

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

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Historic Name: Dixon-Moore House

Other Name/Site Number: THC Survey File: Phase IV-South Dallas DAL/DA 96

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2. Location

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Street & Number: 2716 Peabody

City/Town: Dallas

Not for Publication: N/A

State: TX

County: Dallas

Code: 113

Zip Code: 75214

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3. Classification

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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
Late Victorian
Other Description
Shotgun
Queen Anne

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 [X] locally

Applicable National Register Criteria: [] A [] B [X] C [] D

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

Areas of Significance: Architecture

Period(s) of Significance: ca. 1900

Significant Dates: ca. 1900

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

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9. Major Bibliographical References
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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:

- X State Historic Preservation Office
Other State Agency
Federal Agency
Local Government
University
Other -- Specify Repository:

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10. Geographical Data
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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: 1310 Lot: 9 & 10

Boundary Justification

Property includes area historically associated with structure.

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11. Form Prepared By
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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

Dixon-Moore House

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The Dixon-Moore House is a small 1-story frame domestic building with a shotgun plan. Asphalt shingles cover the dwelling's front-facing gabled roof. The facade is distinguished by an intricately detailed bargeboard in the gable end, and a shed-roofed porch with turned-wood supports. Located in the South Park Addition of South Dallas, the Dixon-Moore House is nestled in a working-class neighborhood with mostly early 20th-century houses. The house is in relatively good condition, but has been altered since its original construction about 1903. Perhaps the most prominent changes are the side and rear additions, which were built as early as 1950, according to Sanborn maps. Other alterations include the installation of metal burglar bars over window and door openings, the replacement of the wood porch floor with concrete, and the addition of brick veneer along the base of the front.

The Dixon-Moore House occupies a 50 x 130 foot lot in the middle of the 2700 block of Peabody Street. There are no significant landscaping features on the property, although a concrete sidewalk extends from the porch to a sidewalk that abuts the street. The house's rectangular plan, which is deeper than it is wide, is typical of a shotgun, a common vernacular house form of the 19th and early 20th centuries. The dwelling rests on a brick-pier foundation, and has wood-frame construction covered with weatherboard siding. The front faces northwest onto Peabody Street. A small, 1-story, L-shaped porch extends across the front and northeast side elevations. Turned-wood columns support this porch, which has a concrete floor. The primary entrance is a single door that is centrally placed on the facade. The only other openings on the relatively narrow facade are a double-hung window to the northeast of the door, and a louvered attic opening near the apex of the gable end. The most noteworthy architectural detailing is the jigsaw- and turned-wood bargeboard in the gable end, indicative of the Queen Anne style.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Dixon-Moore House

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The Dixon-Moore House, built about 1900 in the newly opened South Park Addition, is worthy of recognition as one of the few late-Victorian-era cottages to survive from the earliest years of South Dallas' phenomenal streetcar-driven development. Further, unlike other early South Park houses, the Dixon-Moore House retains its original Victorian-era detailing, such as its elaborate bargeboard and turned porch posts. Although the house is a modest-sized cottage that was occupied for most of its historic past by working-class families, its nicely detailed porch and decorative gable ends render it among the more noteworthy representatives of the housing available for working- and trades-class families at the turn of the century. The Dixon-Moore House is therefore nominated to the National Register under Criterion C.

The Dixon-Moore House is one of the very few houses in the 400+ acre South Park Addition (1898) whose architecture imparts a sense of the housing type that was common throughout the district when lumber and investment companies were constructing houses by the hundreds to meet the demand for moderate-priced housing in the post-depression years between 1903 and 1910. City directories first list the Dixon-Moore House, then outside the city limits, in 1906. It is possible that the house was built prior to that date but earlier city directories did not include this suburban street. The first known resident was William M. Dixon, a traveling salesman, about whom little is known. Several other residents briefly occupied the house, including a painter and a pressman, before John J. Moore purchased the house about 1914. Moore was typical of the residents of South Park. He was white, married, and a tradesman. He repaired plumbing and appliance hardware, and he and his wife, Mary, owned their own home, as did many other working-class and lower-middle class families on Peabody Street. Although John Moore died about 1926, his widow continued to own and occupy the house until after 1940. It is noteworthy that although South Park families were not employed in high-salaried jobs, the degree of owner-occupancy on Peabody and Pennsylvania streets was very high before the 1940s, surpassing 60% even during the Great Depression of the 1930s.

Although the Dixon-Moore House is in need of repair, its condition does not greatly detract from its significance as a rare, relatively intact example

a once-common vernacular house form. Moreover, the Dixon-Moore House is representative of the mass-building efforts undertaken in South Dallas during the post-depression boom of the early 20th century to fill the demand for housing by families of moderate income. Most other dwellings in the South Park Addition (1898) that date to its earliest years have been so altered that they no longer retain their architectural integrity. Typical alterations include the application of synthetic siding such as asbestos, the removal of windows or replacement with aluminum framed windows, the enclosure of porches, or the replacement of decorative porch posts with wrought iron or 4 x 4 building timbers. The Dixon-Moore House, on the other hand, retains its most important physical features, making it a noteworthy architectural landmark in South Dallas.

Although it is in a part of South Dallas that has a large number of turn-of-the-century, working-class houses, the Dixon-Moore House is a rare example of a shotgun dwelling and is further distinguished by its Queen Anne-style detailing in the gable end. While some alterations detract from the structure's overall integrity, these changes are reversible and do not destroy or compromise its historic character.

