

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property

=====

Historic Name: Rush-Crabb House

Other Name/Site Number: THC Survey File: Phase IV-South Dallas DAL/DA 204

=====

2. Location

=====

Street & Number: 2718 Pennsylvania

City/Town: Dallas

Not for Publication: N/A

State: TX County: Dallas Code: 113 Zip Code: 75215

=====

3. Classification

=====

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
1	buildings sites structures objects
1	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:
Historic & Architectural Resources of East and South Dallas

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. See continuation sheet.

Signature of Certifying Official

Date

State of Federal Agency or Bureau

In my opinion, the property meets does not meet the National Register Criteria. See continuation sheet.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby certify that this property is

entered in the National Register

see continuation sheet.

determined eligible for the National Register

see continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic

Sub: Single Dwelling

Current: Domestic

Sub: Single Dwelling

7. Description

Architectural Classification
Other: Vernacular

Other Description
T-Plan

Materials: foundation brick
walls wood
roof asphalt
other

Describe present and historic physical appearance.

 x See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria: A B C D

Criteria Considerations (Exceptions): A B C D E F G

Areas of Significance: Architecture

Period(s) of Significance: ca. 1901

Significant Dates: ca. 1901

Significance Person: N/A

Cultural Affiliation: N/A

Architect/Builder: unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

 x See continuation sheet.

9. Major Bibliographical References

See Historic Context List of References

Previous documentation on file (NPS):

- 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
- Other State Agency
- Federal Agency
- Local Government
- University
- Other -- Specify Repository:

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone/Easting/Northing Zone/Easting/Northing

A	B
C	D

Verbal Boundary Description

Addition: South Park Block: 1311 Lot: 10 & 11

Boundary Justification

Property includes area historically associated with structure.

11. Form Prepared By

Name/Title: Daniel Hardy, Project Director

Terri Myers, Historian

Organization: Daniel Hardy,
Preservation Consultant

Street & Number: 2112 Rio Grande St.

City or Town: Austin

Date: July, 1991

Telephone: 512-478-8014

State: TX Zip: 78705

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Rush-Crabb House

=====

The Rush-Crabb House at 2718 Pennsylvania is a 1-story vernacular dwelling with a T-shaped plan and an intersecting gabled roof. The walls are finished with wood drop siding with false beveling. The roof has asphalt shingles. The focus of the facade includes the 1-story porch and the gabled wing that extends from the main body of the structure. The Rush-Crabb House is in a predominantly residential area that is comprised primarily of contemporaneous houses of similar materials and scale. The house, overall, is in good and stable condition. Minor modifications include the concrete porch floor and the replacement of a few columns of the porch. In all likelihood, these changes were made because of deteriorated or rotted wood.

The Rush-Crabb House is built on relatively level land in the South Park neighborhood of South Dallas. It occupies a 50' x 130' lot in the South Park Addition and is in the middle of the 2700 block of Pennsylvania Street. There are no noteworthy landscaping features on the grounds, other than the concrete sidewalk and driveway. In plan, the house is T-shaped with the stem extending toward the street. Although foundation materials are not visible from the street side, the house probably rests on a foundation that is supported by brick piers and wood beams. The porch, however, appears to have a concrete base. The house utilizes wood-frame construction with wood siding. The roof, on the other hand, has asphalt shingles that probably replaced original wood shingles.

Facing northwest onto Pennsylvania Street, the Rush-Crabb House is set back approximately thirteen feet from the curb. The facade is symmetrically composed and is highlighted by a 1-story U-shaped porch that extends around the front projecting wing. The porch, which has a concrete floor, features Doric columns that are suggestive of the Classical Revival style and reflects an early 20th-century construction date. Three separate doors on the front provide access to the interior, but the primary entrance is the one closest to the street (i.e., in the front projecting wing). The windows are double hung and have wood sashes with single lights.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Rush-Crabb House

=====

The Rush-Crabb House is a rare local example of a vernacular dwelling that retains much of its original architectural features. The house is in an area of South Dallas whose architectural integrity is largely compromised by insensitive building alterations, vacant lots, abandoned houses and neglect. Further, it is one of the earliest extant buildings surviving in all of South Dallas, below Martin Luther King, Jr. Boulevard (MLK), whose construction dates to the first years of South Park Additions' development and provides a link to the very beginnings of South Dallas' phenomenal residential growth from 1900 to 1920s. The Rush-Crabb House, which pre-dates the later bungalows that predominate in the addition, is nominated under Criterion C as a rare surviving local example of turn-of-the-century vernacular architecture.

The Rush-Crabb House represents the earliest suburban development efforts in the huge 39-block South Park Addition (1889; replatted 1902 to exclude land between Grand and Forest avenues) that encompassed all the territory from Grand Avenue on its northern border and Warren Avenue to the south, between Central and Myrtle avenues on the west and east. The subdivision of the land, formerly used for agricultural purposes, was accomplished in conjunction with the construction of the Dallas Rapid Transit streetcar in 1888. When the streetcar line was put into operation, it linked the downtown area with the fairgrounds to the east, thereby opening hundreds of acreage for real estate development and speculation. Most pre-1900 development in South Dallas took place in the upper Colonial Hill area to the west, before the economic depressions of the 1890s curtailed nearly all building in the city and its suburbs. Although South Park Addition was platted in 1889, little construction took place in the addition prior to 1903. The Rush-Crabb House, an exception, was among the first houses built in the addition, and it was one of the first of literally hundreds of small, 3- to 5-room, wood-framed houses erected between 1902 and 1907 (city building permits, 1905-15; city directories, var.).

The earliest known resident of the Rush-Crabb House was James P. Rush, who occupied the house by 1901. Since city directories did not account for this area prior to 1901, it is possible that the house is older but not much. James Rush, who listed his occupation as "trackman", may have been an employee

of the street railway company. He and his children lived in the house until 1906, after which a series of different occupants were listed at the address until 1916 when Charles C. Crabb purchased it. Crabb, a driver for The Texas Company, lived in the house with his wife Mattie through the historic period ending 1941. Later city directories indicate that Crabb owned the house. Like most of the residents of South Park Addition, Rush, Crabb, and the others who occupied the house between the two, were members of the working class. The occupations of men who lived on Pennsylvania, Peabody, Birmingham streets in the first half of this century underscore Dallas' growing importance as a manufacturing and trading hub of the region. Many of South Park's residents worked in the mills and other factories that sprang up along the Trinity River, to the west and along the major railroad lines that criss-crossed the city. Still others were employed in building and service trades to keep abreast of the construction and population boom that Dallas experienced along with its industrial growth.

The Rush-Crabb House, although unique in its age and unaltered condition, is representative of the type of housing provided for the working-class men and women who formed the backbone of Dallas' industrial society in the first decades of the 20th-century. It is nominated to the National Register under Criterion C as a rare, intact example of early housing in suburban Dallas. Further, it is a good and well-preserved illustration of a vernacular residence with a T-shaped plan, and only a small number of this once-common house form survive relatively intact in South Dallas.

