



STATE-THOMAS
HISTORIC DISTRICT

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CONTENTS

National Register Nomination Form.	1
Statement of General Physical and Historical Qualities.	6
Statement of Typical Architec- tural Styles.	7
Statement of Significance.	10
Legal Description.	Exhibit A
1899 Sanborn's Insurance Map	Exhibit B
State-Thomas Tract 1 Map	Exhibit C
Photos of Existing Structures.	Exhibit D
City of Dallas Landmark Desig- nation Report	Exhibit E
State Enabling Legislation V.A.T.S. Article 1011	Exhibit F
Local Enabling Legislation Dallas Development Code §51-4.501.	Exhibit G
State-Thomas Historic District Ordinance	Exhibit H

National Register of Historic Places Inventory—Nomination Form

received

date entered

See Instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

Historic State-Thomas Historic District

and or common

2. Location

2600-2700 Block Hibernia, 2500-2701 State, 2500-2600 Block Thomas, 2500-2700 Block Colby
Street & number See attached Exhibit A for legal description. _____ no: for publication

City, town Dallas _____ vicinity of

State Texas code 75204 county Dallas code

3. Classification

Certification of Local Historic District

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name N/A

street & number

City, town Dallas _____ vicinity of state Texas

5. Location of Legal Description

Courthouse, registry of deeds, etc. Dallas County Deed Records/County Clerk

street & number Dallas County Records Building, 500 Main Street

City, town Dallas _____ state Texas 75202

6. Representation in Existing Surveys

Title State Thomas Historic District has this property been determined eligible? yes no

Date June, 1984 _____ federal _____ state _____ county local

2500 State, 2620 State, 2701 State federal eligibility determination also.
depository for survey records Urban Plan Department

City, town Dallas _____ state Texas

Description

Condition
excellent deteriorated unaltered original site
good ruins altered moved date _____
poor unexposed

Describe the present and original (if known) physical appearance

- See attached
- (1) General Physical and Historical Qualities:
 - (2) Typical Architectural Styles.
 - (3) Justification of Boundaries.

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input checked="" type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social'		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates	Builder/Architect
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See Attached Statement of Significance

Major Bibliographical References

Dallas Rediscovered: William L. McDonald, Dallas Historical Society, 1978.
Grantee-Grantor Indexes, Dallas County Records Building.
Dallas City Directories, Dallas Public Library.
State-Thomas, A Neighborhood Study; City of Dallas, Dept. of Urban Planning, January 1979.
See Urban Insurance Map of 1899. (See attached sheet)

0. Geographical Data

Area of nominated property approx. 6 acres

Quadrangle name _____

Quadrangle scale _____

UTM References

Zone Easting Northing

B Zone Easting Northing

D _____

F _____

H _____

Verbal boundary description and justification

See attached Exhibit A.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code

1. Form Prepared By

Name/Title Connie J. Miller/Attorney at Law

Organization Susan Mead Law Office date 11/12/84

Street & number 2620 State Street telephone (214) 748-7011/871-0850

City or town Dallas, state Texas 75204

2. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state and local.

I, the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature _____

Date _____ date _____

NPS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest: _____ date _____

9. Major Bibliographical References (continued)

Census Records of 1890, 1910

Victorian Architecture & Neighborhood Study, City of Dallas 1979

7. DESCRIPTION

General Physical and Historical Qualities

The State-Thomas District is an area of approximately six blocks located near downtown Dallas in close proximity to the popular restaurant and retail area along McKinney Avenue. The neighborhood has the special distinction of being the oldest historic district in Dallas, dating from approximately 1880, and remarkably has retained the highest concentration of Victorian structures in the City, approximately fifty-seven percent of which were built prior to 1899. (See Sanborn's Insurance Map of 1899, Exhibit B.) A 1979 study by the City of Dallas Urban Planning Department recognized the area as "... an architecturally cohesive neighborhood of... Victorian structures. The majority of the structures are single-family and kept in good repair." (Victorian Architecture and Neighborhood Conservation Study, p. 42.) Originally known as the Thomas-Colby District, it was the first socially elite neighborhood of North Dallas. (Dallas Rediscovered, p. 171.)

As the photographs attached as Exhibit D illustrate, many structures are in the process of being restored, and restoration has been completed on many others. The District is unique in the City, displaying many of the oldest known Victorians and a great variety of architectural styles. The vast majority of the buildings exist on their original sites. All of these elements combine to set the District apart from the rest of the City as a truly unique remnant of the past.

Typical Architectural Styles

State-Thomas is a genuine confluence of cultures. This same delightful diversity is evident in the physical characteristics of the neighborhood expressed in the prevailing architecture of the late 19th and early 20th centuries.

The cottages so evident in State-Thomas were built a decade either before or after the "Gay Nineties." Most are picturesque one or one-and-a-half stories with steeply pitched roofs and strongly asymmetrical elevations, often with curving wraparound porches. Both porches and applied trim flaunt the exuberance of a Gothic style in the machine age. Repetitive patterns were achieved with band saws and lathes following popular design books. Brackets, corbels, turned columns and bullseye moldings abound. Window glass became larger than colonial multipane, changing from the "2-over-2" openings to "1-over-1" as technology and availability improved. Chimneys seemingly defied gravity, with elaborate brickwork mushrooming from relatively slender shafts.

Color became an important element as manufactured paints with rich pigmentation could be used at lesser expense. It was not unusual to see a main body color with two or more trim colors. And the color revolution was visible also in stained glass windows, usually gable or entry.

Queen Anne

There remain several good examples of this Victorian shape: asymmetrical facade with full width porch, often extending along one or both sidewalls, and patterned shingles are typical details.

At 2519 Thomas, the dormer almost becomes an octagonal tower, characteristic of the companion Chateausque style.

At 2620 State, the patterned shingles with gables, asymmetrical facade with full width wrap porch and detailing in the brick becomes a strong example of the Queen Anne style.

Italianate

Perhaps the sole surviving example of this style in the City is the two story frame building at 2600 State at Routh. Built circa 1889-90, its obvious reference points are corbels at both the porch and main roof soffits; paired "1-over-1" windows; and a pedimented entry on fluted Scamozzi columns. The doorway with sidelights is slightly off-center; but it opens to a relatively symmetrical plan with flanking bay windows.

Although it lacks the tower of early Italian villas, a larger dormer lends vertical emphasis to a simplified compact massing typical of this style.

Second Empire

This stylistic evolution of the Italianate is distinguished by a Mansard roof with steep sloping sides rising to a flat or shallow pitched deck.

The best example is at 2619 Hibernia at Boll. Here, a two story frame residence has powerfully symmetrical bay windows providing a strong vertical thrust. Other examples include the one-and-a-half story homes at 2611 and 2615 State where one story Mansard roofed porches with elaborate corbels and brackets sit below a Gothic dormer on a modified Mansard main roof.

Classic Revival

The very name suggests this is a traditional style. The two best examples of the late Victorian-Classic revival face each other at 2512 and 2513 Thomas Avenue. Both were built prior to 1899 and may not originally have had the two story

pedimented classical columns. Porches were often modified to suit current tastes and weather; these houses were probably "updated" around 1900.

One in particular, 2513 Thomas, exhibits some superb applications of cut shingles, bargeboards and brackets common to the Gothic Revival and Queen Anne styles. In sharp contrast to this house are stately fluted Doric columns, although these are asymmetrically arranged in usual Victorian fashion.

Vernacular Victorian/Greek

Again, as possibly assumed from the name, this is a transitional style reflecting some of the early farmhouses in Texas. 2614 Hibernia, for example, is a single story T-shaped plan with steeply pitched gable roof, simple square columns, triangular pedimented heads on "2-over-2" windows, clapboard siding and simple gable vents.

Prairie Style

The four houses at 2605, 2609, 2611 and 2613 Hibernia were built on the grounds of an existing estate between 1905 and 1921. These homes reflect the much simplified slightly horizontal massing (reacting to the Victorian period) and exposed structural elements derived from the Victorian stick style, expanded in the first two decades of the 20th century by the arts and crafts movement. The low pitched roofs have exposed rafter tails with brackets and the first floor rests on buttressed piers. They are important to the neighborhood to provide counterbalance to the adjacent Victorians while forming a pleasing, compact grouping of similar structures.

Shotgun

The Shotgun houses in this neighborhood are not indigenous but were moved from a contiguous area, where a planned utility substation threatened their survival. These examples are typical of industrial worker housing in the South circa 1890.

The name, a combination of truth and legend, derives from the owner's ability to fire a shotgun from the front door through the rear door without hitting anything...and this in the days before chokes were common. These houses had three 12 x 16 foot rooms arranged in linear fashion with an open shed porch on one end and, later, an enclosed lean-to bath on the other. They were tightly spaced along the streetface with alternate plans mirroring each other. Roofs were tin with a gable on front and a hip or gable at the rear. A good example of the style is 2604 State Street.

Justification of Boundaries. The determination of district boundaries was based upon an inventory of historic buildings within the area, and drawn with the intent of including the highest possible percentage of contributing structures. The drawing of boundary lines was aided by the existence of several natural boundaries surrounding the district. The northeastern boundary is clearly delineated by remaining, contributing structures, roughly following the line of the creek bed which historically separated the State-Thomas district from adjacent Freedman's Town, settled by freed slaves around 1861. Colby Street, forming the southeastern boundary, is primarily vacant land, although dotted with remaining shotgun houses. It does not appear likely at this time that the "shotguns" will be restored; however, the north side of Colby Street was included within the district to preserve the integrity of the abutting Thomas Avenue block, which contains many of the district's two story Victorian homes. Fairmount Street, serving as the southwestern boundary, is the dividing line between the historic, primarily Victorian, structures and a row of 1930's vintage bungalows. Only one original structure remains on the southeast side of Fairmount, at the corner of Thomas Avenue. This structure is generally thought to be unrestorable and the interior has been substantially altered. The northwestern boundary excludes the commercial development along McKinney Avenue and comes further south at Routh Street to exclude an existing, low rise office building.

8. STATEMENT OF SIGNIFICANCE

The State-Thomas Historic District is a unique and special blending of a number of diverse early architectural styles, primarily Victorian, within an area of approximately six blocks adjacent to the Central Business District. Approximately two-thirds of the individual structures within the district contribute to its late 19th and early 20th century character. Structures within the district present the overall appearance of being architecturally intact and carefully restored. All of the remaining Victorian and Prairie style homes exist on their original sites, and together they make up the historic district with the highest concentration of Victorians in the City of Dallas. Many of the oldest structures in the City are located within the district and several represent the only remaining examples of their particular styles that can be found within Dallas. The State-Thomas Historic District, once known as the Thomas-Colby neighborhood, is also significant for its role in the development and outward expansion of Dallas, with its key location near the intersection of Cedar Springs Road and McKinney Road, at that time rural roads leading away from the town of Dallas.

The original grant of land in the State-Thomas neighborhood, bounded by Colby, Routh, Boll and McKinney Streets, was a result of grants to veterans of the Texas War for Independence. As lot 4 of the John Grigsby League Survey, the entire area was sold to Josiah Claypool by N.E. Edens on April 27, 1867. Claypool conveyed the entire area in two tracts of approximately ten acres each, in separate conveyances in the year 1868, selling it to the parties who finally platted the area and sold or developed it for residential purposes. The area now known as Overand's Addition, comprising the center of the State-Thomas Historic District, was originally the farm of Wesley and Agnes Overand. Wesley Overand arrived in Dallas in 1867 and established a freight hauling business. He later married Agnes Bast, widow of Abraham Bast, who settled in Dallas in 1846. Agnes Bast's dowry of sixty-four acres on "Five Mile Creek," which is now Marsalis Zoo, was exchanged in 1870 for the eleven acre farm now known as Overand's Addition, which became the center of State-Thomas.

Edward T. Overand, son of Agnes and Wesley, subdivided the family farm in 1886, and by 1892 had sold 18 lots in Overand's Addition. Edward is believed to have built several homes in the area, including the residence at 2600 State Street, which he built for his daughter, Eliza Overand Spake, as a wedding present. Edward is also credited with building the Thomas Building, at the corner of Kemp and Griffith downtown.

The district's prime location near several major roads and Dallas' three railroads made it a logical choice for "suburban" expansion, and in the late 1880s and 1890s the Thomas-Colby district became a popular residential area among the town's more affluent citizens. The district was bounded by the St. L. & S.W. railway on the west and the H. & T.C. (current site of North Central Expressway) on the east, and the M.K.T. tracks ran through the adjacent area which later became known as Oak Lawn. As early as 1875, mule-drawn streetcars traversed the distance between the neighborhood and nearby downtown; and the Dallas Bell Street Railway Company operated along McKinney Avenue.

Along with the Overands, another early figure in the district's growth was J.B. Simpson. The first president of the Dallas State Fair (which merged in 1877 into the State Fair of Texas), Simpson owned property along State Street, or Simpson Street, as it was known in the earliest days of the District. Simpson was one of Dallas' earliest entrepreneurs; the 1890 City Directory listed him as a real estate developer, attorney, banker, manager of mortgage companies in Dallas, Edinburg, Liverpool, and London; by 1892 he had expanded his empire to include wholesale groceries and liquor, lumber, dry goods, candy, and the James B. Simpson Carriage Company.

The early residents of the District contributed greatly to the formation of the growing town of Dallas. George Dealey, for many years publisher of the Dallas Morning News, resided on Thomas Avenue. Samuel Worthington, owner and operator of the city's early groceries, lived and worked in the area. The architect Herbert M. Greene, partner in the Dallas firm of Greene, LaRoche and Dahl (now LaRoche and Dahl) and designer of many fine buildings in Dallas as well as on the University of Texas campus at Austin, lived at 2500 State Street at the turn of the century.

State-Thomas, then as now, was a widely diverse neighborhood. Churches which served the area represented all denominations, as did the cemeteries which still exist nearby. Pastors of many area churches lived within the district. Reverend Robert Hill, of the Westminster Presbyterian Church, which was on Thomas Avenue between Phelps and Pearl, resided for many years at 2615 State. Reverend Walter C. Roe, pastor of the church before Hill, lived for a time on Hibernia. From nearly the beginning, State-Thomas had its share of middle-income families as well. Carpenters, traveling salesmen, merchants and restaurateurs also filled the pages of the City Directory.

The District also claimed its share of laborers, civil servants and other vital participants in the growth of the town through the years. For many years after the "elite" moved away from the area, the District continued to be inhabited by middle-class working families. Many of the District's current residents have resided here for more than half a century and still lend spirit and a sense of community to the area.

As the average income of the families in the neighborhood decreased and as many widows saw their incomes dwindle, the inhabitants began to take in boarders, and a few of the Victorian homes were actually converted into rooming houses over the years. Fortunately, many remained well maintained single family homes, and many more have been saved by concerned preservationists, who recognized the historic value of the structures.

In addition to its architectural contributions and the wealth of culture provided by its residents, State-Thomas is an excellent example of owners binding together for the good of their community. In 1980, the residents fought for and achieved a Planned Development District zoning classification in order to save their small neighborhood from the pressures of real estate development in and near the downtown Central Business District.

In 1984, the residents and property owners applied for and received Local Historic Designation for the architecturally most intact portion of the area. Part of the Historic District zoning includes the right to provide office and limited retail uses on the ground floor of the structures. In addition to addressing land use concerns they have actively worked with the City of Dallas toward a traffic management plan, as the area and a number of Victorian structures were increasingly threatened by growing traffic congestion and the necessity of road widening. Renovation within the District, both planned and undertaken, has been sensitive to the architectural, historic and aesthetic values recognized by the residents, property owners, and preservationists. Throughout the planning process, new and old residents have worked side by side in an impressive demonstration of enthusiasm, pride and concern.

Definition of Categories

Contributing

Contributing structures are those which exemplify the historical character of the district. All contributing structures are over 50 years old and all have retained their architectural integrity. Restorations, where completed, have been sympathetically done, preserving where feasible and otherwise replicating the original elements. Approximately two-thirds of the structures in the district are currently considered to be contributing.

Compatible

Compatible structures are those which are over 50 years old and have been altered or modified from their original styles, most commonly by the addition or replacement of a porch, or by the addition of asbestos siding. In many cases, the original facades exist under siding and it is likely that both facades and porches can be restored to their original appearance, at which point the structures could be reconsidered for classification as contributing structures.

Intrusive

Intrusive structures are those which have been erected within the last 50 years or which have been severely altered. Only three of the structures are currently classified as intrusive; all were built after approximately 1930, when the Victorian and Prairie styles were no longer dominant in the architecture of the area.

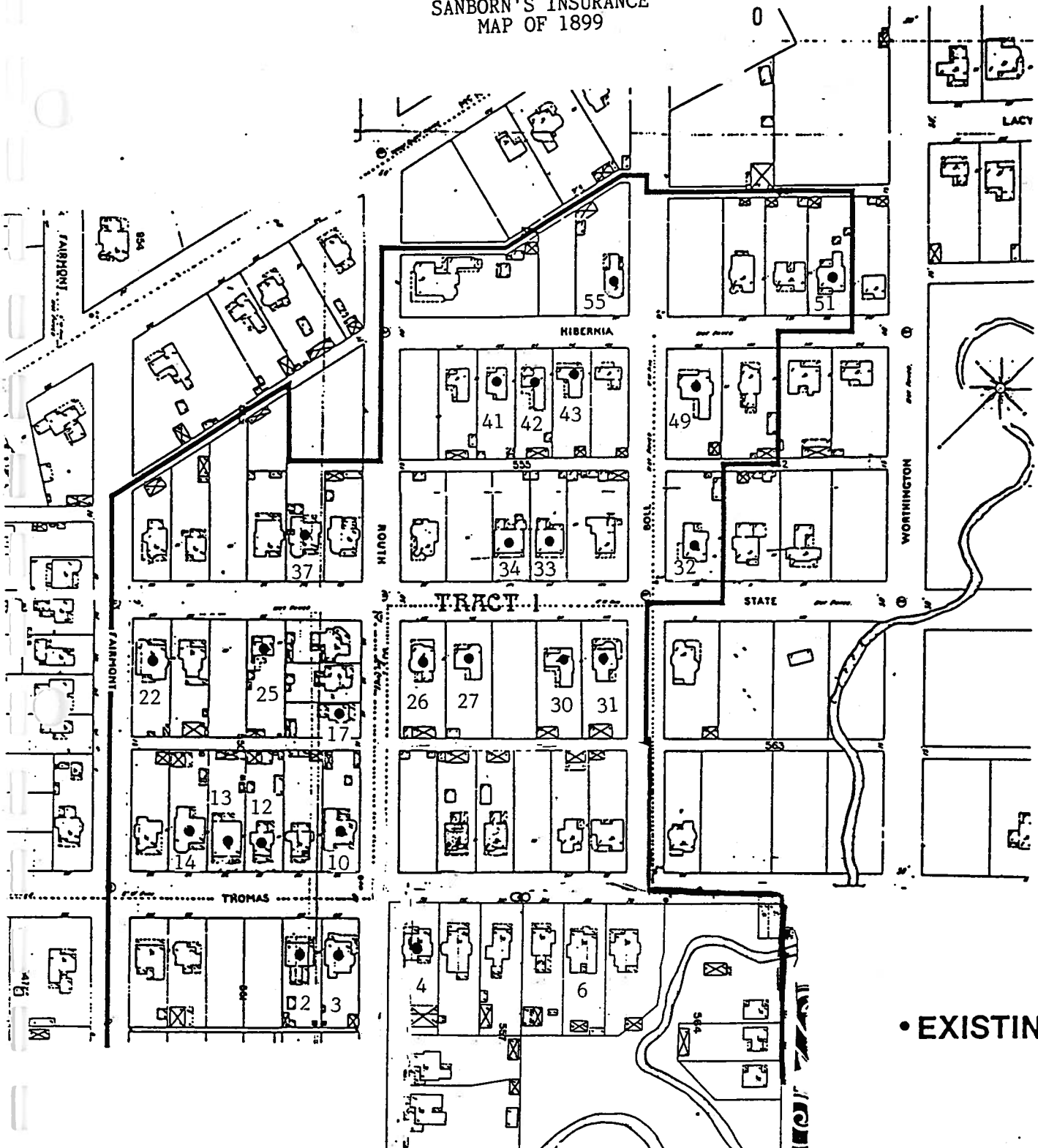
EXHIBIT A

LEGAL DESCRIPTION

Tract I - Being all of City Block E/551 bounded by Thomas Street, Routh Street, Colby Street and Fairmount Street; being all of City Block D/550, bounded by State Street, Routh Street, Thomas Street and Fairmount Street, excluding the northwestern 50 feet of Lots 5 and 6 in City Block D/550; being the southeastern 60 feet of Lot 6 and all of Lots 7 through 12 in City Block C/549, fronting on the northwest line of State Street between the northeast line of Fairmount Street and the southwest line of Routh Street; being all of City Blocks D/557 and F/564 combined, bounded by Thomas Street, Boll Street, Colby Street and Routh Street; being all of City Block C/556, bounded by State Street, Boll Street, Thomas Street and Routh Street; being all of City Block B/555, bounded by Hibernia Street, Boll Street, State Street and Routh Street; being all of Lots 5 through 7 in City Block A/554, fronting on the northwest line of Hibernia Street between the northeast line of Routh Street and the southwest line of Boll Street; being all of Lots 5A, 5B and 6 in City Block B/562 at the north corner of Boll Street and State Street, fronting 144 feet on the northwest line of State Street and fronting 140 feet on the northeast line of Boll Street; being all of Lots 3 and 4 in City Block B/562 at the east corner of Hibernia Street and Boll Street, fronting 144 feet on the southeast line of Hibernia Street and fronting 140 feet on the northeast line of Boll Street; being the southwest 26 feet of Lot 1 and all of Lots 2, 3 and 4 in City Block A/561 at the north corner of Hibernia Street and Boll Street, fronting 242 feet on the northwest line of Hibernia Street and fronting 140 feet on the northeast line of Boll Street.

Tract IA - Being the northwest 50 feet of Lots 5 and 6 in City Block D/550 at the south corner of State Street and Routh Street, fronting 50 feet on the southwest line of Routh Street and fronting 100 feet on the southeast line of State Street and containing 5,000 square feet of land;

EXHIBIT B
SANBORN'S INSURANCE
MAP OF 1899



• EXISTING

NUMBERS KEYED TO PHOTOGRAPHS
SEE EXHIBIT D

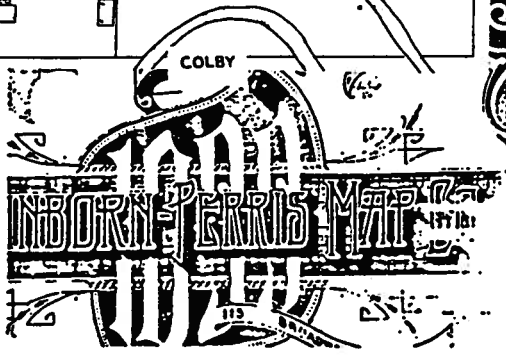
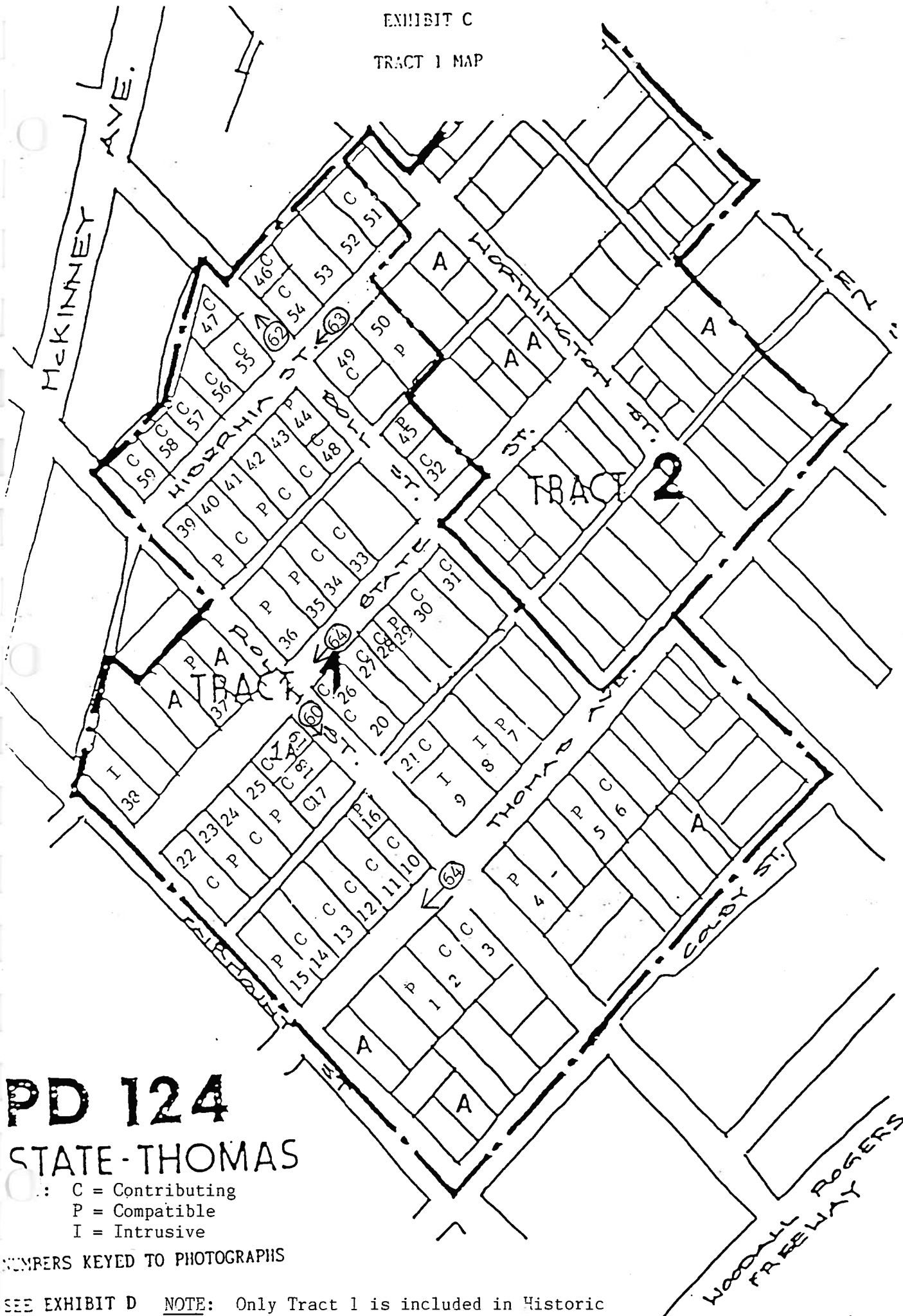


EXHIBIT C
TRACT 1 MAP



PD 124

STATE-THOMAS

- C = Contributing
- P = Compatible
- I = Intrusive

MEMBERS KEYED TO PHOTOGRAPHS

SEE EXHIBIT D NOTE: Only Tract 1 is included in Historic