

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received: FEB 14 1985
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Historic Resources of Cedar Hill, Texas

and/or common

2. Location

street & number Incorporated limits of city N/A not for publication

city, town Cedar Hill N/A vicinity of congressional district

state Texas code 048 county Dallas code 113

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> multiple resources	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residences
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership (see continuation sheets)

street & number

city, town Cedar Hill N/A vicinity of state Texas

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Dallas County Courthouse

city, town Dallas state Texas

6. Representation in Existing Surveys

title Historic Sites Inventory has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records Texas Historical Commission

city, town Austin state Texas

Paul Stanton, Texas

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Cedar Hill Multiple Resource Nomination is made up of 5 residential structures which date from the last two decades of the nineteenth century. They represent the only buildings within the present city limits of Cedar Hill which are relatively unaltered, architecturally distinct, or historically significant. The variety of architectural types, styles, and construction materials, though limited by the small number of properties being nominated, nonetheless reflects a range of historic and architectural resources representative of Cedar Hill in the late nineteenth century.

Cedar Hill, Texas, is situated on the highest point in Dallas County, which is also the highest elevation between the Red River and the Gulf Coast. Its location among timber-covered and well-watered hills in southeast Dallas County made it an attractive area for settlers migrating northward into the Peters Colony during the late 1840s. Like most early settlements, Cedar Hill served as a trading center for the surrounding farm community.

The town itself, which was platted in 1874, evolved around a small commercial square. A few years after being laid out, its original rectilinear grid was bisected diagonally by the Chicago, Texas and Mexican Railroad. A depot was constructed just north of the town square, and served as the focus for a number of industrial structures that included gins, warehouses, and a granary. Unfortunately, none of these early industrial buildings have survived. Approximately 95 percent of the structures presently within the original town plat are residential, the remaining buildings being mostly commercial. All structures outside these original boundaries, but within the recently expanded city limits, are either new construction or heavily altered older buildings.

The significant historic architecture remaining in the city dates from the late nineteenth century, when Cedar Hill was a stable and prosperous community. The town's leading businessmen and merchants were of moderate wealth derived from land interests and mercantile and business activities. A majority of the houses and commercial buildings in town are modest in scale and conservative in style, especially when compared to the opulent popular architecture of nearby Dallas. In Cedar Hill, ostentation in decoration or size was apparently not a priority for demonstrating status in the community. Yet relatively few houses reflect common folk plans or forms.

Although the town square was platted in 1874, little historical commercial architecture remains in Cedar Hill from that early era. For instance, all but one of the early wooden false-front buildings which originally stood downtown were replaced in the early twentieth century with one- and two-story brick structures, and even these have been extensively altered in recent years. In fact, only one commercial building in Cedar Hill has retained any significant historic form or detailing. This is the Citizens Bank which was constructed in 1904. Its heavy Romanesque arches and detailed corbeling made it one of the most prominent buildings in town. If properly restored, the bank building could be considered for inclusion in the present multiple-resource group. The square, itself, which served for more than a century as a park, has been filled with a modern city-government building.

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Outside the business district, the pattern of residential development was more scattered. The first houses were erected on relatively large tracts of land and mainly situated to the north, east, and west of the square. Because these lots were subsequently subdivided, the period of construction for structures in any one part of town is mixed, and no historic district exists within the multiple-resource area. The individual residential properties included in the present nomination, however, are representative of several major architectural styles common in Texas Between 1880 and 1900. With the exception of the Hawkes House (site 3) they are also associated with prominent local families of that period.

The Roberts House (site 1) is the oldest structure being nominated. Built in 1884, this house is also the town's most ornate, and probably reflects the prestige and wealth of Dr. Rufus A. Roberts, who settled in Cedar Hill in 1859. Even so, the decorative elements on the house are basically subdued and confined to only the front elevation. The most prominent feature is the small porch gable with trefoil barge board and inset jig-sawn decoration.

The Bryant House (site 2), erected in 1889, is of simpler plan. It is significant, however, as one of the few remaining, unaltered "I" houses identified in Dallas County. This is apparently the only local example of this type which has external chimneys and a formal central hall. The house is marked by a prominent, handsome, two-story porch whose gable apex was once decorated with fine jig-sawn gingerbread work.

The Hawkes House (site 3) represents another example of the "I" house. Constructed ten years later than the Bryant House, it is much simpler in detail and lacks the end chimneys and central, two-story porch that so prominently set apart that structure.

The Angle House (site 4) contrasts with all the other houses in this nomination in both size and scale. Built in 1895, it is an excellent example of the single-story, Victorian-era cottage that was common in Texas in the late nineteenth century. Originally constructed with a cross-axial plan, its east elevation is surrounded with a handsome wraparound porch supported on turned columns and decorated with a spindle frieze. Shed additions have been constructed in the northwest and southwest corners.

The Straus House (site 5), which was also constructed in 1884, is a large, two-story frame house with a modestly decorated porch on its north facade. It is significant as the residence of E. C. Straus, a prominent local merchant, who opened a drygoods store in Cedar Hill about 1880.

For the most part, houses constructed in Cedar Hill after the turn-of-the-century were small and nondescript structures of no outstanding architectural merit. Lack of distinction and historical associations makes them ineligible for inclusion on the National Register at this time. Most of the area included in the present nomination encompasses several large subdivisions which have been developed and annexed to the city since World War II, and in which no historic structures are known to exist.

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METHODOLOGY

In the Dallas county architectural survey of 1982, buildings in Cedar Hill were placed in the context of historic structures in that county. This survey was conducted by Danny Hardy, consultant in historic preservation, and was funded by the Dallas County Historical Commission and a Historic Preservation Grant administered by the Texas Historical Commission. The recommendations that resulted from this survey were also based on historical information gathered by local volunteers, combined with field recording of historic structures. It was carried out in accordance with the Secretary of the Interior's standards for the comprehensive surveying of cultural resources.

In evaluating historic buildings identified by the survey, emphasis was placed on resources that retain their physical integrity; National Register criteria were employed in assigning rankings to the buildings and complexes which were identified. Evaluations which resulted from this survey were used by LeAnne Baird, consultant in historic preservation, Dallas, as a basis for selecting sites to be included in the Cedar Hill multiple-resources nomination.

However, several additional factors were considered in the choice of buildings. First, the survey had emphasized a county-wide perspective in evaluating the architectural significance of folk forms, so that several buildings that were good vernacular examples of their historic period in Cedar Hill were not recommended for nomination. However, recognition of these buildings is important in recognizing and encouraging the preservation of a complete local architectural sequence. Also, some properties whose integrity or condition was questionable at the time of the 1982 survey, are now eligible for the National Register. The restoration of historic properties in Cedar Hill has gained in popularity since 1982, and most structures of architectural significance have been restored to their original exterior appearance.

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The Old Citizens National Bank, although of historic significance to the community, has been altered to the extent that its architectural integrity has been severely compromised. All of the windows have been removed and replaced with reflective glass. The corner entry way has been remodeled and replaced with an aluminum door, and the original store-front window has been filled in with a modern, multi-light, curved bay window with mansard roof. Because of these alterations, the building was not recommended for nomination in the Survey Report of 1982, and has been twice rejected by the State Board of Review. Were these recent changes reversed, it could be reconsidered by the Board.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates (see individual site sheets) **Builder/Architect** (see individual site sheets)

Statement of Significance (in one paragraph)

The Cedar Hill Multiple Resource consists of five structures representative of the period of prosperity which this town enjoyed in the late nineteenth century as an agricultural trading center southwest of Dallas. All five structures are residential and were constructed between 1884 and 1900. They are all of local significance in terms of architecture and commerce. Because of the development that this once-small community is now undergoing, the present nomination represents a critical step in the local commitment to preserve what remains from Cedar Hill's past.

The historic resources of the town of Cedar Hill included in the present nomination are all of local significance. These properties represent a variety of late nineteenth-century architectural styles, and are also associated with several of the community's leading families from that period. Although Cedar Hill has always been a small town, it played a vital role in the development of Dallas County from the mid-nineteenth century to the present.

The first settlers came to southeast Dallas County in the mid-1840s. At that time the area was part of the Peters Colony land. About 1845, settlers began to establish farms in the Cedar Mountains, where timber and water were plentiful. Some time prior to 1850, a road was established along the east side of the Cedar Mountains, passing through the small village of Cedar Hill. By 1857 this road connected southeast Dallas County with the central part of the county, and terminated at Horton's Ford on the Trinity River.

Cedar Hill's early development was hindered by a tornado in 1856 that destroyed most of the buildings in the settlement and caused a number of deaths. In the 1860s and 1870s, Cedar Hill and Lancaster were the centers of living in the southern part of the county. Yet settlement was widely dispersed and sparse. Cedar Hill's economy was based exclusively on providing support services for the surrounding farm community.

In the winter of 1880, the Chicago, Texas and Mexican Central Railroad (later part of the Gulf, Colorado and Santa Fe Line) began building a line from Dallas to Cleburne, which passed through Cedar Hill. Partly because of this, Cedar Hill had become a thriving service center for much of southeast Dallas County by the early 1880s. Its population grew from 110 in 1880 to 500 in 1890. The town's business community prospered and steadily expanded through the 1920s. Cotton was the primary cash crop, with a sizeable wheat crop running second. In the 1920s, the houses on the edges of town were all about a mile apart.

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The Depression took its toll in the community, since the town's economy was so closely related to the farm economy. Yet the town's population remained stable at 500-600 people until after World War II. In the 1950s Cedar Hill began the transition to a bedroom community for the Dallas metropolitan area. This transition was the result of several simultaneous trends. For one thing, farm people had accepted nonfarm jobs during World War II, primarily in nearby defense industries in Tarrant County, and so had been exposed to other kinds of work. In addition, returning veterans had experienced life away from a small town, and consequently sought jobs in Dallas where pay was good and hours were shorter. By the late 1950s, 75 to 90 percent of the city's workforce was commuting to their work, and this pattern continues to the present day.

Beginning in the late 1940s, the development of several subdivisions dramatically increased the housing stock of Cedar Hill. These subdivisions were essentially "tacked on" to the edges of the existing town, so that the central section retained its early twentieth-century character and scale.

The properties included in this multiple-resource nomination date from the middle period of Cedar Hill's history, its most prosperous decades. This period begins with the opening of the railroad about 1881, and ends around 1910 when residential buildings began to be constructed in the new, planbook styles. No historic buildings built before 1880 have survived unaltered in Cedar Hill.

Four of the nominated residences, the Roberts House, the Bryant House, the Angle House, and the Straus House, were constructed or owned by prominent Cedar Hill professional people or merchants. Because the mercantile stores of these entrepreneurs have been extensively altered or destroyed, their homes remain as the only examples of the town's late nineteenth-century prosperity.

The first of these, the Roberts House (site 1), was erected by Dr. Rufus A. Roberts in 1884. One of the earliest settlers in the area, Dr. Roberts arrived in Cedar Hill in 1859. After serving in the Civil War, he returned to practice medicine and operate a drug store until the end of the century. He was also instrumental in bringing the railroad to Cedar Hill in the early 1880s.

William Bryant, Jr., who constructed the Bryant House (site 2), was another relatively early resident of the community, having arrived with his father in 1868. Four years later the family purchased 640 acres just east of town, where young William Bryant lived until November 1889, when he moved with his wife of 12 years, Sarah Lee (née McCan), to their new completed home at the corner of South Broad and Cooper streets in Cedar Hill. William Bryant, Jr., was a successful cattle rancher and owned a commercial building on the Cedar Hill town square.

The Angle House (site 4), built in 1895, was purchased by D. M. Angle in 1909. He farmed and operated a general merchandise store on the town square in the early 1900s, and again between 1922 and 1929.

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The Straus House (site 5), on Cedar Street, was built for E. C. Straus in 1884. Mr. Straus, who died the following year, had operated a drygoods store in Cedar Hill since around 1880. At the time of his death, which occurred a year after the completion of his new home, his business was taken over by his wife and two sons, who operated it well into the twentieth century.

If successfully rehabilitated, the Old Citizens Bank in downtown Cedar Hill might also be nominated as a structure representative of the town's early prosperity. Constructed in 1904, this building also represents the most prominent commercial structure in the town and the least altered building on the square.

Two other houses, the Hawkes House (site 3) and the Angle/Potter House (site 4), are included in this nomination because of their architectural merit: the first, because of a standard "I" house plan, and the second, on account of its cross-axial plan and fine decorative detailing.

RECENT PRESERVATION EFFORTS IN THE COMMUNITY

Preservation and restoration activities in the city of Cedar Hill continue to grow in number and scope. Prior to 1970, no historic properties in the town had been formally recognized, and the First Methodist Church is the only site to have been designated a Registered Texas Historical Landmark.

Further preservation of historic resources was sparked in the late 1970s by a cooperative of local people, the Cedar Mountain Combine. These citizens raised money to purchase and rehabilitate an historic drygoods store on the town square, which had fallen into disrepair. They did much of the work themselves and sold the building as a dance studio. This project was followed by the purchase and rehabilitation of a similar brick commercial building, also on the square, by some of the citizens involved in the first effort. There then occurred the restoration of Cedar Hill's showpiece, the Roberts House. Also a cooperative effort, this rehabilitation resulted in the addition of a new restaurant and a new shop to the central business district.

The Bryant House represents the most recent restoration in Cedar Hill. This house has remained in the same family since its construction, and was refurbished in the fall of 1983. Two other houses included in this nomination, the Hawkes and Potter houses, were similar in that they had retained their architectural integrity; they have recently been rehabilitated and are now charming vernacular illustrations of the best housing Cedar Hill had to offer "ordinary folk" about the turn-of-the-century.

Houses from the second and third decade of the twentieth century have not been neglected by all this restoration work. And other properties around town (significant only for their contribution to the town's historic character) have recently been repainted and/or rehabilitated. The restoration of the First State Bank is planned in the very near future.

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Thus historic perservation is of increasing importance in Cedar Hill today because of the recreational lake and state park that are planned five miles to the west of town. Continuing development of the Dallas-Fort Worth metroplex, combined with increased tourism as a result of the lake's scheduled opening in 1986, is causing dramatic changes in Cedar Hill's permanent and transient populations.

In response to an expected influx of new residents and visitors, the Cedar Hill city council is currently overhauling the city's zoning ordinances. As a part of this undertaking, the council members are studying historic zoning in other Texas cities, with the goal of drafting and passing historic overlay zoning for the properties identified as a result of the present and previous projects.

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The background buildings referred to in Section 7 have all been either severely altered or entirely destroyed. The selection of structures included in this nomination results from a comprehensive survey of Cedar Hill which was completed in 1982. In this survey, 61 pre-1940 resources were identified within the Cedar Hill city limits, which then extended well into historically rural areas. Of these identified properties, only three were cited in the Survey Report as being of a high level of significance.

One of these was a church, which was not nominated because it did not appear to meet exception A. The other two were the Angle House at 800 Beltline (site 4) and the Roberts House (site 1), which were included. Five other properties were rated of moderate significance. Two of these, the Old Citizen's National Bank and a rural farmstead, had been altered to the extent that they were not judged to meet the criteria for listing. The other three have been included in this nomination because they have been properly rehabilitated since 1982. No early industrial or commercial properties (with the exception of the aforementioned bank) remain in Cedar Hill, and other residential properties have either been significantly altered or are too late in age to be nominated at this time. Therefore, it is not necessary to discuss them in great detail.

9. Major Bibliographical References

Brown, John Henry, History of Dallas County, Texas: From 1837 to 1887. Dallas: Milligan, Cornett and Farnham, Printers, 1887.

(see continuation sheet)

10. Geographical Data

Acreeage of nominated property approximately 3 acres (see individual site forms)

Quadrangle name Cedar Hill, Texas

Quadrangle scale 1:24,000

UMT References (see continuation sheets for individual properties)

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

(see continuation sheets for individual properties)

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title LeAnne Baird (with Kenneth Breisch, THC)

organization _____ date 1984

street & number 5981 Arapaho #1303 telephone (214) 239-4644

city or town Dallas state Texas 75248

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Curtis J. Jernell*

title State Historic Preservation Officer date 5 Feb. 1985

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I hereby certify that this property is included in the National Register

[Signature] _____ date _____

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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MAJOR BIBLIOGRAPHICAL REFERENCES

Cedar Hill History Collection, Cedar Hill Public Library.

Cochran, John H. Dallas County: A Record of Its Pioneers and Progress. Dallas: Arthur S. Mathis Service Publishing Company, 1928.

Dallas County Deed Records, Dallas County Courthouse, Dallas, Texas.

Hardy, Daniel. Dallas County Historic Resource Survey. Dallas: Dallas County Historical Commission, 1982.

Lindsley, Philip. A History of Greater Dallas and Vicinity, Vols. 1 and 2. Chicago: The Lewis Publishing Company, 1909.

Memorial and Biographical History of Dallas County, Texas, Chicago: The Lewis Publishing Company, 1982.

Webb, Walter Prescott (ed.). The Handbook of Texas, Vols. 1 and 2. Austin: Texas State Historical Association, 1952.

Interviews by LeAnne Baird with Joe Potter, Mr. and Mrs. Millard Potter, Mr. Lowell Potter, Mrs. Zula Mae Wiley, and Mr. and Mrs. Joe Cannady: between June and September, 1983.

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Multiple Resource Area
Thematic Group

dnr-11

Name Cedar Hill Texas Multiple Resource Area
State Dallas County, TEXAS

Nomination/Type of Review

Date/Signature

1. Roberts, Dr. Rufus A., House

Entered in the
National Register

Con
for Keeper *Delores Byers* 3/27/85

Attest

2. Bryant, Jr., William, House

Entered in the
National Register

for Keeper *Delores Byers* 3/27/85

Attest

3. Hawkes, Z. T. (Tip), House

Entered in the
National Register

for Keeper *Delores Byers* 3/27/85

Attest

4. Angle, D. M., House

Entered in the
National Register

for Keeper *Delores Byers* 3/27/85

Attest

5. Straus House

Substantive Review

Keeper *Linda McDellows* 7/12/85

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest