

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Queen City Heights Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by Eugene, Cooper,
CITY OR TOWN: Dallas Latimer, Kynard, and Dildock
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NOT FOR PUBLICATION: N/A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
	47	47 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	47	47 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: Department store
CURRENT FUNCTIONS: DOMESTIC: Single Dwelling
COMMERCE/TRADE: Financial institution

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Bungalow/Craftsman; OTHER: 1-part commercial block

Materials:	FOUNDATION	Brick
	WALLS	Wood
	ROOF	Asphalt
	OTHER	Concrete; Glass

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-10).

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: Ethnic Heritage-black; Community Planning and Development; Architecture

PERIOD OF SIGNIFICANCE: 1915-1945

SIGNIFICANT DATES: 1915

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-11 through 8-21).

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 25 acres

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

(x_ see continuation sheet 10-22)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-22 and 23)

BOUNDARY JUSTIFICATION (see continuation sheet 10-23 and 24)

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

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South Dallas' Queen City Historic District is a dense enclave of modest vernacular and Craftsman-influenced domestic buildings built between ca. 1915 and 1945. The district, approximately two miles southeast of downtown, once served as the physical nucleus of South Dallas' African-American suburban development, and is located only a few blocks south of the "color line", which until World War II delineated African American residential development from white neighborhoods to the north and west. The district is situated within the neighborhood between Interstate Highway 45 to the west and the State Fairgrounds to the east -- approximately eight blocks south of Martin Luther King Jr. Boulevard (MLK). The district includes the equivalent of four blocks along Atlanta Street, extending from Cooper Street on the northwest, to Eugene Street on the southeast and the 3700 block of Dildock Street parallel to and immediately east of Atlanta Street. All buildings flanking Atlanta and Dildock streets are frame domestic buildings with inset porches, save for the former Hayden Store, which is load-bearing masonry commercial building. A striking characteristic of the district is its density, created by the narrow streets, small building setbacks, and the close proximity of the buildings to one another.

The district's topography is flat, with the land sloping gently southeast to Eugene Street and Exline Park. At the southern end, the street is below grade, creating yards that have approximately four to five foot embankments near the curb. Lot dimensions vary from 32 to 52 feet in width, and 90 to 128 feet in depth, with most lots occupied by at least one single-family dwelling. The larger lots are generally in the north part of the district in the Bermuda Lawn, Rosedale and Elberta Additions. The street grid is irregular in this part of South Dallas, with staggered streets and, within the district, Atlanta Street between Cooper and Metropolitan Avenue deviates slightly from the northwest-to-southeast grid. Public improvements along Atlanta and Dildock streets include sidewalks, curbing, and paved streets, all of which appear to post-date the period of greatest construction in the area. Driveways and auto garages are components of many, but not all, of the dwellings, and are found more frequently in the northern part of the district. Yards reflect the efforts or neglect of property owners or occupants, and run the gamut from unkempt vacant lots to carefully manicured yards.

Most of the district's 92 buildings are in fair condition, although several are deteriorating due to lack of maintenance. Vacant lots where houses recently stood are identified by sidewalks or planting patterns. Vernacular subtypes include shotgun, two-room,

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and L-plan houses. Typical popular residential architectural subtypes include unadorned bungalow buildings. The red brick, 2-story, Hayden Store is a vernacular building located at the northwest corner of Atlanta and Romine streets. The integrity of both individual buildings and of the streetscape has been compromised, but overall maintains a sense of this unique development.

The Queen City Historic District has 92 buildings, and includes 46 Contributing buildings and 46 Noncontributing buildings. Contributing buildings are pre-1945 buildings with minor to moderate alterations, but with overall retention of form and structural fabric. Noncontributing buildings are pre-1945 dwellings with severely, often irreversible or damaging, alterations, or removal of significant architectural features. Noncontributing buildings also includes those constructed after 1945.

DEFINITION OF CATEGORIES - QUEEN CITY 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 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.

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INVENTORY OF PROPERTIES - QUEEN CITY HISTORIC DISTRICT

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

Address	Site No.	Date	Property Type	Category
3605 Atlanta	2685	ca. 1930	Domestic	Contributing
3609 Atlanta	2686	ca. 1930	Domestic	Contributing
3610 Atlanta	2681	ca. 1935	Domestic	Noncontributing
3613 Atlanta	2687	ca. 1930	Domestic	Contributing
3618 Atlanta	2679	ca. 1925	Domestic	Contributing
3621 Atlanta	2688	ca. 1930	Domestic	Contributing
3622 Atlanta	2678	ca. 1930	Domestic	Contributing
3626 Atlanta	2677	ca. 1930	Domestic	Contributing
3628 Atlanta	2676	ca. 1935	Domestic	Contributing
3629 Atlanta	2689	ca. 1940	Domestic	Contributing
3633 Atlanta	2690	1940;1951	Religious	Noncontributing
3634 Atlanta	2675	ca. 1935	Domestic	Contributing
3704 Atlanta	2674	ca. 1935	Domestic	Noncontributing
3705 Atlanta	2691	ca. 1930	Domestic	Contributing
3706 Atlanta	2673	ca. 1930	Domestic	Contributing
3710 Atlanta	2672	ca. 1945	Domestic	Contributing
3714 Atlanta	2671	ca. 1935	Domestic	Contributing
3715 Atlanta	2692	ca. 1930	Domestic	Contributing
3717 Atlanta	2693	ca. 1930	Domestic	Noncontributing
3718 Atlanta	2670	ca. 1930	Domestic	Contributing
3719 Atlanta	2694	ca. 1930	Domestic	Contributing
3722 Atlanta	2669	ca. 1935	Domestic	Contributing
3725 Atlanta	N/A	post 1945	Domestic	Noncontributing
3731 Atlanta	N/A	post 1945	Domestic	Noncontributing
3733 Atlanta	2695	ca. 1935	Domestic	Noncontributing
3734 Atlanta	2668	ca. 1945	Domestic	Contributing
3736 Atlanta	2667	ca. 1935	Domestic	Noncontributing
3737 Atlanta	2696	ca. 1925	Commercial	Contributing
3809 Atlanta	2697	ca. 1945	Domestic	Noncontributing
3810 Atlanta	2666	ca. 1930	Domestic	Noncontributing

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3811 Atlanta	2698	ca. 1930	Domestic	Noncontributing
3812 Atlanta	2665	ca. 1935	Domestic	Noncontributing
3814 Atlanta	2664	ca. 1930	Domestic	Noncontributing
3815 Atlanta	N/A	post 1945	Domestic	Noncontributing
3816 Atlanta	2663	ca. 1945	Domestic	Noncontributing
3820 Atlanta	2662	ca. 1930	Domestic	Contributing
3821 Atlanta	N/A	post 1945	Domestic	Noncontributing
3824 Atlanta	2661	ca. 1935	Domestic	Noncontributing
3825 Atlanta	2699	ca. 1930	Domestic	Noncontributing
3828 Atlanta	N/A	ca. 1930	Domestic	Contributing
3829 Atlanta	2700	ca. 1945	Domestic	Noncontributing
3831 Atlanta	N/A	N/A	Domestic	Contributing
3833 Atlanta	2701	ca. 1935	Domestic	Contributing
3834 Atlanta	2660	ca. 1930	Domestic	Noncontributing
3835 Atlanta	2702	ca. 1945	Domestic	Noncontributing
3836 Atlanta	2659	ca. 1925	Domestic	Noncontributing
3837 Atlanta	N/A	N/A	Domestic	Contributing
3901 Atlanta	2703	ca. 1930	Domestic	Noncontributing
3905 Atlanta	2704	ca. 1935	Domestic	Noncontributing
3906 Atlanta	N/A	N/A	Domestic	Contributing
3908 Atlanta	2658	ca. 1945	Domestic	Contributing
3910 Atlanta	2657	ca. 1935	Domestic	Contributing
3911 Atlanta	N/A	post 1945	Domestic	Noncontributing
3912 Atlanta	2656	ca. 1935	Domestic	Contributing
3915 Atlanta	2706	ca. 1930	Domestic	Noncontributing
3916 Atlanta	2655	ca. 1935	Domestic	Noncontributing
3917 Atlanta	2707	ca. 1930	Domestic	Noncontributing
3918 Atlanta	2654	ca. 1930	Domestic	Contributing
3922 Atlanta	2653	ca. 1935	Domestic	Noncontributing
3926 Atlanta	2652	ca. 1930	Domestic	Noncontributing
3928 Atlanta	2651	ca. 1945	Domestic	Noncontributing
3930 Atlanta	2650	ca. 1935	Domestic	Noncontributing
3931 Atlanta	2708	ca. 1930	Domestic	Noncontributing
3934 Atlanta	2649	ca. 1940	Domestic	Noncontributing
3935 Atlanta	2709	ca. 1945	Domestic	Noncontributing
3936 Atlanta	2648	ca. 1935	Domestic	Noncontributing
3938 Atlanta	2647	ca. 1945	Domestic	Noncontributing

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3939 Atlanta	2711	ca. 1935	Domestic	Noncontributing
3700 Dildock	2797	ca. 1930	Domestic	Noncontributing
3708 Dildock	2798	ca. 1930	Domestic	Contributing
3709 Dildock	2796	ca. 1930	Domestic	Contributing
3710 Dildock	2799	ca. 1930	Domestic	Contributing
3711 Dildock	2795	ca. 1930	Domestic	Contributing
3714 Dildock	2800	ca. 1930	Domestic	Contributing
3715 Dildock	2794	ca. 1930	Domestic	Noncontributing
3716 Dildock	2801	ca. 1930	Domestic	Contributing
3717 Dildock	2793	ca. 1930	Domestic	Contributing
3722 Dildock	2802	ca. 1930	Domestic	Contributing
3723 Dildock	2792	ca. 1930	Domestic	Contributing
3724 Dildock	2803	ca. 1930	Domestic	Contributing
3729 Dildock	2791	ca. 1930	Domestic	Contributing
3731 Dildock	2790	ca. 1930	Domestic	Contributing
3732 Dildock	2804	ca. 1940	Domestic	Noncontributing
3734 Dildock	2805	ca. 1940	Domestic	Noncontributing
3735 Dildock	2789	ca. 1915	Domestic	Contributing
3737 Dildock	N/A	post 1945	Religious	Noncontributing
3738 Dildock	2806	ca. 1930	Domestic	Contributing
2516 Metropolitan	776	ca. 1930	Domestic	Contributing
2606 Metropolitan	775	ca. 1930	Domestic	Noncontributing
2511 Romine	N/A	N/A	Domestic	Contributing
2518 Romine	N/A	N/A	Domestic	Noncontributing
2520 Romine	990	ca. 1930	Domestic	Noncontributing
2524 Romine	1000	ca. 1930	Domestic	Noncontributing
2525 Romine	999	ca. 1930	Domestic	Contributing
2530 Romine	998	ca. 1930	Domestic	Contributing

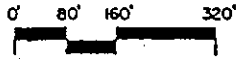
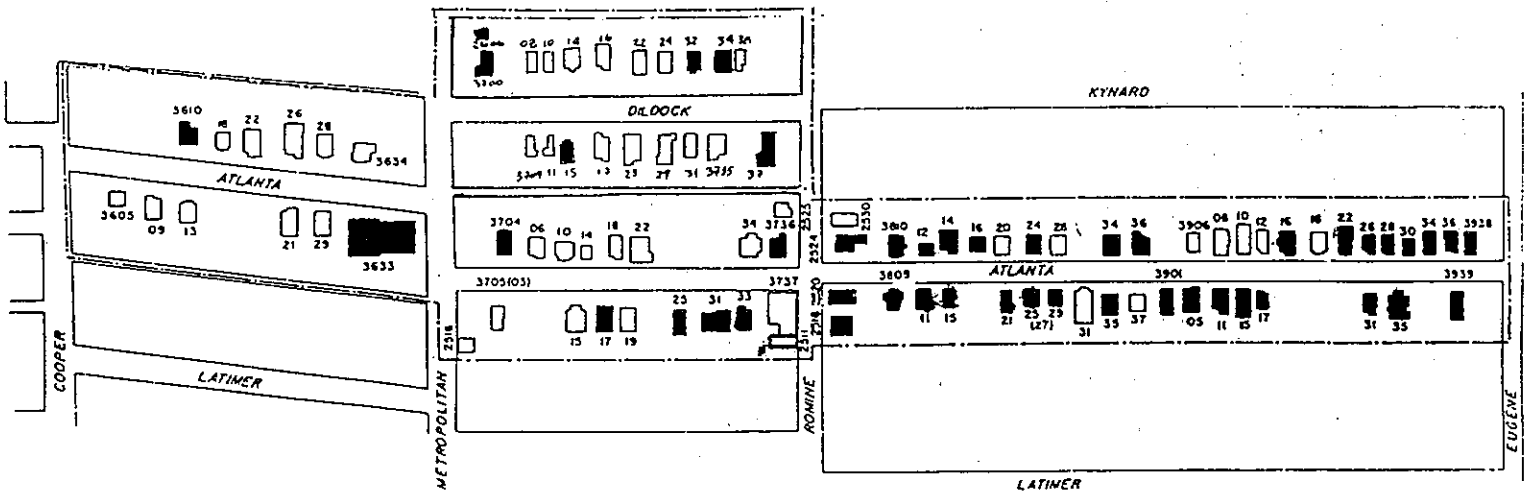
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QUEEN CITY HISTORIC DISTRICT



- DISTRICT BOUNDARY
- CONTRIBUTING
- NONCONTRIBUTING

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Queen City Historic District is a relatively intact collection of early 20th century domestic and commercial buildings that survive from the first African-American additions in South Dallas, platted and developed between 1905 and 1929. These additions emerged around an existing Reconstruction-era community of African American farmers and workers that was centered along Greer Avenue (now Metropolitan) between Central Avenue (now Central Expressway) and Atlanta Street, as early as the 1870s. Four contiguous additions, Bermuda Lawn (1906), Rosedale (1905), Queen City (1908), Oak Grove (1911), comprise the district along roughly four blocks of Atlanta Street between Cooper Street to the north and Eugene Street on the south, and the 3700 block of Dildock Street in the Elberta Addition (1912), adjacent and to the east of Rosedale. Several properties facing the intersecting streets of Cooper, Metropolitan and Romine are part of these additions and are included in the district. The name "Queen City" has become virtually synonymous with the larger African American community that includes the Queen City Addition, as well as the earlier and later additions to the north and south and much of the surrounding area which is not included in the district. Most of South Dallas' historic African-American churches, schools and businesses were concentrated in the two blocks immediately north of Queen City Heights, in the Bermuda Lawn and Rosedale additions, forming an institutional nucleus for the emerging African American suburban community. The Queen City Heights and Oak Grove additions contributed much of the residential housing for the growing community. Today, non-contiguous clusters of the original architectural fabric are left in the Bermuda Lawn and Rosedale additions, and although historic churches remain in the area, they have either been rebuilt or extensively altered. Atlanta Street, however, which runs the length of the four contiguous additions, and the 3700 block of Dildock Street retain their original building stock to the degree that it forms the most cohesive grouping of early domestic and commercial buildings associated with South Dallas' historic African-American suburban community. In this five block core of Queen city, the vernacular and popular-plan houses are placed closely to one another and the streets they front. The tightly knit group of buildings forms a representative sampling of neighborhood house types unmatched in the vicinity for overall integrity. Among the more noteworthy buildings in the district is the circa 1925 Hayden Store (3737 Atlanta), one of the most successful African-American businesses in South Dallas and a local landmark. Queen City Historic District is eligible under Criterion A in the area of Ethnic Heritage for its significance as the historic center of the African-American community in South Dallas and in the area of Community Planning and Development for its pervasive influence in the development of subsequent African-American additions in the region. The Queen City Historic District is also eligible under Criterion C in the area of Architecture because it represents a significant and distinguishable

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entity whose components create a distinctive and cohesive district representing early 20th century suburban additions developed exclusively for African Americans in South Dallas. The district's small vernacular and Craftsman-influenced wood frame bungalows, with their inset porches, similar massing and setback, and construction methods, convey a strong, cohesive visual definition, particularly when compared to both the later and earlier developments to the north, west and south. Queen City Historic District is representative of the historic context, The Development of East and South Dallas: 1872-1945.

Because the Queen City area's African-American heritage is related to its pre-suburban development period, a brief sketch of the area's history is necessary. Almost all the land that includes the Queen City Historic District and the surrounding areas was settled by white farmers after the Civil War. Initially, most of the land from the Trinity River floodplain to the Fairgrounds in Southeast Dallas was divided into large parcels of 200 acres or more, much of which was heavily timbered with cedar. Aaron Camp and his wife Martha, natives of Palestine, Texas, who came to Dallas in 1868, were among the largest property owners in South Dallas with more than 400 acres of land area below Grand Avenue. Clearing the land for cultivation was a labor-intensive endeavor, as was cotton production, the principal crop grown in what is now South Dallas. It is likely that African Americans were employed as hired hands or tenant farmers for the cotton fields. It is also likely that they lived on, or very near, the farms in small enclaves of workers houses. During the 1880s, however, many of the large cotton farms near Dallas were subdivided into smaller parcels of between five and 50 acres and sold to "gardeners" or "orchardists", as they were listed in city directories because they grew vegetables and fruit rather than livestock, feed or cotton. James F. Warren, Pietro Sabatoni, James Greer, Phillip Peyton and William Jordan were among the prominent white "gardeners" in South Dallas, south of Warren Avenue. The population of the area increased as numerous small farms replaced the vast tracts of cotton fields. Frame farm houses sprang up along Greer (Metropolitan) and Reeves (now Romine) streets, two major country thoroughfares through the South Dallas region in the late 19th century.

Cotton production dwindled as the area became more settled. An increasing number of African-American families moved into the area in the last decades of the 19th century and gradually outnumbered white families. Perhaps it was because they had already established homes and churches in the area and had successfully made the transition to gardening. Among the earliest inhabitants of Greer Street (now Metropolitan) were African American residents Dallas Calloway, Charity and Elijah Davis, and Louis Wade, according to late 19th-century city directories. Calloway and Wade were also among the first residents of Bermuda Lawn Addition (1906), which was the first addition developed in the Queen City

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vicinity, and Elijah and Charity Davis helped found St. Paul AME Church, which was one of the first two churches on Atlanta Street. These individuals were listed as "gardeners" along with the white truck farmers in the area (City directories 1892 and 1898).

While African-American settlement in the immediate vicinity of Queen City can be traced as early as the 1874 Romine Avenue Christian Church, there is no indication that any concerted efforts were made to develop the area exclusively for African American occupation until after 1904, when area farms were subdivided for intensive residential development. Although most of the property owners were white farmers, early city directories (1886, 1892, 1898) listed a number of African American families who also resided on Central Avenue, Greer (now Metropolitan), and Reeves (now Romine) which were the primary thoroughfares at that time. These streets extended east of the H&TC railroad tracks that separated this semi-rural property from the then-fast developing streetcar suburbs of Colonial Hill to the west. Among the several African-American heads of households were Bohny Gaston who lived on the east side of Central Avenue (now Central Expressway) between Warren and Greer by 1898; Louis Warren, a laborer who also lived on the east side of Central by 1898; Dallas Calloway, a gardener who resided on the south side of Greer just east of Central Avenue; and Elijah J. Davis, also a gardener, who lived on the east side of Central Avenue two houses south of Spencer (now Pine) in far South Dallas. By 1905, African-American residents along Greer Avenue, east of the railroad tracks, outnumbered the white residents (city directories, 1886; 1898; 1905).

In addition to the many African-American families that lived in the area, African-American churches and schools were established several decades before the first African-American subdivisions were platted. The congregation of Romine Avenue Christian Church dates its organization in the region to 1874, and St. Paul's AME Church was established as early as 1898 on Central Avenue (McKnight and Riddle, 1987). South Park Colored School No. 2, an African-American "suburban" school on the east side of Camp Street (now Crozier), was open for classes in 1898 to the west of what became Queen City Addition (City directories). Mt. Moriah Baptist Church dates its construction on Latimer Street, in the Bermuda Lawn Addition to 1904. A school for African-American students was also established in the church. The presence of these early churches and schools indicates that there was a sizeable African-American community within walking distance. This may explain why, when suburban additions began springing up throughout South Dallas after 1902, white farmers like Pietro Sabatoni and William Jordan platted their 5- and 10-acre farms for the existing population of African-American residents in the area. Another indication of substantial early African-American settlement in the Romine Survey is that two

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additions in the area were platted and developed by African Americans Bohny Gaston and A. L. Moore. The Bohny Gaston Addition (1904) and Moore Addition (1907) are small, adjacent, half-block additions that bordered the H&TC railroad tracks, just south of Warren Avenue.

Although Dallas experienced a tremendous population and building boom during the 20 years that followed the arrival of the railroads in 1872, it wasn't until after the economic depressions of the mid- and late-1890s that a resurgence in construction began to spur suburban development in the Queen City area of far South Dallas. Previous development efforts in the Colonial Hill area to the west and in the South Park Addition (1898) to the north, were stymied by the depressions, but as both the national and local economy recovered, shortly after 1900, South Dallas farmers witnessed the transformation of former farmland into new suburban housing tracts, especially along the major streetcar lines. Mrs. Martha Camp (later Warren), one of the largest property owners in the region, began selling her land for several Colonial Hill additions as early as 1888 when the Ervay Street carline and Forest Avenue streetcars were extended into the area. With literally hundreds of new houses going up in nearby South Park, along the east-west Forest Avenue carline, and Colonial Hill, along the north-south Ervay Street carline, between 1902 and 1910, several South Dallas farmers such as James F. Warren and James Greer became real estate developers and platted portions of their own land for future development. Between 1905 and 1915, more than a dozen new additions were carved out of Queen City-area farmland during a construction boom in which nearly all the suburban lands within a two-mile radius of the Dallas courthouse were developed. Among them were former farms of Phillip Peyton (Peyton's Addition), William Jordan (Jordan's Addition), James and Sarah Greer (Greer's Addition; Oak Grove; Queen City Heights), James F. Warren (Warren's Addition; Bermuda Lawn; Bristol Addition), and Pietro Sabatini (Colonial Hill Park). Although several white farmers, including Peyton and William Eason, continued to live on their land through the 1920s, from 1905 forward, nearly all the new residents in these additions were African Americans.

By 1905 much of the property between Warren Avenue on the north and Spencer (now Pine) on the south, east of the H&TC railroad tracks and west of Oakland Avenue, was poised for development. Scores of new additions were platted within those boundaries between 1904 and 1912. In addition to the Bohny Gaston (1904) and A.L. and Fanny Moore (1907) additions, the Rosedale (1905), Bermuda Lawn (1906), Mont Rose (1906), Queen City Heights (1908), Oak Grove (1911) and Elberta (1912) additions were all adjacent to one another and developed for African-American families.

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Of the many African-American additions that sprang up near the meeting of Metropolitan and Atlanta streets and comprise the area now known as Queen City, the Bermuda Lawn Addition (1906) was the first to be developed. Although several other Queen City-area additions pre-date Bermuda Lawn by a year or two, African-American families had already built homes on Atlanta Street by 1903, prior to the actual filing of the plat. In 1903, C.W. Wade, an African American, was the first person listed as living on Atlanta Street in the city directory and by 1905, there were five African-American families and several "colored" churches listed on Atlanta Street, between Archie Street (now Cooper) and Greer (now Metropolitan). It wasn't until the following year, September 15, 1906, that the Bermuda Lawn plat, which included this block of Atlanta Street, was filed by Leroy and Mary Bristol and Mrs. James (Martha A.) Warren. Martha Warren was the widow of James Warren, an area farmer-turned-real-estate developer, and it was she who was responsible for the development of several white additions in South Dallas including the 39-block South Park Addition (1888, replatted 1902), north of Warren Avenue. It appears that the Bermuda Lawn Addition plat was filed after-the-fact, possibly in recognition of what had already occurred. Construction in Bermuda Lawn was quickly followed by development in the adjacent, 5-acre Rosedale Addition (1905), to the south. Rosedale consisted of 30 lots between Greer (now Metropolitan) and Reeves (now Romine) streets, and included both sides of Atlanta Street and the east side of St. Charles (now Latimer). Although the earliest residential and institutional buildings of the Queen City additions were constructed in Bermuda Lawn and Rosedale -- including the circa 1902 St. Paul's AME and Mt. Moriah churches -- only Atlanta Street retains much of its historic built environment. Mt. Moriah Church has been substantially altered and a new St. Paul's AME church was constructed on Metropolitan and Latimer streets, outside the district.

Although much of the historic architectural fabric of Bermuda Lawn and Rosedale has been lost, the additions are among the earliest known, continuously inhabited African American settlements in South Dallas. Their successful development spawned other residential subdivisions for African-American families in South Dallas, including Queen City Heights (1908) and Oak Grove (1911), immediately to the south, and Wheatley Place (1916), to the east. While the Bermuda Lawn Addition contained some of the most enduring churches in the Queen City area, among them St. John Primitive Baptist Church (circa 1904), St. Paul's AME Church (1902) and Mt. Moriah Missionary Baptist Church (circa 1904), the Rosedale Addition, while predominantly residential, contains one of the oldest surviving commercial buildings in the Queen City area, the circa 1925 Hayden Store at the northwest corner of Atlanta and Romine streets. The 2-story brick store building is one of

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the most significant landmarks in the Queen City area because of its construction, use, and association with one of the area's most successful early African-American businessmen, Louis Hayden.

Hayden moved to Atlanta Street in the Rosedale Addition where he purchased a house and built his first frame store by 1910. Hayden's store was the first grocery/department store for the Queen City area. By 1925, the business had expanded and Hayden built a 2-story brick store building at the corner of Atlanta and Romine streets. In 1931, Hayden's son, Al J. Hayden, as owner/contractor, acquired a permit to construct a 2-story brick addition to the store at 3739 Atlanta Street, to cost \$1,000. The addition extends to the north of the original brick building which is now listed as 3741 Atlanta Street (City building permits, April 16, 1931, Dallas Public Library). By 1937, the store property owned by L.J. Hayden at Atlanta and Romine was valued at \$2,700. In addition, Hayden owned six houses in the Rosedale Addition, including his own 2-story frame residence (3731 Atlanta), two shotgun-type houses to the north (3727 and 3725 Atlanta) and three small houses across the street (3720-22-24 Atlanta), as well as 20 rent houses and several commercial buildings in the half-blocks fronting Romine and Hayden avenues, and Latimer and Hickman streets, east of Queen City Heights Addition (Bracey's addition maps, 1937). The short, unpaved street that bisected the half-blocks was named Hayden Avenue in his honor. During the late 1930s, Hayden was the single largest property owner in the Queen City area, and his store was the center of the business district that evolved along Romine Avenue at that time. Today, the brick store building at 3739-41 Atlanta Street in the Rosedale Addition is the most significant, extant building associated with Hayden. The store is considered a landmark in the Queen City area and is currently owned by the Common Ground Credit Union which is seeking funds to restore the building.

South of the Rosedale Addition, starting at Romine Avenue, lies the Queen City Heights Addition platted by Russell Realty Company in 1908. The original addition consisted of four lots facing Romine Avenue with the remaining twenty four lots fronting on either side of Atlanta Street in a continuous row, uninterrupted by intersecting streets, between Romine Avenue and ending about two-thirds of the distance to Eugene Street (See figure 1). Russell Realty became one of the most successful early 20th-century real estate development companies in Dallas and Oak Cliff but when the Queen City Heights Addition was platted, it had only been in business four years. Under the leadership of president Clinton P. Russell, Russell Realty was responsible for the development of a number of South Dallas additions including two in the Colonial Hill area and less than two years before,

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Russell Realty platted the Mont Rose Addition, to the east of Bermuda Lawn, its first subdivision specifically for African American families. Mont Rose, developed at the same time as adjacent Bermuda Lawn, does not retain its original architectural integrity to any substantial degree and is therefore not part of this nomination.

Russell Realty's success with Mont Rose, however, encouraged the company to proceed with the development of Queen City Heights, an addition that was originally part of the James Greer farm. Like most other white farmers who settled in this region of South Dallas in the 1880s, Greer was listed as a gardener in contemporary accounts (Memorial Biographies of Dallas, 1892: 1005). Greer's wife, Sarah Addarine Kearley, owned much of the neighboring farmland in her own name as it was deeded to her by Emily G. Caruth, wife of well-known Dallas property owner and real estate developer, Walter Caruth. The relationship of the two women is unknown. Sarah Greer, in turn, deeded much of her land to her children who later platted their own additions in the vicinity of Queen City (Deed records, vol. 263:415). At the turn of the century, when Dallas was on the threshold of a phenomenal period of growth, the bulk of the Greer property was only half a mile from the city limits and in the path of suburban development. Over the years, the Greers and their children sold off portions of their land for new residential developments, among them Queen City Heights, a 3-acre parcel of land immediately south of the Rosedale and Bermuda Lawn additions.

The sale and resale of the 3-acre Queen City Heights parcel is illustrative of the relative value of investment property. In 1901, when land values were still depressed following the collapse of Dallas' speculative market, Fannie and E. M. McDade purchased the parcel that later became Queen City Heights from C.C. and Blanche Greer for \$800. Less than seven years later, during the height of the post-depression building boom, Fannie McDade sold the same piece of land to Russell Realty for \$2,450.00 and realized a profit of more than 300% (Deed records, vol. 421:9). Russell Realty immediately prepared the tract for new housing starts and by the following year eleven houses were completed with seven occupied. Of the first occupants all were listed in the 1909 city directory as laborers, with the exception of a man named General Coleman who was a driver for the Waples Platter Grocery Company (City directory, 1909). All the houses were small, 1-story, 2- to 5-room wood-frame cottages with inset front porches. Although several houses were identical or reverse-plan, there were variations among them including a shotgun-type house that was later replaced. Little is known about the initial cost of the houses or if the original occupants owned them.

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In 1909, the addition was still outside the city limits and city directories didn't give street addresses for the houses, only whether they were on the east or west side of the street. In fact, later city directories discontinued listing the area from about 1912 through 1916.

Two years later, when a local fruit merchant, J. M. Reilly, purchased the remaining portion of Atlanta Street to its terminus at Eugene Street, another six houses had been built and occupied in the Queen City Heights portion. Reilly paid Thomas and Jennie Greer \$1,750 for the 2.027 acres of lower Atlanta Street that he platted as Oak Grove Addition (see figure 2) (Deed records, vol. 527:205). The addition is comprised of 28 lots of between 32 and 34 feet wide, somewhat narrower than those in Queen City Heights. All the lots facing Atlanta in both the Queen City Heights and Oak Grove additions were 90.5 feet deep but those in Queen City Heights ranged in width from 36 to 42 feet. Narrow lots notwithstanding, Reilly's addition sold as well as Queen City Heights. By 1920, 37 of the available 50 lots had houses. Oak Grove was much like an extension of Queen City Heights comprised primarily of small, 1-story wood frame houses. The houses conformed to the setback established in Queen City Heights and gave the two additions the appearance of a single development.

Within a few years of construction in Queen City Heights, the entire neighborhood including the older additions of Rosedale and Bermuda Lawn, was known collectively as "Queen City". One possible explanation is that in 1912 a streetcar line was extended south from Forest Avenue along Myrtle Avenue, three blocks east of Atlanta Street, to serve the growing African American suburban additions. The stop at Romine Avenue, nearest the Queen City Heights Addition, was called the "Queen City" stop. The moniker became identified with the larger community which is still known as Queen City today. Institutions outside the Queen City Heights Addition, such as the Queen City Holiness Church on and Queen City School (now Wheatley School) adopted the name and added to the identification of the entire area as "Queen City".

In fact, the original additions platted just prior to and including Queen City Heights and Oak Grove additions had a great impact on the surrounding region. The mere fact of their successful development during a period of intense suburban growth naturally drew other developers to purchase the adjacent tracts of farmland. That they were sold or rented exclusively to African Americans precluded any subsequent white development in the immediate area and ensured that other nearby additions would also be marketed to African Americans. During the 1910s and 1920s, the African-American community in South Dallas was centered around the churches and commercial buildings in the first Queen City additions,

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on Latimer, Atlanta and Romine streets. New additions such as Wheatley Place (1916), Greer's Addition (1921) and Romine Avenue in Peyton's Addition (development circa 1926), were almost entirely residential and their residents were drawn to the Queen City area for goods and services geared to African-American clientele. The only major African American institution in South Dallas outside the immediate Queen City vicinity before about 1928 was Wheatley School, and even it was known as Queen City School until the new brick building was constructed in 1929 (Schiebel, 1966).

While Romine Avenue businessmen, and Louis Hayden in particular, served the Queen City and surrounding additions through the 1920s and 1930s, Atlanta Street, south of Romine Avenue, remained entirely residential to the present. By 1928, the Dallas city directories denoted property ownership and the resident profile of Atlanta Street reveals that of the 37 listed houses between Romine and Eugene, 20, or 54% were owner-occupied. While the figures fluctuated somewhat during the 1930s, the percentage of owner-occupancy remained constant. In 1928 a number of Queen City residents were employed as porters, drivers and laborers with a few barbers, cooks and laundresses among them. Overall, the area that comprises the Queen City Historic District was populated with working-class African-American families, about half of whom owned their own houses. While nearby Wheatley Place housed a larger number of middle-class African-American families and Romine Avenue was home to many more professional people, Atlanta Street's working families formed the base on which these later communities would build. In many regards, the residents of Queen City additions pioneered suburban development for African Americans in South Dallas and it was their success that spawned the subsequent growth of the surrounding African American community.

The Queen City Historic District encompasses the most intact historic residential and commercial architecture from several of the earliest additions for African American people in South Dallas. The history of South Dallas' African-American community is rooted in this early suburban experiment and the surviving buildings are important pieces of the architectural fabric of its heritage.

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OAK GROVE ADDITION

TO THE CITY OF DALLAS, TEXAS, BEING
A SUBDIVISION OF THE $2\frac{27}{100}$ ACRES
PURCHASED BY JIM M. REILLY FROM
T.A. GREER, OUT OF THE WILLIAM
ROMINE SURVEY.

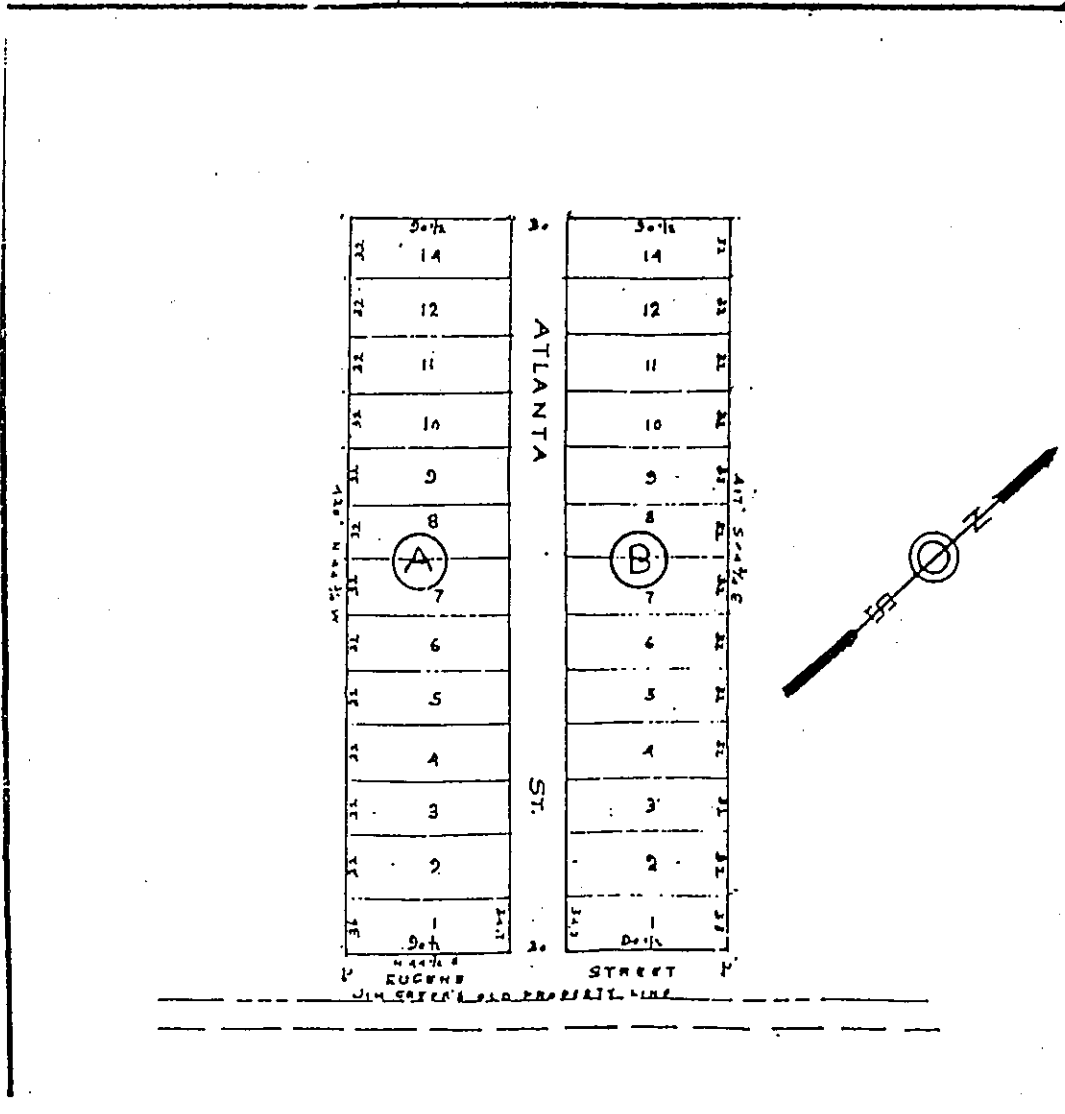


Figure 2

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UTM REFERENCES

	Zone	Easting	Northing
1	14	709320	3626920
2	14	709360	3620980
3	14	709480	3620960
4	14	709500	3626900
5	14	709620	3626780
6	14	709560	3626720
7	14	709800	3626500
8	14	709740	3626420
9	14	709360	3626760

VERBAL BOUNDARY DESCRIPTION

Beginning at the west corner of lot 1, Block B/1703, City of Dallas, proceed east along Cooper Street to the northern corner of lot 1, Block A/1702, City of Dallas. Thence proceed southeast along the rear property lines of the houses along the east side of Atlanta Street, until reaching Metropolitan Avenue. Thence east along Metropolitan until reaching the eastern corner of lot 23, Block A/1717, City of Dallas. Thence proceed southeast along the alley between Dildock and Opie streets, until reaching the east corner of lot 12, Block A/1717, City of Dallas. Thence proceed southwest along Romine Avenue to the north corner of lot 2, Block I/1726, City of Dallas. Thence southeast along the rear property lines of properties on the northeast side of Atlanta street, until reaching Eugene Street. Thence southwest along Eugene until reaching the south corner of lot 1, Block A/1728, City of Dallas. Thence northwest along the rear property lines of properties on the southwest side of Atlanta Street, until reaching Romine Avenue. Thence southwest along Romine until reaching the south corner of lot 11, Block A/1714, City of Dallas. Thence northwest along

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the rear property lines of properties along the southwest side of Atlanta, until reaching the west corner of lot 20, Block A/1714, City of Dallas. Thence proceed northeast along Metropolitan Avenue to the east corner of lot 11, Block B/1703, City of Dallas. Thence proceed northeasterly along the rear property lines of properties along the southwest side of Atlanta Street, until reaching the point of origin.

The district includes all of the Queen City Heights and Oak Grove additions, and one block each of the Elberta, Rosedale and Bermuda Lawn additions.

JUSTIFICATION OF BOUNDARIES

The Queen City Historic District is recognized as the heart of early African-American housing developments in South Dallas, although the name "Queen City" colloquially refers to the larger neighborhood. Extant housing in the district, which is comprised of Queen City Heights, Oak Grove, and part of the Rosedale, Bermuda Lawn and Elberta additions, consists of early 1900s vernacular and later modest bungalows. Architecturally, the district contains a few of South Dallas' earliest suburban houses for African Americans, and although many of the earliest dwellings were remodeled, razed, or replaced by 1920s-1940s houses, Atlanta Street and the 3700 block of Dildock Street retain a sense of cohesiveness. The former Hayden Store, at the northwest corner of Atlanta and Romine streets, is a significant visual and historic landmark which anchors the northwest end of the district.

Properties along Romine Avenue and the lower quarter of the 3700 block of Atlanta are within the district. Just northwest of the district, the area is defined by vacant lots, post-World War II dwellings, or altered pre-1945 buildings.

To the northeast, property lines between the houses on Atlanta and Wilder streets form the district boundary. Wilder Street has a high percentage of post-World War II housing and altered 1920s-30s bungalows. The northeast boundary extends to the east to include the 3700 block of Dildock Street in the Elberta Addition (1912) because its housing stock closely resembles contemporaneous development along the same block of Atlanta Street in the Rosedale addition. The remainder of the northeast boundary follows the original plat of the Queen City Heights and Oak Grove additions.

The southeast boundary is defined by Eugene Street and follows the original plat of Oak Grove where Atlanta Street terminates at Eugene. Exline Park, a City of Dallas park, is southeast of the district beyond Eugene Street.

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The property lines between Atlanta and Latimer streets form the southwest boundary. The original plats of Bermuda Lawn and Rosedale additions contained Latimer Street. However, most of the historic architectural fabric on this street (including the original Mount Moriah Church) has been lost to vacant lots, post-World War II infill and new construction. For example, about two-thirds of the northeast side of Latimer Street comprised of the 3800 block and part of the 3900 block, which flanks the district, contains a large modern YMCA building and its parking lot. The remainder of the 3900 block of Latimer Street, near its intersection with Eugene, consists of five altered bungalows and another 4-lot parking lot. Therefore, although historically an integral part of Queen City, Latimer Street is not included in the district.

