

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. **NATIONAL PARK SERVICE** Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic and Architectural Resources of Oak Cliff, Dallas, Texas

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

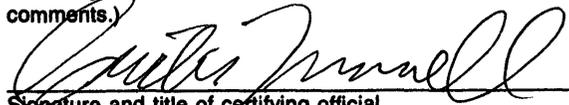
Suburban Development in Oak Cliff, Dallas, Texas, 1887-1944

C. Form Prepared by

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

	
Signature and title of certifying official	Date
State Historic Preservation Officer, Texas Historical Commission	
State or Federal agency and bureau	

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper	Date of Action
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Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	Page Numbers
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Historic and Architectural Resources of
Oak Cliff, Dallas, Dallas County, Texas**E. STATEMENT OF HISTORIC CONTEXTS****SUBURBAN DEVELOPMENT IN OAK CLIFF, DALLAS, TEXAS, 1887-1944**Introduction

Texas began a transformation in the late 19th century from a rural, largely agricultural economy to one increasingly dependent on manufacturing and industry. This economic change brought workers from the state's farms to the new employment bases in urban areas. The population shift from small towns and rural communities to urban areas drastically changed the physical environment in process, especially in Dallas, Houston, Fort Worth, and San Antonio. As the combined economic and population expansion materialized, investors and land developers appeared. These entrepreneurs followed national examples in land development to create housing on the periphery of the new urban centers now called suburbs. Most of the new housing initially attracted the growing upper class of urbanites who sought refuge outside the center city, but eventually these areas attracted middle class workers seeking affordable housing. The new demand for housing coupled with improved transportation methods provided by the electric streetcar and the automobile, brought other suburban developments. Innovative real estate speculative practices, new promotional techniques and different methods of home and property financing accompanied the boom and further fueled residential development.

Oak Cliff reflects many of the elements common in suburban expansion across Texas during the late 19th century. Most of Oak Cliff's development parallels the growth of Dallas after Reconstruction when the city became the dominant regional center in North Texas for agricultural. Its geographical position and entrepreneurial strength provided opportunities for economic and population advancement. Railroad expansion during the 1870s offered Dallas five major rail lines, including the Texas and Pacific and Houston and Texas Central, both running north and south. The subsequent opening of new manufacturing concerns, primarily farm and specifically cotton related industries, and business services, such as banking and insurance, spurred growth in Dallas and nearby areas. Realization of the region's vast agricultural potential further aided in the city's development into a major wholesale and retail marketing center for the state. Dallas, as a consequence, became one of Texas' largest and fastest growing cities, and new residential developments and self-governing communities, such as Oak Cliff, Cedar Springs and East Dallas, began to surround the core city by the late 19th century.

T.L. Marsalis was responsible for creating Oak Cliff on the west side of the Trinity River valley overlooking Dallas, and his promotion and development ensured its early success.

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Oak Cliff soon was described as "a city within a city" and subsequent development and neighborhood growth was fed by Dallas' rapid expansion of the early 20th century. However, the evolution of Oak Cliff as a distinct but dependent suburb to Dallas was a measured difference from the original settlement of the area.

Following the typical development patterns of the late 19th century, investors acquired large tracts of land just beyond the Dallas city limits and created the new, quasi-independent community of Oak Cliff. By partitioning the land into blocks and lots, developers realized large profits as each building site was sold. Developers advertised these areas as healthy, open spaces with parks, lakes and accessible means of transportation such as streetcar lines, railway services and, in later years, efficient automobile routes. Conveniences such as mail delivery, indoor plumbing, electricity, street lighting and paving were also promoted to attract more families. The success of these early suburban developments reflects the popular ideal of rural living within a mainly urban context.

Early History of Oak Cliff 1841-1887

W.S. Peters and associates first settled a Republic of Texas land grant in 1841 for the area now encompassing Oak Cliff. Peter's Colony served as the first permanent settlement in the region and proved to be an attraction for other settlers many from the Upper South and Middle West. John Neely Bryan, founder of Dallas, and William H. Hord, founder of Hord's Ridge, were two of the most prominent early settlers. Hord and family arrived in January 1845 from Tennessee and built a log cabin on high ground overlooking the west bank of the Trinity River, in present-day Oak Cliff. Others soon followed and this area developed as a rural, agricultural community of 80 to 90 families eventually known as Hord's Ridge. William Hord later became a prominent politician, serving as the first county clerk in Dallas County in 1846 and later as county judge.

Original settlers to the area (including Samuel Browning, son-in-law of W.S. Peters, and John Crockett, later lieutenant governor of Texas) envisioned Hord's Ridge as the county's primary community and campaigned for its designation as the permanent county seat when elections were held for that purpose in 1850. Despite their efforts, Dallas, which had served as the temporary seat of government since the county's creation in 1846, narrowly defeated Hord's Ridge. The result of the election relegated Hord's Ridge to a secondary position in the county and cost the community the influence and commercial trade that came with county seat designation. Nearby communities such as La Reunion, Lancaster and Cedar Hill flourished briefly through the 1850s and early 1860s, but most economic activity and expansion took place in Dallas east of the Trinity River, opposite Hord's Ridge and present-day Oak Cliff.

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One of Dallas County's earliest and most influential settlers west of the Trinity River was William Brown Miller, who emigrated from Kentucky in 1847. By 1868 he had acquired over 7,500 acres of land in southwest Dallas County, much of it covering present-day east Oak Cliff. Miller became one of the largest landholders, cotton growers and slave owners in the region. His former slaves were some of the first residents to settle in the area of the Tenth Street Historic District. Many of these early residents centered their life around the African American Elizabeth Chapel C.M.E. [Colored Methodist Episcopal Church], one of the oldest religious congregations in the area. The current church building was constructed in 1911 with additions in 1926 and is a contributing element in the district.

For Dallas and the region, the arrival of cost-efficient and reliable rail transportation (the Houston & Texas Central Railroad) in 1872 initiated an era of steady and prosperous development. The railroad brought merchants, bankers, carpenters, contractors, skilled laborers and many others, including T.L. Marsalis. Upon arriving in Dallas in 1872, Marsalis established a wholesale grocery business which developed into one of the largest and most successful operations of its kind in the South. During his 17 years as a wholesale grocer, his annual sales at times exceeded \$20 million (McDonald 1978:213).

Although Marsalis attained tremendous personal wealth, he also contributed much of his time and energy to the development and improvement of Dallas. He helped organize the first fire company, participated in the organization of the Merchants' Exchange, and was a charter member of several of the railroad companies that built lines to the city.

Oak Cliff Develops 1887-1903

Joined by John S. Armstrong in 1884, T.L. Marsalis began to diversify his business operations. He conceived the idea of giving Dallas a residential and manufacturing suburb, and in 1887 he and Armstrong created the Dallas Land and Loan Company. They purchased 2,000 acres of land, which includes much of present Oak Cliff, from Judge William H. Hord (including the 640-acre Hord Homestead tract) for \$500,000 and began their development of the area. Their new community was on an elevated plateau overlooking Dallas and the surrounding countryside to the east. They selected "Oak Cliff" as a name because of the massive oak trees that sat high upon the rocky cliffs overlooking the Trinity River.

Lot sales in Oak Cliff officially began on October 31, 1887. An advertisement in the Dallas Morning News described the development as "...the Beautiful Suburb of Dallas! On the Bluffs, High, Picturesque, Well Drained, Healthy, Beautiful, Lakes, and Parks." The project met with immediate success, as a result of the Dallas Land and Loan Company's promotional

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efforts, as well as its foresight in providing easy access to downtown Dallas via its streetcar system. In a two-day period in November 1887, more than \$51,000 in land parcels were sold for residential construction. The Daily Herald called it, "a great beginning of what will be the grandest suburban town in the South." An 1890 advertisement for Oak Cliff also touted its amenities, transportation conveniences and upper-income desirability (See attached advertisement for Dallas Land & Loan Company n.d.:n.p.).

Despite Oak Cliff's promising future, Marsalis and Armstrong's business relationship strained soon after the suburb was established. Marsalis thought it best to withhold some of the lots from the market during the initial property sale in anticipation that prices would rise. Armstrong, on the other hand, wanted to sell as many lots as possible, and the partnership dissolved as quickly as it had taken shape. Armstrong left to manage the wholesale grocery business, while Marsalis took over the real estate operation and proceeded to develop Oak Cliff entirely on his own (McDonald 1978:213).

Marsalis had absorbed the initial land purchase, as well as street improvement and promotional costs, and began an aggressive building campaign in the late 1880s to encourage development within the suburb. He paved streets at a cost of \$200,000 and imposed deed restrictions on all land transactions, requiring improvements to properties within a year of their purchase. Such measures, Marsalis assumed, would encourage prosperity and rapid growth.

The original Oak Cliff Township extended to Colorado Boulevard on the north to just beyond Miller Street (now Denley) on the east. Thirteenth Street bordered the south side, and the west was bounded by a north/south line between Spring Lake (later called Lake Cliff) and Marsalis Park. This area includes all or parts of the Lake Cliff, Lancaster Avenue, and Tenth Street Historic Districts. Subsequent suburban expansion in Oak Cliff occurred primarily to the west of the original township.

The founding and initial development of Oak Cliff reflected an investment trend that was occurring with greater frequency in Dallas during the late 19th century. Out-of-state capital interests were injecting millions of dollars into the Dallas real estate market: Jarvis-Conklin Mortgage Trust Company of Kansas City (\$6 million); National Loan and Trust Company of Kansas City (\$1 million); George W. Baylor Real Estate Company, representing financiers from London and New Orleans (\$25 million); and individuals Pierre S. du Pont, Anthony Drexel and J. Pierpont Morgan. As Diane Powers, a local historian wrote:

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OAK CLIFF



A PARTIAL VIEW OF THE CITY OF OAK CLIFF FROM THE NEW COURT HOUSE, DALLAS.

Oak Cliff, the Beautiful Residence And Educational City of the Southwest.

THE city of Oak Cliff derives its name from the massive oaks that crown the soft green cliffs, and stands about two hundred and fifty feet above and to the southward and westward of the city of Dallas, overlooking the city, and the view is carried away over the city proper. Cool and healthful breezes prevail during the entire heated term, and there is not a night in the hot months of summer when discomfort is felt from the heat, and sound and refreshing sleep is not possible. To the south and southwest for hundreds of miles stretches level and unobstructed prairie, over whose bosom these breezes sweep from the Gulf without infection from any unsalubrious conditions.

The Oak Cliff Elevated Railway substantially constructed, forms a belt of ten miles, encircling Oak Cliff, but at no place more than three miles from the business section of Dallas. Cars run every ten minutes day and night from either side of the court house, Dallas. Fare, five cents.

Oak Cliff is a wonderful and well nigh magical growth of two years; the first house was completed at Oak Cliff twenty-seven months ago. It now has a population of about seven thousand, a large proportion of whom are from amongst the best people of the different towns of the State of Texas. They are a live and progressive people. Oak Cliff has just incorporated, and one of the first moves of the city government will be the building of several large commodious fine brick and stone public school buildings, and provide for a large free school fund.

Oak Cliff contains a strictly moral people, intoxicating liquors cannot be found anywhere within her limits, in keeping with this general policy, no sort of questionable resorts are tolerated.

Oak Cliff now has 1500 to 2000 residences, costing from \$1,500 to \$50,000. Hundreds of building contracts have been let and the next twelve months will find Oak Cliff with a much increased population.

Oak Cliff has 30 miles of paved streets and avenues, some of them forming a belt five miles long affording as fine drives as are to be found anywhere in the world.

There are distributed at convenient distances along the line of the railway, and easily accessible to the people, small trading marts. At these places may be had all articles required for family use.

Oak Cliff has in successful operation, a system of water-works, affording pure clear spring water.

It is now building about 6 miles of cross-town street railway which will be operated by electricity.

Work on a large electric light plant will commence in a few days, which will light the city and furnish lights for residences and power for factories.

A hotel costing \$100,000 has been in successful operation since last June. This hotel is designed to accommodate both summer and winter visitors, and it is so constructed as to be easily heated and thoroughly comfortable in winter, and airy and well ventilated in the summer. It is four stories high. In the matter of appointments and furnishings, it is unsurpassed by any hotel in the southwest, and the management is of the very best.

Oak Cliff has the Atchison, Topeka & Santa Fe, on one side and Texas & Pacific Railway on the other, furnishing manufacturing sites for all kinds of manufacturing.

It has a park of about 150 acres of natural rustic beauty, improved here and there with bowers and fountains, diversified with hill and dale, and set off with clumps of royal trees. It is penetrated in all directions with beautiful and well kept drives.

In the park is a beautiful lake with an average depth of 20 feet. The lake is equipped with good boats, where people from all parts of the United States can be observed enjoying the delights of the seaside in the interior of Texas.

Oak Cliff is to Dallas what Brooklyn is to New York, and in point of population and schools, will soon be a city second only to Dallas in the State of Texas.

Investors should not delay purchases. Property will certainly advance four-fold over present low prices, as Oak Cliff will surely have 50,000 population in a very few years. A few very choice lots remain unsold. For particulars call on or address.

DALLAS LAND AND LOAN COMPANY.

Keoply Building, Corner Main and Poydree Streets.

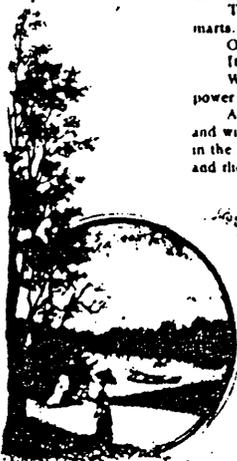
Dallas, Texas.



OAK CLIFF HOTEL.



PUBLIC SCHOOL BUILDING.



PARK IN PARK.

October, 1890.

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real estate sales amounting to \$4,500,000 for the first five months of 1887 included property bought by businessmen who had plans for creating residential communities on the outskirts of Dallas. Twelve such sections of land were added to the city between January and May 1887. Although most of the additions' streets and blocks existed only on paper, the developers had no doubt about turning the corn fields and pastures into profitable developments by building streetcar lines from the property to the business district. Potential customers often purchased the lots because the promoters promised them that a streetcar line would be built; but in some instances the street railroads never materialized (Powers 1969:63-65).

Marsalis understood the relationship between the streetcar and real estate development, and with financial support from a group of investors which included J. H. Simpson of St. Louis, Leon Blum of Galveston, Lieutenant Governor J. R. Hindman of Kentucky, and T. Field and J. T. Dargan of Oak Cliff, they formed the Dallas and Oak Cliff Elevated Railway Company in early 1887. By May of that year they obtained permission from the Dallas City Council for right-of-way within the city limits and began construction soon thereafter (Powers 1969:61-62).

The Dallas and Oak Cliff Elevated Railway had an authorized capital of \$400,000 and at times as many as 200 men, with a monthly payroll as high as \$18,000, were employed for its construction. The local firm of Bavousett and Larkin Engineers headed the project.

Modeled after New York City's elevated metropolitan rail system, the Dallas and Oak Cliff Elevated Railway ran from Commerce to Jefferson streets in Dallas, across the Trinity River and continued along the newly platted Jefferson Boulevard in Oak Cliff, through and near several of the nominated historic districts. The steam-powered railway crossed the river on a rail viaduct and was promoted as "the first elevated railway in the South." In fact, the Oak Cliff "elevated" line ran above ground only while crossing the Trinity River. Its name played the dual role of calling attention to this engineering feat as well as differentiating the line from other streetcar systems around Dallas.

Once it reached Oak Cliff on the west bank, the line branched into two sections: one led toward Spring Lake (later Lake Cliff Park) while the other continued along Jefferson Boulevard to the end of the line at Tenth Street, in Oak Cliff's commercial center and within the Lancaster

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Avenue Commercial Historic District. Small wood passenger stations stood at every other street crossing along the route. The main ticket station was in the 100 block of Jefferson Boulevard.

By 1894, the steam-powered railway to Oak Cliff was supplanted by a system powered by electricity. Ten years later, a loop was completed in Oak Cliff with a path along Jefferson Boulevard, Tyler Street, Seventh Street and Bishop (See Dallas 1912 map, Myers n.d.: n.p.) (Gooden 1986:38).

"Suburban real estate located over five or six blocks from a trolley line was difficult or almost impossible to sell" (Cretien 1963:62). Indeed, the electric streetcar was the key to Oak Cliff's founding and early success. It was the mainstay of passenger transportation in Oak Cliff until the 1930s, and residential and commercial development was dependent on rail line placement. In addition, the extension of the streetcar line and the subsequent placement of stops within established residential areas sometimes led to its redevelopment as a commercial district (See the North Bishop Street Historic District).

When Marsalis platted the town, he utilized a rather rigid and uncreative north/south and east/west grid which completely ignored the Trinity River valley and surrounding topography. The exception was Jefferson Boulevard, which curved gently along the lines of elevation for the first 1-1/2 miles after crossing the Trinity River. As the topography became more gentle, Jefferson turned to the southwest and then west, just west of the hills of the Tenth Street Historic District. This circuitous route may have made it easier for the steam traction engines of the planned streetcar line to climb the 90 feet from the riverbank to the Jefferson - Lancaster intersection.

At the outset, Marsalis promoted the community as a health resort and utilized an advertising campaign typical of suburban developers across the country. In 1889 he built the \$150,000 Parks Hotel (demolished) that he hoped would bring more people to Oak Cliff and ultimately contribute to the suburb's overall growth and development. This monumental wood building was modeled after the famous Hotel del Coronado in San Diego and featured "life-restoring mineral baths." Literature promoting the Parks Hotel cited the wonders and experiences of Oak Cliff's "cool and healthful breezes away from the dust and heat of the city" and noted that "to the south and southwest for hundreds of miles stretch level and unobstructed prairies over whose bosom these breezes sweep from the Gulf without infections from insalubrious conditions" (McDonald 1978:220).

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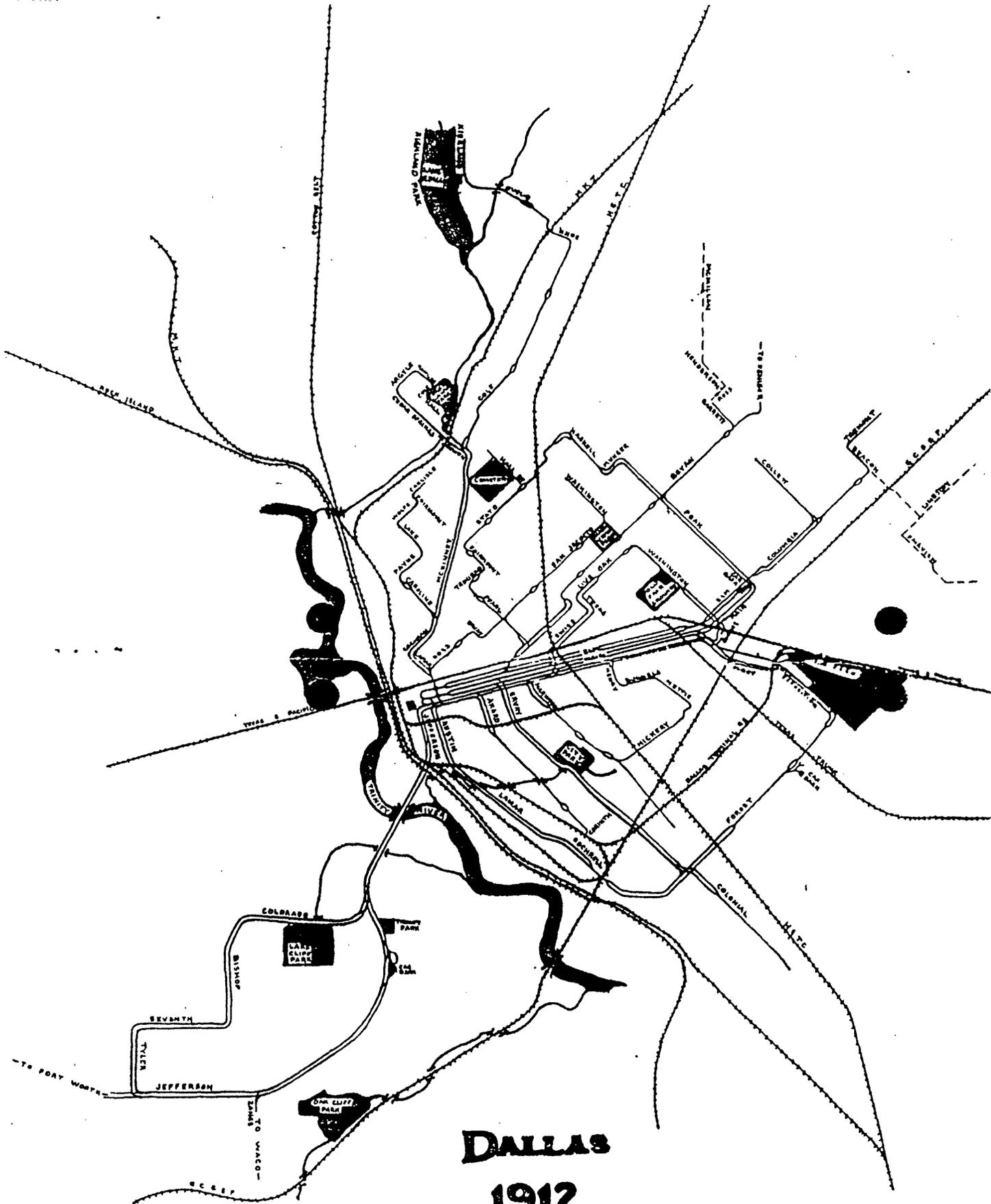
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Marsalis also created Oak Cliff Park (now called Marsalis Park, or the Dallas Zoo) from 180 acres of the old Hord property, and he enticed Dallas residents to visit Oak Cliff by giving free rides on the streetcar. By 1889, the park was fully landscaped, including a dam constructed across Cedar Creek, forming a two-mile-long lake that contained 25 million gallons of water. A 3-story dance pavilion with a cedar-plank floor and a summer opera house were also constructed on the grounds. None of these features survive.

Although he promoted the favorable climate and recreational advantages of the community, Oak Cliff became better known as a fine residential section and a convenient addition to Dallas. Advertisements boasted that Oak Cliff's homes were only three miles from the Dallas business center with railway connections every 10 minutes from downtown Oak Cliff. A number of prominent and successful businessmen of Dallas built their new homes in Oak Cliff during this period, including F.N. Oliver, later mayor of Oak Cliff; Oscar Dietzel, publisher of the Texas Post; James T. Dargan, vice-president of Security Mortgage of Dallas; and Colonel William W. Lang, president of Texas Paper Mills Company (on the Atchison, Topeka and Santa Fe railroad; see the Tenth Street Historic District). Ewing Avenue, 2-1/2 blocks east of the Lake Cliff Historic District, was initially developed as the most prestigious street in the community, and large 2-story Queen Anne-style residences lined blocks between Colorado Boulevard and Jefferson Boulevard. By the early 1940s, however, all of these pre-1900 residential buildings along Ewing Avenue had been demolished and replaced by commercial buildings. In fact, remarkably few pre-1900 buildings survive in Oak Cliff.

Best known as a residential area, Oak Cliff also had many retail and manufacturing businesses early in the suburb's history. Its initial commercial center developed near the intersection of Jefferson Boulevard and Tenth Street, including much of the area within the Lancaster Avenue Commercial Historic District. By 1890, for example, Oak Cliff claimed four grocery stores, one feed and grain store, two meat markets, two physicians, one hardware store and three miles of transit line feeding into downtown Dallas. In all, the small community housed some 75 businesses. Since the Dallas and Oak Cliff Elevated Railway terminated at this intersection and a station house stood nearby, businesses naturally gravitated toward this important location because of the large activity and flow of people. Subsequent commercial development extended westward along Jefferson Boulevard following extensions to the streetcar line and later interurban line to Fort Worth (1901). Nevertheless, the heart of Oak Cliff's commercial district remained the intersection of Jefferson Boulevard, Lancaster Avenue and Tenth Street. By 1905 as many as 20 brick commercial buildings stood near this intersection, although none of these original structures are extant (See Lancaster Avenue Commercial Historic District).

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Marsalis successfully brought a variety of manufacturing establishments to Oak Cliff including Edward G. Patton & Company's great patent medicine laboratory; Colonel William Lang's Texas Paper Mills Company; the Oak Cliff Artesian Well Company (which supplied the town's water independently of Dallas); the Oak Cliff Ice and Refrigeration Company; and the Oak Cliff Planing Mill. The planing mill and the paper mill were the only enterprises which offered any sizable employment opportunities in Oak Cliff. Thus, Dallas still provided goods and services for and employed most of Oak Cliff's residents. In fact, the headquarters of the Dallas Land and Loan Company, the Dallas and Oak Cliff Elevated Railway, the Oak Cliff Water Supply, the Electric Light and Power Company, and the Oak Cliff Hotel Company were all in Dallas even though the focus of their business operations was in Oak Cliff. In short, Oak Cliff, though incorporated in 1890, was already highly dependent on Dallas, belying Marsalis' desire for his development to remain independent.

As co-founder and principal developer of Oak Cliff, T.L. Marsalis continued to play a pivotal role in the suburb's development through the early 1890s. Between 1888 and 1890 his Dallas Land and Loan Company opened several smaller additions west of the original township, which pushed the boundaries of Oak Cliff south and west to Pembroke, Eighth and Willomet streets. The Hillside Addition, which included the North Bishop Avenue Commercial Historic District, was among the largest and most important of these developments. Although much of its property was later replatted as part of the Miller and Stemmons Addition, (see the Miller and Stemmons Historic District) the Hillside Addition reflected Marsalis' success and Oak Cliff's appeal to upper middle class whites. By 1890, only three years after its founding, Oak Cliff claimed a population of almost 3,000. To accommodate the influx of residents, Marsalis and others created new additions, most of which were developed near existing streetcar lines. In 1890 Marsalis boasted that Oak Cliff had nearly 2,000 completed residences, over 30 miles of paved streets, a water works system and a planned electric light plant (Dallas Land & Loan Company n.d.:n.p.).

Education was another concern of Marsalis, and at the outset he had planned to establish an institution of higher education in Oak Cliff. As early as 1889 he chartered an application for the Oak Cliff Female Institute, selected a site and commissioned an architectural rendering of the proposed building. He insisted the college would open sometime in 1892 on the south side of Eighth Street between Marsalis and Lancaster avenues. However, the nationwide financial Panic of 1893 depleted available revenue, and precluded the Institute from becoming a reality.

Nevertheless, Oak Cliff's first public educational facility, the Oak Cliff Central School (demolished), opened in 1893, and at the same time, the Park Hotel was converted to the Oak Cliff College for Young Ladies. In 1895, Dr. Edward G. Patton established the Patton

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Seminary, at the northwest corner of Lancaster and Ninth streets. The school was taken over by the Southern Baptist Convention in 1905 and became the Texas Baptist University. The institution closed after a few years because of financial difficulties and the building was razed.

The national economic Panic of 1893 stifled growth and expansion in Oak Cliff and Dallas and forced retrenchment by Marsalis and his pool of investors. He sold the Dallas Land and Loan Company and all its holdings to Bartholomew Blankenship's Dallas and Oak Cliff Real Estate Company which divided the spacious lots of Marsalis' original development into smaller ones to allow for the construction of a greater number of modest and less expensive houses. Marsalis' elite community where the "wealthy maintained class distinctions away from the turmoil and egalitarianism of Dallas" (McDonald 1978:229) began to wane, and the suburb began its reorientation as a predominately middle-class area. The heterogeneous housing patterns begun in the 1890s discouraged future high income residential development.

While economic homogeneity became established in Oak Cliff in the late 19th century, so did racial segregation. From a small, 19th century community of freedmen, Oak Cliff's African American population grew quickly after the Tenth Street Addition was platted by Marsalis in 1890. Black laborers, business owners, and professions moved into the new subdivision, which was platted in a part of Oak Cliff that had a tradition of African American residency since the end of the Civil War. The Betterton Circle Addition was opened in 1904, expanding the Black subdivision to the south. The two additions comprised the nominated Tenth Street Historic District, bounded by East 8th Street, Moore Street, East Clarendon Drive and South Fleming Avenue.

The historic district includes modest vernacular residential, commercial and institutional buildings, representative of a unique ethnic community that developed in response to the hardening grip of Jim Crow policies in Oak Cliff, Dallas and the southern United States in the early 20th century. The establishment of a Black-owned business district only a few blocks east of the older, ensconced commercial district at Lancaster and Jefferson avenues powerfully illustrates the lack of social interaction between whites and African Americans. While the Tenth Street and Betterton Additions became largely independent of the rest of Oak Cliff, their history can not be divorced from the context of the larger community.

Marsalis' goal to have Oak Cliff develop as a town independent of Dallas was never realized, and finally was abandoned by the turn of the century. Between 1900 and 1903 Oak Cliff voters defeated various proposals for annexation to Dallas, but the suburb's growing financial difficulties led residents to finally pass the annexation referendum by a mere 18 votes in 1903. The annexation issue created a bitter division among the residents of Oak Cliff, but

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the newly annexed suburb proved to be a prosperous and dynamic extension of Dallas' westward expansion.

Dallas' Growth and Expansion in Oak Cliff 1900-1944

The annexation of Oak Cliff was but one indication of Dallas' substantial growth during the early 20th century, and the event heralded community-wide prosperity, expansion and development. Dallas further consolidated its position as the primary marketing center in the region; creating many new jobs and an increase in the city's population. With an increased demand for affordable housing, suburban developments extended in virtually all directions from downtown Dallas.

After annexation, Oak Cliff once again attracted land speculators and the suburb experienced rapid change and development. New subdivisions, both large and small, were created to ease Dallas' housing shortages. These real estate developments generally were established along existing streetcar lines or along newly constructed interurban railways, such as the Fort Worth Interurban line along Oak Cliff's Jefferson Boulevard.

One of the largest and most important of these new subdivisions was the Miller and Stemmons Addition. (The Miller and Stemmons Historic District comprises the central core of the addition, and is roughly bounded by Neches Street to the north, Elsbeth Street on the east, Ninth Avenue on the south and Woodlawn on the west). The addition, about 10 blocks west of the original Oak Cliff plat, opened in December 1903 and was developed primarily by Scott Miller and Leslie Stemmons. Much of its land originally was part of the Hillside Addition, which was platted in 1890 by T.L. Marsalis' Dallas Land and Loan Company. Initial development occurred principally on Bishop Avenue where large classically inspired dwellings were built. These houses represented the first substantial residential construction projects in Oak Cliff since the Panic of 1893. Bishop Avenue, which extended through the middle of the Miller-Stemmons Addition, became the showcase street, no doubt because of its streetcar traffic. (The Bishop Avenue Historic District is adjacent to and south of the Miller-Stemmons district.) Scott Miller and Leslie Stemmons, like other successful developers in Oak Cliff and Dallas at that time, recognized the many marketing advantages of majestic homes lining the streetcar route.

The Miller and Stemmons Addition encouraged similar real estate developments nearby. In 1905 John Zang opened the Crystal Hill Addition, an area south of the Miller and Stemmons Addition and bordered by Beckley, Davis, Elsbeth, and Neches streets. His original plans called for an exclusive, affluent subdivision, but initial property sales were disappointing and he

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was forced to parcel out his holdings to other developers in the 1910s. The area was then marketed for middle-class housing (See Miller and Stemmons Historic District).

Several smaller subdivisions opened subsequent to Miller and Stemmons and Crystal Hill additions and continued the pattern of locating along streetcar or interurban lines. The Mills Addition, for example, opened on land between Jefferson, Ellis and Mills streets and the North Texas Traction Company (interurban rail) right-of-way.

Taking cues from T.L. Marsalis' early real estate promotional schemes, local businessmen Charles A. Mangold and John F. Zang in 1906 acquired land around Spring Lake, in the north part of Oak Cliff, which they developed into the Lake Cliff Amusement Park. A man-made lake, created several years earlier by the social group Llewellyn Club, was planned to attract people to this part of Oak Cliff and to spur still more real estate development. Mangold and Zang invested heavily in the park and erected carnival rides, dance pavilions, a roller-skating rink, three theaters (one for opera, one for "motion pictures" and one for live performances) and a large pool and bathhouse.

The amusement park succeeded in encouraging residential development in the area. However, it proved unprofitable, and in 1913 Mangold and Zang conveyed the land to the City of Dallas for \$55,000. Southwest of the lake, established neighborhoods like the Miller and Stemmons and Crystal Hill additions, to the southwest, experienced growth because of the park. Owners of previously unimproved tracts of land also benefitted from its operation. Nearby property to the south and east of the park also became attractive areas for residential development especially after the city dismantled the rides and other amusement park-related structures and then redeveloped the land as an urban park. The tranquil setting helped attract people to the area (See Lake Cliff Historic District).

Other parts of Oak Cliff were also developed during the early 20th century and much of this activity was concentrated along Jefferson Boulevard and west of Tyler Avenue where the Fort Worth Interurban line was built in 1901. Numerous subdivisions opened close to Jefferson Boulevard which pushed Oak Cliff farther westward and made the suburb more elongated and decentralized. This pattern mirrored earlier developments that also followed streetcar lines. A large fire in 1909 destroyed some of Oak Cliff's housing stock (generally around Tyler and Jefferson streets and outside the proposed districts) but did not hamper the enthusiasm for new subdivision development.

One of the best known of these new residential subdivisions was the Winnetka Heights Addition, much of which is in the Winnetka Heights Historic District (N.R. 1983; bounded by

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Davis Street, Rosemont Avenue, 12th Street and Willomet Avenue.). In 1908, T.S. Miller, J.P. Blake, L.A. Stemmons and R.S. Waldron platted the area to be one of Oak Cliff's more exclusive and prestigious subdivisions, and they promoted it extensively in local newspapers. They cited its many advantages and amenities. One advertisement described it as "Dallas' Ideal Suburb" (National Register file). Another advertisement appearing in 1910 said that "Winnetka has the requisites necessary for a home or investment. Each lot has Artesia Water, Gas, Lights, Telephones, Cement Sidewalks, Curbs and Gutters and Paved Streets" (National Register file). Consequently, lots sold quickly and the area soon attracted many financially successful citizens including R.S. Waldron who built a large, Classical Revival-inspired home that he called Rosemont (razed 1957). More common, however, were Prairie School style homes that were constructed in the first years of development. During the late 1910s and 1920s, lots were subdivided to make room for more modest but still finely crafted bungalows and cottages.

As Winnetka Heights was planned and initially developed, another subdivision, the Oak Cliff Annex, was established north of Winnetka Heights, along the Oak Cliff streetcar route. The Oak Cliff Annex differed, albeit minimally, from other contemporaneous subdivisions in Oak Cliff because it departed from the rigid grid plan that was used throughout the suburb. While much of the addition featured the familiar rectangular block, lot, and street layout, the Oak Cliff Annex had one thoroughfare (King's Highway) which extended diagonally through the addition and terminated at a streetcar stop at Seventh and Tyler streets. The subdivision's developer, the Interstate Realty Corporation, was probably trying to stimulate interest in the area by creating a panoramic view from the streetcar (see King's Highway Historic District). Despite this scheme, the Oak Cliff Annex grew slowly, in sharp contrast to its neighbor to the south, Winnetka Heights. Some of Oak Cliff Annex's first buildings were multi-family units, still extant, which housed residents of other developments as they waited for the completion of their homes.

As a result of the various development schemes and Dallas' continued growth, the population of Oak Cliff rose to 8,179 by 1910, an increase of 125 percent from the decade before. The suburb contained 21 grocery stores, two bakeries, two dairies, six meat markets, four drug stores, three restaurants, four saloons, a hotel, and the only bowling alley in Dallas at the time. The influx of the middle class resulted in the establishment of new mercantile businesses and professional services, several clinics, 13 churches, a cemetery, seven public schools, a fire station and eight physicians. Nearly all commercial development was concentrated in small pockets adjacent to street railway stops and transfers (e.g. Jefferson Boulevard and Davis Street).

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Oak Cliff's substantial growth was matched in other parts of Dallas where a large number of new subdivisions were platted. These new suburban developments generally were established along streetcar or interurban lines and were intended for all groups of citizens but were targeted primarily for middle and upper class whites. Although these additions competed in varying degrees with developmental efforts in Oak Cliff, only a few directly affected the character of Oak Cliff by attracting some of Dallas' more affluent and prominent citizens. The Munger Place Historic District (N.R. 1978) and the Swiss Avenue Historic District (N.R. 1974), are two examples east of the Trinity River in Dallas. Both areas have dense concentrations of majestic dwellings and their success further thwarted efforts to make Oak Cliff a more elite and prestigious residential area. Consequently, Oak Cliff's population became increasingly middle class, and new houses continued their trend toward modesty in scale and detailing.

Oak Cliff's growth during the early 20th century proceeded on a rather piecemeal and generally unplanned basis, but streetcar and interurban lines still influenced subdivision placement and new residential construction. A turning point in Oak Cliff's history and physical development occurred in 1912 when a permanent bridge was completed across the Trinity River. A devastating flood in 1908 (following substantial floods in 1866 and 1890) that left Oak Cliff isolated from Dallas for eight days, provided impetus for a flood-resistant bridge between Dallas and Oak Cliff. Although the need had long been recognized, the increased use of automobiles provided further justification for the bridge's high cost of construction.

Charles A. Mangold, who earlier was involved with the development of Lake Cliff Amusement Park and the Crystal Hill Addition, led efforts to construct a permanent, flood-proof viaduct across the Trinity River. His work culminated in 1910 when the Dallas County Commissioners Court contracted with Hedrick and Cochrane of Kansas City, Kansas, to build the Oak Cliff-Dallas Bridge, now known as the Houston Street Viaduct (N.R. 1984). When completed in February 1912, the structure reportedly was the longest reinforced-concrete bridge in the world, measuring 5,840 feet in length. It was the first of five concrete and steel viaducts which today connect west and east Dallas. Its construction facilitated the growing number of local citizens who commuted by automobile from Oak Cliff to Dallas, as well as increased traffic from Fort Worth, 33 miles to the west.

As important as the rail system was in Oak Cliff's early development, efficient automobile access provided by the Trinity River bridge proved to be a major new stimulant in real estate speculation and residential expansion. Land that previously was less desirable because of its distance from fixed rail lines was now considered more appealing. Residents who owned cars were no longer dependent on the streetcar as their primary means of

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transportation; this provided more opportunities for local developers. Increased usage of the automobile ultimately caused the decline and demise of the local streetcar/interurban system though it remained in use through the 1940s.

The construction of the Oak Cliff-Dallas Bridge was one of the many profound changes that occurred in Dallas during the 1910s when the city developed into the primary market, trading and garment center for a multi-state region and the headquarters for numerous financial service industries (investment, banking, insurance). As Dallas' economy became increasingly diversified and the city expanded rapidly in both a physical and demographic sense, civic leaders recognized the necessity for planned and managed growth. They solicited the advice of professionals who could look at Dallas as a whole and suggest innovative measures to deal with existing and anticipated problems. In 1910 Dallas City Commissioners and the Park Board hired George Kessler, a Kansas City-based landscape architect, to devise a master plan to cope with the city's growth and to provide suggestions for traffic improvements and parks acquisition.

Kessler earlier had been commissioned by the cities of Fort Worth, Denver, Kansas City and Houston to develop long-range plans for all or parts of these communities. He came to Dallas in 1909 and two years later submitted his report. The Kessler Plan, as it came to be known, became the centerpiece for municipal planning efforts in Dallas for many years. In it, Kessler recommended that important streets be widened or realigned and that the city adopt uniform codes for street construction and improvement. He also urged that a loop system be built around the city in anticipation of the increased use of automobiles. He introduced the idea of zoning and recommended that railroad tracks be rerouted and that a union depot be built. He was a strong advocate of parks and suggested that the Trinity River be leveed to reclaim bottomlands (Wilson 1989:261-265).

In Oak Cliff, Kessler suggested the creation of a green belt along Coombs Creek and Cedar Creek, and he also recommended that an improved, more-efficient loop highway be constructed to connect Oak Cliff with Dallas. Although these and other provisions of Kessler's plan were never fully implemented, his influence was felt for many years. His contributions in Oak Cliff are best recognized by the subsequent establishment of an affluent neighborhood (Kessler Park). The five Kessler additions (comprising the Kessler Park Historic District) incorporated many of his landscaping design ideas including the greenbelt along Coombs Creek (Brennan 1975:21).

As Kessler's plan was developed, the local streetcar system was in a state of transition. Intense and prolonged competition among the many companies that operated streetcars resulted

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in the abandonment of some lines and the consolidation of others. By 1910 only three companies were in operation and all were privately owned and managed. Moreover, the purpose and intent of streetcars had changed considerably since they were first introduced in the 1880s. While they previously were an integral element of real estate development, streetcar lines were increasingly perceived by citizens as a necessity of urban life and they believed that greater and more strict regulation was needed. New measures were passed by the City Council to improve safety, maintain streets, allow transfers between systems and impose uniform fares. The streetcar companies opposed these and other changes but they grudgingly complied with city ordinances. The Oak Cliff system continued to operate independently until September 22, 1919 when Dallas voters approved the consolidation of the Oak Cliff and the two other privately owned and operated streetcar lines. The new enterprise was called the Dallas Railway Company. (Gooden 1986:62).

Although the new system operated more efficiently, the streetcar era in Dallas had reached its apex and began its gradual decline. The automobile slowly became the preferred means of transportation. The remaining evidence of the railway in Oak Cliff include the former roadbeds alongside Jefferson Boulevard, the viaduct near Tenth Street, and the curbs and rails found in some of the streets.

Kessler was an early proponent of the automobile and he correctly anticipated the significant and dominant role it would have in the local transportation network. However, the residents of Oak Cliff, as a whole, resisted this change because the streetcar system was successfully operating at the time. This reliance on the streetcar continued to influence land development in Oak Cliff, as a small number of subdivisions were still platted near existing streetcar lines. For example, the Rosemont Crest Addition, (the Historic District is roughly bounded on the west by Oak Cliff Street, and on the east by Rosemont Avenue) was established in 1913 and straddled the Fort Worth interurban line that ran along Jefferson Boulevard (see the Rosemont Crest Historic District). However, this was one of the last subdivisions. Later additions, such as the Kessler Park subdivisions (late 1920s) in north-central Oak Cliff, were developed with the automobile in mind.

Oak Cliff maintained its rapid growth during the 1910s. Its population increased from 8,179 in 1910 to 18,041 in 1920. With this enormous thrust of people, commercial and institutional facilities expanded. Commercial enterprises that opened during the decade included five bakeries, 23 meat markets, 11 drug stores, four feed and grain stores. Significant newcomers to Oak Cliff were the first small bank (Oak Cliff Bank and Trust) and the first clothing shops, oil and gas stations, auto dealerships and chain grocery stores. Institutional or professional services available included the Carnegie Public Library (razed), 21 churches, 11

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schools, three fire stations, two post offices, four parks and a small number of physicians (Brennan 1975:18). Nevertheless, hospitals, attorneys, insurance companies and significant employment centers were still mostly unavailable in Oak Cliff. The nature of the commercial expansion, which was comprised primarily of small goods and service shops near transit stops, indicated the absence of a self-sustaining community. Oak Cliff residents would remain dependent on Dallas for employment and many professional services.

Unlike other parts of Dallas where automobile ownership had become fairly common by the mid-1920s, Oak Cliff continued to rely heavily on the streetcar system, and the predominately middle-class and working-class character of the population inhibited widespread early usage of the still-expensive automobile. However, the automobile's impact by 1920 was beginning to become apparent in the emerging brick commercial strip along Jefferson Boulevard and in small commercial nodes along and adjacent to primary street routes connecting Dallas and Oak Cliff. In addition, a new building type was being erected in Oak Cliff which reflected the slow but steady rise in automobile use in the suburb. Sanborn maps of 1922 showed detached garages as increasingly popular outbuildings in newly developed neighborhoods.

Prosperity continued during the 1920s, contributing to commercial, industrial, and retail expansion. Sanborn maps of 1922 indicated the Oak Cliff Planing & Manufacturing Company, Oak Cliff Ice & Storage Company, and Oak Cliff Paper Mills still operated as they had in 1890. New industrial concerns in Oak Cliff included Dallas Cooperage and Woodenware Company, Texas Seed & Plant Company, Dallas Railway Company, Consumers Ice Company, and Texas Electric Railway Companies car shops. The Republic National Life Building was built in 1929, providing the centerpiece for subsequent commercial development farther west on Jefferson Boulevard.

By the late 1920s, at least 18 separate commercial areas were evident in Oak Cliff. Some of these small retail areas, like the one adjacent to Rosemont Crest, were designated for commercial development when the neighboring subdivision was platted. A few were infill areas between planned residential developments. Others, like the commercial district on North Bishop Avenue, pushed back older residential housing from busy streetcar intersections and stops.

Architectural forms that were popular in Oak Cliff during the 1920s echoed contemporaneous trends in other residential neighborhoods in Dallas and across the country. Popular plan types, such as the bungalow, were the preferred domestic architectural expressions, except in Kessler Park where Tudor Revival style houses were commonly built.

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Some of these were unique designs commissioned from many of the growing number of architectural firms operating in Dallas. Most houses in Oak Cliff, however, were built from designs that appeared in pattern books, catalogs and other publications catering to the expanding middle class. Many Dallas-based contracting firms and lumber yards produced innumerable house designs and provided a wide selection of plans, thereby introducing new architectural forms to local home builders. One such firm was Ye Planery which was founded in Los Angeles, California, but relocated to Dallas because of its expanding and increasingly important role in the regional economy and its strategic location as a marketing center in a four-state area. A copy of their 1914 Beautiful Homes booklet provides a selection of 75 exterior views and floor plans of the firm's "complete stock of over two thousand different plans of California Bungalows, Swiss Chalets, Italian Villa, Spanish Hacienda, Old English, and French Chateau type houses, ranging in price from \$750.00 and up" (Ye Planery 1914). This mass marketing of house plans resulted in a national proliferation of certain house types, although regional stylistic preferences remained important. At least three lumber companies were in Oak Cliff providing construction materials and plans for the rapidly expanding residential construction.

While enduring some loss of prestige to other neighborhoods of Dallas, the population growth of Oak Cliff continued unabated through the 1920s, from 18,000 in 1920 to 37,000 in 1930. In the late 1920s Oak Cliff was firmly established as a stable, white, middle-class neighborhood. African Americans continued to be confined to the extreme eastern part of Oak Cliff, comprising over 65 percent of the population of the census tract encompassing the Tenth Street Historic District for all of the 20th century.

In the 1920s, Oak Cliff monthly mortgages and rents averaged just under \$50, slightly higher than the city average of \$42.50 but considerably below the rates found in more expensive areas of Dallas like Belmont, Oak Lawn, Highland Park and Munger Place (average \$66.21) (Dallas Chamber of Commerce 1927:23).

Despite the devastating economic impact of the Great Depression, Oak Cliff's population grew, albeit at a slower pace. Census records documented a 54 percent increase in population, from 37,000 in 1930 to more than 57,000 in 1940. The bulk of the population growth was absorbed by residential development finished during the 1920s. New housing units constructed between 1930 and 1940 totaled only 3,930 compared to 7,740 units between 1920-1930. Reflecting this, few major new areas developed. Rather, smaller additions such as East Kessler Park (1937) filled in the remaining open areas.

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Post War Developments in Oak Cliff

From the turn of the century into the 1970s, the fortunes of Oak Cliff fluctuated from prosperity to depression, similar to many older American suburbs. In the 1960s, the neighborhood was at low ebb. Large, single-family houses became subdivided, lower-income apartments. Much of the Dallas' growth occurred in outlying areas, as new freeways made commuting easier for large numbers of people.

The construction of Interstate Highway 35E not only allowed commuter traffic to travel past Oak Cliff to newer outlying suburbs, it cut a north to south swath through the east portion of historic area. This physically separated the Tenth Street Historic District from the rest of Oak Cliff, and adversely effected the historic integrity of the area that made up the original town plat of Oak Cliff. Despite the pattern of segregation evident during much of Oak Cliff's history, many Hispanics and Blacks took advantage of depressed property values in the 1960s and 1970s, moving into the suburb in large numbers.

Most of the historic fabric lost in Oak Cliff has occurred within the last 30 years. Strip shopping centers replaced historic houses and commercial buildings along main thoroughfares like Jefferson Boulevard.

In spite of these assaults on its historic fabric, Oak Cliff experienced a resurgence in the last two decades. Much of its built environment retains a high level of architectural integrity, evidenced by the large number of Contributing properties within eight distinct Historic Districts. In addition, restoration and renovation projects have reclaimed a number of historic properties for profitable reuse. Together with a renewed interest in living near downtown Dallas, Oak Cliff's population has increased, and valuable resources are being salvaged. The historical development of Oak Cliff reflects its unique status, and documents its contribution to the overall growth and development of Dallas.

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Oak Cliff, Dallas, Dallas County, Texas**F. ASSOCIATED PROPERTY TYPES****PROPERTY TYPE: RESIDENCES**Description

Residences, as a property type, includes buildings with many common associative qualities and physical traits within subgroups; however, the single most critical factor for a building to be included in this grouping is that it must have been built for domestic purposes. As such, the property type Residences includes single-family dwellings, duplexes and small apartment buildings, all of which comprise about 90 percent of the 7,889 properties identified in the 1988-89 inventory of Oak Cliff (Phase III of the Dallas Historic Resources Survey). Because the property type is defined broadly, a wide variety of domestic buildings with differing forms, styles and architectural influences fall within the category of Residences. The oldest extant dwelling was built in the 1850s and substantial construction occurred in the 1890s-1910s. However, the vast majority of residences date to the 1910s, 1920s, and 1930s when Oak Cliff experienced its most rapid growth and development.

Since Oak Cliff grew primarily as a suburb and not as an independent community, it has always been overwhelmingly single-family residential in character, with large tracts of land filled, for the most part, with owner-occupied houses. The individuals and companies responsible for Oak Cliff's development typically acquired a parcel of land, subdivided it into lots and blocks, and sold portions to individuals who then contracted for the construction of their house. Small commercial development and support facilities often accompanied the development of large tracts. Entire subdivisions and additions generally developed within a relatively short period of time. Consequently, the houses often have similar architectural forms, materials, siting and scale. Although speculative residential construction was not common, a builder or lumberyard might have a hand in the building of the majority of houses within a subdivision. Some additions, which grew more slowly, show the effects of rising prices by scaled-down lot and dwelling sizes of the latter homes. The infill demonstrates an continuum of Popular domestic forms, including bungalows, four-squares and their variants, over a relatively short period of a few decades. The high density of development and remarkable survival rate of historic structures within the Dallas context distinguish Oak Cliff subdivisions as exceptional concentrations of historic structures.

Oak Cliff's residences display a broad range of early 20th century architectural types (see Subtypes later in this section); however, these structures share many physical attributes that distinguish them as a unique property type. Most are 1- or 2-story single family

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dwellings that are free-standing and rest on pier-and-beam foundations. The massing and scale of the houses can vary considerably from one neighborhood to the next, less so inside the subdivision itself, depending on the type of buyers originally targeted for a particular subdivision. While some sections of Oak Cliff have majestic residences that stand on large, irregularly shaped lots, such as those in Kessler Park Additions No. 1 and No. 2, typical subdivisions in Oak Cliff have houses that are more modest in scale and occupy rectangular lots that typically measure about 40 feet wide and 100 feet deep. Wood-frame construction with wood siding prevails; load-bearing masonry and masonry veneered construction for residences is rare everywhere in Oak Cliff but is seen somewhat in Kessler Park. Roof construction assumes two distinctive forms most often associated with Popular houses: either a hipped form or low-pitched gabled configuration. Wood shingles, the most commonly used original roofing material, are often covered by asphalt composition shingles. Asbestos tiles, clay tiles, and slate are rarely used, but are found occasionally on larger houses such as the Tudor, Spanish Colonial or other revival style houses in Kessler Park.

The condition of houses varies greatly depending on the neighborhood in which the structures are located. Areas with high occupancy by owners and greater affluence, such as Kessler Park and Rosemont Crest, have dwellings that generally are in the best condition with few alterations. Less affluent neighborhoods, like East Tenth Street, which have a greater number of rented and abandoned properties, are more likely to have houses that are altered or in fair to poor condition. A mix of both conditions within a neighborhood like the Miller and Stemmons Addition is more typical.

Because the property type Residences includes a diverse collection of domestic structures, subtypes were established to categorize the residential buildings in Oak Cliff. The classification system customized for this project provides an effective method of evaluating historic residences for listing in the National Register. It is based upon typologies currently promulgated by architectural historians as part of an evolving architectural language. The subtypes identified in this submission are Popular Plan Types, which include bungalows and four-squares, High Style Dwellings and Multiple-unit Dwellings. Popular plan dwellings are the predominant early 20th century domestic type in Oak Cliff. High Style houses, such as the large, revival style dwellings in Kessler Park, and apartment buildings are much less common. Other numerically insignificant subtypes such as Modern style dwellings and late-Victorian era vernacular houses should be added when nomination of unique, atypical or significant individual properties is undertaken. The subtypes included in this submission are the most representative of Oak Cliff's residential development and consequently are included in this initial phase of nominations to the National Register.

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Multiple-unit domestic buildings and auxiliary buildings are distinct, but less conspicuous elements of early suburban development. The forms of these buildings clearly suggest their original function, except for boarding houses, many of which resemble or were originally built as single-family dwellings.

Apartment buildings with two to ten units are numerous in Oak Cliff. These buildings initiated the third wave of development that changed residential neighborhoods to higher density, commercial uses from the 1920s to the 1960s. Typical apartment buildings are 2-story, 4-plex blocks of brick-veneer construction. Each unit has four to six rooms, including a bathroom and one or two bedrooms. A slightly projecting bay, or infrequently, an inset courtyard, distinguishes the entry. The brick or stucco buildings incorporate popular or revival-styled motifs, which often determines roof forms. Steep-pitched gable roofs cover Tudor Revival apartment buildings, while flat roofs with tile pent roofs are attached to the parapets of Mission and Spanish Colonial Revival apartment buildings. Larger apartment buildings of the period have two or more entries. Apartment buildings fill most of their multi-lot sites, leaving little room for the insubstantial frame parking structures that sometimes stand at the rear of the sites.

Boarding houses are more likely to imitate single-family dwellings in Oak Cliff. Most 1930s to 1940s boarding houses are Four-square buildings that were carved into small apartments or changed to rooming houses with common bath and kitchen facilities. The forms of these buildings, construction materials, and stylistic detailing are harmonious with the neighborhood character.

Auxiliary buildings of suburban developments are the small structures that augment single-family dwellings or apartments. The vast majority of these are auto garages that are modest in scale and construction. They range from box-frame, single stall enclosures, to 2-story frame or brick-veneered double garages with second-story apartments.

Architectural Influences

Architectural styles are a helpful system of organizing the history of buildings based on shared key physical properties which are in constant use within a specific time span. Defined by the presence or combination of architectural details, or in the case of modern architecture, the lack of such ornament, stylistic categories are an efficient basis for ordering the built environment and function as a shorthand in architectural analysis. Some buildings, especially a community's most grand edifices, can be effectively understood using stylistic categories, but the concept falls short when pressed into service to classify most domestic

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buildings, the commercial structures that comprise the business precinct, and the architecture of the "strip" - gas stations, motels, shopping centers, factories and warehouses. For this reason, the concept of style serves as a companion to vernacular and Popular building types to account for all structures when describing and assessing a community's built resources (Longstreth 1984).

SUBTYPE: Popular Plan (Bungalow)

New domestic forms were promoted in the popular reading material of middle-class Americans by the early 1900s. Advice manuals, domestic fiction, ladies magazines, including the Ladies Home Journal, Good Housekeeping and Godey's Ladies Magazine, religious and medical tracts, and widely-distributed agricultural journals instructed, admonished and prodded Americans, especially women, in the care and shelter of their families. Architects, designers, doctors, social reformers and religious leaders used print literature to advance their belief that tasteful physical surroundings, which resulted from the use of appropriate architectural forms, could exert a very powerful, positive social impact upon American culture (Handlin 1979; Wright 1980; Clark 1986). Consequently, local traditional buildings yielded to new architectural building types known as Popular architectural forms that appeared simultaneously throughout the country. Most Popular forms are dwellings and include bungalow-plan and four-square plan houses, although the stylistic detail associated with popular domestic architecture often appears on contemporaneous commercial and institutional buildings.

Of the Popular Plan Types built throughout the nation in the early 20th century, the bungalow was the most significant and common. They appeared in the first decade of the 20th century, reaching a peak of popularity from 1910 to 1930 when they were featured in songs, literature and magazines devoted exclusively to the house type. Bungalows also became synonymous with suburban development of the early part of this century as vast tracts of undeveloped land at cities' edges rapidly filled with the popular form. Early 20th century writers were apt to call any small, intimate dwelling a bungalow, as to make the term vague, confusing and somewhat useless. It may be helpful to consider the bungalow as a building type, not a style, for the squat, cozy dwellings were offered with Arts & Crafts-inspired, Spanish Colonial, Classical, Mission, Shingle and Prairie stylistic ornamentation and features.

The most recognizable bungalow form is the craftsman-inspired house with a low-slung profile of only 1- or 1-1/2 stories and a broad roofline that incorporates the porch in an attempt to minimize the contrast between exterior and interior space. These designs

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typically feature angular brackets supporting widely spreading and often decoratively carved eaves. The roof form most often identified with bungalows is a multiple-gabled roof, although hipped roofs and even flat roofs hidden by parapets are common. Bungalows can display an infinite diversity of porch treatments; however, the most common porch elements are tapered box columns that rest on brick or stone pedestals or that extend the full height of the porch. Porch bays typically have long, broad spans and have battered box columns at each end. Some columns extend to the porch floor, although most are short and rest on stuccoed or masonry piers that rise above the level of the porch floor. Non-structural piers, occasionally with decorative urns, are situated on one or both sides of the front stoop and mark the primary entrance. While the front door almost always opens onto the porch, facing the street, a secondary door commonly opens from a front bedroom. Window and door detailing exhibits elements derived from the Arts and Crafts movement. For example, the front door on many local bungalows often includes a series of small vertical lights above a horizontal molding with block supports. The windows are usually double hung and frequently are grouped in sets of two's or three's. The upper sashes frequently have some type of geometric design or pattern in the glazing, typically a series of vertical muntins and beveled glass. This motif is often repeated in screens placed over window openings. Some local examples of the bungalow vary in window configurations, such as a large, squared, central window with smaller double-hung windows on each side and a row of fixed transoms above.

Offered as a middle-class dwelling, the bungalow attained considerable popularity because of its modern appearance and efficient layout. The interior of a bungalow was small and its spaces compressed. The most common bungalow plans have two rows of side-by-side rooms, staggered front to back, providing space for a substantial front porch. Kitchens were vastly reduced from their grand, Victorian-era size to practically proportioned rooms filled with up-to-date, time-saving appliances. Dining and living spaces folded compactly into a single room. A short hall with bath separated two bedrooms. Parlors and music rooms - now considered superfluous - were often eliminated in this move toward a new informality of living (King 1984, Gowans 1986).

Like most pre-World War II houses, bungalows rest on pier-and-beam foundations. A feature closely associated with this particular style is the tapered skirt wall around the building's base. This skirt wall has wood siding that often is much broader than that used on the main body of the house. Such a practice, along with the sloped angle of the wall, makes the base appear more substantial than it actually is, mimicking the battered stone foundations of more substantial bungalow designs.

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Because bungalows were built in the automobile era, most have frame garages that stand to one side of the property, behind the house. The majority of these ancillary structures are modestly detailed and have board-and-batten walls. Another outbuilding commonly associated with bungalows is the 2-story garage/apartment which is seen most often on properties that occupy corner lots. These structures typically have exposed rafter ends and triangular knee braces but lack more noteworthy architectural ornamentation. They are detached from the main house and stand as independent structures, sometimes with their own street addresses.

Bungalow detailing is simple and bold, especially when compared to the intricate, complex ornamentation of Victorian-era architecture. The earliest bungalow examples are often more highly crafted expressions than later versions, which are typically mass produced, stripped-down houses that retain only the basic plan and form. Most bungalows in Oak Cliff are 1-story structures; however, a substantial number of 2-story bungalows are found in area neighborhoods. Bungalows with small 1- or 2-room upper stories most often incorporate craftsman-inspired features like their 1-story counterparts, while more boxy, full 2-story structures with bungalow details are akin to the form of four-square houses with which they are typologically grouped.

One method of distinguishing the major subgroups of craftsman-influenced bungalows is by roof type, and McAlester and McAlester (1986:453) have identified four principal subcategories: front-gabled, side-gabled, cross-gabled and hip-roofed bungalows. The front-gabled bungalow is the most common subcategory in Oak Cliff (and elsewhere). As its name suggests, it has a single front-facing gabled roof that covers the entire house. The majority of local examples have a secondary gable that projects slightly from the main body of the house and usually includes a partially inset porch.

The second subgroup is the side-gabled bungalow which also has a single gabled roof; however, its gable ends open onto the sides rather than the front and rear elevations. A gabled or shed roof dormer is often added to break up large expanse of roof on the front elevation. Such a roof type strongly reinforces the horizontal lines that is such a distinctive feature of bungalow architecture. Porches on early versions of this subgroup are completely inset, but bungalows of the 1930s have small porches that only cover the main entrance.

A third subgroup, the cross-gabled bungalow, has a front-facing gable as well as another gable that intersects at a right angle. Often, this second gable is located on the front and includes, but is not necessarily limited to, the porch, thereby contributing to the structure's overall horizontal emphasis.

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The fourth subgroup of bungalow has a hipped roof and is less common than the other subcategories. In sharp contrast to the others, the hipped-roof bungalow has a moderately to steeply pitched hipped roof and symmetrical facades. Local examples usually have an inset front porch that extends across the front and has squared or Doric-like columns, which suggest an influence of the Classical Revival style.

The subtype bungalows includes not only a number of subtle variations of the basic plan and form, but numerous stylistic applications beyond the commonly recognized Arts & Crafts or craftsman house. Once the basic bungalow model was established, it was adorned with every possible stylistic dress, built of log and frame, faced with brick and cobblestone and sheathed with shingles stained a dark, natural color imitative of nature. Suburban developers and plan books reduced the Spanish Colonial vocabulary to its barest elements - thin stucco coating, arched openings and tile roofing - to suggest the style on several bungalows and cottages in Kessler Heights and Kessler Square. Likewise, the Tudor Revival was a popular architectural expression of the 1920s and 1930s in the same Kessler neighborhoods. Steeply pitched gabled roofs, half-timbered details, decorative chimneys and arched porch openings marked the modest cottages built during the period.

SUBTYPE: Popular Plan (Four-square)

Another popular house form of this period was the four-square. This house type developed in the first decade of the 20th century as a reaction to the picturesque, asymmetrical dwellings that dominated domestic designs of the previous decades (Hanchett: 1982). Supplied in countless styles by mail-order concerns and lumberyards, Four-square forms were built through the 1920s. Their simple cubed shape conferred a fresh, modern appearance, and they were often built in the same neighborhoods as the period's other new house type, the bungalow. Four-square exterior organization displays a near-uniform character. Almost without exception, examples are 2-stories in height and capped by a hipped roof, whose profile is broken by a dormer at the primary elevation. The porch is usually an added feature rather than being integral to the overall design; it often displays the most noteworthy detailing and craftsmanship on the structure. Doors and windows are often wider than standard contemporaneous units, enhancing the horizontal imagery. Fenestration patterns are asymmetrical, with the entry offset to one end of the facade. A single-story porch stretches across the entire facade, creating a horizontal illusion that contrasts with the basic form. Exterior detailing typically displays features that are characteristic of Prairie School or Classical Revival styles. The house type takes its name from its interior configuration, which is simply divided into four similarly dimensioned rooms (Gowans 1986).

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From the late 19th century and well into the 20th century, the promotion of academically correct historic styles in builder's magazines, professional journals and the popular press created a demand for houses in the Classical, Spanish Colonial, Tudor and other revival styles. The important 1893 World's Columbian Exhibition also gave a boost to classicism that has scarcely diminished since that time. Architects drafted ambitious and stylistically correct examples, but plans for smaller, less-detailed versions were purchased from women's magazines and the growing number of mail-order catalogs.

SUBTYPE: Period Revival Houses

A common local subtype of high style residences includes dwellings with Tudor Revival stylistic influences. This style, which gained widespread popularity during the middle of the 1920s and continued into the 1930s, is loosely based upon architectural elements that date to 16th- and 17th-century England. The style was revived in the United States during the late 19th century based on romantic notions about Americans' Anglo-Saxon lineage. In the 20th century, Tudor Revival elements were often applied to bungalow forms. Unlike the bungalow, which was considered a new, modern architectural form, High Style Tudor Revival expressions represented a reactionary movement in design and relied on perceived historical precedent in form and detailing. Nevertheless, Tudor Revival houses utilize modern methods of construction, and incorporate modern conveniences, creating an illusion of historicism.

Oak Cliff residences with Tudor Revival detailing exhibit many characteristics that distinguish them from contemporaneous, domestic architectural forms. For example, the forms and plans of the High Style Tudor Revival houses are rambling and irregular, creating picturesque compositions. Tudor Revival houses typically have masonry veneers, most commonly brick, but alternatively stucco, fieldstone or petrified wood. Steeply pitched gabled roofs are another distinctive feature of the Tudor Revival style, and most local examples have cross- or side-gabled roofs with decorative half-timbering in the gable ends. The facade typically is asymmetrical and usually has a large, front-facing gable to one side of the front and a smaller gabled entry nearby. Round-arched door openings are common, although other examples have Tudor- or pointed-arch doorways. Porches are often significant features, either as attached elements or inset components of the design. Primary entries are usually offset to one side of the house. The chimney is a prominent architectural element and is often placed in a highly visible location, usually on the facade. The chimney typically displays noteworthy detailing and craftsmanship, such as patterned brickwork within a recessed round-arched panel. Window types can vary; some of the larger, finely crafted dwellings have casement windows with multiple-light sashes, often in a diamond pattern.

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Other houses have standard double-hung windows with one-over-one or multiple-light sashes. A significant number have fixed art glass windows which display noteworthy craftsmanship.

Oak Cliff's finest Tudor Revival houses are in the Kessler Park additions in northern Oak Cliff. Those in Kessler Park Addition No. 1 are massive 2-story structures with ornate details from the trained hand of a practiced designer or learned architect. Outbuildings of the substantial Tudor Revival houses usually have significant auxiliary buildings including garages and living quarters. In a few instances, these structures display architectural ornamentation that is comparable to the main house; more often they have subtle, restrained detailing that is merely suggestive of the Tudor Revival style.

A renewed enthusiasm for Colonial-era inspired forms first emerged during the late 19th century but blossomed during the early 20th century. Impetus for this movement is traced to the 1876 Philadelphia Centennial which spurred interest in the country's pre-Revolutionary past and its architectural history. The result was a romantic interpretation of Colonial architecture based on surviving pre-Revolutionary structures, many of which had been altered by Federal- and Victorian-period remodelings. The balanced facades of Colonial-style dwellings are relatively undecorated except for the entry bay, where single-story porticoes or molded door surrounds embellish the opening. Dormers enhance the hipped roof, as do exaggerated chimney stacks. Especially ambitious examples of the style employ Palladian windows to mark stair placement. With few exceptions, frame versions are unsympathetically painted a stark white.

A popular architectural expression of the period was the Classical Revival style. The slippery, imprecise term is often used synonymously with Edwardian and Neoclassical Revival. The style is chiefly characterized by its use of the classical orders, pediments, temple front motifs and symmetrical organization. A 2-story portico, which is found on both private and public architecture, is the style's signature detail.

During the 1920s and 1930s, large courthouses, movie theaters, fashionable resort hotels, substantial homes such as those in Kessler Park, and even small cottages were capped with low-pitched tile roofs, smoothly stuccoed to imitate adobe and entered via arched opening in a nationwide revival of the Spanish Colonial Revival style. Architect-designed buildings of this style exhibit the full range of ornamental possibilities, including wrought-iron grillwork, tiles set into exterior walls, exposed wood, Plateresque and Churrigueresque-inspired door and window surrounds, tile paving and interior courtyards.

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Several of the Kessler Park houses of Spanish Colonial Revival design include rounded towers with tile conical roofs.

The Mission Revival style is closely related to and often confused with the Spanish Colonial Revival style. Adopted from the distinguishing features of a Spanish mission, the Mission Revival style is differentiated by its more sparsely detailed exterior which often includes a scrolled gable, parapet and dormers, arcaded entries and, on occasion, a tower.

SUBTYPE: Prairie School-influenced Houses

The Prairie School-influenced house is a relatively rare subtype of High Style Residences in Oak Cliff and, as its name implies, displays distinctive elements associated with Prairie School architecture. Prairie School-influenced dwellings (for very few exhibit the overt horizontal lines and interpenetration of interior and exterior spaces specific to Prairie-style houses) based on the turn-of-the-century domestic designs of Frank Lloyd Wright also appeared during the period. The strong horizontal emphasis that dominates Prairie School-influenced houses is underscored by long bands of ribbon windows, long, low or flat rooflines, elongated terraces projecting from side elevations, contrasting coping materials, wide, low chimneys and horizontally placed decorative materials. Architect-designed versions often feature stained glass and Sullivanesque ornament at window and door openings. Undaunted by the challenge of modifying Wright for middle-class homebuilders, style-book authors and mail-order catalogs adapted Prairie School details to enhance their bungalow and four-square designs (Clark 1986; Gowans 1986). Local examples often lack the finely crafted elements and strong horizontal design that typifies the style; nevertheless, clear influences can be identified. In Oak Cliff, numerous four-square dwellings (and variants) are dressed with Prairie School ornamentation or incorporate subtle details indicative of the style (McAlester and McAlester 1986:444).

SUBTYPE: Vernacular Houses

Vernacular houses are those that transcend architectural style and find their common features in form. Such forms as the pyramidal-roof, two-room, shotgun, and L-plan are most prevalent as vernacular houses. Rather than being influenced by popular styles, these properties reflect tradition and use. Often one or more forms are associated with ethnic groups such as the shotgun with African Americans. Other vernacular forms probably developed from environmental conditions such as the pyramidal-roof. Vernacular houses are almost always wood frame with either 1/1 or 2/2 windows and rest on brick pier and beam foundations. Almost all properties in this category have front and/or rear porches

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and asphalt shingled roofs. The majority of vernacular properties found in Oak Cliff appear in the Tenth Street Historic District, but occasional examples are found in other districts as well.

Significance

Residences in Oak Cliff can have both historical and architectural significance, and therefore, can be eligible for listing in the National Register under Criterion A, B or C. Those with historical significance are associated with important events or patterns in local history (Criterion A) or are associated with individuals who made noteworthy contributions to and played pivotal roles in the suburb's development (Criterion B). Those eligible under Criterion A are perhaps the most difficult to recognize and ascertain because the concept is both broad and abstract. However, residences built in a certain era can reflect a period of widespread growth and prosperity in Oak Cliff's development. As a consequence, residential structures can be indicative of patterns in local history, especially if these dwellings are grouped in historic districts.

Historical significance also involves associations with individuals who were important in Oak Cliff's history. To be eligible for the National Register in this way, a dwelling must be the home of a person who achieved his or her significance while residing in that building and it must be the surviving building which best represents his or her productive life.

Most residential buildings, however, are nominated to the National Register under Criterion C as noteworthy examples of an architectural type or style. Oak Cliff's rapid growth during the 1920s and 1930s resulted in the construction of many new domestic structures, and the style or type of these buildings often reflects prevailing architectural tastes at the time of construction. For example, most local residents erected bungalows in the 1920s when Dallas and Oak Cliff experienced a period of relative growth and prosperity.

Residences can also be architecturally significant when grouped together and designated as members of a historic district. When nominated within a historic district, they can provide a more complete cross-section of the local history and help determine the broad themes and influences that contributed to Oak Cliff's overall growth and development. Grouped historic structures best demonstrate the pattern of suburbanization that was the essence of this community's expansion. An analysis of architectural styles within a district can show developmental patterns and can also reveal to what degree designers, builders and contractors conformed to or diverged from prevailing tastes in architecture. Historic

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districts provide tangible links to the past and, because they generally include a multi-block area, can better convey a sense of history than an individual structure.

Registration Requirements

Individual residential properties can be considered for nomination to the National Register if they are at least 50 years old and retain a significant amount of their architectural integrity. They should be recognizable to their period of significance which, in most cases, is the date of construction. To be listed in the National Register, a residential structure must meet at least one of the four Criteria for Evaluation.

Many historic dwellings in Oak Cliff are candidates for listing in the National Register under Criterion C as noteworthy examples of an architectural type, style or method of construction. However, for an individual property to be listed under this criterion, its physical integrity must be closely scrutinized. A building's exterior detailing should appear almost exactly as it did during its period of significance (generally as originally constructed, but sometimes as altered) if at least 50 years ago. While it is inevitable that architectural fabric deteriorates over time, restoration, rehabilitation and reconstruction efforts should be sensitive to a dwelling's historic character and should utilize shapes, forms and materials that are compatible with original design. The installation of historically inappropriate elements can detract from a structure's integrity and, therefore, can make it ineligible for the National Register. Common alterations, which can compromise a structure's integrity, include the replacement of wood-sash windows with modern metal-sash ones, the installation of wrought-iron supports and/or a concrete porch floor, or the application of vinyl, asbestos or aluminum siding over original wood siding. The removal of architecturally significant details can also compromise a dwelling's historic integrity.

Properties being nominated under Criterion A or B are those with strong historical associations, including direct links with important trends and events in our past (Criterion A) and associations with individuals (Criterion B) who have been historically significant. It is important, however, to establish the relative importance of that event or individual within the defined historic context, which in this case involves Oak Cliff's development as a suburb of Dallas. Merely stating that a residence was the home of a successful Oak Cliff businessman is not enough to justify listing in the National Register. A strong argument must be made to describe the accomplishments of that individual and then relate how these efforts contributed to local history. Also, such a property must have been used by that person when significance was achieved and/or be the residence most closely associated with that individual. The dwelling need not be a particularly noteworthy example of an

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architectural style but must retain sufficient integrity to be recognizable to its Period of Significance.

A concentration of residences can be grouped and nominated as a historic district. To be eligible for National Register designation, a historic district must be a well-defined area that contains a significant concentration of historic (pre-1944) buildings that retain their architectural integrity. At least 50 percent of all buildings in the district should be classified as Contributing, a designation which requires that a structure still possess enough of its original fabric to be recognizable to its period of significance, i.e., date of construction or historic remodeling. The structure does not necessarily have to be unaltered but should retain its most important historic architectural details and materials.

Residences classified as Contributing should have their original exterior sheathing and porch trim and materials. The application of asbestos, vinyl, aluminum or any other synthetic siding over the original exterior walls is regarded as insensitive to a dwelling's historic character and proper maintenance, and can disqualify a building for listing as a Contributing property. The replacement of wooden porch floors and supports, likewise, compromises a structure's historic integrity, as the porch usually displays some of the most significant and distinguishing architectural detailing on a residential structure. One of the more common alterations is the installation of wrought-iron porch columns. For example, the tapered box columns of bungalows are an extremely important visual element of this style, and the removal of these features can represent a severe modification to a structure's historic appearance and justify its exclusion from the Contributing category. More superficial alterations, such as the application of nonhistoric colors or paint schemes or the installation of a metal roof, are less severe compromises of the structure's historic integrity and do not, by themselves, warrant rejection of the building as a Contributing element.

Associated historic outbuildings can also be considered as Contributing elements if they display architectural detailing that is in keeping with the overall district and if they are substantial enough in size and scale to be perceived as separate structures, independent of the main house. Such outbuildings may include 2-story garage/apartments that have an address which is separate from the primary dwelling, or they may be 1-story garages which incorporate stylistic elements similar to those exhibited on the main house.

Noncontributing properties are those that detract from a district's historic character and should comprise less than 50 percent of all buildings in a district. This category includes historic buildings and their ancillary structures that have lost their integrity through severe exterior alterations, as discussed above, or have been relocated to a new site within

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the last 50 years. Post-1944 structures comprise the other major grouping within the Noncontributing category; most of these display physical characteristics that have little in common with the prevailing historic character in the area.

Finally, a residential historic district, like all historic districts, must have boundaries that are logically determined and can be defended on aesthetic and/or historical grounds. Gerrymandering to bypass Noncontributing structures and to ensure compliance with the National Register's requirement that 50 percent of the buildings be listed as Contributing cannot be allowed. Instead, the boundaries must be regularly shaped and, whenever possible, follow block lines.

Historic districts in Oak Cliff can be eligible for listing in the National Register under three of the four Criteria for Evaluation. Under Criterion A, a historic district can be representative of early suburban efforts in Dallas. Historic districts also can be eligible under Criterion B because of historically significant individuals who resided in the area and whose contributions are recognized locally and, in some cases, throughout the state. Districts can qualify under Criterion C as cohesive groupings of historic structures that retain their integrity. Many of the structures in districts possess individual architectural significance, but have greater significance when grouped together as a whole. Historic districts in Oak Cliff are most likely to be nominated for their architectural merits, making Criterion C the strongest and most likely avenue for historic district designation.

PROPERTY TYPE: COMMERCIAL BUILDINGS

Description

Commercial Buildings, as a property type, defines a variety of structures built primarily for commercial purposes and includes grocery, department and drug stores, as well as restaurants, banks, offices and a myriad of other retail and service establishments. A total of 439 commercial buildings are inventoried in the 1988-89 historic resources survey which identified 7,889 properties within the project area. These commercial buildings range in date of construction from the early 1900s to the late 1930s. The majority, however, were erected in the 1920s and 1930s when Oak Cliff experienced its most intense development. This period also marked a time when the City of Dallas implemented a land-use plan that restricted commercial establishments to selected areas. Most commercial buildings in Oak Cliff, as a consequence, are in densely concentrated groupings at important street intersections and along major thoroughfares such as Jefferson, N. Bishop and W. Davis

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streets. Thus, commercial buildings in groups often are strong candidates for consideration as historic districts, especially if they are of a common scale and have similar physical characteristics.

Oak Cliff's commercial buildings generally reflect architectural patterns common to similar structures in contemporaneous suburban areas and in the Dallas area. Most commercial buildings in Oak Cliff are 1- and 2-story structures with load-bearing masonry construction and share a common or party wall with adjoining structures. They typically have box-like massing and utilize a plan that is deeper than wide. The majority of commercial buildings have flat or slightly inclined roofs (to aid in the runoff of rain) with tar and gravel used for roofing material. Brick parapets extend above the roof planes and makes the buildings appear more substantial.

The most significant architectural embellishments are reserved for the fronts of the buildings because of their direct exposure to the street. Commercial buildings occupying lots at street corners often have a side elevation with detailing that is similar to that seen on the front but typically is less ornate and without display windows. Rear walls, normally facing alleyways and used for non-public activities, are almost always void of noteworthy ornamentation and often are constructed of inexpensive materials.

Few commercial buildings in Oak Cliff clearly embody a particular style. Consequently, the majority of commercial buildings are best described by their form using a classification system based upon a typology developed by Richard Longstreth. Rather than using stylistic influences, Longstreth analyzes the storefront and how its elements are composed. He identifies 11 subtypes including the one-part commercial block, two-part commercial block and enframed block which comprise the majority of the commercial buildings in Oak Cliff.

SUBTYPE: One-part Commercial Block

The one-part commercial block, the most common in Oak Cliff, includes 1-story structures that are usually of a modest scale and square-shaped proportions. They are so named because the front consists of a single-story component and typically have large display windows and door openings. Architectural ornamentation is most often applied on the upper sections of the buildings creating a decorative cornice or parapet. Early versions of the one-part commercial block (i.e., those erected from about 1900 to the early 1920s) have three-bay storefronts with central doorways and fixed plate-glass windows to the sides. A row of fixed-light transoms often extends above the window and door openings, and wall

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surfaces above the transoms are relatively straightforward with little noteworthy ornamentation. Common detailing includes the use of some type of decorative masonry work such as stretcher bonded bricks along the top of the front wall or decorative brick "panels" in spaces between the cornice and the transoms. Cast-stone coping along the parapet wall is another common architectural element. If the one-part commercial block includes a series of adjoining stores, broad brick piers often separate each storefront. Most examples of this subtype have flat or inclined roofs, although several have gables which distinguish them from another commercial buildings in Oak Cliff.

Later examples (ca. 1920 - ca. 1940) of the one-part commercial block in Oak Cliff are representative of trends observed by Longstreth in his study of American commercial architecture. He writes

By the 1920s...efforts emerged to make the one-part commercial block in suburban areas more ornamental and visually harmonious with domestic surroundings. The abundance of automobiles and corresponding traffic congestion also fostered the concept that low-density commercial development was preferable, at least in enclaves of the well-to-do. Some of the resulting changes are minor, such as the use of a few decorative embellishments. In other instances, the shift in character may be quite pronounced with large, picturesque elements modifying the basic configuration (Longstreth 1987:62).

Builders of the one-part commercial block in Oak Cliff utilized a variety of architectural styles and ornamentation in the latter 1920s and 1930s which echoed trends in surrounding neighborhoods. One complex at 1314-26 W. Davis Street demonstrates this common trend by use of its Tudor Revival-styled detailing, an architectural expression which gained considerable popularity in nearby residential areas. This complex has steeply pitched false gabled roofs, as well as exterior wall surfaces with decorative half-timbered motifs. (Please note that portions of this complex are two stories in height and, therefore, the building is also considered a two-part commercial block which is discussed in subsequent paragraphs).

Another common architectural embellishment seen on one-part commercial buildings in Oak Cliff is derived from the Spanish Colonial Revival style and is readily identified by the use of decorative, nonstructural pent roofs, clay tiles along parapet walls and Scroll parapets. Residential structures with Spanish Colonial Revival influences in adjoining neighborhoods reflect broad trends observed by Longstreth. Other distinctive features of

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this style include stuccoed exterior walls and the use of decorative tiles embedded in wall surfaces.

Some one-part commercial blocks have classically inspired detailing such as molded cornices, fanlight transoms and gabled extensions above front entrances, but local examples are few in numbers. Others have stylized geometric ornamentation that is suggestive of Art Deco architecture which gained marginal popularity in Oak Cliff and Dallas during the late 1920s and 1930s and was used almost exclusively on commercial and governmental buildings erected during the period.

SUBTYPE: Two-Part Commercial Block

The two-part commercial block is the second subtype of Commercial Building in Oak Cliff and contains the most architecturally distinguished local examples. Oak Cliff's two-part commercial blocks are typically 2-story, relatively unadorned structures with regularly spaced fenestration along the street level commercial front. The lower, street-level zone is designed for retail establishments and, because of its proximity to the street, is accessible to pedestrians and is a public space. The upper zone, on the other hand, extends from the second, and if applicable, to the fourth floors and is more private in its character. The upper zone usually is used to house offices or, in some cases, apartments intended for domestic purposes. Unlike the lower zone which has a prominent entrance and large display area fronting on the street, the upper zone is less accessible, often entered by a discreet entrance to the side of the commercial bays or from the rear.

Most examples of the two-part commercial block in Oak Cliff lack high-style ornamentation but still possess the distinctive bipartite composition that defines the subtype. The two-part commercial block often includes two or three storefronts, each with a three-bay configuration and a recessed central doorway. Massive brick piers on the lower level define the storefronts. The upper zone typically has symmetrically arranged openings with double-hung wood-sash windows. The parapet usually displays some type of decorative masonry ornamentation. Stepped parapets, brick corbeling and cast-stone coping are common embellishments.

SUBTYPE: Enframed Window Wall

The third subtype of Commercial Buildings in Oak Cliff is the enframed window wall which, as Longstreth (1987:68) writes, is "...unified by enframing the large center section with a wide and often continuous bay which is treated as a single compositional unit." It is

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distinguished from the one-part commercial block by its strong horizontal emphasis with a wide front that usually is about twice the size of individual bays on the one-part commercial block. Moreover, the end piers are wide and more pronounced visual elements and appear to "frame" the front bay. Although the enframed window wall sometimes includes a series of adjoining stores, most in Oak Cliff have a single storefront with a central door and flanking display window openings.

Detailing on the enframed window wall, like that seen on the other subtypes, is subdued with little stylistic reference. Most local examples of the enframed window wall were built in the late 1920s and 1930s and Art Deco or Moderne embellishments are seen on many of the buildings. Common features include the use of chevrons and other geometric forms along the parapet wall.

Significance

Commercial Buildings, as a property type, is strongly related to Oak Cliff's historical development as a suburb of Dallas and can be eligible for listing in the National Register under Criterion A or C. Businesses that occupied these buildings were patronized almost exclusively by citizens who lived in surrounding residential neighborhoods and commercial centers were often integral components of residential development. Commercial buildings were an important part of the suburb's economy and the businesses operated in a symbiotic relationship with residential development. The construction of these buildings and the enterprises that occupied them also enabled developers and realtors to promote Oak Cliff as a quasi-independent community within Dallas.

Commercial buildings are most likely to be significant for their architectural merits and can be listed in the National Register either individually or as members of a historic district. Several local business houses illustrate noteworthy craftsmanship and/or design qualities and are outstanding examples of an architectural style, type or form. As a consequence, they can have individual significance. Moreover, they may represent an important commission of a local architect, architectural firm or work of a noted area contractor or builder.

Most typically, commercial buildings in Oak Cliff are found in clusters and often possess significance as a historic district. The buildings within such a designation are of a similar scale and form, utilize similar materials and were erected at about the same time. Thus, the structures are viewed physically as being closely interrelated and aesthetically as a unified grouping of independent parts. Such concentrations can have several structures

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that are significant individually and/or can include structures that may lack significance on an individual basis but are more important when considered as part of a collection.

Registration Requirements

To be eligible for the National Register, a commercial building must be at least 50 years old and retain enough of its architectural integrity to evoke the date of construction or period of significance. A commercial building should maintain its original facade and/or fenestration, as well as its exterior finish. Superficial and easily reversible change, such as the covering of transoms or the removal of signs, are less important than major remodelings or additions that can detract from a building's historic character. Alterations completed over 50 years ago sometimes are important in their own right and can represent the architectural evolution of a building over time. For example, a frame building constructed in the 1910s but remodeled in the 1930s with the application of a brick veneer to the front can still be architecturally noteworthy. If essentially unchanged since that time, such an alteration may not necessarily be intrusive to the structure's integrity and could be regarded as an architecturally significant feature.

Commercial buildings included in this nomination are eligible for National Register listing under Criterion A or C. Individual structures being considered for designation under Criterion C must be virtually unaltered and retain their historic integrity to a high degree. They can be noteworthy examples of a particular style or type, or display outstanding craftsmanship or detailing. If important or distinguishing architectural elements such as parapets, cornices, original surface materials or fenestration patterns are changed, modified or removed, the building cannot be considered for National Register designation under Criterion C.

Groupings of commercial buildings being considered as historic districts under Criterion C should qualify if a majority of structures retain most of their architectural integrity and the overall impression of a district conveys a sense of time and place from the period of significance. These buildings are classified as Contributing properties, and at least 50 percent of the total number of structures within a district should be so categorized. Each historic district will have its own definition as to what constitutes a contributing property; however, the National Park Service defines it as a Building, site, structure or object that adds to the historic architectural qualities, historic associations, 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

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character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria (National Register Bulletin No. 16).

Buildings that detract from the district's overall historic character are considered as Noncontributing and include new (post-1944) buildings and severely altered structures. The National Park Service requires that less than 50 percent of the total number of buildings be classified as Noncontributing properties. In addition, the boundaries must be logically drawn and not gerrymandered to achieve the 50 percent requirement.

Commercial buildings with strong historical associations should retain enough of their integrity to be recognizable to their period of significance. For example, a mercantile establishment which was the headquarters of a company that played a vital role in the economic development of the suburb need not be unaltered but must appear much as it did when the company achieved its significance. Most but not all of the building's architectural fabric should survive in a relatively intact state.

PROPERTY TYPE: TRANSPORTATION RELATED STRUCTURES

Description

The property type, Transportation-related structures, includes functional constructions built for purposes other than human shelter. These properties may be related to road (largely vehicular use), rail, water, or air transportation. In Oak Cliff, the properties are road-related. Although there are many existing structures developed for transportation, the only subtype presented for Oak Cliff is the Concrete Masonry Bridge.

SUBTYPE: Concrete Masonry Bridges

By the 1920s, bridge construction developed in its use of materials. The earlier use of metal truss bridges gave way to a more affordable material, concrete. Engineers perfected construction techniques and mixes of concrete to result in stabilized concrete masonry bridges. Unlike the large metal trusses, concrete masonry bridges were often low bridges with short concrete balustrades sometimes decorated with Art Deco or Moderne features. Broad segmental arches typically set a support system that proved both durable and aesthetically pleasing.

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Oak Cliff, Dallas, Dallas County, TexasSignificance

These bridges became wide spread and popular from the 1920s to 1940s. They were an affordable and quick way to provide crossings for small streams and rivers. These often became a picturesque part of communities and neighborhoods that today contribute to the environmental settings of such.

Registration Requirements

A concrete masonry bridge is eligible for listing under Criterion A or C. Criterion A is appropriate if the bridge is determined to be an instrumental part of the physical or economic growth and development of the area. Criterion C is appropriate if the bridge contributes to the environmental setting of the area and conforms to the architectural period of significance. All nominated properties should meet a substantial number of integrity points including location, setting, materials, and workmanship.

PROPERTY TYPE: PLANNED LANDSCAPES

The property type Planned Landscapes includes all properties largely planned as open spaces, both public and private. A broad range of subtypes may be covered but the most prominent ones are cemeteries, parks, and park-related structures, buildings, and objects.

SUBTYPE: Cemeteries

A cemetery is a collection of graves marked by stones or other objects, or unmarked but visible and denoted by fencing, depressions, etc. Cemeteries may provide useful information on individuals in communities or families. While some cemeteries are limited in design or planned elements, most indicate some planned aspects generated either through tradition or professional landscape architectural practice.

Significance

Cemeteries must be significant as an element of a community planning or for its role in ethnic heritage. Many special communities or ethnic groups express their traditions in the placement, decoration, and association of burial remains. Cemeteries that reflect ethnic heritage or are important planned landscapes may be considered important for the National Register.

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Registration Requirements

Cemeteries are not usually eligible for the National Register and are only considered as a special consideration, referred to as Criteria Consideration D. Cemeteries in Oak Cliff may be eligible under Criterion A if associated with events important in the community's development. The cemetery, however, must convey its association with the community involved and retain a significant portion of its historic appearance to meet integrity questions of association, feeling, location, and setting.

SUBTYPE: Parks and Park-related Properties

Parks are land areas set aside for public use and enjoyment. These are usually managed by public entities (local, state, or federal) and serve an important role in community planning. These may vary considerably in size (acreage) or its essential elements. This subtype also includes buildings, structures, and objects that contribute to or are interrelated to the activities carried out in a park. Examples include man-made structures such as lakes, arbors, pools, and tennis courts; objects such as statuary and fountains; and, buildings such as bathhouses, clubhouses, and maintenance facilities. Buildings may reflect various architectural styles including Rustic and craftsman. In all cases, some human involvement resulted in the park designation and its plan or design.

Significance

Parks may be significant in their role in community planning or landscape design. They are typically important parts of defining a community and essential in offering citizens outlets to nature and recreation. Early city planners, from the turn of the century, advocated public parks in neighborhood planning as a healthy part of living in urban areas. This eventually resulted in urban leaders dedicating land for this purpose to attract new residents to an area and as an amenity to urban life.

Registration Requirements

Parks may be eligible under Criterion A as a part of community planning or under Criterion C for their planned aspects or relation to neighborhoods. Eligible parks should retain important landscape features and conform somewhat closely to original planned areas. A number of buildings, structures, or objects may be contained within the boundaries of a park and may be counted as individual Contributing or Noncontributing elements in the district. The park itself also may be included as a Contributing site in districts eligible as

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a collection of buildings significant for architecture. Integrity must be evident in setting, location, feeling, and workmanship.

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G. GEOGRAPHICAL DATA

The geographical area encompasses all of the land south of the Trinity River commonly referred to as Oak Cliff and bounded by West Commerce Street, Hampton Road, Clarendon Avenue, Corinth Street and the south levee of the Trinity River. All of the area is located in the City of Dallas, Dallas County, Texas.

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H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The area within the boundaries of W. Commerce Street, Hampton Road, Clarendon Avenue, Corinth Street and the south levee of the Trinity River was canvassed to locate properties constructed before 1945. Early in the field investigation, the Surveyor examined City Tax Plat Records to determine the names of additions and dates they were annexed for verification of development patterns. The Surveyor located structures by driving all streets and examining developed areas in a systematic manner. For all properties, the following data was recorded:

- o preservation priority
- o address
- o typology (dwelling, commercial or institutional)
- o estimated date of construction
- o city planning map number

HIGH, MEDIUM or LOW preservation priority ratings were assigned for architectural or design 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 preliminary determinations. In certain areas where significant properties were highly concentrated such as Winnetka Heights or Kidd Springs, the HIGH priority sites were representative examples from an important group of surveyed properties.

Each property's original use or function dictated the typology of the building. The Dwelling category includes single-family dwellings, apartments and ancillary structures; Commercial identifies places of business, offices, service stations, warehouses and industrial sites; and Institutional 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. In estimating dates, the Surveyor referred to circa 1940 city directories when possible. Each property received a unique identification number which was combined with the city planning map number to create the Site Number.

Following completion of the survey, a multiple property nomination was prepared as a second phase of the project. All properties were evaluated for National Register

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designation first based on their architectural merits. Prior to selecting properties for the National Register nomination, however, a historic context was developed by that identified the historical forces that shaped Oak Cliff's development. Such a step provided an effective method to evaluate potential National Register properties and established their significance to Oak Cliff.

Ninety individual properties and two historic districts were determined eligible for listing in the National Register before survey and nomination efforts began. Field investigations conducted during the survey phase of the project revealed that the most significant properties were likely to be found in concentrations. Historical research indicated that these concentrations followed primarily subdivision and addition lines.

These conditions, along with the development of the historic context, mandated a change in the philosophy for selecting properties to the National Register. Rather than focusing on individual properties, the nomination instead designated groupings of historic buildings as historic districts based upon suburb additions and subdivisions. Such a method was considered flexible, and thus enabled more properties to be listed in the National Register, thereby aiding local, state and national preservation efforts. Moreover, this approach in no way hinders or impedes nominating individual structures and historic districts in the future.

It is important to realize that the purpose of this effort was to not only to nominate properties to the National Register at this time, but to also 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 districts -- can be included in the multiple property nomination *Historic and Architectural Resources of Oak Cliff, Dallas, Texas*.

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