most part, further reinforce the apparent concern by developers for amenities to distinguish this neighborhood. Streets are on a northwest-southeast axis, and although they are on a grid, many cross streets are only a few blocks long, thus creating city blocks of varying size. Major internal thoroughfares are Peak Street and Haskell Avenue (northwest to southeast) and Live Oak Street and Bryan Street (northwest to southeast).

Most pre-1945 buildings surveyed in Mill Creek are residential structures and include single-family houses, many of which have been subdivided for multi-family use, and a substantial number of apartment buildings that were erected in the 1930s. Far fewer commercial buildings were identified, and most are small, one- or two-part commercial blocks, with the notable exception of the Southwestern Bell Office Building. The neighborhood's primary commercial area is along Bryan Street at Peak Street. Several notable churches and schools were recorded in the survey as important institutional structures.

Mill Creek's historic architectural fabric reflects early 20th century popularism, although Late Victorian influences are evident in a few dwellings that have asymmetrical, picturesque forms. It is the numerous bungalows, foursquare houses and Prairie School-influenced dwellings that create the character of the neighborhood. High-style domestic designs, which are generally on Swiss Avenue and Gaston Avenue, tend to incorporate Prairie School architectural influences, and a handful of homes have impressive Classical Revival elements. The many outstanding domestic landmarks are listed in this report as potential National Register properties.

The community's small commercial buildings are most often simple, eclectic designs, with 1920s-30s brick and stone facades. Perhaps the best known and most visible landmark in the neighborhood is the multiple-story Southwestern Bell Tower, which incorporates Art Deco details. This part of east Dallas also includes some of the city's most impressive examples of institutional architecture, with at least five outstanding church structures and two important historic educational facilities - Crocket School and Fannin School. Crocket School is one of the city's finest historic educational facilities and is one of the few successes in local efforts to preserve and reuse such structures.

Mill Creek has experienced substantial redevelopment over the years that has altered the neighborhood's early 20th century residential character. Consequently, large parts of the neighborhood are in a state of flux due to speculative development, absentee landlords and a transitory population in the last several decades.

### *South Dallas*

The larger survey area, South Dallas, includes several early additions within its boundaries. South Dallas is bounded on the north and east by significant local commercial corridors of Martin Luther King Boulevard and Second Avenue, and on the west by heavy

industrial development along the west side of Lamar Street. Residential neighborhoods flank the survey area on the north and south, and the State Fair Grounds are to the east. Major South Dallas traffic arteries in this vicinity other than the boundary streets include South Lamar Street, Oakland Avenue, Cullum Boulevard, South Central Expressway and Interstate 45. Except for Lamar Street and the freeways, these arteries align with the existing grid, which is oriented northwest-southeast, almost 45 degrees off axis.

This part of South Dallas is flat, although some relief in the terrain provided by the sloping land to the west that is part of the Trinity River bottom. Like contemporaneous Dallas neighborhoods, landscaping in the community's neighborhoods includes stately old deciduous trees planted as these areas were developed from the 1910s to the 1930s. Most of the community has orderly civic improvements such as curbs and sidewalks that were also in place from the early years of development. Some of the planned additions, such as Wheatly Place have "Works Progress Administration" embossed in the curbs, providing historic evidence of the improvements.

Overall, the neighborhood presents itself as a fairly homogenous residential area, developed incrementally over three decades. Strips of commercial buildings surround the late 19th and early 20th century residential neighborhoods, although a neighborhood store or small retail center is occasionally found within the developments. Most of the buildings are residences that fall into the bungalow or foursquare types. Exceptions to the common trends are the high-style Queen Anne, Prairie School or other revival-styled houses, most of which are concentrated along Martin Luther King Boulevard or Colonial Avenue. The Colonial Hill Addition, which is the oldest in the survey area, has several Late Victorian houses that remain in the midst of random vacant lots and sporadic newer development. These houses, which incorporate Queen Anne influences, have generally lost their integrity because of alterations or deterioration. Colonial Avenue, which extends through the addition, and blocks that flank it provide a good sense of this neighborhood's former grandeur. The northern part of South Dallas has 1900-10s houses that are transitional in form and stylistic expression, incorporating Late Victorian and popular architectural features. Neighborhoods to the south and east are a mix of modest vernacular dwellings (shotguns, L-plan houses) and distinctive bungalow designs. Small pockets of brick revival-styled cottages are scattered through the central portion of the neighborhood. The far south section of South Dallas has alternating areas of bungalow developments and post-World

War II single-family and apartment construction.

South Dallas has a number of important landmarks, including those recognized within the community and resources known citywide. Schools, numerous churches, parks and cemeteries constitute the majority of these landmarks and include standouts like the Wheatley, Madison and Rice schools, Opportunity Cemetery, the old Forest Theater, Proctor and Gamble Plant and the Juanita Craft Home. Of equal importance to the individual landmarks of South Dallas are the intact historic residential developments, especially those associated with the emergence of the black middle class, such as Wheatly Place. Many additional historic properties that are severely altered or historic institutions that occupy non-historic buildings have been recognized by the community as important historical landmarks, but do not meet National Register survey criteria because of severe alterations or because the structures are too new.

Most of South Dallas remains intact from its original development, although a considerable amount of demolition has changed the character of the neighborhoods west of the freeways. Neighborhood changes in general are the result of neglect, poor maintenance, unsympathetic alterations and random demolition. Alterations to individual structures are common, however they are generally minor and reversible. Most often the historic fabric of structures remains intact. A disconcerting phenomena is the ongoing effort to remove abandoned structures or renovate structures with use of public monies with little apparent regard to historic and/or architectural significance. Substantial changes are common to the area's commercial structures and converted residences along major streets, such as Martin Luther King Boulevard.



## RECOMMENDATIONS

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### *The National Register of Historic Places*

A primary goal of this investigation was the identification of individual structures and historic districts that might be eligible for listing in the National Register of Historic Places. The National Register is maintained by the National Park Service (U.S. Department of the Interior) and serves as an official list of the nation's most significant historical and cultural properties. The National Register program is a federal undertaking and is separate from and independent of the Texas State Marker Program. The National Register includes buildings, sites, structures or objects at least 50 years old that possess integrity of location, design, setting, materials, workmanship, feeling and association and meet at least one of the following conditions listed below.

#### **National Register Criteria**

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Exceptions: Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50

years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or

D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.

Properties in the National Register can be listed on a national, state or local level of significance and can be honored individually or as part of a historic district. The vast majority of properties included in the National Register are listed at a local level of significance. At present, South Dallas and Mill Creek have no individual properties or historic districts that are listed in the National Register.

### *The National Register Program in Texas*

For an individual property or a historic district to be listed in the National Register, a nomination form must be prepared and submitted to the Texas Historical Commission where staff members will make a recommendation as to the potential or likelihood for listing in the National Register. Staff members typically request additional information or documentation, especially if the property or historic district appears to be a likely candidate for such designation. When the form meets their standards and complies with federal requirements, the nomination is placed on the agenda for the State Board of Review and a copy of the submission is presented to each of its members. The State Board of Review, which meets four times a year and whose members are scholars or professionals in fields related to preservation, will decide if the property meets National Register criteria. If approved, the nomination form is finalized and submitted to the National Park Service in Washington, D.C. for final review.

Because the documentation required for nominating individual properties and historic districts is complicated and a time-consuming task, another method has been devised by the National Park Service that allows a large number of properties (individual structures and/or historic districts) to be listed in the National Register under a single document. The Multiple-Property Nomination, as it is called, is itself a complex form which includes three main components. Typically, it is prepared for a city and it describes the important historical developments and themes (Historic Contexts) for that community. The nomination also identifies and discusses the major Property Types, such as Domestic Buildings or Commercial Buildings, found in the community and describes unique characteristics of each. Both the Historic Contexts and the Property Types provide a framework by which individual properties and historic districts in the city can be compared and evaluated. Separate National Register forms (the third component) are then prepared for individual properties and historic districts that appear to meet National Register Criteria. However, the information required for these submissions is significantly less than if they were prepared independently of the Multiple-Property Nomination because the Historic Context and Property Type discussions enable the Texas Historical Commission, the State Board of Review and the National Park Service to better understand the relative significance of the properties. The entire document, including the Historic Context and

Property Type narratives, as well as the separate National Register forms, is submitted to the Texas Historical Commission. Subsequent steps in the review process are identical to those described earlier.

An important provision of the Multiple-Property Nomination is that it is not, nor should it ever be considered to be, a static document. It is designed to be changed and amended easily in the future as historical research uncovers previously unknown historical associations and/or a successful renovation project restores a building's integrity. For a property to be added, a National Register form must still be completed and reviewed and approved by the Texas Historical Commission, the State Board of Review and the National Park Service.

#### *Individual Properties with Potential for Listing in the National Register*

All properties identified as *High* preservation priority sites during the survey were considered for this distinction and were evaluated for their relative historical (Criterion A and B) and architectural (Criterion C) significance. Properties with historical significance include those associated with important events, trends or individuals of the past. The structures may be altered somewhat but should be recognizable to the period in which they achieved their significance. For example, if a structure's importance is based upon an historical event that took place in 1933, it must closely resemble its appearance at that time. A property with significance that takes place over a long period of time, e.g. it housed the headquarters of a leather manufacturing firm that was the city's major employer from 1917 to 1941 (the National Register cutoff date) should be recognizable to that era.

Properties being considered for listing because of their architectural significance can either be an outstanding example of a unique or common architectural style or form, or exhibit particularly noteworthy craftsmanship or design qualities. These structures must be virtually unaltered and retain their integrity to a high degree.

The following list represents a cross-section of the types of properties recorded in the survey and are considered the strongest candidates for inclusion in the National Register as individual listings at the present time. This evaluation is based upon known historical associations and/or architectural integrity and significance. These

structures were considered by the current condition and not planned, anticipated or on-going restoration projects. Supplemental research is needed before a final determination can be made. Also, many of these properties are in areas that are recommended for historic district designation (see following section). Please note that those properties listed in boldface are considered to be the most important and typically are schools, churches and other public buildings.

*Potential NR Sites  
in East Dallas*

<u>Site#</u>	<u>Address</u>	<u>Site#</u>	<u>Address</u>
119	218 Alcade	413	4125 Junius St
123	223 Alcade	414	4203 Junius St
126	309 Alcade	417	4219 Junius St
117	312 Alcade	418	4303 Junius St
127	315 Alcade	423	4403 Junius St
116	316 Alcade	424	4407 Junius St
129	323 Alcade	472	4408 Junius St
249	4300 block Bryan	471	4412 Junius St
233	4301 Bryan	425	4503 Junius St
235	4311 Bryan	456	4638 Junius St
245	4518 Bryan	455	4702 Junius St
<b>105</b>	<b>400 block N Carroll</b>	452	4716 Junius St
107	617 N Carroll	444	4828 Junius St
<b>109</b>	<b>800 block N Carroll</b>	442	4840 Junius St
<b>97</b>	<b>1100 block N Carroll</b>	441	4843 Junius St
111	1401 N Carroll	252	4515 Live Oak
96	1500 N Carroll	15	4526 Live Oak
631	4827 Columbia Ave	14	4532 Live Oak
612	4127 Elm St	253	4600 block Live Oak
406	4310 Gaston Ave	8	4638 Live Oak
403	4400 Gaston Ave	6	4710 Live Oak
371	4513 Gaston Ave	172	1520 McKell
393	4704 Gaston Ave	<b>58</b>	<b>1007 Moreland</b>
382	4721 Gaston Ave	142	402 N Peak
383	4803 Gaston Ave	160	421 N Peak
<b>182</b>	<b>700 block N Haskell</b>	162	509 N Peak
180	1206 N Haskell	146	510 N Peak
84	1526 Holly	163	600 block N Peak
83	1536 Holly	152	1102 N Peak

<u>Site#</u>	<u>Address</u>	<u>Site#</u>	<u>Address</u>
166	1325 N Peak	286	4403 Sycamore
598	4502 Reiger Ave	287	4405 Sycamore
599	4503 Reiger Ave	282	4420 Sycamore
597	4522 Reiger Ave	292	4423 Sycamore
596	4526 Reiger Ave	293	4519 Sycamore
594	4602 Reiger Ave	296	4533 Sycamore
592	4610 Reiger Ave	298	4601 Sycamore
604	4625 Reiger Ave	271	4626 Sycamore
610	4807 Reiger Ave	270	4632 Sycamore
191	4110 Ross Ave	269	4700 Sycamore
186	4636 Ross Ave	309	4803 Sycamore
185	4800 block Ross Ave	530	4811 Tremont St
194	4300 block San Jacinto	540	4818 Tremont St
195	4315 San Jacinto	532	4821 Tremont St
197	4323 San Jacinto	533	4823 Tremont St
211	4415 Scurry Ave	538	4834 Tremont St
368	4102 Swiss Ave	536	4837 Tremont St
367	4108 Swiss Ave	537	4841 Tremont St
313	4315 Swiss Ave	557	4726 Victor St
315	4405 Swiss Ave	553	4802 Victor St
316	4409 Swiss Ave	225	4706 Virginia Ave
322	4500 block Swiss Ave	220	4707 Virginia Ave
319	4501 Swiss Ave	221	4818 Virginia Ave
323	4603 Swiss Ave	483	4317 Worth St
324	4609 Swiss Ave	485	4403 Worth St
325	4611 Swiss Ave	486	4409 Worth St
357	4620 Swiss Ave	504	4801 Worth St
333	4700 block Swiss Ave	505	4805 Worth St
328	4709 Swiss Ave	506	4811 Worth St
329	4711 Swiss Ave	515	4832 Worth St
353	4714 Swiss Ave		
331	4719 Swiss Ave		
332	4723 Swiss Ave		
351	4726 Swiss Ave		
347	4818 Swiss Ave		
346	4822 Swiss Ave		
339	4825 Swiss Ave		
345	4826 Swiss Ave		
<b>342</b>	<b>4845 Swiss Ave</b>		
284	4400 Sycamore		

*Potential NR Sites  
in South Dallas*

<u>Site#</u>	<u>Address</u>		
2696	3737 Atlanta	129	1301 Pennsylvania
271	2613 Birmingham	213	2526 Pennsylvania
282	2809 Birmingham	212	2530 Pennsylvania
2163	3100 Colonial	207	2700 Pennsylvania
2194	4002 Colonial	204	2718 Pennsylvania
2198	4018 Colonial	174	3210 Pennsylvania
2249	4023 Colonial	1329	1617 Pine
2789	3735 Dildock	1314	2210 Pine
3139	3603 Dunbar	1355	2425 Pine
21	1000 Forest	1302	2426 Pine
2006	3000 block Hatcher	1356	2525 Pine
2005	3126 Hatcher	1399	3243 Pine
2107	3107 Holmes	1082	1725 Poplar
2069	3110 Holmes	1500	3100 block Reed
2074	3302 Holmes	1409	3300 block Reed
2103	3305 Holmes	3410	4230 Second
2093	3912 Holmes	3386	4300 block Second
23	1400 block King, M L	3385	4401 Second
31	1902-20 King, M L	3412	4408 Second
16	<b>2433 King, M L</b>	2151	3739 Spence
15	2503 King, M L	348	2407 Warren
12	2519 King, M L	418	2618 Warren
9	<b>2603 King, M L</b>	2297	3629 Wendelkin
8	2611 King, M L		
49	<b>3000 King, M L</b>		
50	<b>3100 King, M L</b>		
2032	3609 Lamar		
467	2707 Lenway		
3199	3100 Meadow		
762	<b>2908 Metropolitan</b>		
2875	3734 Myrtle		
2941	3900 block Oakland		
2942	4000 block Oakland		
120	1814 Peabody		
119	1816 Peabody		
96	2716 Peabody		
81	2801 Peabody		

### *Historic Districts with Potential for Listing in the National Register*

The National Park Service requires that several conditions be met before a historic district can be considered for listing in the National Register. The district must convey a strong sense of the past and possess a high concentration of relatively unaltered historic properties within a well-defined area. At least 50 percent of the total number of buildings must be classified as "Contributing" (see definition in the following paragraph) to the overall historic character of the district. Moreover, the boundaries must be drawn logically and not gerrymandered to achieve the mandatory 50-percent contributing threshold.

The National Register defines a "Contributing" property as a building, site, structure or object that "adds to the historic architectural qualities, historic association, or archeological values for which a property is significant because a) it was present during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria" (National Park Service 1986:42). Thus, they must contribute to or enhance the district's ability to evoke a sense of the past, most often to a specific period of time. Contributing buildings are those that are built before 1941 and are either unaltered or have had only minor, nonhistoric changes.

A property that detracts from the district's historic character is classified as "Noncontributing" and includes a building, site, structure or object that "does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about that period, or c) it does not independently meet the National Register criteria" (National Park Service 1986:42). In other words, properties built after 1941 or historic structures that have been changed to such an extent that they no longer resemble their original and/or historic appearance are considered as "Noncontributing."

The following areas are recommended as potential historic districts and should be considered for listing in the National Register.

- Area roughly bounded by Sycamore St., Peak Ave., Gaston Ave. and Fitzhugh Ave.
- Area roughly bounded by Warren St., Atlanta St., McDermott St. and Meadow St.
- Area roughly bounded by Martin Luther King, Jr. Blvd., Oakland St., Warren St. and Edgewood St.
- Area roughly bounded by Atlanta St., Metropolitan Ave., Wilder St. and Eugene St.
- Area roughly bounded by Romine Ave., Jordan St. Central Expressway and Latimer St.
- Area roughly bounded by Warren Ave., Atlanta St., Cooper St., and Central Expressway.
- Area roughly bounded by Central Expressway, Harwood St., Warren Ave., Interstate 45, Holmes St., Lamar St. and Stoneman St.
- Area roughly bounded by Trunk Ave., Tuskegee St., Meadow St. and Rutledge St.
- Area roughly bounded by Carroll Ave., North St., Alcalde St., Victor St. and Elm St.
- Area roughly bounded by Tremont St., Fitzhugh Ave., Junius St. and Prairie Ave.
- Area roughly bounded by North St., Carroll St., Gaston Ave. and Haskell Ave.
- Area roughly bounded by Live Oak St., Haskell Ave., San Jacinto St. and Carroll Ave.
- Area roughly bounded by Bryan St., San Jacinto St., Ross Ave. and Carroll Ave.

## Multiple-Property Nomination

A Multiple-Property Nomination was completed as a part of the second phase of the project and is submitted separately. The Historic Context for the nomination is *Streetcar Suburbs of Dallas: Colonial Hills, East Dallas and South Dallas (1872-1940)*. Associated Property Types include the following:

- Domestic Buildings, including Vernacular Houses, Bungalows.
- Commercial Buildings, including 1-Part Commercial Block, 2-Part Commercial Block and Enframed Wall Buildings.
- Institutional Buildings, including Meeting Halls (Churches) and Schools.

## Other Recommendations

The city of Dallas set the course for proper preservation planning at the local level in 1973 with the adoption by City Council of legislation that established a local landmark designation and protection program. The process allowed the establishment of the Historic Landmark Commission, charged with the responsibility of recognizing significant local landmarks and neighborhoods and encouraging their preservation. This comprehensive historic resources survey will serve the commission as the basis for making informed decisions and refining preservation policy in the coming years. To ensure that the potential of the survey is realized, the following recommendations for utilization of the survey materials are offered:

### *Review, Maintenance and Expansion*

These documents should be reviewed by the city staff and the Survey Steering Committee. Any data to add or correct, such as historical information, changes of condition or preservation priority, should be systematically recorded and incorporated into the survey materials and database. Following the initial corrections or changes, the original documents, including copies of the field maps and materials, should be added to the survey materials of Phases One, Two and Three at the Dallas/Texas History and Archives Division of the Public Library.

As with previous survey data, the city should transfer the survey information to their computer for maximum usage. As provided to the city, the survey materials were generated on an IBM-compatible personal computer using dBase IV, a database program, and WORDPERFECT, a word-processing program.

Survey data from Phase Four should be expanded to a level of documentation that is equal to that of Phases One and Two. All survey sites should be plotted on city planning maps to facilitate city planning and permitting functions and for future preservation planning activities. As with previous phases, data on *High* and selected *Medium* priority sites should be incorporated into city survey form by use of the data base.

### *Distribution*

Copies of portions of the documents (survey report, survey forms and black and white contacts and prints) should be distributed to the Dallas Historical Society, the Dallas County Historical Commission, the DeGolyer Library at Southern Methodist University, the Barker Texas History Center at the University of Texas and the State Library and Archives. Copies of the survey report, perhaps expanded with historical data and photographs, could be distributed to branches of the city library system, public school libraries, other area colleges and universities and the North Texas Council of Governments. The city should share results with major federal, private and parochial institutions and take a proactive position in seeking appropriate historic designations. City history and genealogy groups, neighborhood organizations, museums and individuals should be able to obtain copies of the survey report and materials for a nominal fee.

### *Monitoring*

As soon as possible, the survey should become a part of the city planning process. For all city programs that affect changes in land use or zoning or that affect the built landscape in any way, the survey sites should be cross-referenced with other city records. Properties that are included in the survey could be coded on city records as a method of reviewing permit applications. At the very least, the *High* and *Medium* priority sites should receive an automatic review by city Planning staff when changes affecting that property are imminent.

### *Continued Research and Documentation*

Foremost, areas of concentrated significant resources identified in the following section, "HISTORIC DESIGNATIONS," should be intensively documented on a structure-by-structure basis. Historical research should continue for all *High* and *Medium* sites surveyed. For the more significant sites, historians, students, neighborhood groups and members of historical or service groups should be encouraged to perform in-depth research such as examination of county records, oral histories and investigation of local newspaper files. Owners of historic properties, previous owners, or their descendants should be made aware of the survey results and encouraged to investigate family documents and photographs. Questionnaires prepared by the city or neighborhood associations could be utilized as an information gathering tool. Historic photographs from private and public collections should be photocopied and added to the survey documents. Updated photographs should be taken of significant sites, especially if changes are imminent or demolition is pending. Important unaltered interiors should be documented and photographed. The most significant of the *High* priority resources would be ideal subjects for documenting with measured drawings, completed according to Historic American Buildings Survey (HABS) or Historic American Engineering Record (HAER) standards. These drawings are often done by students of architecture and preservation programs. For a complete record of the area's history, an archeological survey should be undertaken. At some point in the future, perhaps at the end of the 1990s, the survey should be updated with the addition of late-1940s and 1950s resources.

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