

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Colonial Hill Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Bounded by Pennsylvania Avenue, IH 45, US Hwy 75 (Central), Hatcher
CITY OR TOWN: Dallas
STATE: Texas CODE: TX COUNTY: Dallas
NOT FOR PUBLICATION: N/A
VICINITY: N/A
CODE: 113 ZIP CODE: 75215

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official

14 Feb. 1995
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	353	136 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	353	136 TOTAL

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

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

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: Single Dwelling
COMMERCE/TRADE: Business
CURRENT FUNCTIONS: DOMESTIC: Single Dwelling
COMMERCE/TRADE: Business

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival;
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

MATERIALS: FOUNDATION BRICK
WALLS Wood
ROOF Asphalt
OTHER Concrete; Glass

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-22).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture; Community Planning and Development

PERIOD OF SIGNIFICANCE: 1903-1945

SIGNIFICANT DATES: 1903

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-23 through 8-41).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see Section I).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: Approximately 150 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
	1	##	#####	3	##	#####
	2	##	#####	4	##	#####

(x see continuation sheet 10-42)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-42 and 43)

BOUNDARY JUSTIFICATION (see continuation sheet 10-43 and 44)

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

NAME/TITLE: Daniel Hardy/Terri Myers

ORGANIZATION: Hardy-Heck-Moore **DATE:** 8-90; 12-94

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

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

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS

ADDITIONAL ITEMS

PROPERTY OWNER

NAME Multiple

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

ZIP CODE

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 7 Page 5

The Colonial Hill Historic District lies approximately two miles southeast of downtown Dallas. The district consists mostly of "popular" domestic buildings dating from the early 20th century. Its boundaries incorporate approximately 13 blocks north-to-south, and three blocks wide flanked by two major freeways: Central Expressway (U.S. 75) on the northeast, and Interstate Highway 45 and South Lamar on the west and southwest. Pennsylvania Avenue is the northwestern boundary, while the back lot lines along the southeastern side of Bannock street properties form the southeastern boundary. Colonial Avenue is the major internal artery that bisects the district. The Colonial Hill terrain slopes gently to the south and west toward the Trinity River floodplain, which is southwest of Lamar Street. Streets and alleys are laid out in an irregular grid pattern that is the result of nineteen small additions, or parts of additions, added as the neighborhood expanded in a southerly direction during the early 1900s. As a result, lot sizes vary in the district, but residential lots average about 50-60 feet wide by 120-160 feet deep. Several of these additions utilize the common name of the area, with variations such as Colonial Annex and Caven's Colonial Avenue Addition. The Colonial Hill Historic District contains 489 buildings. Three hundred fifty three (approximately 72 percent of the total) are Contributing properties -- pre-1945 buildings that are essentially unaltered or have reversible alterations that have not drastically changed the character of the building.

The freeways have isolated the Colonial Hill Historic District, where the predominant housing stock dates from 1903 to the 1930s. A few small pockets of contemporaneous commercial nodes; post-1945, infill housing; and vacant lots fill out the district's properties. The earliest architecture is in the northern section of the district, where popular forms such as four-square houses and 1-story near-symmetrical hybrids of four-squares/bungalows are prevalent. Some of the grander 2-story houses (such as 3401 Wendelkin Street) have Classical detailing, while others (3508 and 3510 Wendelkin Street) have bungalow-like porch details, including tapered columns and exposed eaves. In the south portion of the district, 1-story frame bungalows with Craftsman detail are more common. The most representative groups of the bungalows are along the 1700 and 1800 blocks of Driskell Street and the 3800-4000 blocks of Spence Street. Newer historic housing is formed of small pockets of brick cottages from the late 1920s and 1930s, such as the row of Tudor Revival-detailed buildings on Holmes Street.

Several 1-story brick commercial buildings, including a few with cast-stone parapet detailing, are within the district. Most of the commercial buildings are in small groupings,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 7 Page 6

such as at the intersection of Colonial Avenue and Pine Street, and the row of nondescript buildings in the 3600 block of Colonial. All of these buildings have flat roofs behind raised parapet walls, and most have been moderately, but not irreversibly, altered.

Landscaping in the district has always been undertaken by private owners, with no signs of collective or public tree plantings, even along Colonial Avenue, where the district's grandest dwellings are located. Trees used for yardscapes include sycamore, pecans, elms, and cedar; there are also some stands of indigenous deciduous oaks. A group of pine trees is located in the southern portion of the district, along the 1700 block of Marburg Street, three blocks south of Pine Street, and is assumed to have been planted several decades ago. The varieties of ornamental plantings vary greatly, and it is difficult to distinguish historic landscaping from more recent efforts. Many yards contain minimal enhancement because of long periods of neglect. Some areas have yards elevated a foot or two above the street level and have sharp slopes or retaining walls near the public sidewalks.

Public improvements include sidewalks and curbing, much of which seems contemporaneous to the development, although many sidewalks have been repaired or replaced. At the west corner of Colonial and Poplar is a sidewalk impression reading: "Klein Brothers, 1909." Sidewalks and driveways leading to the buildings are generally of concrete construction from an early period, suggesting that the developers might have provided these amenities. Street signs and lighting are modern, with arc lamps attached to wooden utility poles.

Several buildings have reversible alterations, such as replaced porch supports, modern siding, and replaced windows or doors. Intrusive post-World War II construction includes seven small 1950s-60s apartment buildings, most of which are abandoned and in poor condition. These buildings are in the northern part of Colonial Hill, with most fronting on, or are near, IH-45. The circa 1985 Colonial Hill Elementary School is a significant new element at the northern end of the district, but its irregular massing and relatively low profile on a large site with numerous oak trees lessens the intrusive nature of the building.

DEFINITION OF CATEGORIES - COLONIAL HILL HISTORIC DISTRICT

Contributing. Properties in this category include buildings that add to the district's overall historic character or are individually significant. To be included in this category, a building must be at least 50 years old and must retain most of its historic character. The

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 7 Page 7

National Park Service allows buildings less than 50 years old to be included in the Contributing category if they reflect a similar scale, materials and siting to the district's other historic properties and "contribute" to the district's overall historic character. A building need not be completely unaltered to be included in this category; however, more recent (post-1945) changes that can affect historic integrity include the partial infill of porches, the application of aluminum or vinyl siding over the original wood siding or the addition of new rooms and wings. These alterations often detract from the original character of the building; however, if a building's basic form remains intact and the building adds, if only to a small degree, to the district's overall historic character and ambiance, the property can be classified as a Contributing element.

Noncontributing. Properties in this category are those that detract from the district's historic character. The majority are less than 50 years old and have little or no architectural or historic significance. They exhibit little or none of the characteristics that distinguish the historic district and, therefore, are considered intrusive. This category also includes pre-1945 buildings that have been so severely altered that little, if any, of their original or historic fabric is recognizable. If restored, historic buildings currently classified as Noncontributing can be re-categorized to Contributing status if sensitive restoration efforts are completed.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 8

INVENTORY OF PROPERTIES - COLONIAL HILL HISTORIC DISTRICT

The use of parentheses indicates an instance in which the house number observed in the field differs from the house number listed in city tax rolls. The tax-roll house number appears inside the parentheses.

Properties with "N/A" as a site number were not originally surveyed (i.e. non-historic properties).

Address	Site No.	Date	Property Type	Category
1613 (1615) Bannock	1857	ca. 1925	Domestic	Contributing
1614 Bannock	1875	ca. 1930	Domestic	Contributing
1616 Bannock	1874	ca. 1925	Domestic	Noncontributing
1617 Bannock	1858	ca. 1925	Domestic	Contributing
1622 Bannock	1873	ca. 1925	Domestic	Contributing
1625 Bannock	N/A	post 1945	Domestic	Noncontributing
1626 Bannock	1872	ca. 1925	Domestic	Contributing
1630 Bannock	1871	ca. 1925	Domestic	Contributing
1631 Bannock	1859	ca. 1925	Domestic	Noncontributing
1635 Bannock	1860	ca. 1925	Domestic	Contributing
1641 Bannock	1861	ca. 1925	Domestic	Contributing
1643 Bannock	1862	ca. 1925	Domestic	Noncontributing
1710 Bannock	1870	ca. 1940	Domestic	Noncontributing
1714 Bannock	1869	ca. 1935	Domestic	Contributing
1715 Bannock	1863	ca. 1930	Domestic	Contributing
1718 Bannock	1868	ca. 1935	Domestic	Contributing
1721 Bannock	1864	ca. 1925	Domestic	Noncontributing
1725 Bannock	1865	ca. 1925	Domestic	Noncontributing
1728 Bannock	1867	ca. 1930	Domestic	Contributing
1729 Bannock	1866	ca. 1930	Domestic	Contributing
3200 Central	N/A	post 1945	N/A	Noncontributing
3600 Central	N/A	post 1945	Domestic	Noncontributing
3713 Central	2382	ca. 1925	Domestic	Noncontributing
3717 Central	2383	ca. 1925	Domestic	Noncontributing
3721 Central	2384	ca. 1925	Domestic	Noncontributing
3729 Central	2385	ca. 1925	Domestic	Noncontributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 9

3731 Central	2386	ca. 1925	Domestic	Contributing
3737-39 Central	2387	ca. 1925	Domestic	Noncontributing
3741 Central	2388	ca. 1925	Domestic	Noncontributing
3815 Central	N/A	post 1945	Commercial	Noncontributing
3821 Central	N/A	post 1945	Commercial	Noncontributing
3400 blk Colonial	N/A	N/A	N/A	Noncontributing
3510 Colonial	N/A	post 1945	Domestic	Noncontributing
3520 Colonial	2165	ca. 1925	Domestic	Contributing
3521 Colonial	N/A	post 1945	Domestic	Noncontributing
3524-26 Colonial	2166	ca. 1925	Domestic	Contributing
3525 Colonial	N/A	post 1945	Domestic	Noncontributing
3530 (3528) Colonial	2167	ca. 1925	Domestic	Contributing
3601-03 Colonial	2273	ca. 1930	Domestic	Noncontributing
3606 Colonial	2168	ca. 1925	Domestic	Contributing
3609 Colonial	2272	ca. 1920	Domestic	Contributing
3610-12 Colonial	2169	ca. 1925	Domestic	Contributing
3617 Colonial	2271	ca. 1920	Domestic	Contributing
3621 Colonial	N/A	post 1945	Domestic	Noncontributing
3626 (3628) Colonial	2170	ca. 1925	Domestic	Contributing
3627 Colonial	2270	ca. 1925	Domestic	Noncontributing
3629-41 Colonial	2269	ca. 1930	Commercial	Contributing
3630 Colonial	2171	ca. 1925	Domestic	Noncontributing
3634 Colonial	2172	ca. 1925	Domestic	Noncontributing
3638 Colonial	2173	ca. 1925	Domestic	Contributing
3700 Colonial	2174	ca. 1920	Domestic	Contributing
3701 Colonial	2267	ca. 1910	Domestic	Contributing
3704 Colonial	2175	ca. 1920	Domestic	Contributing
3705 Colonial	2266	ca. 1920	Domestic	Noncontributing
3708 (3710) Colonial	2176	ca. 1920	Domestic	Noncontributing
3709-11 Colonial	2265	ca. 1920	Domestic	Contributing
3713 Colonial	2264	ca. 1920	Domestic	Noncontributing
3716 (3718) Colonial	2177	ca. 1920	Domestic	Contributing
3717 Colonial	2263	ca. 1925	Domestic	Contributing
3719 (3721) Colonial	2262	ca. 1930	Domestic	Noncontributing
3722 Colonial	2178	ca. 1920	Domestic	Contributing
3728 Colonial	2179	ca. 1920	Domestic	Contributing
3733 (3735) Colonial	2261	ca. 1930	Domestic	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 10

3734 Colonial	2180	ca. 1930	Domestic	Contributing
3736 Colonial	2181	ca. 1930	Domestic	Contributing
3739 Colonial	2260	ca. 1925	Domestic	Contributing
3804 Colonial	2182	ca. 1925	Domestic	Contributing
3808 Colonial	2183	ca. 1925	Domestic	Noncontributing
3811 Colonial	2259	ca. 1925	Domestic	Contributing
3812 Colonial	2184	ca. 1925	Domestic	Contributing
3815 Colonial	2258	ca. 1925	Domestic	Contributing
3816 Colonial	2185	ca. 1925	Domestic	Noncontributing
3819 (3817) Colonial	2257	ca. 1925	Domestic	Contributing
3820 Colonial	2186	ca. 1925	Domestic	Contributing
3821 Colonial	2256	ca. 1930	Domestic	Noncontributing
3824 Colonial	2187	ca. 1925	Domestic	Noncontributing
3829 Colonial	2255	ca. 1930	Domestic	Noncontributing
3830 Colonial	2188	ca. 1925	Domestic	Contributing
3834 Colonial	2189	ca. 1925	Domestic	Contributing
3837 Colonial	2253	ca. 1945	Domestic	Contributing
3838 Colonial	2190	ca. 1925	Domestic	Contributing
3900 Colonial	2191	ca. 1940	Domestic	Contributing
3901-03 Colonial	N/A	post 1945	Domestic	Noncontributing
3904-06 Colonial	2192	ca. 1940	Domestic	Contributing
3908 Colonial	2193	ca. 1925	Domestic	Contributing
3915 Colonial	N/A	post 1945	Domestic	Noncontributing
4001 Colonial	N/A	post 1945	Domestic	Noncontributing
4002 Colonial	2194	ca. 1925	Domestic	Contributing
4005-07 Colonial	2252	ca. 1925	Domestic	Contributing
4006-08 Colonial	2195	ca. 1930	Domestic	Contributing
4011 Colonial	2251	ca. 1945	Domestic	Contributing
4012 (4010) Colonial	2196	ca. 1925	Domestic	Contributing
4014 Colonial	2197	ca. 1925	Domestic	Contributing
4019 Colonial	2250	ca. 1925	Domestic	Contributing
4020 Colonial	2198	ca. 1925	Domestic	Contributing
4023 Colonial	2249	ca. 1925	Domestic	Contributing
4101 Colonial	2248	ca. 1925	Domestic	Contributing
4102 Colonial	2199	ca. 1925	Domestic	Contributing
4106 Colonial	2200	ca. 1925	Domestic	Contributing
4107 Colonial	2247	ca. 1925	Domestic	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 11

4109 Colonial	2246	ca. 1925	Domestic	Contributing
4114 Colonial	2201	ca. 1925	Domestic	Contributing
4121 Colonial	N/A	post 1945	Commercial	Noncontributing
4122 (4120) Colonial	2202	ca. 1925	Commercial	Noncontributing
4200 (4202) Colonial	2203	ca. 1930	Commercial	Contributing
4201 Colonial	2245	ca. 1925	Commercial	Contributing
4206 Colonial	2204	ca. 1925	Domestic	Contributing
4210 Colonial	2205	ca. 1925	Domestic	Contributing
4214 Colonial	2206	ca. 1925	Domestic	Contributing
4219 Colonial	2244	ca. 1925	Domestic	Contributing
4220 (4218) Colonial	2207	ca. 1925	Domestic	Noncontributing
4221 Colonial	2243	ca. 1925	Domestic	Noncontributing
4223-25 Colonial	2242	ca. 1925	Domestic	Contributing
4303 Colonial	2241	ca. 1925	Commercial	Contributing
4306 Colonial	2209	ca. 1925	Domestic	Contributing
4309 Colonial	2240	ca. 1930	Domestic	Noncontributing
4314 Colonial	2210	ca. 1925	Domestic	Noncontributing
4315 Colonial	2239	ca. 1930	Domestic	Contributing
4317 Colonial	2238	ca. 1925	Domestic	Contributing
4318 Colonial	2211	ca. 1925	Domestic	Contributing
4320 (4322) Colonial	N/A	post 1945	Domestic	Noncontributing
4323 Colonial	2237	ca. 1925	Domestic	Contributing
4401-03 Colonial	2236	ca. 1925	Domestic	Contributing
4402 Colonial	2212	ca. 1925	Domestic	Contributing
4404 Colonial	N/A	post 1945	Domestic	Noncontributing
4407 Colonial	2235	ca. 1925	Domestic	Contributing
4408 (4410) Colonial	2213	ca. 1925	Domestic	Contributing
4411 Colonial	2234	ca. 1925	Domestic	Noncontributing
4414 Colonial	2214	ca. 1925	Domestic	Contributing
4415 Colonial	2233	ca. 1925	Domestic	Contributing
4416 (4418) Colonial	2215	ca. 1920	Domestic	Contributing
4419 Colonial	2232	ca. 1930	Domestic	Contributing
4423 Colonial	2231	ca. 1930	Domestic	Contributing
4502 Colonial	2216	ca. 1925	Domestic	Contributing
4503 Colonial	2230	ca. 1925	Domestic	Contributing
4506 Colonial	2217	ca. 1925	Domestic	Contributing
4507 Colonial	2229	ca. 1925	Domestic	Noncontributing

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 12

4510 Colonial	2218	ca. 1940	Domestic	Noncontributing
4511 Colonial	2228	ca. 1930	Domestic	Contributing
4514 Colonial	N/A	post 1945	Domestic	Noncontributing
4515 Colonial	2227	ca. 1930	Domestic	Contributing
4517-19 Colonial	2226	ca. 1925	Domestic	Noncontributing
4518-20 Colonial	N/A	post 1945	Domestic	Noncontributing
4600 Colonial	2219	ca. 1935	Domestic	Noncontributing
4601 Colonial	2224	ca. 1930	Domestic	Contributing
4604 Colonial	2220	ca. 1930	Domestic	Noncontributing
4607 Colonial	2223	ca. 1930	Domestic	Contributing
4610 Colonial	2221	ca. 1925	Domestic	Contributing
4611 Colonial	2222	ca. 1925	Domestic	Contributing
4615 Colonial	N/A	N/A	Domestic	Noncontributing
1711 Cooper	535	ca. 1920	Domestic	Contributing
1713-15 Cooper	536	ca. 1925	Domestic	Noncontributing
1817 Cooper	537	ca. 1925	Domestic	Noncontributing
1709 Driskell	1004	ca. 1935	Domestic	Contributing
1714 Driskell	1024	ca. 1925	Domestic	Contributing
1715-17 Driskell	1005	ca. 1930	Domestic	Contributing
1718 Driskell	1023	ca. 1925	Domestic	Contributing
1722 Driskell	1022	ca. 1925	Domestic	Contributing
1726 Driskell	1021	ca. 1925	Domestic	Contributing
1730 Driskell	1020	ca. 1925	Domestic	Contributing
1802 Driskell	1019	ca. 1925	Domestic	Contributing
1806 Driskell	1018	ca. 1925	Domestic	Noncontributing
1810 Driskell	1017	ca. 1925	Domestic	Contributing
1714 Eugene	1071	ca. 1925	Domestic	Contributing
1715 Eugene	1025	ca. 1925	Domestic	Contributing
1719 Eugene	1026	ca. 1925	Domestic	Contributing
1722 Eugene	1070	ca. 1935	Domestic	Noncontributing
1723 Eugene	1027	ca. 1925	Domestic	Contributing
1724 Eugene	1069	ca. 1925	Domestic	Contributing
1727 Eugene	1028	ca. 1945	Domestic	Noncontributing
1728 Eugene	1068	ca. 1925	Domestic	Contributing
1731 Eugene	1029	ca. 1930	Domestic	Contributing
1734 Eugene	1067	ca. 1925	Domestic	Contributing
1736 Eugene	1066	ca. 1925	Domestic	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 13

1739 Eugene	1030	ca. 1925	Domestic	Contributing
1743 Eugene	1031	ca. 1925	Domestic	Contributing
3210 Harwood	2342	ca. 1925	Domestic	Contributing
3214 Harwood	2343	ca. 1925	Domestic	Contributing
3216-18 Harwood	2344	ca. 1925	Domestic	Contributing
3302 Harwood	2345	ca. 1925	Domestic	Noncontributing
3304 Harwood	2346	ca. 1920	Domestic	Contributing
3316 Harwood	2347	ca. 1920	Domestic	Contributing
3401 Harwood	2365	ca. 1925	Domestic	Noncontributing
3405 Harwood	2364	ca. 1925	Domestic	Contributing
3415 Harwood	2363	ca. 1925	Domestic	Contributing
3417 Harwood	N/A	ca. 1925	Domestic	Contributing
3418 Harwood	2348	ca. 1925	Domestic	Noncontributing
3419 Harwood	2362	ca. 1920	Domestic	Contributing
3421-23 Harwood	2361	ca. 1920	Domestic	Noncontributing
3422 Harwood	2349	ca. 1920	Domestic	Noncontributing
3500 Harwood	2350	ca. 1920	Domestic	Noncontributing
3505 Harwood	2360	ca. 1920	Domestic	Contributing
3509 Harwood	2359	ca. 1920	Domestic	Contributing
3512 Harwood	2351	ca. 1920	Domestic	Contributing
3513 Harwood	2358	ca. 1920	Domestic	Contributing
3517 Harwood	2357	ca. 1930	Domestic	Contributing
3521 Harwood	2356	ca. 1920	Domestic	Contributing
3525 Harwood	2355	ca. 1920	Domestic	Noncontributing
3528 Harwood	2353	ca. 1925	Commercial	Noncontributing
3529 (3527) Harwood	2354	ca. 1920	Domestic	Contributing
3738 Holmes	2081	ca. 1925	Domestic	Noncontributing
3802 Holmes	2082	ca. 1925	Domestic	Contributing
3806 Holmes	2083	ca. 1925	Domestic	Noncontributing
3810 Holmes	2084	ca. 1925	Domestic	Noncontributing
3814 Holmes	2085	ca. 1930	Domestic	Contributing
3816 Holmes	2086	ca. 1930	Domestic	Noncontributing
3820-22 Holmes	2087	ca. 1930	Domestic	Contributing
3826 Holmes	2088	ca. 1925	Domestic	Contributing
3830 Holmes	2089	ca. 1925	Domestic	Contributing
3834 Holmes	2090	ca. 1925	Domestic	Contributing
3838 Holmes	2091	ca. 1925	Domestic	Contributing

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 14

3908-10 Holmes	2092	ca. 1930	Domestic	Contributing
3914 (3912) Holmes	2093	ca. 1930	Domestic	Contributing
3916 Holmes	2094	ca. 1940	Domestic	Contributing
3922 (3920) Holmes	2095	ca. 1930	Domestic	Contributing
4414 Lamar	2024	ca. 1930	Domestic	Contributing
4524 (4520) Lamar	N/A	post 1945	Commercial	Noncontributing
1810 Lenway	533	ca. 1925	Domestic	Contributing
1813 Lenway	444	ca. 1920	Domestic	Contributing
1817 Lenway	445	ca. 1920	Domestic	Contributing
1819 Lenway	446	ca. 1920	Domestic	Contributing
1600 Marburg	1856	ca. 1925	Domestic	Contributing
1603 Marburg	1710	ca. 1925	Domestic	Contributing
1604-06 Marburg	1855	ca. 1930	Domestic	Contributing
1607 Marburg	N/A	post 1945	Domestic	Noncontributing
1610 Marburg	1854	ca. 1925	Domestic	Contributing
1611 Marburg	1711	ca. 1930	Domestic	Contributing
1614 (1612) Marburg	1853	ca. 1925	Domestic	Contributing
1615 Marburg	1712	ca. 1930	Domestic	Contributing
1617 Marburg	1713	ca. 1930	Domestic	Noncontributing
1618 Marburg	1852	ca. 1925	Domestic	Noncontributing
1622 Marburg	1851	ca. 1935	Domestic	Contributing
1623 Marburg	1714	ca. 1930	Domestic	Contributing
1624-26 Marburg	1850	ca. 1930	Domestic	Contributing
1627 Marburg	1715	ca. 1925	Domestic	Contributing
1629 Marburg	1716	ca. 1925	Domestic	Contributing
1630 Marburg	1849	ca. 1930	Domestic	Contributing
1634 Marburg	1848	ca. 1930	Domestic	Contributing
1637 Marburg	1717	ca. 1930	Domestic	Noncontributing
1640 Marburg	1847	ca. 1930	Domestic	Contributing
1710 Marburg	1846	ca. 1930	Domestic	Contributing
1713 Marburg	1718	ca. 1930	Domestic	Contributing
1716 Marburg	1845	ca. 1925	Domestic	Contributing
1717 (1715) Marburg	1719	ca. 1930	Domestic	Contributing
1721 Marburg	1720	ca. 1930	Domestic	Contributing
1722 Marburg	1844	ca. 1925	Domestic	Contributing
1724 Marburg	N/A	post 1945	Domestic	Noncontributing
1725 Marburg	1721	ca. 1930	Domestic	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 15

1727 Marburg	1722	ca. 1935	Domestic	Contributing
1734 Marburg	1843	ca. 1925	Domestic	Contributing
1735 Marburg	1723	ca. 1925	Domestic	Contributing
1737 Marburg	1724	ca. 1925	Domestic	Contributing
1607 Metropolitan	798	ca. 1925	Domestic	Contributing
1611 Metropolitan	799	ca. 1925	Domestic	Contributing
1716 (1714) Metropolitan	787	ca. 1925	Domestic	Contributing
1816-18 Metropolitan	N/A	post 1945	Commercial	Noncontributing
1600 Pear	N/A	post 1945	Religious	Noncontributing
1610 Pear	N/A	N/A	N/A	Contributing
1611 Pear	1521	ca. 1930	Domestic	Contributing
1615 Pear	1522	ca. 1930	Domestic	Noncontributing
1618 Pear	1542	ca. 1925	Domestic	Contributing
1622 Pear	1541	ca. 1925	Domestic	Contributing
1623 Pear	1523	ca. 1930	Domestic	Contributing
1626 Pear	N/A	post 1945	Domestic	Noncontributing
1627 Pear	1524	ca. 1930	Domestic	Contributing
1629-31 Pear	1525	ca. 1930	Domestic	Contributing
1630 Pear	1540	ca. 1925	Domestic	Contributing
1635 (1633) Pear	N/A	post 1945	Domestic	Noncontributing
1636 Pear	1539	ca. 1925	Domestic	Noncontributing
1638 Pear	1538	ca. 1930	Domestic	Contributing
1639 (1637) Pear	1526	ca. 1925	Domestic	Noncontributing
1710 Pear	1537	ca. 1930	Domestic	Noncontributing
1712 Pear	1536	ca. 1925	Domestic	Noncontributing
1721 Pear	1527	ca. 1930	Domestic	Contributing
1722 Pear	1535	ca. 1930	Domestic	Noncontributing
1727 Pear	1528	ca. 1925	Domestic	Contributing
1728 Pear	1534	ca. 1930	Domestic	Contributing
1730 Pear	1533	ca. 1930	Domestic	Contributing
1731 (1729) Pear	1529	ca. 1925	Domestic	Noncontributing
1732 Pear	1532	ca. 1930	Domestic	Noncontributing
1735 Pear	1530	ca. 1925	Domestic	Contributing
1738 (1736) Pear	1531	ca. 1925	Domestic	Contributing
1824 Pennsylvania	N/A	post 1945	Education	Noncontributing
1902 Pennsylvania	N/A	post 1945	Domestic	Noncontributing
1906 Pennsylvania	N/A	post 1945	Domestic	Noncontributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 16

1603 Pine	1325	ca. 1925	Domestic	Contributing
1605 Pine	1326	ca. 1925	Domestic	Noncontributing
1609 Pine	1327	ca. 1925	Domestic	Contributing
1611 Pine	1328	ca. 1925	Domestic	Contributing
1612 Pine	1324	ca. 1925	Domestic	Contributing
1616 Pine	1323	ca. 1925	Domestic	Contributing
1617 Pine	1329	ca. 1920	Domestic	Contributing
1622 Pine	1322	ca. 1925	Domestic	Contributing
1623 Pine	1330	ca. 1925	Domestic	Contributing
1627 Pine	1331	ca. 1925	Domestic	Contributing
1628-30 Pine	1321	ca. 1925	Domestic	Noncontributing
1629 Pine	1332	ca. 1925	Domestic	Contributing
1631 Pine	1333	ca. 1930	Domestic	Noncontributing
1643 Pine	1334	ca. 1935	Domestic	Noncontributing
1709 Pine	N/A	post 1945	Commercial	Noncontributing
1715 Pine	1335	ca. 1920	Domestic	Noncontributing
1718 Pine	1319	ca. 1925	Domestic	Contributing
1719 Pine	1336	ca. 1920	Domestic	Contributing
1722 Pine	1318	ca. 1925	Domestic	Contributing
1723 Pine	1337	ca. 1925	Domestic	Contributing
1726 Pine	1317	ca. 1925	Domestic	Contributing
1730 Pine	1316	ca. 1925	Domestic	Contributing
1731 Pine	1338	ca. 1925	Domestic	Contributing
1734 Pine	1315	ca. 1925	Domestic	Contributing
1735 Pine	1339	ca. 1925	Domestic	Contributing
1739 Pine	1340	ca. 1925	Domestic	Contributing
1602 Poplar	1130	ca. 1940	Domestic	Noncontributing
1603 Poplar	1072	ca. 1925	Domestic	Contributing
1605 Poplar	1073	ca. 1920	Domestic	Contributing
1607 Poplar	1074	ca. 1925	Domestic	Noncontributing
1608 Poplar	1129	ca. 1910	Domestic	Contributing
1612 Poplar	1128	ca. 1945	Domestic	Noncontributing
1614 Poplar	1127	ca. 1925	Domestic	Contributing
1615-17 Poplar	1075	ca. 1925	Domestic	Contributing
1618 Poplar	1126	ca. 1925	Domestic	Contributing
1619 Poplar	1076	ca. 1925	Domestic	Contributing
1621-23 Poplar	1077	ca. 1930	Domestic	Contributing

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 7 Page 17

1622 Poplar	1125	ca. 1925	Domestic	Contributing
1625-27 Poplar	1078	ca. 1925	Domestic	Contributing
1626 (1624) Poplar	1124	ca. 1930	Domestic	Contributing
1628 Poplar	1123	ca. 1925	Domestic	Contributing
1629 Poplar	1079	ca. 1925	Domestic	Contributing
1633-35 Poplar	1080	ca. 1930	Domestic	Contributing
1634 Poplar	1122	ca. 1925	Domestic	Noncontributing
1714 Poplar	1121	ca. 1925	Domestic	Contributing
1715 Poplar	1081	ca. 1930	Domestic	Noncontributing
1718 Poplar	1120	ca. 1930	Domestic	Contributing
1720 Poplar	1119	ca. 1930	Domestic	Noncontributing
1725 Poplar	1082	ca. 1925	Domestic	Contributing
1726 (1724) Poplar	1118	ca. 1930	Domestic	Noncontributing
1727-29 Poplar	1083	ca. 1920	Domestic	Contributing
1730 Poplar	1117	ca. 1925	Domestic	Contributing
1733 Poplar	1084	ca. 1920	Domestic	Contributing
1734 Poplar	1116	ca. 1925	Domestic	Contributing
1738 Poplar	1115	ca. 1925	Domestic	Contributing
3626 Spence	2111	ca. 1920	Domestic	Noncontributing
3630 Spence	2112	ca. 1920	Domestic	Contributing
3638 Spence	2113	ca. 1930	Domestic	Contributing
3702 Spence	2114	ca. 1920	Domestic	Contributing
3706 Spence	2115	ca. 1920	Domestic	Contributing
3708-10 Spence	2116	ca. 1920	Domestic	Contributing
3709 (3707) Spence	2158	ca. 1920	Domestic	Contributing
3713-15 Spence	2157	ca. 1920	Domestic	Contributing
3714 Spence	2117	ca. 1920	Domestic	Noncontributing
3716 Spence	2118	ca. 1920	Domestic	Contributing
3717 Spence	2156	ca. 1920	Domestic	Noncontributing
3719 Spence	2155	ca. 1920	Domestic	Contributing
3720 Spence	2119	ca. 1915	Domestic	Noncontributing
3727 Spence	2154	ca. 1920	Domestic	Noncontributing
3729 Spence	2153	ca. 1920	Domestic	Contributing
3730 Spence	2120	ca. 1920	Domestic	Contributing
3733 Spence	2152	ca. 1920	Domestic	Contributing
3734 Spence	2121	ca. 1920	Domestic	Contributing
3738 Spence	2122	ca. 1920	Domestic	Contributing

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 18

3739 Spence	2151	ca. 1910	Domestic	Contributing
3801 Spence	2150	ca. 1920	Domestic	Contributing
3802 Spence	2123	ca. 1920	Domestic	Noncontributing
3807 Spence	2149	ca. 1920	Domestic	Contributing
3809 Spence	2148	ca. 1920	Domestic	Contributing
3814 Spence	2124	ca. 1920	Domestic	Contributing
3815 Spence	2147	ca. 1920	Domestic	Contributing
3818 Spence	2125	ca. 1920	Domestic	Noncontributing
3819 Spence	2146	ca. 1920	Domestic	Contributing
3823 Spence	2145	ca. 1920	Domestic	Contributing
3826 Spence	2126	ca. 1920	Domestic	Contributing
3827-29 Spence	2144	ca. 1920	Domestic	Contributing
3830 Spence	2127	ca. 1920	Domestic	Contributing
3831 Spence	2143	ca. 1920	Domestic	Contributing
3834 Spence	2128	ca. 1920	Domestic	Noncontributing
3838 Spence	2129	ca. 1920	Domestic	Contributing
3839 (3837) Spence	2142	ca. 1920	Domestic	Contributing
3902 (3900) Spence	2130	ca. 1920	Domestic	Contributing
3903 (3901) Spence	2141	ca. 1920	Domestic	Contributing
3910 (3908) Spence	2131	ca. 1920	Domestic	Contributing
3911 Spence	2140	ca. 1920	Domestic	Contributing
3914 Spence	2132	ca. 1920	Domestic	Contributing
3915 Spence	2139	ca. 1920	Domestic	Contributing
4002 Spence	2133	ca. 1925	Domestic	Noncontributing
4003 (4001) Spence	2138	ca. 1920	Domestic	Contributing
4005 Spence	2137	ca. 1925	Domestic	Contributing
4006 Spence	2134	ca. 1925	Domestic	Contributing
4011 (4009) Spence	2136	ca. 1925	Domestic	Contributing
4015 Spence	2135	ca. 1925	Domestic	Contributing
1600 Stoneman	1570	ca. 1930	Domestic	Contributing
1603 Stoneman	1543	ca. 1945	Domestic	Contributing
1606 Stoneman	1569	ca. 1925	Domestic	Contributing
1607 Stoneman	1544	ca. 1925	Domestic	Contributing
1608-10 Stoneman	1568	ca. 1930	Domestic	Contributing
1611 Stoneman	1545	ca. 1925	Domestic	Contributing
1614 (1612) Stoneman	1567	ca. 1930	Domestic	Contributing
1615 Stoneman	1546	ca. 1940	Domestic	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 19

1616 Stoneman	1566	ca. 1930	Domestic	Contributing
1617 Stoneman	1547	ca. 1930	Domestic	Contributing
1620 Stoneman	1565	ca. 1930	Domestic	Contributing
1623 Stoneman	1548	ca. 1930	Domestic	Contributing
1626 Stoneman	1564	ca. 1930	Domestic	Contributing
1630 Stoneman	1563	ca. 1930	Domestic	Contributing
1633 Stoneman	1549	ca. 1925	Domestic	Contributing
1634 Stoneman	1562	ca. 1930	Domestic	Contributing
1635 Stoneman	1550	ca. 1925	Domestic	Contributing
1637 Stoneman	1551	ca. 1925	Domestic	Contributing
1638 Stoneman	N/A	post 1945	Domestic	Noncontributing
1711 Stoneman	1552	ca. 1930	Domestic	Contributing
1714 Stoneman	1561	ca. 1930	Domestic	Contributing
1715 Stoneman	1553	ca. 1925	Domestic	Contributing
1720 Stoneman	1560	ca. 1930	Domestic	Noncontributing
1721 Stoneman	1554	ca. 1925	Domestic	Contributing
1724 Stoneman	1559	ca. 1925	Domestic	Contributing
1725 Stoneman	1555	ca. 1925	Domestic	Contributing
1728 Stoneman	1558	ca. 1925	Domestic	Noncontributing
1729 Stoneman	1556	ca. 1925	Domestic	Contributing
1733 Stoneman	1557	ca. 1930	Domestic	Noncontributing
1734 (1732) Stoneman	N/A	post 1945	Domestic	Noncontributing
1737-39 Stoneman	1571	ca. 1930	Domestic	Contributing
1808 Warren	431	ca. 1903	Domestic	Noncontributing
1900 Warren	430	ca. 1920	Religious	Noncontributing
1904 Warren	429	ca. 1910	Domestic	Contributing
1906-08 Warren	428	ca. 1940	Domestic	Noncontributing
3223 Wendelkin	2278	ca. 1925	Domestic	Contributing
3301 Wendelkin	2279	ca. 1925	Domestic	Contributing
3305 Wendelkin	2280	ca. 1925	Domestic	Noncontributing
3309 Wendelkin	2281	ca. 1925	Domestic	Contributing
3317-19 Wendelkin	2282	ca. 1925	Domestic	Contributing
3401 Wendelkin	2283	ca. 1907	Domestic	Contributing
3405 Wendelkin	2284	ca. 1907	Domestic	Contributing
3406 Wendelkin	2340	ca. 1920	Domestic	Noncontributing
3408-10 Wendelkin	2339	ca. 1925	Domestic	Contributing
3409 Wendelkin	2285	ca. 1915	Domestic	Contributing

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 20

3412 Wendelkin	2338	ca. 1920	Domestic	Noncontributing
3416 Wendelkin	N/A	post 1945	Domestic	Noncontributing
3427 Wendelkin	2286	ca. 1930	Domestic	Contributing
3500 Wendelkin	2337	ca. 1920	Domestic	Contributing
3503 Wendelkin	2287	ca. 1935	Domestic	Contributing
3505 Wendelkin	2288	ca. 1920	Domestic	Contributing
3506 (3504) Wendelkin	2336	ca. 1925	Domestic	Contributing
3508 Wendelkin	2335	ca. 1920	Domestic	Contributing
3510 Wendelkin	2334	ca. 1920	Domestic	Contributing
3511 Wendelkin	2289	ca. 1920	Domestic	Contributing
3515 Wendelkin	2290	ca. 1915	Domestic	Contributing
3518 Wendelkin	N/A	post 1945	Domestic	Noncontributing
3519 Wendelkin	2213	ca. 1920	Domestic	Contributing
3522 Wendelkin	N/A	post 1945	Domestic	Noncontributing
3523 Wendelkin	2292	ca. 1925	Domestic	Contributing
3601-03 Wendelkin	2293	ca. 1935	Domestic	Contributing
3605 Wendelkin	2294	ca. 1920	Domestic	Noncontributing
3608 Wendelkin	2333	ca. 1920	Domestic	Noncontributing
3612 Wendelkin	2332	ca. 1920	Domestic	Contributing
3616 Wendelkin	2331	ca. 1920	Domestic	Contributing
3617 Wendelkin	2295	ca. 1920	Domestic	Contributing
3620 Wendelkin	2330	ca. 1920	Domestic	Noncontributing
3625 Wendelkin	2296	ca. 1925	Domestic	Contributing
3628 Wendelkin	2329	ca. 1920	Domestic	Contributing
3629 Wendelkin	2297	ca. 1920	Domestic	Contributing
3632 Wendelkin	2328	ca. 1925	Domestic	Contributing
3633 Wendelkin	2298	ca. 1920	Domestic	Contributing
3637 (3639) Wendelkin	2299	ca. 1912	Domestic	Noncontributing
3700 Wendelkin	2327	ca. 1920	Domestic	Contributing
3705 Wendelkin	2300	ca. 1925	Domestic	Contributing
3706 Wendelkin	2326	ca. 1925	Domestic	Contributing
3709-11 Wendelkin	2301	ca. 1920	Domestic	Contributing
3712 Wendelkin	2325	ca. 1925	Domestic	Contributing
3713 Wendelkin	2302	ca. 1925	Domestic	Noncontributing
3715 Wendelkin	2303	ca. 1925	Domestic	Contributing
3716 Wendelkin	2323	ca. 1925	Domestic	Noncontributing
3721 Wendelkin	2304	ca. 1925	Domestic	Contributing

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 7 Page 21

3725 (3723) Wendelkin	2305	ca. 1930	Domestic	Contributing
3726 Wendelkin	2322	ca. 1925	Domestic	Contributing
3729 (3727) Wendelkin	2306	ca. 1925	Domestic	Noncontributing
3730 Wendelkin	2321	ca. 1925	Domestic	Contributing
3733 Wendelkin	N/A	post 1945	Domestic	Noncontributing
3736 Wendelkin	2320	ca. 1925	Domestic	Contributing
3737-39 Wendelkin	2307	ca. 1940	Domestic	Contributing
3740 Wendelkin	2319	ca. 1925	Domestic	Contributing
3741 Wendelkin	2308	ca. 1912	Domestic	Contributing
3804 Wendelkin	2318	ca. 1940	Domestic	Contributing
3805 Wendelkin	2309	ca. 1945	Domestic	Contributing
3808 (3810) Wendelkin	2317	ca. 1945	Domestic	Contributing
3811 Wendelkin	2310	ca. 1925	Domestic	Contributing
3812 Wendelkin	N/A	post 1945	Domestic	Noncontributing
3813 Wendelkin	2311	ca. 1925	Domestic	Contributing
3814 Wendelkin	2316	ca. 1930	Domestic	Contributing
3817 Wendelkin	N/A	N/A	N/A	Contributing
3819 Wendelkin	2312	ca. 1925	Domestic	Contributing
3820 Wendelkin	2315	ca. 1930	Domestic	Contributing
3823-25 Wendelkin	2313	ca. 1925	Domestic	Contributing
3824 Wendelkin	2314	ca. 1930	Domestic	Contributing

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 23

The Colonial Hill Historic District encompasses more than a dozen late-19th and early 20th-century residential additions, is a premiere example of Dallas' streetcar suburbs along an original streetcar route and is associated the historic context, The Development of East and South Dallas: 1872-1945. Contextually, it relates to the influence of the streetcar on the development of suburban lands in South Dallas; therefore, the district is nominated under Criterion A in the area of Community Planning and Development as one of Dallas' largest intact and most illustrative examples of the classic streetcar suburban pattern. Although much of Dallas developed along streetcar lines in the first half of this century, Colonial Hill is one of the oldest such neighborhoods in South Dallas that still retains its original housing stock with little intrusion. In addition, its street configuration and traffic patterns have remained virtually unchanged from the time streetcars ran the length of Colonial Avenue, from Forest Avenue to its eventual termination at Hatcher Street, and the effect of the streetcar on the layout of the development is well-defined, even today. The district is also nominated under Criterion C in the area of Architecture on the basis of its large grouping of intact historic domestic architecture, consisting primarily of 1-story frame bungalows with a handful of 2-story, frame houses with American Four-square or Classical Revival features. Most of the larger, more elaborate houses face Colonial Avenue, the former streetcar route. Although a number of the additions were platted between 1888 and 1893, during a construction boom that accompanied the arrival of the railroad in 1872 and the development of a network of streetcar systems, nearly all the extant buildings date from about 1903 through the 1930s, reflecting a second period of development. The Colonial Hill Historic District, with its good collection of early 20th-century buildings and readily apparent traffic patterns, is a vivid architectural and cultural reminder of Dallas' early suburban streetcar development.

The name Colonial Hill is associated with a large area of South Dallas encompassing more than 20 separate additions, lying between the Trinity River and the Houston and Texas Central (H&TC) railroad tracks on the east, from Grand Avenue south to Hatcher Street. Early development in Colonial Hill followed an intense period of growth in Dallas between the arrival of the H&TC and Texas and Pacific (T&P) railroads in 1871-2 and the economic depressions of the mid-1890s that brought an end to Dallas' first postbellum construction boom. During that time, Dallas expanded from its original city grid of 1855 to encompass the separately incorporated city of East Dallas and the area immediately south of the city. It was during this period of exuberant growth that Colonial Hill in South Dallas was first conceived and development starting with the installation of the Dallas Rapid Transit streetcar on Forest Avenue in 1888. Originally the area was known as Chestnut Hill (1888), after the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 24

first developed addition, but it became better known as Colonial Hill shortly after the turn of the 20th century when the streetcar jogged from Ervay Street and began extending south on Colonial Avenue with new additions fanning out on either side of the streetcar route.

Most of the extant housing in Colonial Hill area dates from the post-depression building resurgence that began about 1903 and continued fairly steadily throughout the 1910s and 1920s. Ultimately, Colonial Hill included more than 20 separate additions to the city of Dallas, twelve of which are represented, either in part or whole, in the Colonial Hill Historic District:

I. Initial Phase (1888-1892)

- 1888 W.C. and B. Doerring Addition, corrected 1906 (Figure 1);
- 1890 Felton's Addition (Figure 2);
- 1890 J.C. Hugules Addition;
- 1891 Ervay Street Heights;
- 1892 Walker's Addition;

II. Second phase (1904-1924)

- 1904 J.C. Duke's Addition;
- 1907 Wendelken's Addition;
- 1907 Caven's Colonial Avenue Addition (Figure 3);
- 1909 Chapman's Colonial Annex (Figure 4);
- 1910 R.L. Chapman's Addition to Colonial Annex;
- 1910 Ervay Terrace, 1910;
- 1920 Caven's Second Colonial Addition;
- 1924 Featherstone's Addition

The additions were platted on either side of the Ervay Street carline, only one or two blocks distant from the carline, in classic streetcar-suburb fashion. As Dallas' population continued to support a need for new housing after the turn of the century, the Ervay streetcar line extended farther away from the city center, creating a long, narrow ribbon of development into far South Dallas.

The Ervay Street carline was the single most important determining factor in the development of Colonial Hill, and was one of more than 10 separate streetcar systems that helped create suburban Dallas. The Commerce and Ervay Street line, built in

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 25

1875, was one of Dallas' early mule-drawn streetcars. The line ran from the Grand Windsor Hotel and originally terminated at City Park (Jensen, 1973:3). Like most of Dallas' streetcar enterprises, the Ervay line was built to promote real estate sales in undeveloped tracts of land invariably owned by the streetcar incorporators. In this case, City Park, with its lovely lagoon and pavilion, attracted many of the city's most influential businessmen to the area where they built one of Dallas' most elite neighborhoods, an exclusive enclave in the southern quadrant of the city (1880 city limits) known as The Cedars. In 1888, real estate entrepreneur Luther Rees and businessman Alex Sanger organized the Dallas Rapid Transit Company to run a steam-powered streetcar down Lamar Street, on the western edge of the city, and eastward across a vast expanse of vacant farm and forest land south of the city to the fairgrounds in East Dallas. To meet the competition, the Dallas Consolidated Street Railway Company, which had absorbed the Commerce and Ervay Street Line as well as two other mule car lines in 1887, extended its Ervay Street carline south, through The Cedars, to bisect Grand Avenue and later Forest Avenue where it intersected with the Rapid Transit line (see Figure 5). The completion of the two intersecting streetcar lines opened all South Dallas to development, including the area that became known as Colonial Hill, south of The Cedars. The exclusivity of The Cedars was destroyed as the neighborhood became a conduit through which traffic flowed to the new Colonial Hill additions that were quickly platted along the Ervay Street carline.

The development of the many additions that made up Colonial Hill fell into two distinct time periods, (1888-1893 and 1903-1929), interrupted by a 10-year period of economic depressions, and into three regions roughly determined by their location along the streetcar line and housing styles. With the exception of a few older farm houses scattered throughout the additions, the earliest suburban development efforts took place in upper Colonial Hill (above Pennsylvania Avenue) because of its proximity to downtown and the two streetcar lines. The Chestnut Hill Addition (1888), whose eastern boundary was formed by the Ervay Street carline, also straddled the Forest Avenue (Rapid Transit) streetcar line, giving its residents superb streetcar services. It was one of the first and, understandably, one of the most successful of the upper Colonial Hill additions, attracting wealthy Jewish families who formerly resided in The Cedars. The middle Colonial Hill region consists roughly of additions located south of Pennsylvania Avenue and north of Hickman Street. Although many were platted before 1893, most were developed after the turn of the century. The historic district includes several additions such as the Doerring Addition (1888), Felton Addition (1890), and Ervay Street Heights (1891), that were platted immediately after the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 26Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

installation of the streetcar lines but whose development was delayed by the depressions of the mid- and late-1890s. Other additions in the middle region such as J. C. Duke's Addition (1904), Cloud's Wendelken Addition (1907) and Caven's Colonial Hill Addition (1907), were platted and developed during a major building resurgence between 1903-1908. Two large additions, Chapman's Colonial Annex (1909) and Ervay Terrace (1910), whose development spanned the years from 1911-1929, form the bulk of lower Colonial Hill, between Poplar and Hatcher streets, where the Ervay Street carline eventually terminated.

Much of upper and middle Colonial Hill has been destroyed by commercial and industrial encroachment, abandonment and the construction of the Julius Schweppes Freeway (I-45) and Central Expressway. This historic district includes virtually all that remains from middle Colonial Hill, (below the convergence of the two freeways, from about Warren Avenue to Hickman Street), and lower Colonial Hill, which has changed little since its development, from Hickman Street to Hatcher Street. Nearly all the extant buildings date from the second period of development beginning about 1903, after Dallas recovered from the depressions of the 1890s. As was the case in the earliest South Dallas real estate projects such as The Cedars and the Chestnut Hill Addition, the promotion and development of the many Colonial Hill additions was the result of complex streetcar/real estate partnerships. An examination of Dallas County land abstracts from 1872-1917, the developmental era of the Dallas streetcar system, shows that in nearly all cases street railway companies were owned by the men whose undeveloped property lay in the path of proposed streetcar lines.

The streetcar lines were the most vital component in Colonial Hill's promotion and subsequent development, both before and after the depressions of the 1890s. Advertisements for real estate in the Colonial Hill area from the earliest additions in 1888 through the 1920s emphasized the access to the two major streetcar lines, the Rapid Transit line, later known as the South Belt line, and the Ervay Street line that ran along Colonial Avenue. By October, 1888, shortly after the Rapid Transit Railway was installed, its promoters ran announcements in the Classified section of the Dallas Morning News for "100,000 people to ride the train to the greatest Fair and Exposition in the world" (Dallas Morning News [DMN], October 11, 1888). The following month the Parry Brothers real estate agency, in conjunction with the Rapid Transit Co. ran advertisements for "10,000 families to settle on Rapid Transit Railway with 13 regular trains each way. Choice lots" (DMN, Nov. 7, 1888). The promoters obviously used their streetcar to familiarize potential buyers with the property they passed through on their way to the fair, before they opened it to sales.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 27

Access to more than one streetcar line was a particularly valuable selling point in the early Colonial Hill additions. Property was also more valuable when it was directly on a carline rather than merely near one. When the Ervay and Rapid Transit lines intersected, adjacent property soared in value. One owner advertised his proximity to three railways, "Selling 15 acres fronting Ervay Street. \$1,500 per acre near Rapid Transit and Central Railway. Easy terms". In comparison, land merely near the Rapid Transit line was selling for less than half that price, at only \$700 per acre (DMN, Nov. 2, 1888). The value of streetcar access was best realized in the sale of residence lots. On average Colonial Hill additions had about 10 lots to the acre, and lots fronting on the Ervay Street carline, within two blocks of the Rapid Transit line, were priced at \$300 apiece in 1888, making them worth about \$3,000 per acre, double the price of lots near the Rapid Transit line. At the same time, lots in the South Park Addition, near only one streetcar line, were selling for as little as \$100 each (DMN, Nov. 2, 1888). The result was that the most elaborate and expensive houses were built at or very near the intersections of the two lines or directly on one of the lines. Among Colonial Hill additions, most of the larger, more elaborately detailed houses were built along Forest Avenue and Colonial Avenue, the streetcar routes. Examples include the ca. 1925 houses at 4002 and 4023 Colonial Avenue and the ca. 1914 houses at 2433 and 2603 Forest Avenue.

In the early years of Colonial Hill's development, 1888 to 1893, property with access to streetcar lines escalated in value with little other incentives offered by developers. Earlier streetcar/land development schemes, such as T. J. Marsalis' Oak Cliff venture, included such attractions as lakes, parks, and pavilions in addition to the streetcar. By the time the Colonial Hill additions became available, however, Dallas was experiencing an incredible building boom that may have made it unnecessary to entice buyers people to the area with such expensive attractions. In fact, Colonial Hill's only apparent attraction according to advertisements were its streetcar lines and its location on the "hill", such as it was. Certain lots were considered more prestigious than others, however, especially those advertised as being at "top of the hill". In the more prestigious blocks of early Colonial Hill additions, lots moved quickly and for top dollar. At the height of the building boom and only four days after Chestnut Hill Addition was platted, Edward E. Holmes and his wife sold two lots near the intersection of two carlines for \$5,500 (DMN, Nov. 17, 1888). The amount was far more than most people paid for a good house. Within two years of the construction of the streetcar lines into the Colonial Hill area, more than 10 new additions were platted around them.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 28

The depression of 1893 brought an abrupt halt to new construction throughout Dallas and subsequent economic stagnation checked real estate development for a 10-year period leaving the most recent additions like the Doerring Addition (1888) and Ervay Street Heights (1890) only sparsely developed until after the turn of the century. The 12-year gap between new additions in the district vividly illustrates the restraining impact on construction. Between the construction of the Rapid Transit line in 1888 and 1892, five additions were platted in anticipation of development. It wasn't until 1904 that the first post-depression addition in the district was platted, after the earlier additions were finally completed. When construction began to resume, about 1902-03, developers began to look beyond the streetcar advantages to entice cautious buyers back into the housing market but the increasing population itself determined the means. The growth of Dallas' industrial and manufacturing business, particularly along the Trinity River to the west of Colonial Hill brought an influx of new residents to the city after the turn of the century. In 1903, two new suburban schools, Davy Crockett and Colonial Hill, were built by C. W. Bulger, a Dallas church architect, to ease overcrowding in the central public schools. The new schools authorized for East Dallas and Colonial Hill virtually assured the value of nearby real estate as promoters began using the schools to induce prospective home buyers to their additions (DMN, July 27, 1902:27). Colonial Hill School (replaced 1974), between Pennsylvania and Warren avenues, west of the Central Expressway, drew hundreds of families with children to the area.

Real Estate companies, particularly Russell Realty, Murphey and Bolanz, and Dealey Realty, began speculative building projects. Scores of 4- and 5-room frame cottages costing between \$900 and \$1,400 were built on adjacent lots along Peabody and Pennsylvania streets in Colonial Hill additions just after the turn of the century. Values in the adjacent South Park Addition, east of the H&TC railroad tracks, ranged between \$530 and \$700, according to permits obtained by Murphey and Bolanz Realty Company. Business was brisk and it was not uncommon for real estate companies to apply for five and six permits at a time, usually through a single contractor, like J. W. Sink. In addition to real estate companies, some of the small farmers who filed plats on their properties were also responsible for their development. J.N. Phares, his wife and sons, entered into a partnership with several investors to plat the family farm as Ervay Heights Addition. Phares had several cottages including a 5-room, frame cottage on Pennsylvania Street, built in 1905 for \$900, constructed for resale (City permits, 1905-1915). In general, owner-built or owner-contracted houses were larger and more costly than investment houses during this period with the exception of those built by Dealey Realty. In 1905, Dealey Realty built a 2-story 7-room house on Holmes Street for \$2,150, another on Cleveland Street for \$2,430 and a third on Forest Avenue for \$2,250. Two years later, Dealey built six 6-room houses on Wendelken,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 29

ranging from \$2,300 to \$3,500 in value. The increase in speculative building served the demand for housing near Colonial Hill School, and between 1903 and 1908, the older Colonial Hill additions filled with houses, encouraging developers to plat new additions that began to appear further south along the streetcar line between 1904-1910.

About this time several factors began taking shape that determined, to a large extent, the future demographics of the Colonial Hill additions. Upper Colonial Hill had drawn its clientele from among Dallas' wealthy factory owners and entrepreneurs in the first period of development, but after the turn of the century, several new additions in North and East Dallas began competing very successfully for their business. Possibly in response to the recent economic depressions or to the ruination of formerly exclusive neighborhoods, like The Cedars, through commercial and industrial encroachment, developers in North and East Dallas began promoting deed-restricted additions with minimum building costs, uniform landscaping, hidden utilities, lakes, parks and other amenities designed to protect the home owner's investment. The developers of Munger Place (1905) and Highland Park (1906) in particular, through careful planning and extremely aggressive advertising campaigns, were able to lure affluent home buyers to their additions. At the same time, the growing numbers of factory workers and tradesmen, attracted to nearby mills and factories along the Trinity River, provided a large, new source of residents, either as buyer or tenant, for smaller, less expensive houses in Colonial Hill.

It is not clear why Colonial Hill developers did not adopt some of the new ideas to compete on the same basis with Munger Place and Highland Park but there are several possibilities. Although Colonial Hill had its share of fine houses, particularly in the older sections in upper and mid-Colonial Hill, none of the additions ever imposed restrictions on the size, style or price of houses, so many modest houses were built in the additions for factory workers and clerks as well as for factory owners. For example, in 1912, A. E. Wurt built a house at 3639 Wendelkin (now 3637) at a cost of \$4,000. The same year, W. E. Byarly contracted with J. B. Elliott to build a cottage at 3741 Wendelkin, less than a block from the Wurt house, for a cost of \$1,000 (City permits, 1912). Both are extant in the district. The wide disparity in size, style, amenities and price, among houses in Colonial Hill precluded the exclusivity afforded by other additions. The developers of Munger Place, for example, mandated exacting building restrictions and cost standards throughout the addition, guaranteeing the buyer a particular class of neighbor as well as a secure investment. Another factor that contributed to Colonial Hill's declining popularity was its proximity to the Trinity River industrial zone and railroad tracks. These industries may have attracted

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 8 Page 30

workers to the area but such zones were repellant to the elite as they were reminded with increasingly sophisticated advertising techniques. The reference to Colonial Hill was thinly disguised in this advertisement for Munger Place:

(Munger Place) Being entirely away from any possible contamination with impure air that might emanate from the low ground about the river or from the factory and thickly populated portions of the city, you will admit its desirability in that respect (DMN, April 28, 1907).

Another factor may have been that later additions were no longer situated on "the hill". As the streetcar line progressed south, it lost altitude and additions platted below Warren Avenue began getting into the boggy river bottom areas subject to flooding. A major flood of the Trinity River in 1908 undoubtedly affected lower Colonial Hill adversely. A final factor may have been that as the century progressed, wealthier people were no longer tied to the streetcar lines. Few of the Munger Place and Highland Park advertisements referred to streetcar access after the mid-1910s. Rather, they exhorted prospective buyers to drive out to the addition. The streetcar lines were still of vital importance to those who were not able to afford automobiles, however, and they became the principal residents of Colonial Hill after about 1915.

Whether by accident or design, Colonial Hill's more affluent residents were siphoned off to Munger Place and Highland Park, and later to the Edgewood Addition, between about 1907 and 1914, leaving subsequent construction in the middle and lower Colonial Hill additions for more modest endeavors. As early as 1907, the decline in Colonial Hill's prestige and value was revealed in advertisements for bargains and drastic reductions in price among the grand Classical Revival houses that characterized some of the finest architecture of the upper and middle Colonial Hill additions (see Figure 6). That there was no apparent effort among the many developers to coordinate their efforts in an overall plan for the entire project along the Ervay line contributed to the mixed housing stock, especially in middle Colonial Hill additions. In fact, none of the older additions in the district maintained an overall plan within the addition itself. Most were simply partitioned and sold off either by an investment consortium or by the farmer whose homestead became more valuable for building lots as the streetcar neared. This piecemeal development method accounts for the dissimilarity in housing styles, particularly in the middle Colonial Hill region that comprises

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 31

the northern section of the historic district, and also helps explain why wealthier residents may have been attracted elsewhere as new ideas in real estate development began to be promulgated in Dallas.

Although nearly all the larger, 2-story frame houses featuring Prairie School or Classical Revival detailing were built during the busy 5-year period between 1903 and 1908, the trend toward smaller, less expensive 4- and 5-room houses was well-established by 1910. In 1907, Russell Realty's Colonial Hill Addition was opened just west of the historic district. While the addition lies just outside the district boundaries, the promotional description of the area equally applies to the adjacent Colonial Hill additions within the district. Russell Realty's addition was one of the few in the middle region that was promoted as a unit, but although advertisements touted Russell Realty's reputation in developing Park Row a few years earlier, the amenities listed for Colonial Hill simply did not compare with those of Munger Place or Highland Park. Advertisements claimed the addition to be "high, scenic and overlooking the surrounding country" with "dry, sandy and not black land", "at the top of the hill . . . within three blocks of a "continuous bitulithic pavement to the heart of the city" and "nearer Sanger Bros. and Postoffice than any new addition on the market" (DMN, April 28, 1907:9). In 1907, the discriminating buyer could purchase a great deal more for his money in Munger Place and be assured of a solid investment.

Although a number of larger, more substantial homes were built both by individuals and by developers, particularly Charles Dealey, after 1907, the type of development promoted by companies like Russell Realty may have heralded the decline of Colonial Hill as a prestigious residential neighborhood. Colonial Hill's drop in status, however, may have enabled people of more moderate means to purchase their own homes in a nice neighborhood with convenient streetcar access. The new 4- and 5-room cottages were of tantamount importance to the industrial and manufacturing development in Dallas by providing affordable housing with streetcar transportation to manufacturing and industrial jobs near the Trinity River. Colonial Hill housed many of the workers, from managers to laborers. By the time the last major additions, Colonial Annex and Ervay Terrace, were opened in 1910, the majority of the houses were being built by lumber or loan companies such as the South Dallas Lumber Company and Builders Investment Company. While several of the earliest buyers in Colonial Annex built expensive (\$3,000) homes on Pine Street in 1912, most of those that followed were more moderately priced 5-room cottages costing about \$1,400. The later buildings in lower Colonial Hill, erected primarily after 1915 along the southern spine of the

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 32

Ervay Street carline, were more modest homes built by speculators for quick volume sale to house clerks, tradesmen, lower-level managers and small businessmen. These comprise the bulk of the Colonial Hill Historic District.

The Ervay Terrace Addition, the last major addition to be developed in the Colonial Hill Historic District and the furthest south on the streetcar line, was the antithesis of the earliest Colonial Hill additions, both in distance and in status. The Edgewood Addition, which includes South Boulevard/Park Row (NR 1979), opened up long-vacant lands above Forest Avenue, just east of the original Colonial Hill additions, in 1912. The new addition began drawing those well-to-do home buyers who had not already abandoned the area for Munger Place and Highland Park, further concentrating the more affluent in the upper reaches of South Dallas. Many of the wealthy Jewish business elite who originally settled in the upper Colonial Hill region built new houses in the latest Revival and Prairie School-influenced styles in the fashionable Edgewood Addition. Many of the houses were designed by locally renown architects. In sharp contrast, the Ervay Terrace Addition was strictly a speculative venture platted by the Dallas Trust and Savings Bank in 1910, although very few houses were constructed until after World War I. By that time, Colonial Hill additions were no longer considered among Dallas' better neighborhoods, and there were no attempts to promote Ervay Terrace as anything more.

The houses built on Stoneman, Marburg and Bannock streets, about 1920, were smaller houses geared to wage-earning families. Advertisements for Ervay Cedars, a Murphy and Bolanz project near Ervay Terrace, could have easily applied to the large, 112 lot Ervay Terrace, as well. They were designed "for the man of moderate means" and were "neat, comfortable three and four-room cottages sold on the easiest terms at \$1,000 apiece" (DMN, April 20, 1913:13). The construction of these moderately-priced houses coincided with the development of Proctor and Gamble's first manufacturing plant in Dallas, in 1920, immediately west of the Ervay Terrace Addition in the Trinity River floodplain. The relationship of the factory to these later additions was mutually supportive. Ervay Terrace and Ervay Cedars housed a nearby workforce for the plant and the factory provided jobs for many of the residents in the lower Colonial Hill additions. The physical appearance of Colonial Hill had gradually been transformed from an exclusive area of elegant houses at the top of the hill, near Forest Avenue, to modest workers houses at the end of the streetcar line at Hatcher Street. It is ironic that few of the grand mansions remain from the earliest phase of Colonial Hill's development but the inauspicious frame bungalows of Colonial Annex and Ervay Terrace abound in the most intact region of the Colonial Hill Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 8 Page 33

By the Great Depression of the 1930s, all of the Colonial Hill additions were platted and nearly all the lots contained houses. The only new construction that took place during the 1930s was on the occasional vacant lot or to replace a house lost by fire or decay. Building permits issued during the early years of the depression reflect the type and value of houses being constructed in the district at the time. In 1930, W.E. Perry contracted with Jack Barr to add a brick store building, to cost \$2,500, to the front of his residence at 3305 Wendelken and G. C. Luckey remodeled his home at 3802 Holmes Street for \$50. Jack Shackman, one of the few contractors building new houses in Colonial Hill during the depression, obtained a permit to build a new 4-room frame house at 3504 Wendelken to cost \$1,100. Another of his houses at 3408 Wendelken, was built about the same time for an approximate cost of \$1,925 (Bracey's plat maps, 1937; City permits 1930-39). Compared with earlier Wendelken Street houses, Shackman's were modest in size and cost, most likely a reflection of the economy. All these buildings are extant in the historic district.

While lower Colonial Hill additions had always been reserved for white residents, a large area of South Dallas, below Warren Avenue between Central Expressway and the Trunk Line, had always had a significant African American population, relative to its overall population. The eradication of traditionally African American enclaves in other parts of Dallas, principally along Hall, Thomas and Good streets, in the late-1930s brought many displaced families to South Dallas where a African American community centered around Atlanta, Latimer and Greer (now Metropolitan) streets had been growing since Reconstruction. More African American workers joined the established community during World War II when munitions jobs attracted workers from the country. Other factors, such as the construction of Lincoln High School in far south Dallas in 1939, combined to greatly enlarge South Dallas's African American population. The effect on nearby white neighborhoods including South Park to the north and the Colonial Hill additions to the west and southwest, was a mass exodus from South Dallas during the 1940s and 1950s, commonly referred to as "white flight". A number of public and institutional buildings including Forest Avenue (now James Madison) High School, Silberstein (now Charles B. Rice) School, and Colonial (now New Zion) Baptist Church were designated for "Negroes" or sold to African American congregations in the post-war years.

Although newspaper articles in the late-1940s and 1950s chronicled the changing demographics in terms of "negro encroachment" into formerly white neighborhoods, in fact, African American families lived on both sides of South Central Avenue (now Central Expressway) adjacent to white farmers and gardeners prior to the full-scale development of the Colonial Hill additions. Even after the middle Colonial Hill additions were under

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 34

construction, African American families remained in the area until the South Dallas Improvement League began its campaign to "induce" African Americans to live below an imposed "color line", in 1920 (Dallas Express, 1920). From 1911-1922, while new houses were being built for white occupants in the 3600-3800 blocks of Spence Avenue, the nine houses in the 3500 block of Spence (out of district) were all occupied by African American families. The 1922 Sanborn fire insurance maps show eight of the houses to be small shotgun type houses with a larger frame house and 1 1/2-story barn at 3528 (3520) Spence. Benjamin King had purchased the larger house and established a wood-cutting business at the corner of Spence and Cooper streets in 1900. During World War I, King increased his few head of cattle to 80 dairy cows and his business was so successful that he leased several acres of land nearby (now the Proctor and Gamble Company plant) for his "Jersey Dairy". When the Dallas city limits were expanded to include the developing Colonial Hill additions, between 1915 and 1925, the city began pressuring King to leave the area, citing city code prohibitions against dairies. After several unsuccessful court battles, King was forced to relocate his dairy about 1925 (McKnight and Riddle, 1987:77). It is noteworthy that the remaining houses in the 3500 block of Spence Avenue, were listed as "vacant" in the 1925 city directories and it is reasonable to assume that the other African American inhabitants were "induced" to move elsewhere as part of the effort by whites to maintain segregated housing areas. Such efforts were successful in Colonial Hill until the post-World War II period when growth in adjoining South Dallas neighborhoods by necessity spilled over into the previously white neighborhoods. It is ironic that several white ministers publicly lamented the "encroachment of Negroes" into their neighborhoods, thereby forcing their congregations to move away, when it was white encroachment several decades earlier that forced African American families to leave. Today South Dallas including all the Colonial Hill additions, South Park, and the Edgewood Addition is predominantly populated by African American residents.

In addition to shifting demographics, Colonial Hill's built environment was altered over time. While proximity to intersecting streetcar lines initially increased the value of the residential lots at Colonial Forest avenues, that feature was also attractive to commercial enterprises which eventually intruded on and eroded the residential character and value of the nearby houses. Like The Cedars before it, the earlier, more elaborate homes of Colonial Hill that developed near the juncture of the Ervay and Forest Avenue streetcar lines, were eradicated by the commercial development spawned by the very streetcar lines that built the neighborhood. When the construction of Central Expressway and I-45 severed the connection between lower and upper Colonial Hill, many other grand old houses dating from the first period of development were destroyed in the process. While it was literally cut off

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 8 Page 35

from the rest of Dallas, the separation may have spared lower Colonial Hill from some of the redevelopment and commercial intrusion that has plagued the upper region, particularly along the old streetcar routes and at their intersections at Forest (MLK) and Colonial avenues in the past four decades. The rows of frame houses spaced along spine of Colonial Avenue and fanning out one or two blocks along either side of it remain relatively unaffected by the traffic on Central Expressway and I-45, the two major highways that define its boundaries, not unlike the H&TC and Ervay street railroads that originally helped channel the district.

Today, the long, narrow district wedged between the Central Expressway on the east and Julius Schweppes Freeway on the west, and by Warren Avenue on the north and Marburg Street on the south, is characterized principally by the American Foursquares, bungalows and cottages of the late 1910s, 1920s and 1930s rather than the Classical Revival mansions advertised in early advertisements for the upper reaches of Colonial Hill. Those additions that comprise the Colonial Hill Historic District were generally either platted or developed after 1904 and reflect the housing trends of the middle-and working-class families that settled in lower Colonial Hill at a time when the restricted additions of Munger Place and Highland Park were coming into vogue and drawing upper class residents to East and Northeast Dallas. The streetcar development of the extant neighborhood is still readily apparent in the transportation routes which follow the old streetcar line reaching down into South Dallas like fingers drawing workers to the city. The manner in which the houses and commercial buildings relate to those lines, facing the main arteries with side streets that fanned out only a few blocks on either side of the transportation link, give instant recognition as a streetcar suburb speaking to its time and development. As a result, Colonial Hill is an excellent representation of a streetcar suburb and is probably the oldest such residential neighborhoods in Dallas in which the overall flavor of that time and place is still very evident.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 8 Page 36

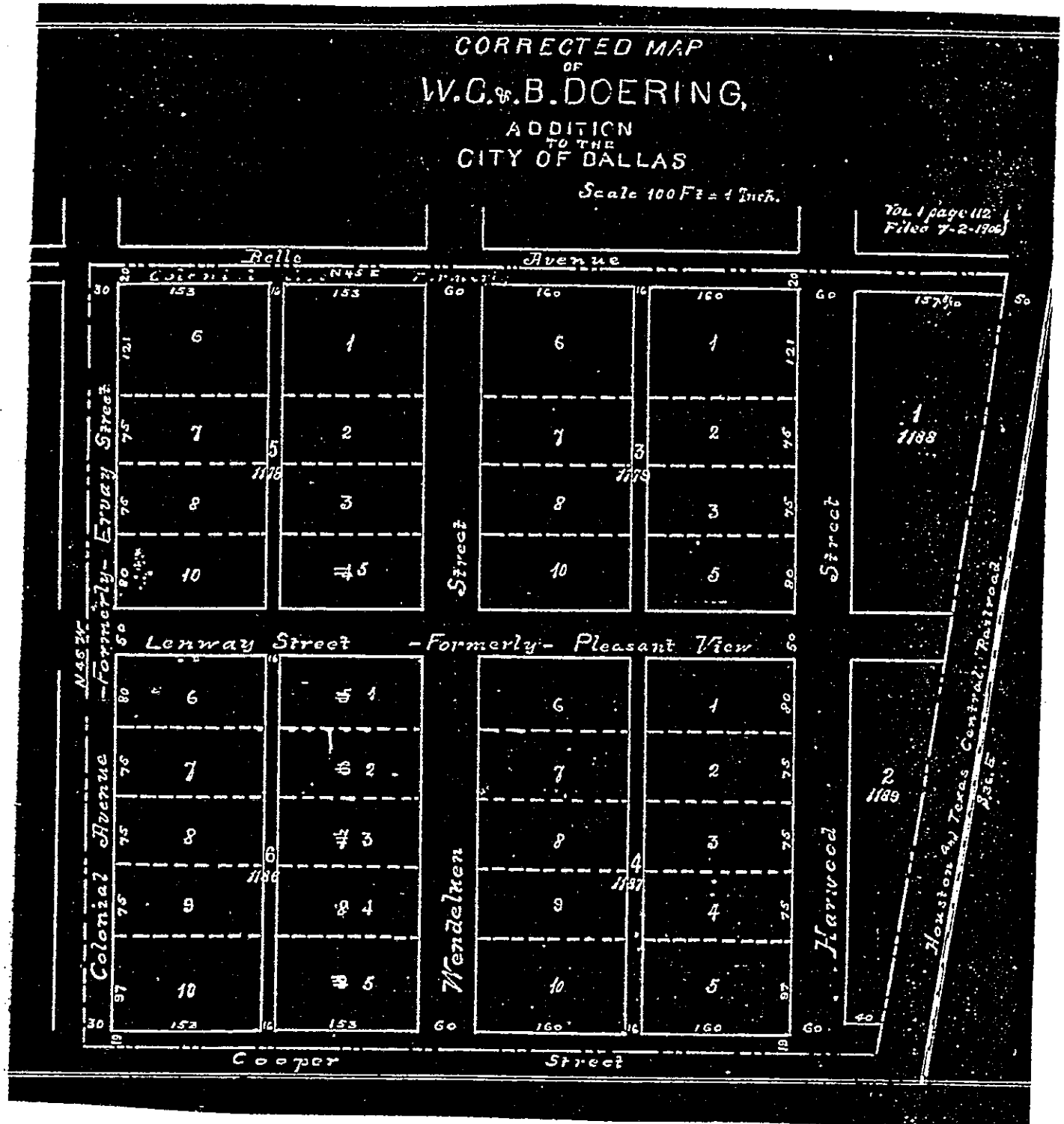


Figure 1

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 8 Page 37

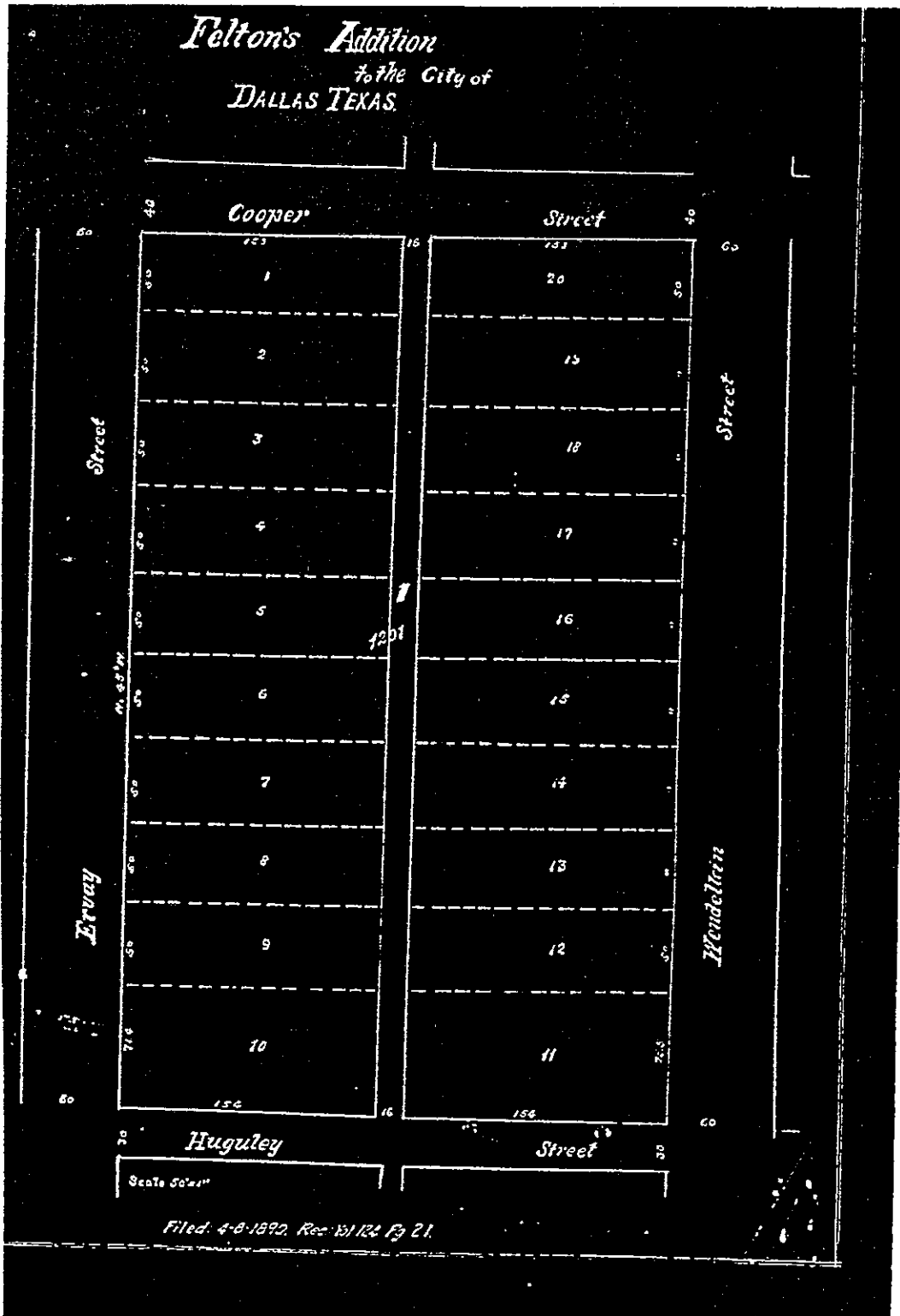


Figure 2

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 8 Page 38

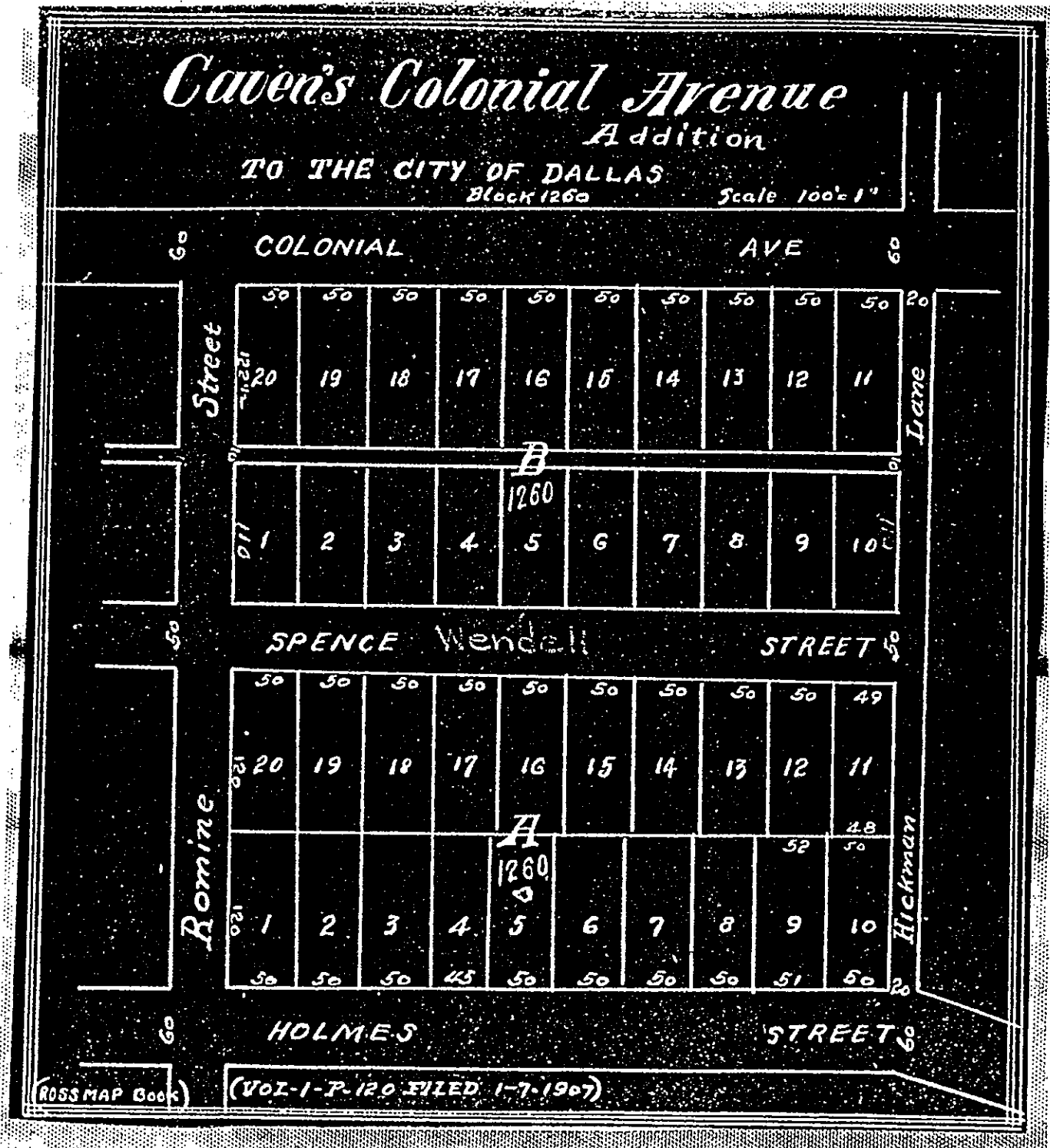


Figure 3

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 8 Page 39

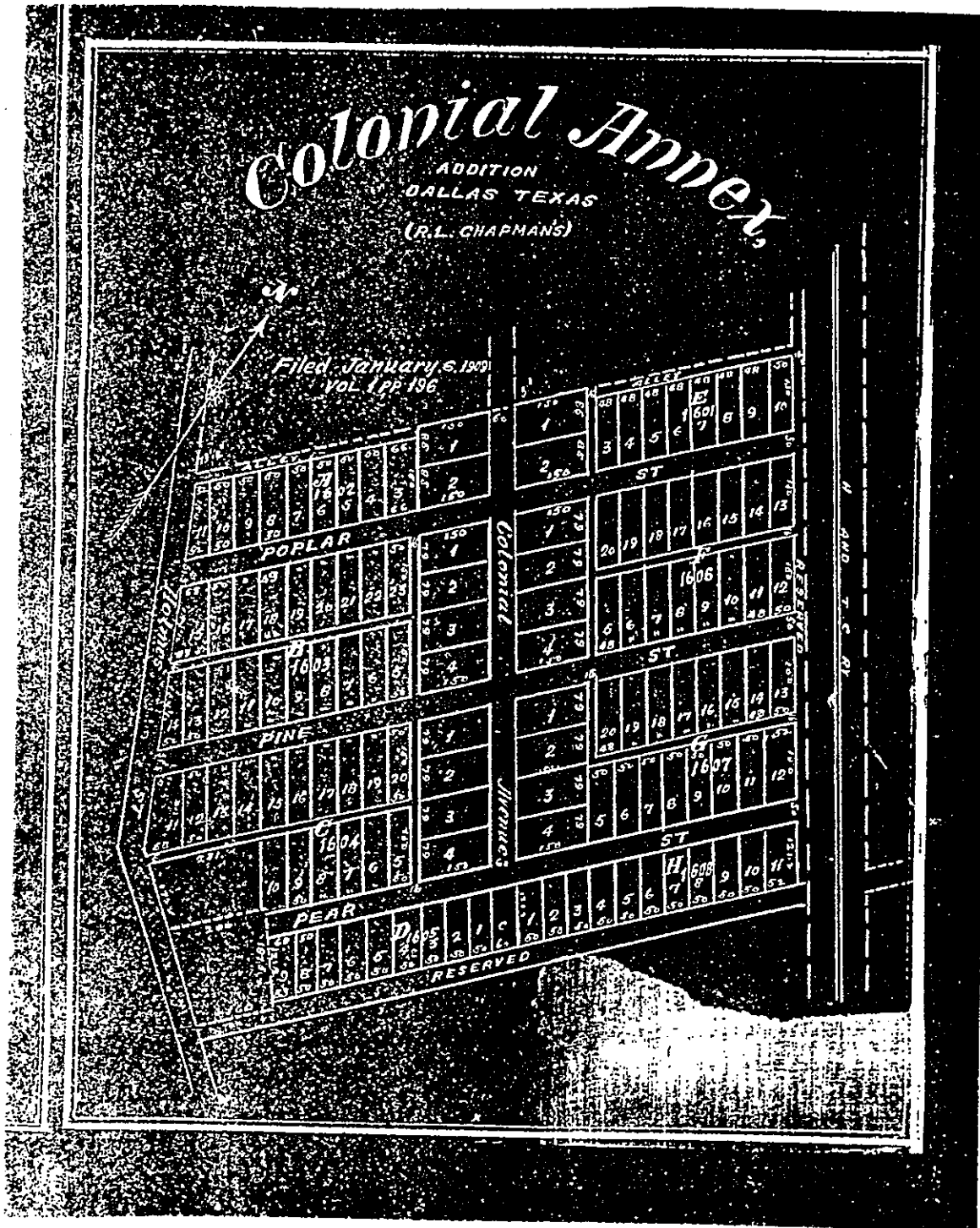


Figure 4

United States Department of the Interior
National Park Service

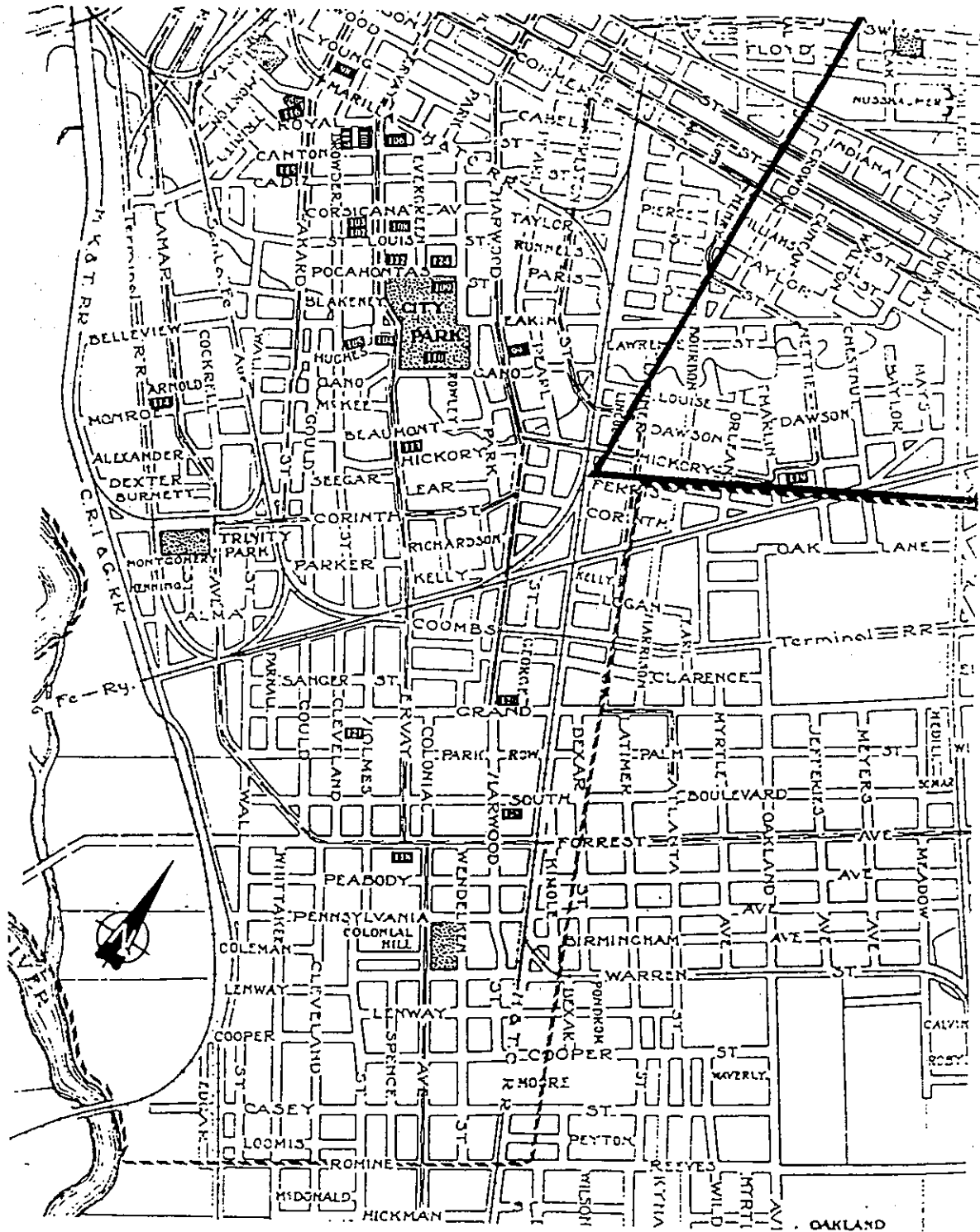
National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

8

40

Section number _____ Page _____



- Streetcar Lines
- Dallas city limits 1890-1912
- East Dallas corporate limits 1883-1890
- Plate reference number

Figure 5

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 8 Page 41

THE DALLAS MORNING NEWS, SUNDAY, OCTOBER 20, 1907.

Regarding Values

105-foot front at \$50.00 per foot	\$ 5,250 00
House would cost to build, according to architect's estimate, not less than	6,500 00
Making a total value of	\$11,750 00

And we are able to offer this property
at the remarkable low price of

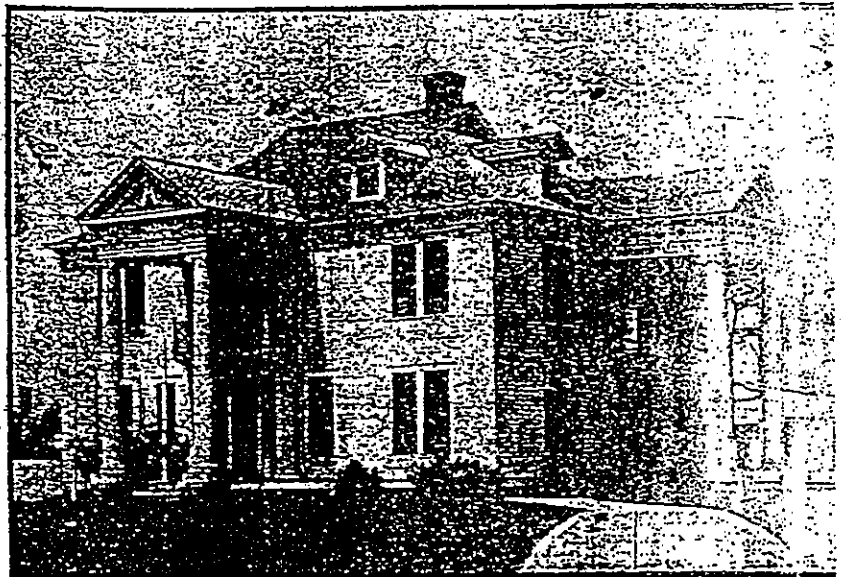
\$7,500.00

Which Makes It
The Cheapest Good Home
in Dallas

The Corner of Cleveland and South Boulevard

Fronting South and East

One of Colonial Hill's Prettiest Homes



On one of the most desirable corners and at the very highest point on Colonial Hill, one block to For
avenue, two short blocks to Ervey street, the two best paved streets in Dallas, and affording most excellent
car service, are some of the advantages that will commend this home to you.

HANN & KENDALL

292 Commerce St.

Phone Main 349

Figure 6

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 10 Page 42

UTM REFERENCES

	Zone	Easting	Northing
1	14	708580	3626760
2	14	708700	3626920
3	14	708940	3626620
4	14	709040	3626440
5	14	709740	3625560
6	14	709560	3625400
7	14	709500	3625420
8	14	709480	3625380
9	14	709200	3625580
10	14	709000	3625900
11	14	708880	3625000
12	14	708820	3625220

VERBAL BOUNDARY DESCRIPTION

Beginning at the west corner of Block 1167 containing Colonial Elementary School and Park, City of Dallas, thence northeast along Pennsylvania Avenue until reaching the right-of-way of Central Expressway. Thence southeast along the Central Expressway right-of-way to the east corner of Lot 7, Block 1692. Thence proceed southwest along the rear property line of properties on the southeast side of Bannock Street to the east corner of Lot 13, Block 1688. Thence proceed northwest to its northern corner. Thence southwest along Bannock Street until reaching South Lamar Street. Thence proceed in a

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetColonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TXSection number 10 Page 43

northwesterly direction along the right-of-way of South Lamar Street to the intersection of Lamar with both Pine Street and South Holmes Street. Continue in a northerly direction along the right-of-way of South Holmes Street to the point of its intersection with Interstate 45 just northwest of Romine Avenue. Thence continue in a northerly direction along the right-of-way of Interstate 45 until reaching the point of origin on Pennsylvania Avenue.

JUSTIFICATION OF BOUNDARIES

The Colonial Hill Historic District is a well-defined residential neighborhood with architectural and historical significance related to Dallas' suburban expansion. The district is comprised of more than a dozen additions that developed rapidly from about 1900 to the 1930s from the northwest to the southeast. Colonial Hill is characterized by a good, generally intact architectural fabric representative of popular plan types (four-squares and Craftsman-detailed bungalows), many with revival-styled details including classical, Mission Revival, and Tudor expressions. Colonial Avenue served as impetus for development, with the Ervay Street carline that bisected the district from north to south. The district is well-defined on the elongated east and west boundaries by freeways which have isolated this pocket from industrial development to the west and southwest, and slightly newer developments to the east and northeast. The Colonial Hill Historic District represents one of city's most intact early 1900s white, suburban middle- and working-class neighborhoods tied directly to streetcar and industrial development.

The access road along the northeast side of Central Expressway (US 75) is a distinct hard edge for the district. To the southeast, rear property lines and partial alleys between Bannock and Hatcher follow the historic southeastern boundary of Ervay Terrace, the districts southernmost historic addition. The boundary is modified by buildings that are generally contributing, pre-1945 dwellings along Bannock Street and generally post-World War II dwellings along Hatcher Street.

To the southwest, Interstate Highway 45 forms a hard edge for the upper 1/3 of the southwest boundary. At that point, Holmes Street and S. Lamar Street separate the residential area from newer, commercial and historic industrial complexes oriented to the IH-45 access road and S. Lamar for the lower 2/3 of the southwest portion of the boundary. A distinct change in the character of buildings and land use is evident.

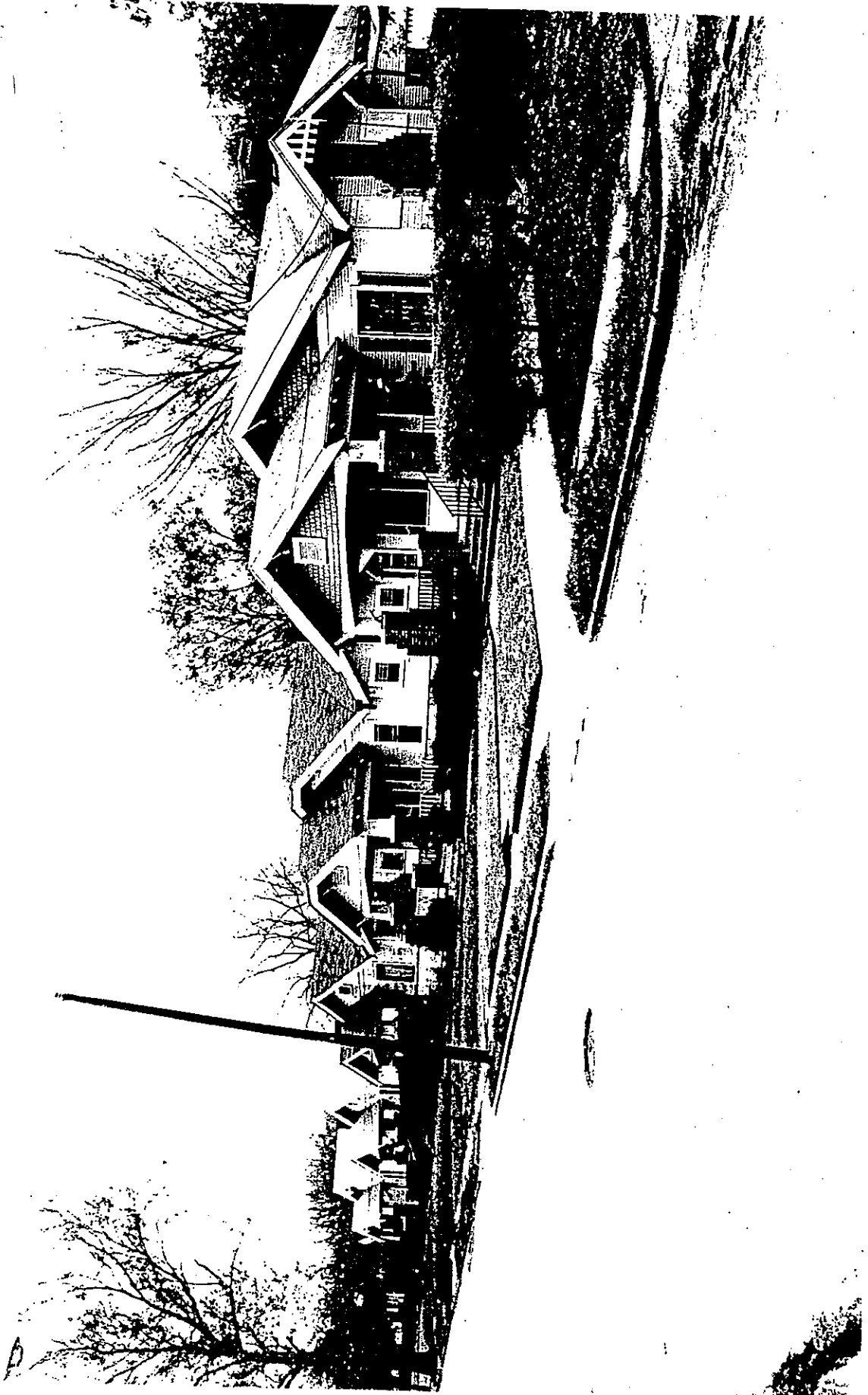
United States Department of the Interior
National Park Service

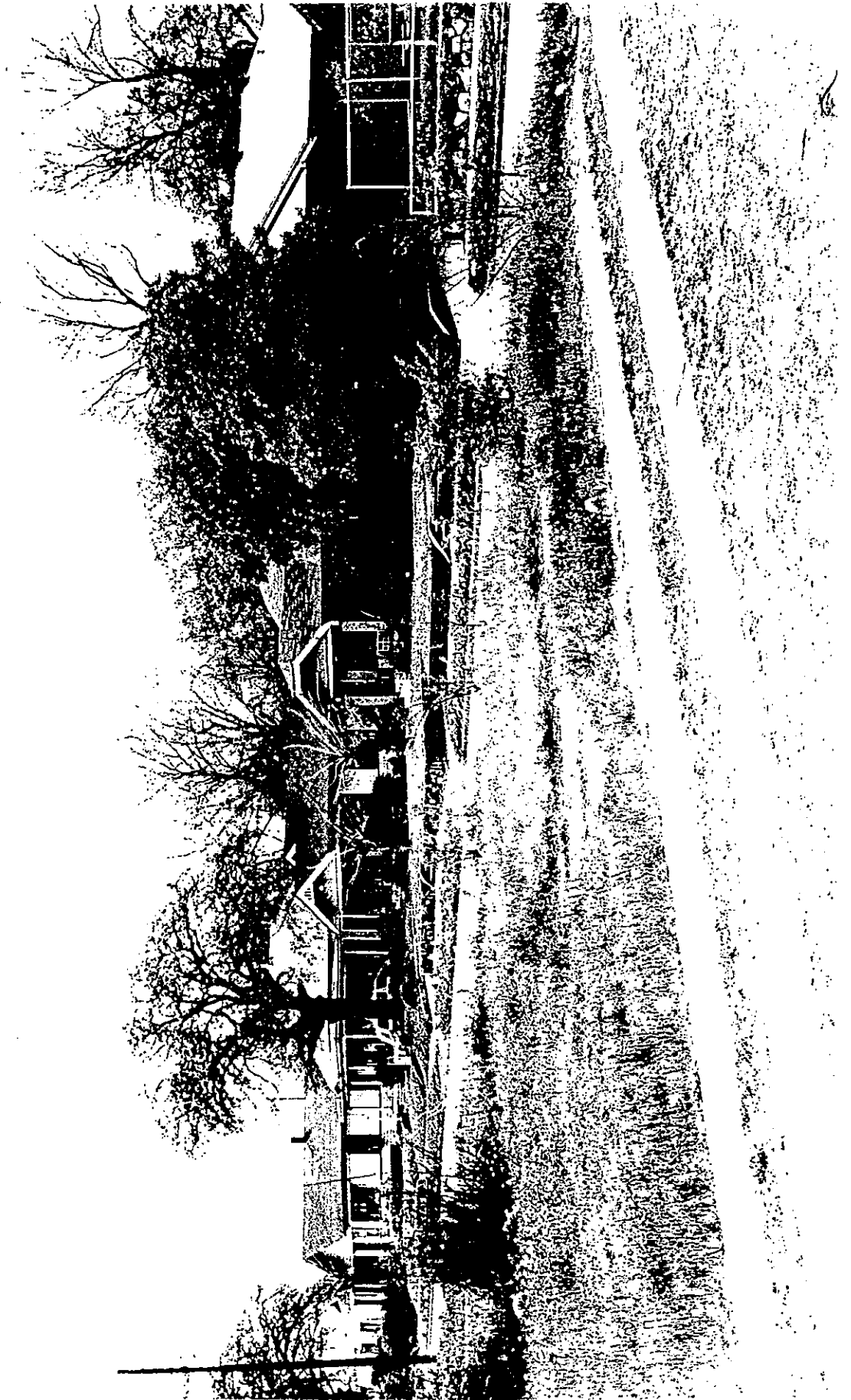
National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

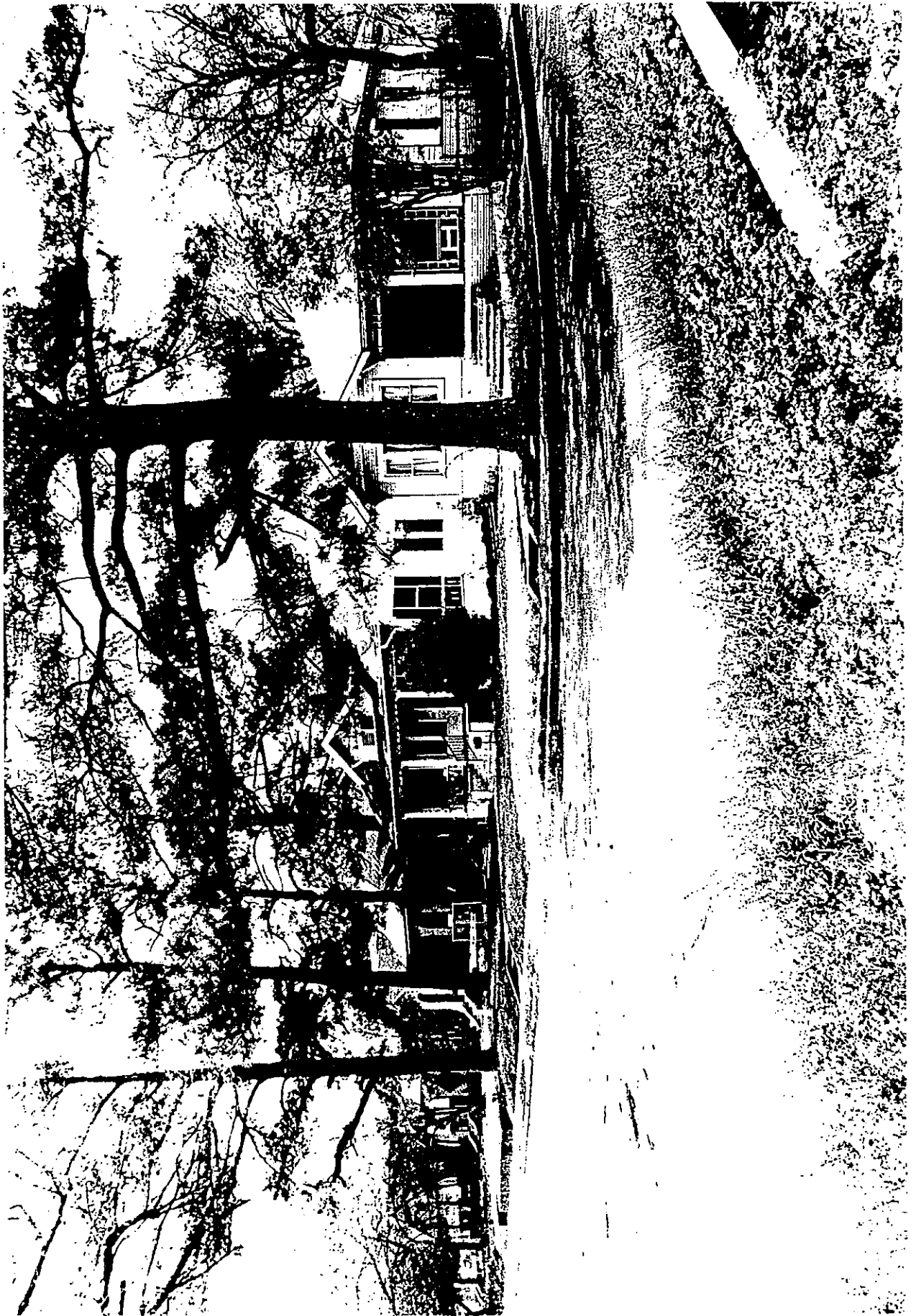
Section number 10 Page 44

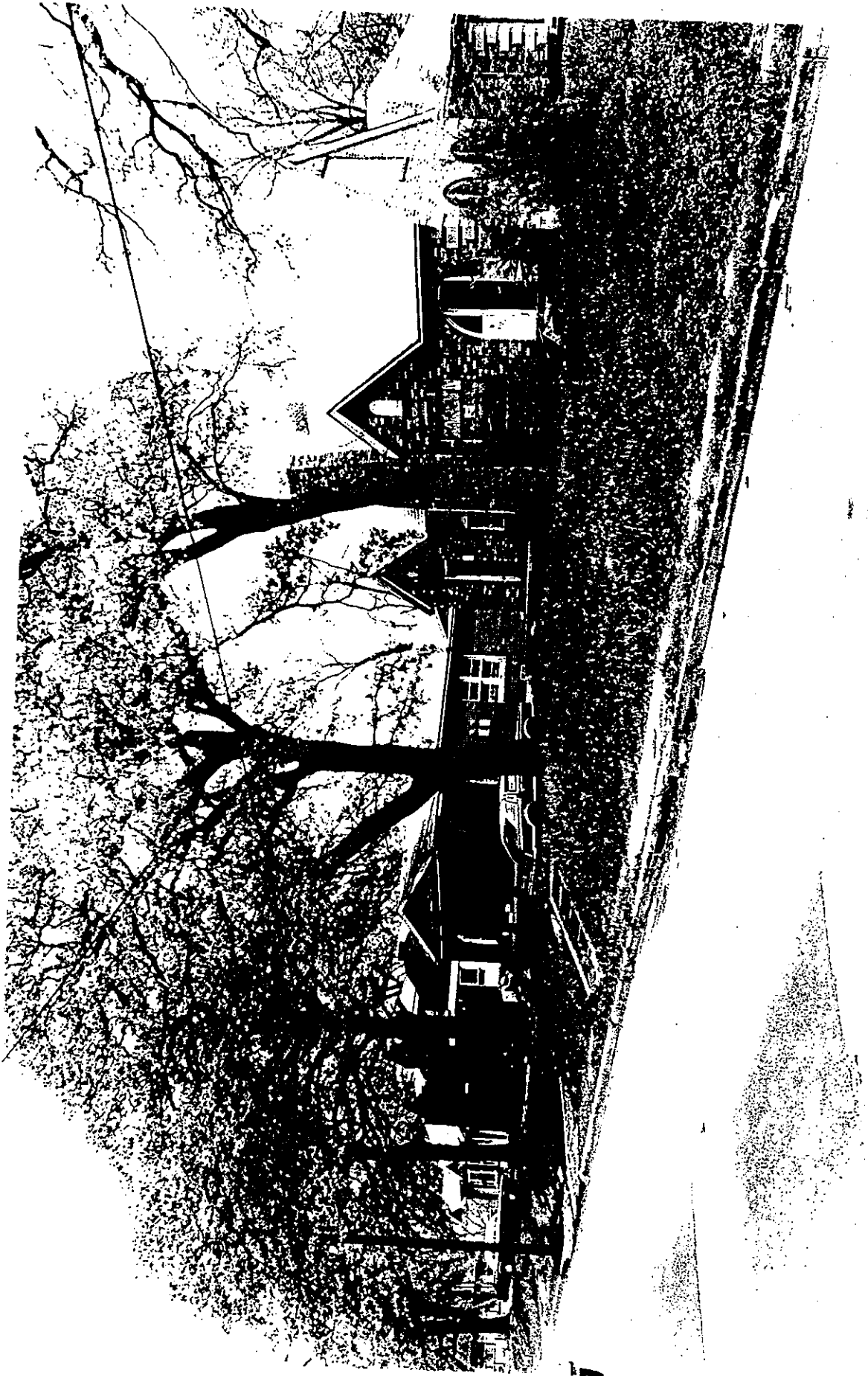
To the northwest, Pennsylvania Avenue, is a mid-volume, inner neighborhood artery that forms the northwest boundary. A triangular area north of Pennsylvania was once similar in character, but now has only contains remnants of historic housing. Grand, substantial late 19th and early 20th century residences north of Martin Luther King Jr. Blvd. and west of the South Boulevard/Park Row Historic District (NR 1979) are nearly all gone or are severely altered or run-down.

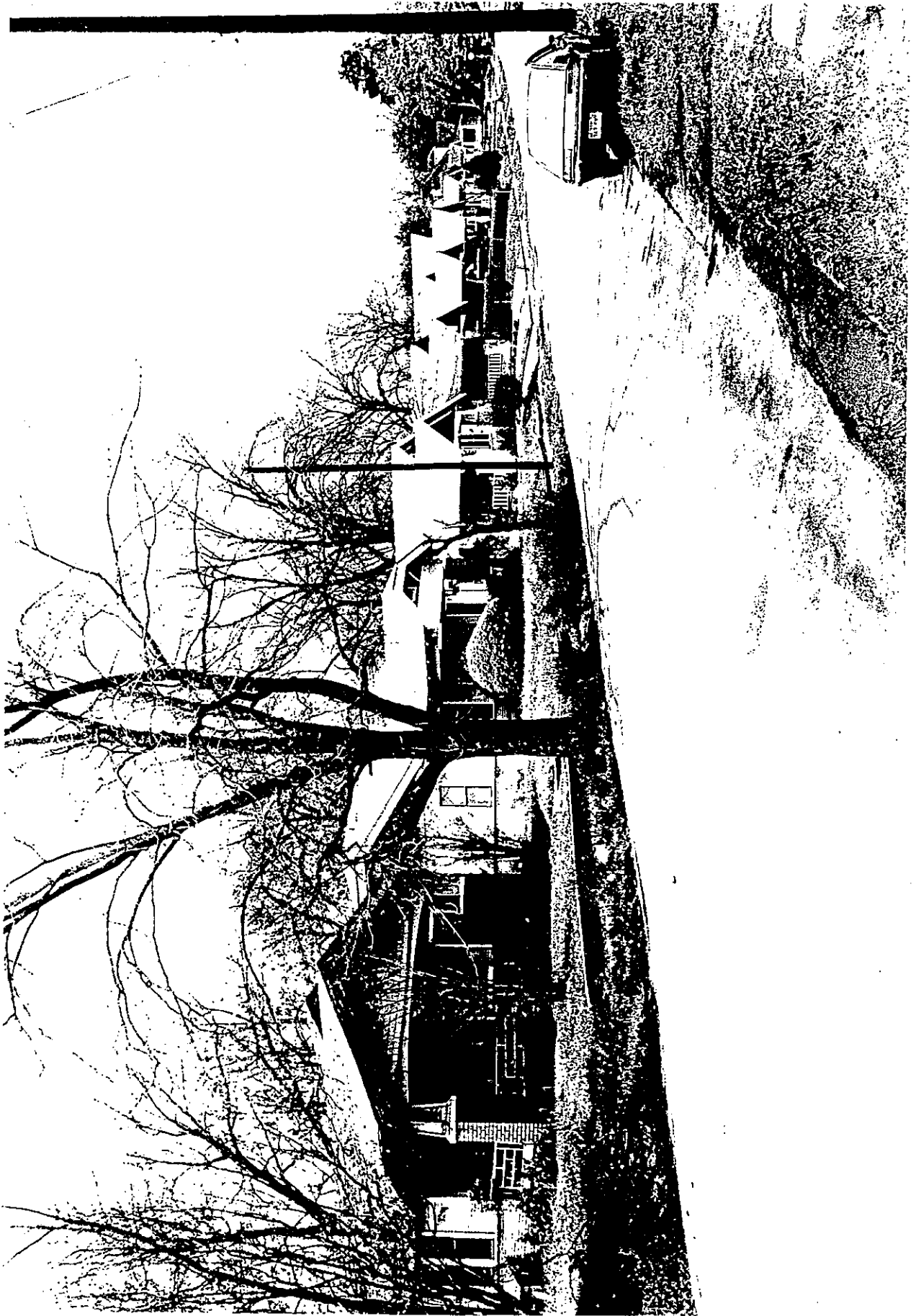




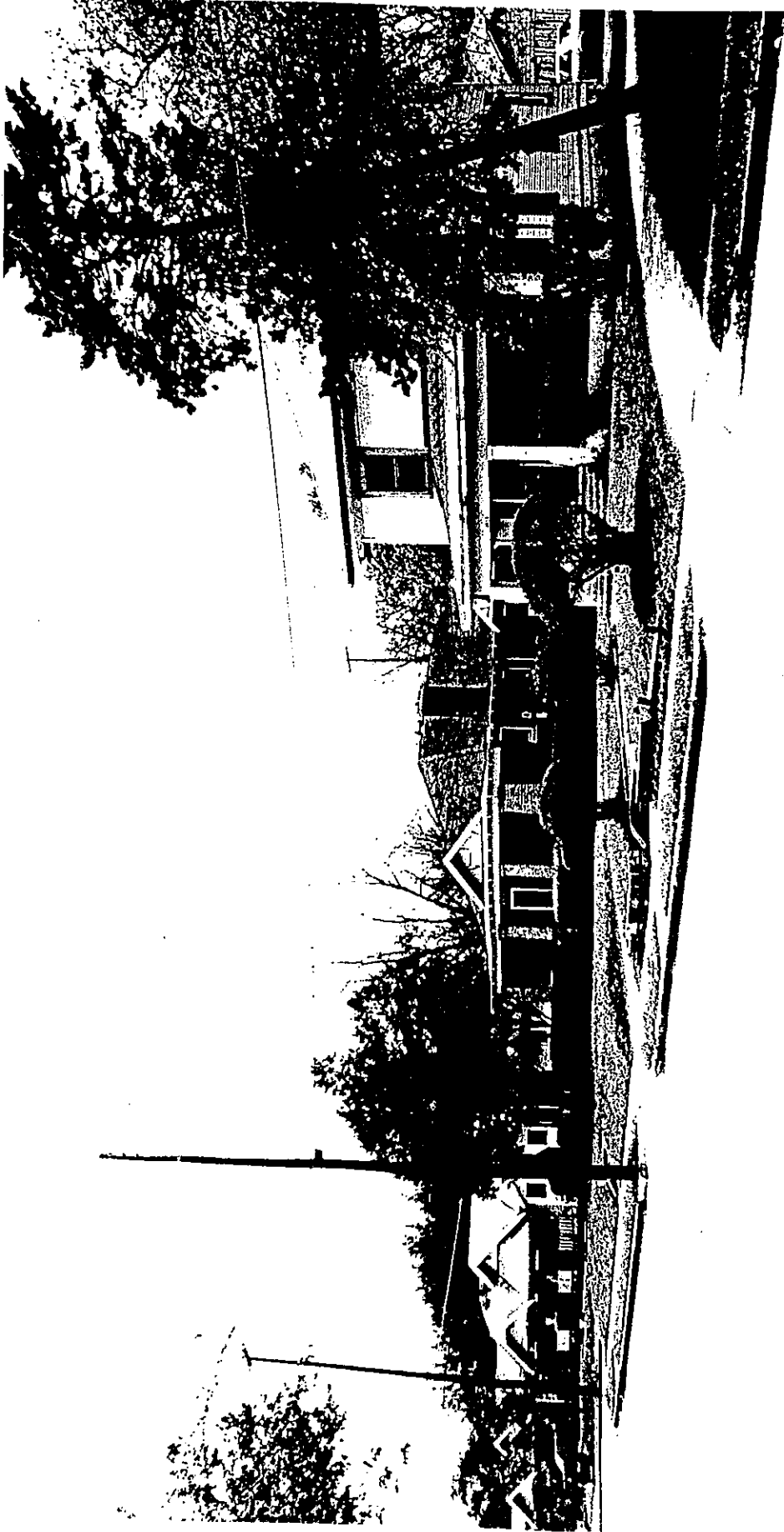


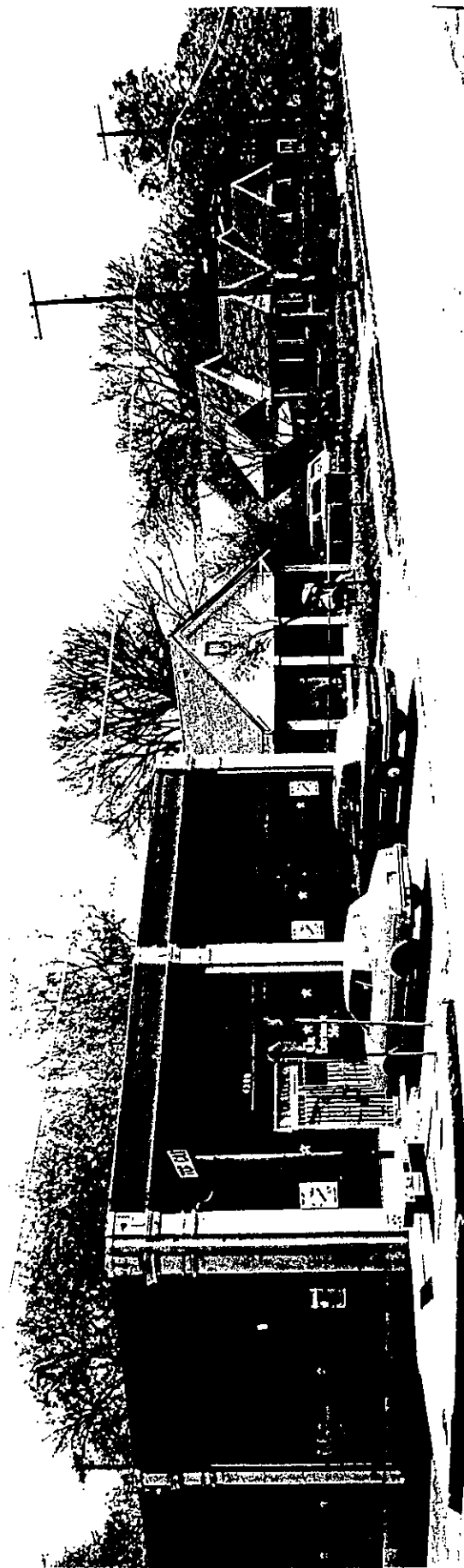


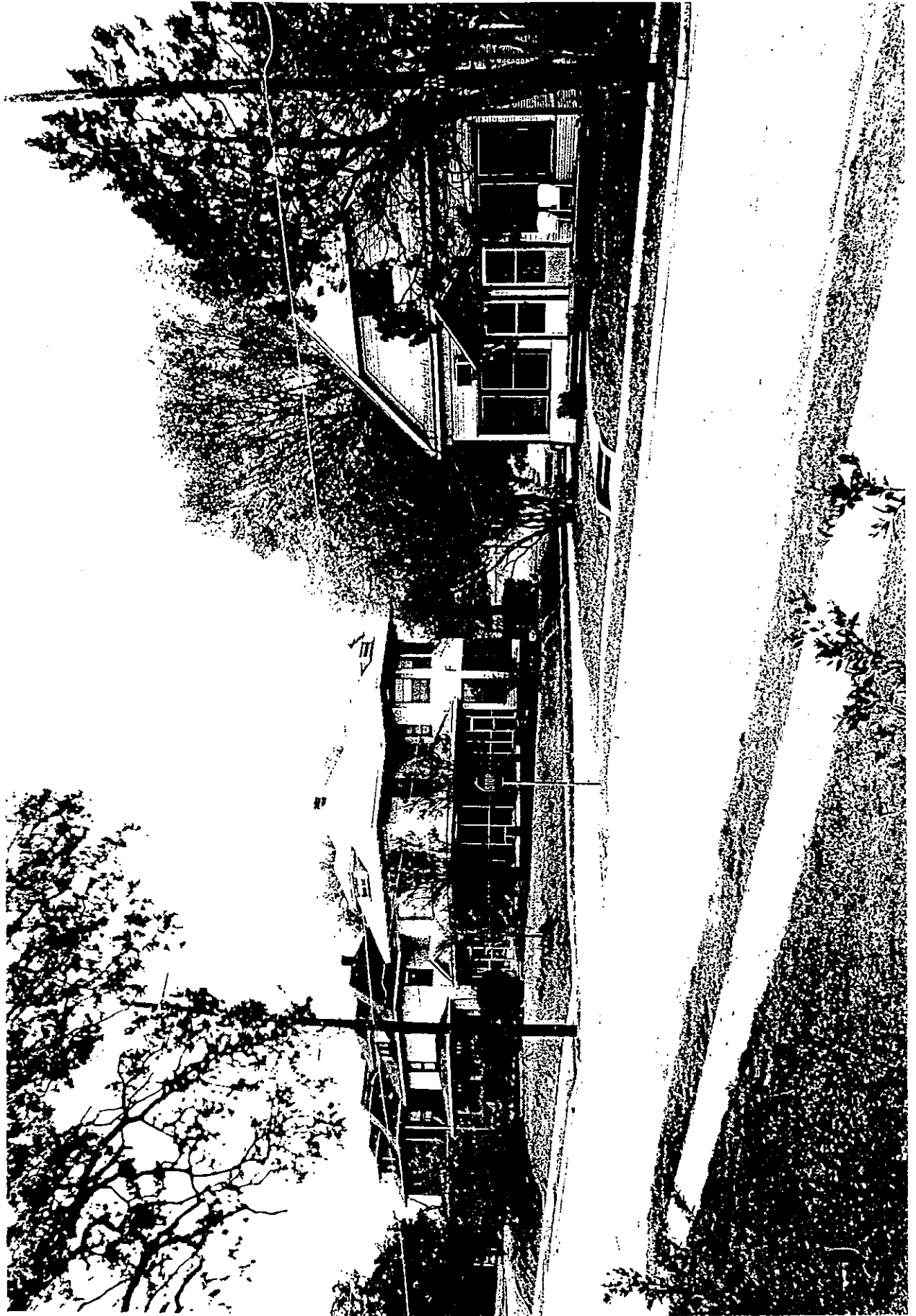












United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 22

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas, Dallas Co., TX

See Reverse

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Section number 7 Page 17

1622 Poplar	1125	ca. 1925	Domestic	Contributing
1625-27 Poplar	1078	ca. 1925	Domestic	Contributing
1626 (1624) Poplar	1124	ca. 1930	Domestic	Contributing
1628 Poplar	1123	ca. 1925	Domestic	Contributing
1629 Poplar	1079	ca. 1925	Domestic	Contributing
1633-35 Poplar	1080	ca. 1930	Domestic	Contributing
1634 Poplar	1122	ca. 1925	Domestic	Noncontributing
1714 Poplar	1121	ca. 1925	Domestic	Contributing
1715 Poplar	1081	ca. 1930	Domestic	Noncontributing
1718 Poplar	1120	ca. 1930	Domestic	Contributing
1720 Poplar	1119	ca. 1930	Domestic	Noncontributing
1725 Poplar	1082	ca. 1925	Domestic	Contributing
1726 (1724) Poplar	1118	ca. 1930	Domestic	Noncontributing
1727-29 Poplar	1083	ca. 1920	Domestic	Contributing
1730 Poplar	1117	ca. 1925	Domestic	Contributing
1733 Poplar	1084	ca. 1920	Domestic	Contributing
1734 Poplar	1116	ca. 1925	Domestic	Contributing
1738 Poplar	1115	ca. 1925	Domestic	Contributing
3626 Spence	2111	ca. 1920	Domestic	Noncontributing
3630 Spence	2112	ca. 1920	Domestic	Contributing
3638 Spence	2113	ca. 1930	Domestic	Contributing
3702 Spence	2114	ca. 1920	Domestic	Contributing
3706 Spence	2115	ca. 1920	Domestic	Contributing
3708-10 Spence	2116	ca. 1920	Domestic	Contributing
3709 (3707) Spence	2158	ca. 1920	Domestic	Contributing
3713-15 Spence	2157	ca. 1920	Domestic	Contributing
3714 Spence	2117	ca. 1920	Domestic	Noncontributing
3716 Spence	2118	ca. 1920	Domestic	Contributing
3717 Spence	2156	ca. 1920	Domestic	Noncontributing
3719 Spence	2155	ca. 1920	Domestic	Contributing
3720 Spence	2119	ca. 1915	Domestic	Noncontributing
3727 Spence	2154	ca. 1920	Domestic	Noncontributing
3729 Spence	2153	ca. 1920	Domestic	Contributing
3730 Spence	2120	ca. 1920	Domestic	Contributing
3733 Spence	2152	ca. 1920	Domestic	Contributing
3734 Spence	2121	ca. 1920	Domestic	Contributing
3738 Spence	2122	ca. 1920	Domestic	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonial Hill Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

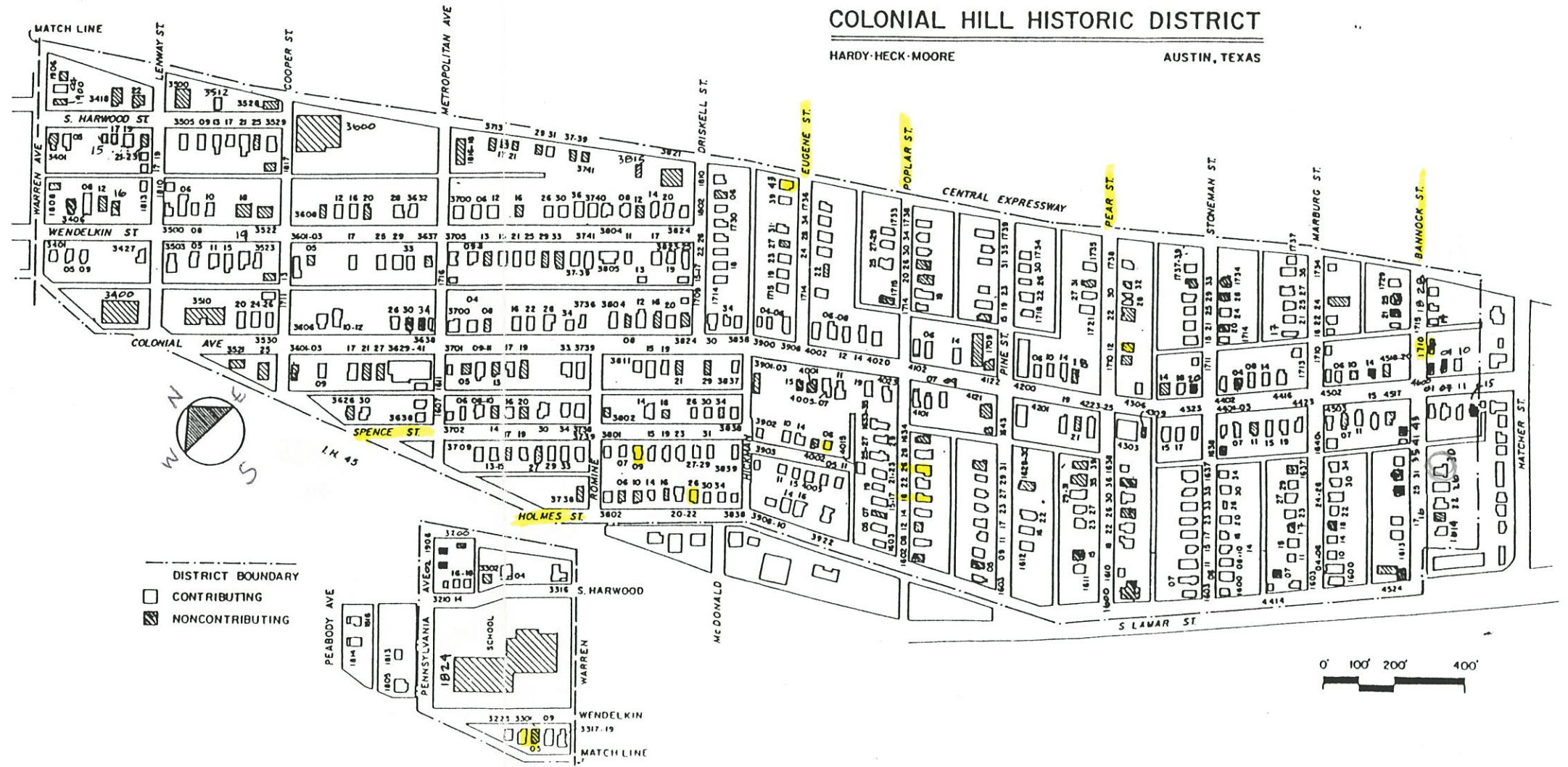
Section number 7 Page 16

1603 Pine	1325	ca. 1925	Domestic	Contributing
1605 Pine	1326	ca. 1925	Domestic	Noncontributing
1609 Pine	1327	ca. 1925	Domestic	Contributing
1611 Pine	1328	ca. 1925	Domestic	Contributing
1612 Pine	1324	ca. 1925	Domestic	Contributing
1616 Pine	1323	ca. 1925	Domestic	Contributing
1617 Pine	1329	ca. 1920	Domestic	Contributing
1622 Pine	1322	ca. 1925	Domestic	Contributing
1623 Pine	1330	ca. 1925	Domestic	Contributing
1627 Pine	1331	ca. 1925	Domestic	Contributing
1628-30 Pine	1321	ca. 1925	Domestic	Noncontributing
1629 Pine	1332	ca. 1925	Domestic	Contributing
1631 Pine	1333	ca. 1930	Domestic	Noncontributing
1643 Pine	1334	ca. 1935	Domestic	Noncontributing
1709 Pine	N/A	post 1945	Commercial	Noncontributing
1715 Pine	1335	ca. 1920	Domestic	Noncontributing
1718 Pine	1319	ca. 1925	Domestic	Contributing
1719 Pine	1336	ca. 1920	Domestic	Contributing
1722 Pine	1318	ca. 1925	Domestic	Contributing
1723 Pine	1337	ca. 1925	Domestic	Contributing
1726 Pine	1317	ca. 1925	Domestic	Contributing
1730 Pine	1316	ca. 1925	Domestic	Contributing
1731 Pine	1338	ca. 1925	Domestic	Contributing
1734 Pine	1315	ca. 1925	Domestic	Contributing
1735 Pine	1339	ca. 1925	Domestic	Contributing
1739 Pine	1340	ca. 1925	Domestic	Contributing
1602 Poplar	1130	ca. 1940	Domestic	Noncontributing
1603 Poplar	1072	ca. 1925	Domestic	Contributing
1605 Poplar	1073	ca. 1920	Domestic	Contributing
1607 Poplar	1074	ca. 1925	Domestic	Noncontributing
1608 Poplar	1129	ca. 1910	Domestic	Contributing
1612 Poplar	1128	ca. 1945	Domestic	Noncontributing
1614 Poplar	1127	ca. 1925	Domestic	Contributing
1615-17 Poplar	1075	ca. 1925	Domestic	Contributing
1618 Poplar	1126	ca. 1925	Domestic	Contributing
1619 Poplar	1076	ca. 1925	Domestic	Contributing
1621-23 Poplar	1077	ca. 1930	Domestic	Contributing

COLONIAL HILL HISTORIC DISTRICT

HARDY-HECK-MOORE

AUSTIN, TEXAS



- DISTRICT BOUNDARY
- CONTRIBUTING
- ▨ NONCONTRIBUTING

