

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Alcalde Street-Crockett School Historic District  
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 200-500 Alcalde; 421 N. Carroll  
CITY OR TOWN: Dallas 421A N. Carroll; 4315 Victor  
STATE: Texas CODE: TX COUNTY: Dallas

NOT FOR PUBLICATION: N/A  
VICINITY: N/A  
CODE: 113 ZIP CODE: 75246

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

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):

**5. CLASSIFICATION**

---

**OWNERSHIP OF PROPERTY:** Public-local; Private

**CATEGORY OF PROPERTY:** District

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	16	9 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	16	9 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

EDUCATION: School

**CURRENT FUNCTIONS:** DOMESTIC: Single Dwelling

EDUCATION: School

---

**7. DESCRIPTION**

---

**ARCHITECTURAL CLASSIFICATION:** LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival;  
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman; LATE  
VICTORIAN: Queen Anne

<b>MATERIALS:</b> 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:** Architecture

**PERIOD OF SIGNIFICANCE:** 1903-1945

**SIGNIFICANT DATES:** 1903

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Bulger, C.W.

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-11 through 8-20).

---

**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 11 acres

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

(x see continuation sheet 10-20)

**VERBAL BOUNDARY DESCRIPTION** (see continuation sheet 10-20)

**BOUNDARY JUSTIFICATION** (see continuation sheet 10-21)

---

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

---

**NAME/TITLE:** Daniel Hardy/Terri Myers

**ORGANIZATION:** Hardy-Heck-Moore    **DATE:** 8-90; 10-94

**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 Service

## National Register of Historic Places Continuation Sheet

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 7 Page 5

---

The Alcalde Street-Crockett School Historic District is an L-shaped, roughly 4-block area that has 23 domestic buildings along a 2-block length of Alcalde Street between Worth and Elm streets, and it juts northeast to include the David Crockett School, a prominent institutional building in the neighborhood. The residential architecture is contemporaneous with Crockett School, and forms a cohesive streetscape of vernacular and popular dwellings. In this part of East Dallas, approximately 1.5 miles northeast of the Central Business District, where few areas retain their historical ambience, this portion of Alcalde Street is distinguished by its relative intactness. Crockett School (1903/1920), Dallas' oldest extant public school facility, is a dominant landmark in the neighborhood. Of the 25 buildings in the district, 16, or 67 percent, are considered Contributing. All of the Noncontributing buildings are pre-1945 construction whose status is the result of reversible modifications. The seven vacant lots, most of which were originally homesites and are on the northwest side of Alcalde, detract from the cohesiveness of the district, but are not included as intrusive elements.

---

The street grid in this part of East Dallas is diagonal to the north-south axis, resulting in streets that run southeast to northwest and southwest to northeast. Portions of four blocks, most of which are in the Queen City Addition, comprise the district, and the entire blocks are 640 feet long and 300 feet deep. Unimproved alleys are behind the houses along Alcalde, except for the 400 block. Standard lot sizes in this development are 50 feet wide by 146 feet, nine inches deep, and most houses occupy single lots. Building setbacks from the street are approximately 20 feet. New sidewalks and driveway entrances have been added as part of the city's public works projects, and street surfacing is standard asphalt paving. Landscaping efforts are the product of individual owners or occupants and illustrate the transitional aspect of the neighborhood: overgrown vacant lots alongside neatly cared-for yardscapes. Street lighting is provided by modern arc lamps attached to wooden utility poles.

The domestic architecture of Alcalde is dominated by circa 1903-1915 vernacular and popular designs that include modified L-plan houses and bungalows. The earliest domestic buildings incorporate irregular massing, a carry-over from the late Victorian era, but original detailing shows a predilection for simple classical motifs, such as slender Doric porch columns on wrap-around porches, and indication of shifting stylistic preferences. Alterations include the application of asbestos siding, replacement of wooden porch posts with wrought iron and the replacement of wooden sashes with aluminum windows. Good examples of unaltered buildings are found on both sides of Alcalde Street; however, 312, 316, 309, 315

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 7 Page 6

and 218 Alcalde Street, all built before 1905, are some of the outstanding remaining dwellings. Other good examples are 421, 323, 223, 219 and 215 Alcalde Street, all built shortly afterward. All contributing buildings were in place on the 1922 Sanborn maps.

Crockett School is a large, 2 1/2-story, load-bearing-brick, institutional building that shares general stylistic influences with the surrounding residences -- a hybrid of late Victorian motifs with classical and popular influences, representing an early 20th century architectural vocabulary. The Alcalde-facing elevation was the original front and was more representative of the Classical Revival style. A major addition on the northwest created a new entrance on Carroll Avenue and utilized classical elements.

### DEFINITION OF CATEGORIES - ALCALDE STREET/CROCKETT SCHOOL 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 erected after 1945 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

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 7 Page 7

## INVENTORY OF PROPERTIES - ALCALDE STREET/CROCKETT SCHOOL HISTORIC DISTRICT

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

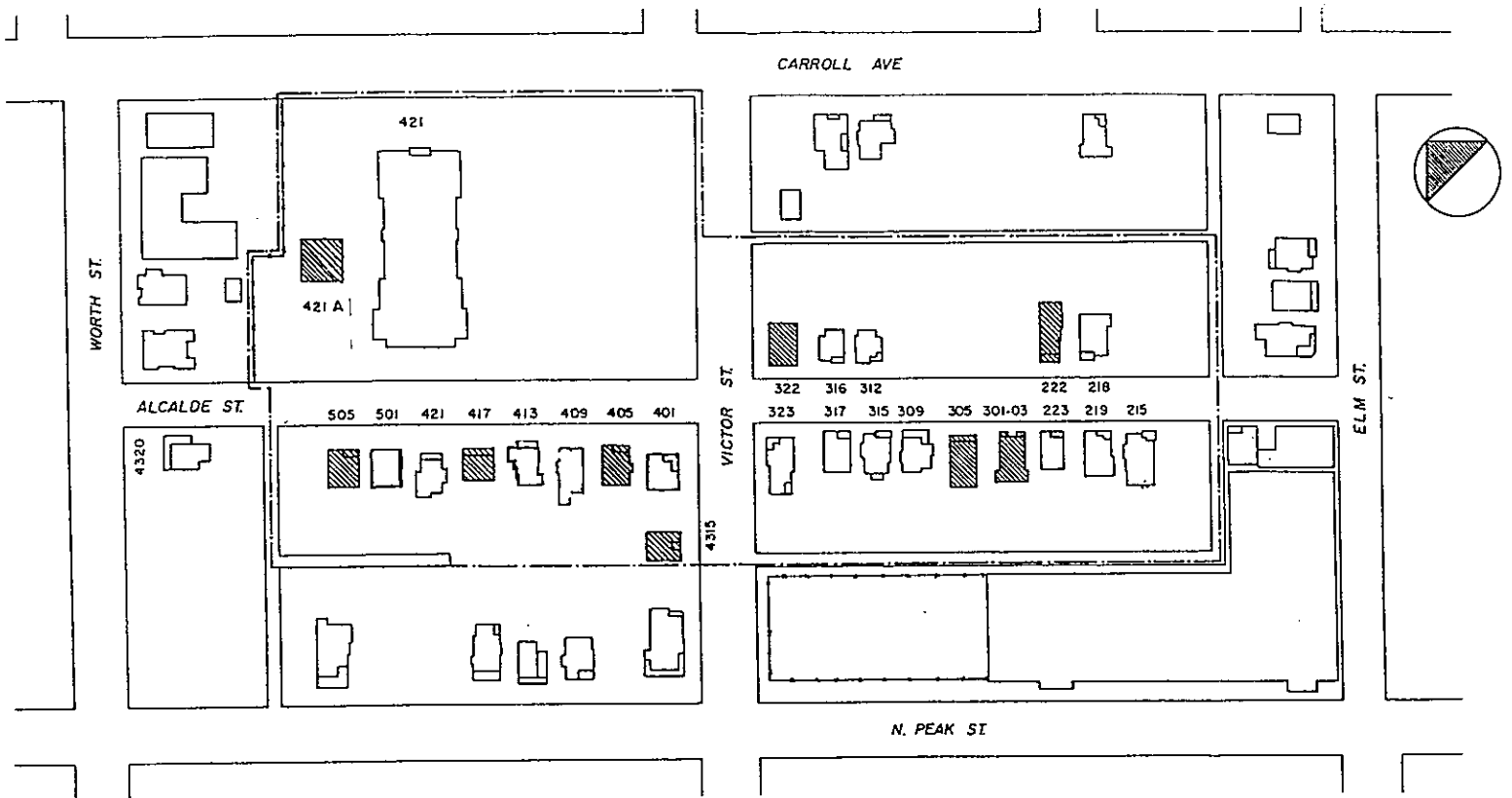
Address	Site No.	Date	Property Type	Classification
215 Alcalde	121	ca. 1910	Domestic	Contributing
218 Alcalde	119	ca. 1905	Domestic	Contributing
219 Alcalde	122	ca. 1905	Domestic	Contributing
222 Alcalde	118	ca. 1905	Domestic	Noncontributing
223 Alcalde	123	ca. 1910	Domestic	Contributing
301-03 Alcalde	124	ca. 1920	Domestic	Noncontributing
305 Alcalde	125	ca. 1920	Domestic	Noncontributing
309 Alcalde	126	ca. 1910	Domestic	Contributing
312 Alcalde	117	ca. 1910	Domestic	Contributing
315 Alcalde	127	ca. 1910	Domestic	Contributing
316 Alcalde	116	ca. 1910	Domestic	Contributing
317 Alcalde	128	ca. 1910	Domestic	Contributing
322 Alcalde	N/A	post 1945	Domestic	Noncontributing
323 Alcalde	129	ca. 1910	Domestic	Contributing
401 Alcalde	130	ca. 1920	Domestic	Contributing
405 Alcalde	131	ca. 1910	Domestic	Noncontributing
409 Alcalde	132	ca. 1915	Domestic	Contributing
413 Alcalde	133	ca. 1915	Domestic	Contributing
417 Alcalde	134	ca. 1915	Domestic	Noncontributing
421 Alcalde	135	ca. 1910	Domestic	Contributing
501 Alcalde	136	ca. 1910	Domestic	Contributing
505 Alcalde	137	ca. 1905	Domestic	Noncontributing
421 N Carroll	105	1903	Educational	Contributing
421A N Carroll	NA	NA	Educational	Noncontributing
4315 Victor	573	ca. 1915	Domestic	Noncontributing

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 7 Page 8

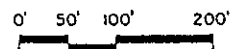


ALCALDE STREET-CROCKETT SCHOOL HISTORIC DISTRICT

HARDY-HECK-MOORE

AUSTIN, TEXAS

- DISTRICT BOUNDARY
- CONTRIBUTING
- ▨ NONCONTRIBUTING





United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 7 Page 9

Peak's Suburban Addition (1879)

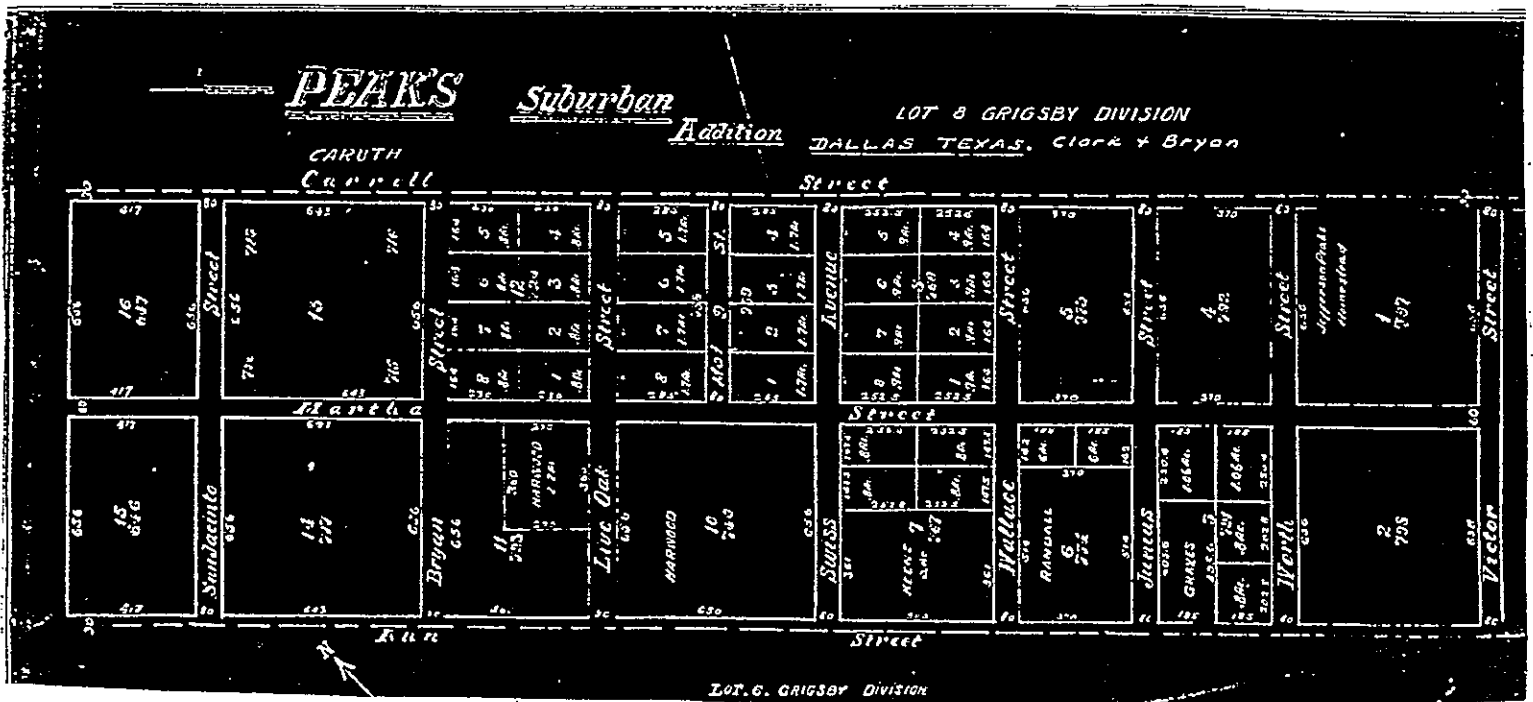


Figure 1

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 7 Page 10

Queen City Addition (1899)  
\*note 1890 date was mis-copied from deed records to plat map

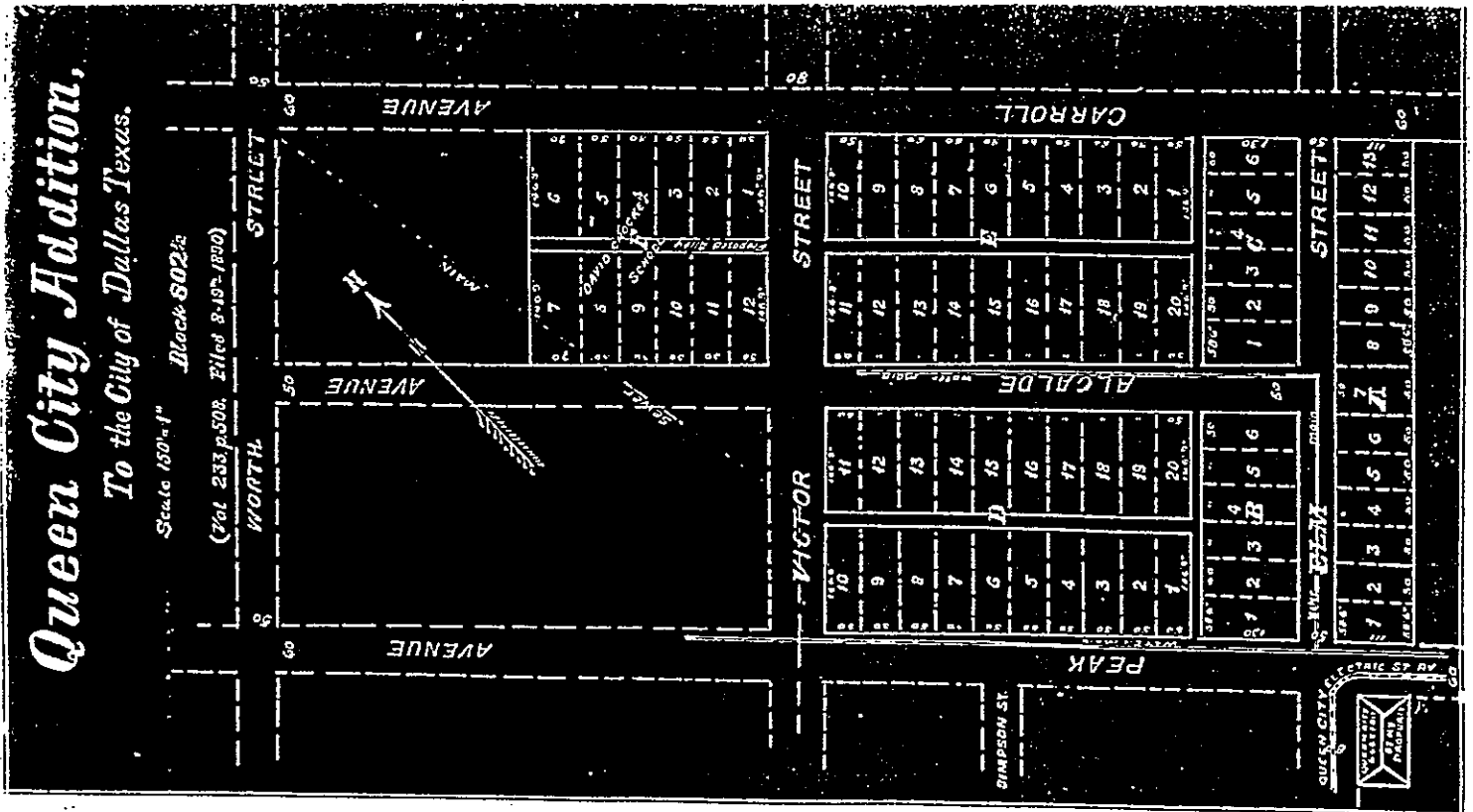


Figure 2

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetAlcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TXSection number 8 Page 11

The Alcalde Street-Crockett School Historic District is a good collection of domestic buildings whose construction between 1903 and 1920 was a direct result of streetcar expansion into the East Dallas suburbs and is representative of the historic context, The Development of East and South Dallas: 1872-1945. The district includes portions of the Queen City Addition (1899) and Peak's Addition (1897), both of which were part of the Peak estate, originally platted as Peak's Suburban Addition (1879). The district is unique among East Dallas subdivisions because its extant historic buildings date from a single period of development in response to a population and construction boom at the turn of the 20th century and the concomitant establishment of a major streetcar intersection at Elm and Peak streets. Unlike most other East Dallas additions, Alcalde Street was neither previously developed during the post-1872 railroad-era boom, nor did it endure subsequent redevelopment following its initial construction period. Again, unlike other sections of East Dallas, the Alcalde Street houses are similar in style and plan, which visually contributes to the cohesiveness of the street. Therefore, the Alcalde Street-Crockett School Historic District is one of the few streets in East Dallas that imparts the sense of a specific time and place in Dallas' history. Today, the two blocks of frame houses and the historic school building constitute one of the oldest, intact streetcar developments. The Alcalde Street-Crockett School Historic District, therefore, is nominated to the National Register under Criterion C as a significant collection of early 20th-century, vernacular and popular domestic buildings and under Criterion A for its contribution as one of the best examples in Dallas of a streetcar suburb, a major factor in the city's early 20th century suburban expansion.

The Alcalde Street-Crockett School Historic District is entirely within the boundaries of the old city of East Dallas whose history relates to the streetcar-led suburbanization of Dallas, discussed in greater detail in the historic context. The district is roughly bounded by Worth Street on the north, Elm Street on the south, Peak Avenue on the west and Carroll Avenue on the east (see historic district map). Neither of the additions that make up the district were developed during the earliest phase of East Dallas development (1872-1892), which was marked by the construction of stately suburban estates and country homes in Peak's Suburban Addition. Prior to 1903, the blocks which now comprise the Alcalde Street-Crockett School Historic District constituted the largest undeveloped tract of land within the old Peak homestead. This may have been planned as a buffer zone to separate the homestead, in Block 1, from the railroad yards and other industrial development to the south. Although they were not part of a single addition, the two adjacent blocks (200-300 and 400-500) of Alcalde Street bear a strong resemblance to one another and due to their contemporaneous construction, compatible architectural styles, and similar resident profile,

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TXSection number 8 Page 12

can be identified as a single district. Davy Crockett School (now David Crockett), built in 1903 in the 400-500 block of Alcalde Street, played an important role in the initial development of the area and in maintaining its physical stability over time, and is included in the district.

Initial development in the easternmost section of East Dallas, which includes the Alcalde Street-Crockett School Historic District, followed the arrival of the railroads in 1872. Although an urban hub grew up around the railroad depot, far East Dallas development was characterized primarily by palatial country estates on large lots. Jefferson Peak platted a large portion of his 1855 homestead, bounded by Haskell and Carroll streets on the west and east, and by Ross and Victor streets on the north and south, in anticipation of a construction boom in the area. The 200-acre Peak's Suburban Addition (1879) was still on the far eastern periphery of both Dallas and the city of East Dallas at that time and did not become accessible by streetcar for nearly two decades. The original development of the addition was more a piecemeal sale of lots and blocks over a period of about 15 years by Peak's children and son-in-law, developer Thomas Field, than part of an overall plan. Thomas Field, in particular, envisioned the addition as a grand collection of country homes set on quarter-and half-block parcels of land, but he offered little in the way of unifying concept or design. Between 1879 and 1893, elaborate 2- and 3-story houses on spacious grounds dotted with greenhouses, barns and servant's quarters characterized the physical composition of Peak's Suburban Addition. Due to the intensive re-development of the area, very little remains from the earliest phase of development in East Dallas.

Severe national economic depressions in the 1890s brought nearly all new construction in Dallas to a halt for about 10 years, and the Queen City Addition (1899) was one of the very few additions platted between 1893 and 1903. Jefferson Peak's grandson, Herbert Y. Field, whose father, Thomas Field, had been responsible for much of the development of Peak's Suburban Addition, platted and sold the addition in 1899 when little real estate activity was taking place. Despite his family's previous involvement in East Dallas real estate ventures, there is no evidence that Herbert Field or any of the Peak heirs participated in the development of the addition. By the time Field platted the addition, his father had already lost his own house and fortune in the real estate bust that accompanied the depressions. The Queen City Addition and the development of the Peak homestead site to the north of it, were much more modest endeavors compared with Thomas Field's earlier grandiose plans and it is ironic that most of the more modest Alcalde Street development remains intact while Field's own elaborate house, along with the other grand residences he helped build in East Dallas, have all been demolished. By the time Field platted the Queen

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TXSection number 8 Page 13

City Addition, Jefferson Peak's widow, Martha, had vacated the homestead block and it, too, became available for development. Because both tracts of land remained vacant during the railroad-era boom, there were no pockets of older estates to block contiguous development and by the time the economy began to improve, about 1902, both the Peak homestead block and the Queen City Addition were poised for development on pristine land that had not been previously improved.

In a twist on the recurrent theme of streetcar-led suburban development in Dallas, it appears that the Queen City Addition was intended to house streetcar employees, somewhat in the tradition of the "company town", rather than for resale. The addition took its name from the Queen City Street Railway and Queen City Electric Power Company, two allied enterprises formed in 1893 to bring streetcar access to East Dallas. Unlike many other street railways in Dallas, the Queen City Railway was initiated at the request of Elm Street property owners, in response to an existing need, and not for real estate promotion. Of the Dallas' main east-west thoroughfares, Elm Street was the only one that did not have streetcar service in 1890, a situation that hampered its retail businesses (Jensen, 1973:6). After some debate, a cable car company out of San Francisco contracted to install a cable-powered line along Elm Street. When the cable company failed to complete its line, A.W. Childress attempted to finish the work. Possibly due to the amount of work and money already invested, coupled with continued demands of Elm Street merchants, the City Council voted to grade Elm Street between Haskell and Peak. It was the first expenditure of public funds for a streetcar in Dallas' history. Childress, however, was unable to complete the cable car and was forced to reorganize as an electric streetcar company. The Queen City Railway Company was incorporated on February 26, 1893, with Albert W. Childress as its first president and general manager, and the Elm Street line was finally completed (Jensen, 1973:7). The Queen City Railway car barn is evident at the corner of Peak and Elm streets, in the original Queen City plat map. The railway operated until it became part of the Dallas Consolidated Electric Street Railway [DCE Ry] in 1898, which was eventually acquired by Philip DuPont. The Queen City Addition, which was not platted until after the consolidation, was probably planned prior to the name change and simply retained the name of the former railway company which was a 19th-century nickname for Dallas.

One of the most important factors in the initial construction in the district was the 1902 consolidation and reorganization of the entire street railroad system as the Dallas Consolidated Electric Street Railway (DCE Ry) in 1902. Following a period of multiple ownership and inter-system rivalry, DuPont sold the system to Webster and Stone, Inc., who ordered the older lines rebuilt, streetcar amenities such as parks and lakes improved, and the

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TXSection number 8 Page 14

entire system updated to provide more comprehensive coverage of the city and its suburbs. Part of the program included the construction of the Peak Avenue streetcar line to connect the North Dallas Circuit Railway (North Belt line) with the Elm Street line to the south, in 1902 (Jensen, 1973:7). The first houses in the district were constructed immediately following the completion of the Peak Avenue streetcar line and a resident profile of the district reveals a remarkable concentration of DCE Ry employees. Although early Dallas city directories did not indicate ownership of properties, the almost yearly turnover of houses within the Queen City Addition suggests that they were not owner-occupied which strengthens the possibility that they served as a "company town" for employees of the DCE Railway, whose maintenance yard and car barns were at the southwest boundary of the addition. All but two of the Queen City Addition's first residents, between 1903 and 1910, were DCE Railway employees and, although other streets in the area may have had a few DCE employees as residents, none remotely approached the concentration exhibited in Queen City Addition (City directories, 1898-08). Although there is no proof that the addition was planned from its inception to house street railway employees, the resident profile indicates the possibility (see attached list). If this was the case, it was a unique turn on traditional streetcar/real estate ventures.

Increased housing demands, combined with the completion of the crosstown line on Peak Avenue and its connection with the major line on Elm Street, brought renewed development pressures to bear on East Dallas after the turn of the century. The old estate properties north of the Alcalde area were rapidly subdivided for new housing in the first decade following the depressions of the 1890s. The increased population included school-aged children, and in 1903, the school board authorized the building of Davy Crockett School in the 400-500 block of Alcalde, between Worth and Victor streets. The location of good, modern schools in turn, brought more residents to these areas. In response to renewed demand for suburban housing, the Peak heirs began selling their remaining lands including their old family homestead parcel across from Crockett School. Nearly all the houses within the district, both in the Queen City Addition and in the homestead block, were built within a few years of one another, with the heaviest concentration between 1905-1910. The presence of Crockett School in the immediate vicinity and proximity to major crosstown streetcar lines provided the base for Alcalde Street's initial development and continued occupancy through the 1920s.

Predictably, the first lots to be developed were closest to the streetcar line at the intersection of Elm and Peak streets. By 1908 nearly all the "outside" lots facing Peak, Carroll and Elm streets had been built on. All the Carroll Street lots had houses on them,

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TXSection number 8 Page 15

several of which remain from that period but only 219 N. Carroll retains its original appearance. Eight of the ten Peak Avenue lots had houses by 1908, with one lot containing two tiny shotgun houses. None of these remains today as they have been replaced with equipment yards and a parking garage. Only two lots on Elm were vacant in 1905. The northern lots facing Alcalde and Peak nearest Victor were still vacant in 1905, according to Sanborn maps, possibly because the Haskell Branch Creek ran through the area, across Victor Street and through the southeast section of the school yard (Scheibel, 1966: 42). After a major flood in 1908, the creek was routed under the streets and the rest of the addition was developed.

Although almost all the buildings in both the Queen City Addition and the Peak homestead block, were originally residential with the exception of the school and the original frame East Dallas Christian Church, by 1905 there were already several commercial enterprises at the corner of Elm and Peak streets. In fact, the first buildings in the area were the Queen City Electric Street Railway carbarns and power station at the southwest corner of Peak and Elm Street but once the Peak line was added in 1902, commercial lots were at the intersection developed almost immediately. By 1903, there were already two grocery stores and a drug store at the corner of Peak and Elm streets, forming the start of what would become a full blown commercial node as the streetcar system matured. Within a decade of the intersection of the two streetcar lines, a classic streetcar commercial node developed. The original houses were first replaced with frame commercial buildings and by 1920, attached 2-story brick business buildings had replaced the original frame stores (Sanborn maps, 1905 and 1922). Still later, in the 1960s, the brick stores were replaced by parking lots and garages. In 1905, however, the area was overwhelmingly residential in character and with only the welcome exceptions of a neighborhood drug store, grocery and barber shop located at the corner of Peak and Elm streets. Today only three of the houses original to the Queen City Addition remain on the north side of Elm, east of Alcalde, but only the apartment at 4405 Elm Street retains its original circa 1925 building fabric.

Alcalde Street was the last residential street to be fully developed in either the Queen City or Peak homestead block. Because it is the only street in the area that retains its original, principally unaltered housing stock to any degree, it is also the only remaining street of the original addition and block to impart a sense of the original streetcar suburb. There is very little intrusion, although several original houses have been demolished. All the remaining houses are original to the district except 322 Alcalde Street, which was built in the 1960s. Among the nicely detailed but modest frame houses, the imposing David Crockett School is the most outstanding feature of the district, dominating the block opposite and east

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TXSection number 8 Page 16

of 400-500 Alcalde Street. The initial phase of construction of the school was the result of a 1902 decision by the Dallas School Board to begin a comprehensive building program in response to the post-depression population explosion that Dallas experienced at the turn of the century, particularly in the suburban lands to the South and East. The first two schools built under the new program were Davy Crockett School (changed to David Crockett in 1955) in East Dallas and Colonial Hill School (razed 1974) to serve the Colonial Hill and South Park additions in South Dallas (Schiebel, 1966: 40). The schools were known as "the Gemini" because of their similar design (Schiebel, 1966: 246). They were designed by C. W. Bulger, a local architect known primarily for his Baptist Churches, notably East Dallas' Gaston Avenue Baptist Church (McDonald, 1976). Both schools were begun in 1902 and completed and open for students in 1903. Today, Crockett School is the oldest extant public school still in use by the district.

David Crockett school was built in stages. The first two sections of frame construction contained two stories above a basement and was completed in 1903. The school was sited on a narrow parcel between Alcalde and Carroll streets fronting Alcalde Street in the early years. In 1920, two additional 2-story sections were added to the rear of the building, which gave the school an elongated appearance. The 1922 Sanborn fire insurance maps also noted that in 1920 the school was converted to a fireproof construction with reinforced concrete floors and roof (Sanborn map 1921). At that time, too, the official address of the school was changed to reflect its new primary facade on Carroll Street rather than Alcalde.

While Crockett School, itself, was not included in the Queen City Addition, the 12 lots in the northern portion of the Queen City Addition were purchased by the school board for a playground in 1916. This was part of an effort to comply with the suggestions of noted planner, George Kessler, regarding the acquisition of city parklands. Kessler recommended that Dallas needed a "very material increase in the size of school grounds" so that playgrounds might be provided in neighborhoods without expensive duplication (Jebson, 1976:308). In 1914, the Parks Commission and Dallas School Board collaborated on the acquisition of 10 lots, several with houses, on the west side of Carroll Avenue abutting David Crockett School grounds for a park. The park was named Buckner Park to honor Dr. R. C. Buckner, founder of Buckner's Orphan's Home. One of the lots had belonged to Dr. Buckner, coincidentally. By the summer of 1915 the park opened with conventional playground apparatus and by fall it served as an extension of the school facility. Upon the



**United States Department of the Interior**  
National Park Service**National Register of Historic Places**  
**Continuation Sheet**Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TXSection number 8 Page 17

last acquisition in 1917, Buckner Park had 6 1/4 acres which cost the city \$68,153.40. By 1920 the park had ornamental lighting, a wading pool, shrubbery and flower beds and free outdoor movies were added in 1923 (Jebson, 1976: 308).

An early student of David Crockett School, Mrs. C. J. Nillson, said that it was fun to go to school at David Crockett because in those days the school grounds (what is now the playground) were on a creek. She remembered Victor Street as a virtual creek with steep banks lined with huge trees. There was a bridge on Carroll Avenue, where it met Victor Street, which allowed children to cross the Haskell Branch of Peak's Creek to get to school. Mrs. Nillson recalled that some of the children preferred to swing across the creek on long hanging grape vines. She also recalled that the entire Queen City area was a "hollow" that filled up with water and that the first floor of the school house would occasionally be flooded. There would be no school on such days. Each of the classrooms was heated by its own big, round coal-burning stove in the corner of the room and when it was cold students could purchase hot chili for a nickel from the janitor's wife whose home was on the school grounds near the corner of Carroll and Victor streets (Schiebel, 1966:42). As more people moved into the area, streets were paved, new additions platted, banks leveled and the creek channeled into a conduit under the street, taming the "wilderness" around Crockett School.

While the construction of Crockett School alleviated overcrowding in central Dallas public schools, it drew more families to suburban East Dallas, creating a demand for more housing near the new school. Although it was not a factor in planning the Queen City Addition, the location of the new school in their midst encouraged the Peak heirs to partition the old homestead land in the block fronting the school to the west. Immediately after the school site was selected, a number of other estate lots became available for subdivision. Even before the school was built, real estate developers saw its advantage and several bought parcel of land nearby in anticipation of making a good profit. An advertisement illustrates the impact of the school on real estate in the school's vicinity,

Mr. S. D. Murray has purchased several acres in East Dallas near Carroll close to the new school building to be erected and has platted it into nice large lots. Will make prices in a few days. See plat at Murphey and Bolanz (Dallas Morning News, July 27, 1902:27).

Other advertisements and building permits show the cost of some of the houses in the district during the initial construction period,

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 8 Page 18

---

No. 124 [130 now gone] Alcalde Street, 7-room cottage renting for \$330 per year. Can sell at \$2,600. Terms \$600 cash, balance easy. One other new 5-room cottage on Alcalde near Elm St. Modern conveniences. Advertised by Aldredge & Knight (Dallas Morning News, March 24, 1907:25).

A 1905 building permit was issued to builder B.M. Burgher to build a 5-room frame house at 421 Alcalde Street for \$1,500 (city permits, 1905). This was a fairly average value for houses in the Peak Homestead Addition of Alcalde Street but not necessarily for the nearby Peak/Worth area where values were a bit higher according to a 1907 advertisement,

Bargain - 50x150 on best part of Peak near Worth - 6 room cottage, hall, bath, sewerage, sink, 3 bedrooms, cement walks and cheap at \$2,800 for sale by Lindsley & Co. (Dallas Morning News, September 24, 1907:9).

In contrast, just across Peak Avenue from the Queen City Addition a 1907 building permit for a 4-room frame house on the west side of Peak (Lot 5, Block 802) was built by owner Lee Wells for \$1,000. The available information shows the Alcalde Street houses to have been quite moderately priced but not the cheapest in the immediate vicinity.

Nearly all the vacant lands in East Dallas were improved in the post-depression building resurgence that lasted until about 1914. Sanborn fire insurance maps published in 1922 show the variety of building types and uses throughout the project area, including commercial buildings along major streetcar lines and at their intersections, multi-family apartment buildings replacing older housing, and hundreds of single-family houses on 50-foot lots with an occasional vestige of the earlier estate era consuming a quarter-block parcel in their midst. The result was a crazy-quilt landscape of differing building types, styles, and uses. New developments in the untouched farmlands east of the Fitzhugh boundary of old East Dallas were, however, being developed in a professional and planned manner to avoid the type of construction that led to the loss of neighborhood identity. These new additions, with their restrictive covenants and modern amenities and stylish houses were so popular they drew much of the upper class out of older East Dallas. The small two-block segment along Alcalde Street, however, remained virtually unchanged since its initial construction. Although commercial encroachment and vacant lots have replaced most of the original houses along the streets that outside streets of Peak, Elm and Carroll, Alcalde Street remains remarkably intact. Today, it is significant as one of the few cohesive remnants of working- and trades-class communities that contributed to Dallas' growth in the years following the turn of the 20th century.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 8 Page 19

Besides its historical significance, the district is also important for its architectural merit. Late Victorian-era (circa 1900-1905) vernacular houses constitute the greatest number of dwellings in the Alcalde Street-Crockett School Historic District. Several individually outstanding examples incorporate a modified L-plan form and classically detailed wraparound porches with slender Doric columns and pediments identifying the entries. Wood construction is standard for structural and decorative components in these houses and the later infill, which are modest bungalows, constructed after 1920. The Crockett School, adjacent to Alcalde Street, forms a unique physical relationship to the community that is unmatched for this period in Dallas. Crockett School has two distinct stylistic influences: the classically detailed north portion, and the eclectic south addition, providing a direct architectural linkage to the surrounding domestic buildings. It is the only known public school facility in Dallas that retains its exterior design, including windows, and has no major non-historic additions.

Alcalde Street Resident Profile

Dallas Consolidated Electric Street Railway Employees on Alcalde Street

Dallas city directories show that nearly all the original occupants of Alcalde Street, within the Queen City and Peak's additions, were employees of the street railway company, not unlike a "company" town. Within the historic district itself, the first houses to appear in city directories were 218, 219, 305, and 509 Alcalde in 1904; with 304, 309, 312, 315, 316, 317, and 409 in 1905; followed by 308, 323, 405, 413, 417, and 421 in 1906. The remaining houses at 210, 211, 214, 215, 222, 223, 300, 301, 320, 501, and 505 first appeared in the city directories between 1908 and 1911. A listing of original occupants is very revealing as to the purpose of the addition for the streetcar company. DCE Ry = Dallas Consolidated Electric Railway

1904 - first houses to appear in Dallas city directories

- 218 Alcalde - Mrs. Ruth Erwin, widow and boarder Robert Hester, conductor, DCE St. Ry.
- 219 Alcalde - Jacob McClary - lineman, DCE St. Ry.
- 305 Alcalde - John W. Sutton - master mechanic DCE St. Ry.
- \*509 Alcalde (razed) - Lonnie Kinser, metal worker, Harry Bro. and  
Isaac Kinser, shop foreman, DCE St. Ry. and  
Levi Kinser, motorman, North Dallas Texas Traction

1905 - next houses to be listed

- 304 Alcalde - Carl F. Kirchhaine, treasurer, Dallas Rapid Transit
- 309 Alcalde - Thomas C. Davis, motor man Rapid Transit Ry
- 312 Alcalde - Calvin Morris, motor man DCE St. Ry.
- 313 (315) Alcalde - Charles F. Willoughby, barber
- 317 Alcalde - James S. McCulloch, conductor DCE St. Ry.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 8, 10 Page 20

- 316 Alcalde - James Parker, dispatcher DCE St. Ry.
- \*409 Alcalde - Robert K. Tarkington, no job listed

1906 - next houses after 1905

- 308 Alcalde - William S. Hague, carpenter
- 323 Alcalde - William Wright, motor man Rapid Transit Ry.
- \*405 Alcalde - William Southworth, cashier Southwestern Paper Co.
- \*413 Alcalde - Daniel Withers, chief clerk McAlester Fuel
- \*417 Alcalde - Grant Smith, clerk Ed. C. Smith & Bro.
- \*421 Alcalde - Frank F. Lowman, carpenter

\*outside the boundaries of the Queen City Addition but part of Peak homestead block.

**GEOGRAPHICAL DATA**

**UTM References**

	Zone	Easting	Northing
1	14	708640	3630380
2	14	708760	3630600
3	14	708860	3630400
4	14	708820	3630360
5	14	708980	3630220
6	14	708900	3630140

**VERBAL BOUNDARY DESCRIPTION**

Beginning at the east corner of Lot 6, Block 2/797, City of Dallas, thence northeast along the property line of Lot 14, Block 2/797, City of Dallas, and continuing in an northeasterly direction, across Alcalde Street and along the northwest property line of David Crockett School in Block 1/797, City of Dallas, to its intersection at Carroll Avenue. Thence southeast along the right-of-way of Carroll Avenue, to Victor Street. Thence southwest 161.7 feet. Thence southeast, across Victor Street to the east corner of Lot 11, Block E/802 1/2, Queen City Addition, and continuing in a southeasterly direction along the rear property lines in the alley between Alcalde and Carroll streets to the east corner of Lot 20, Block E/802 1/2, Queen City Addition. Thence southwest along the southeast property line of said lot, across Alcalde Street to the south corner of Lot 20, Block D/802 1/2, Queen City Addition, and continuing northwest along the southwest property line of said lot to the alley between Alcalde and Peak streets. Thence, north along said alley to the point of origin.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Alcalde St.-Crockett School Hist. Dist.  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

Section number 10 Page 21

---

**JUSTIFICATION OF BOUNDARIES**

The Alcalde Street-Crockett School Historic District contains a high concentration of early 20th-century vernacular and popular plan-type dwellings tied together by architecture, historical associations with the Queen City Electric Street Railway Company, and the strategic location of David Crockett School, which is contemporaneous to the development of Alcalde. Crockett School is outstanding and architecturally stands on its own. Alleyways provide crisp boundaries on the southeast, southwest and, in part, on the northeast. The rear property lines of properties on the southeast side of Worth Street provide the district's boundary on the northwest.

Other parts of the original Queen City Addition and Peak Homestead block, which were developed at the same time as Alcalde Street are either marked by new construction, vacant lots or contain buildings which have been considerably altered. Carroll Avenue and lots outside the district to the northeast, once contained houses similar to those on Alcalde but they have either been removed or altered; the new elementary school is across Carroll Avenue to the northeast. To the northwest, beyond the rear property lines southeast of Worth Street, only one of three historic houses surviving on the block maintains its integrity; vacant lots and two modern buildings comprise the 4400 block of Worth.

To the southwest, the boundary line is defined by the property line and or the alley between Peak and Alcalde Street. There are five historic dwellings scattered along the 400/500 blocks of Peak and although a few retain some of their architectural character, overall the integrity is lacking. A large, large, modern city bus shop/repair maintenance building is situated in the 200-300 blocks of Peak Avenue.

The southeast boundary is defined by the alley north of Elm Street. Elm Street historically contained both residential and commercial buildings but the houses that are contemporaneous with Alcalde Street have either been altered or razed, creating overall integrity problems, and most of the few surviving circa 1920s-30s commercial buildings along both sides of Elm have also been altered.