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HISTORIC RESOURCES OF
DALLAS, TEXAS
PHASE III
1988-89

An Inventory for the
City of Dallas

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INTRODUCTION

Phase Three of the City of Dallas Historic Resources Survey is a two-part project: one, a comprehensive inventory of nearly 7,900 buildings and structures built before 1945 in Old Oak Cliff; and two, a nomination of properties from the survey to the National Register of Historic Places. The National Register nomination which followed this survey is the city's first major multiple-property nomination and includes a representative cross section of historic and architecturally significant districts. This report summarizes the survey and sets the stage for nominations to the National Register of Historic Places. Eight historic districts are identified as the most representative of Oak Cliff's development and are recommended for nomination first. Additionally, numerous HIGH priority individual sites are listed as possibly qualifying for the National Register in a subsequent nomination.

Previous surveys in Dallas include the city's two initial phases and several earlier efforts. Phase One of the city survey encompassed previously unsurveyed areas inside the 1940 city boundary; Phase Two was a comprehensive inventory of the area beyond the 1940 limits to the current corporate boundary. In the early 1980s the Historic Preservation League completed a Landmark survey of Dallas, a Central Business District survey and a Victorian dwelling inventory. Additionally, the Old Oak Cliff Conservation League sponsored a landmark survey of Oak Cliff.

This project was initiated by the City of Dallas through its Historic Landmarks Commission and Office of Planning & Development. A Steering Committee composed of the Landmarks Commission, Historic Preservation League, Inc., and the Dallas County Historical Commission monitored the survey to ensure that it met the requirements of grants provided by the Texas Historical Commission's Certified Local Government (CLG) program and Survey & Planning program.

Daniel Hardy, Historic Preservation Consultant, was selected to conduct the survey and prepare the nomination under the direction of Senior Preservation Planner Ron Enrich of the City of Dallas. Field work began in February 1989 and was completed in December 1988 as work on the nomination commenced. The National Register nomination draft was completed in August 1989.

SURVEY METHODS

The entire land area within the boundaries of W. Commerce Street, Hampton Road, Clarendon Avenue, Corinth Street and the south levee of the Trinity River was canvassed to locate structures built before 1945. Early in the field investigation the surveyor examined city tax plat records to determine the names of additions and the dates they were annexed for verification of development patterns. The surveyor located structures by driving all streets and examining undeveloped areas in a systematic manner. For all properties, the following data was recorded:

- o preservation priority
- o address
- o typology (dwelling, commercial or institutional)
- o estimated date of construction
- o city planning map number

HIGH, MEDIUM or LOW preservation priority ratings were assigned for architectural or structural significance, assumed historical significance, site integrity and other criteria used by the city and state for designating significant properties. In certain areas where significant properties were highly concentrated such as Winnetka Heights or Kessler Park, the HIGH priority sites are representative examples from an important group of structures which all may be of contributive nature to subsequent historic districts.

Each property's original use dictated the typology of the building or structure. The *dwelling* category includes single-family dwellings, apartments and ancillary structures; *commercial* identifies places of business, offices, service stations, warehouses and industrial sites; and, *institutional* includes

SURVEY MATERIALS

The surveyor transferred the data to an archival form as the fieldwork was completed. This processed survey information supplements the report. All materials are arranged by sections and cross referenced by address and site number on the Inventory Master List, with photo and slide references for HIGH priority sites.

Masterlist- Data for each site is included in a computer data base program that can generate a master inventory list of all sites. The three-part list has sites 1 - 2,601, 2,602 - 5,173 and 5,174 - 7,889 in groups arranged alphabetically.

Photographs - The processed 35MM Plus-X negatives are stored in archival print files and labeled by project name and film roll number. Rolls 1 - 28 are views are HIGH and a few MEDIUM Priority sites, while rolls 29 - 34 are views of the proposed historic districts. Each frame of the contact prints is identified on an index sheet that accompanies the contact.

The color slides for selected HIGH priority sites are labeled with the address of each property. They are arranged in file sheets by street address. Slides with views of the proposed historic districts are filed by street name and grouped by districts.

Maps - Two kinds of maps were produced for the survey: field maps (Dallas planning maps) with HIGH priority sites indicated and USGS maps showing the boundaries of the Phase Three survey.

OBSERVATIONS

The survey area, known as Oak Cliff, actually contains neighborhoods and additions detached and inherently divergent from the original town of Oak Cliff, today roughly bounded on the north by the Trinity River Levee, on the east by Denley Street, on the south by the Gulf Coast and San Francisco Railroad and Thirteenth Street, and on the west by Beckley, Denver and Blaylock streets.

Remnants of intact circa 1900 residences remain, which date to Oak Cliff's annexation and subsequent development to the west and south, although they are usually off the main thoroughfares. It is apparent that substantial development in the area reached a zenith during the 1930s and 1940s in the Kessler Park area. Smaller infill developments of tract houses, apartments and commercial/industrial complexes of the 1950s and 1960s have been followed by periods of gross neglect and demolition for never-realized development. This has resulted in serious deterioration of the historic fabric in Oak Cliff.

Today, Oak Cliff is a diverse inner city neighborhood in all respects. Within its boundaries are pockets of 1930s to 1960s suburban houses in tranquil, stable neighborhoods such as Stevens Park to the west contrasted by expanses of blighted areas of early domestic structures and deteriorated 1950s and 1960s apartment blocks in the heart of old Oak Cliff. Enclaves of small, minimalist housing in minority neighborhoods such as Trinity Heights, just south of the Trinity levee, are only a few miles from Kessler Park, site of some of Dallas' most picturesque 1930's mansions. Between these extremes is

of Oak Cliff, especially associated with large planned developments like Winnetka Heights and Dallas Land & Loan Co. Often, Tudor Revival facades, Spanish Colonial Revival detailed parapets and Art Deco ornamented exteriors remain fully or partially visible to the delight of the public eye. Decorated and more plain early commercial structures line the Jefferson Avenue commercial corridor and Davis Street, Oak Cliff's two primary business rows. The old main route west, Fort Worth Avenue, while not an early commercial zone, does have a few of the city's finest standing motor court motels along its course.

The preferred architectural expressions of Oak Cliff's institutions show a propensity for traditional architecture. Most of the remaining historic churches are Gothic Revival and Classical Revival designs. Private organization's buildings and public facilities including schools, fire stations, and utility plants are generally more utilitarian in design with occasional revival or popular embellishments. It is often the overall composition and siting of Oak Cliffs institutional buildings that contributes to their architectural significance.

Oak Cliff's name suggests rightly that natural features are significant. In a region dominated by near-flat terrain, Oak Cliff is distinctive in part for its topographical variety. Several promontories allow residents of Western Heights, Kessler East and Oak Cliff to overlook downtown with some of the most dramatic vistas found in the city. Kessler Park and Forest Heights are built along the edges of hilly parks, creating some of the most scenic neighborhoods found in Dallas.

Neighborhoods

Within the boundaries of the Phase III survey area are several distinct inner city neighborhoods. Although the 15 areas shown and described below do not necessarily match historic boundaries or current neighborhood divisions, the brief observations are included to provide an overview for interested parties and groups to facilitate neighborhood preservation and conservation efforts. Characteristics that define each area as unique include:

- o Period and type of development (such as 1930s residential neighborhood or Tudor Revival commercial block)
- o Architectural types and styles (dwellings of Tudor Revival and Georgian Revival designs or hipped roof bungalows)
- o Boundaries, natural and constructed (R.L. Thornton Freeway, Sunset Heights Addition or Coombs Creek)
- o Landmarks (Tyler Street Methodist Church, Lake Cliff or the Alamo Courts Motel)

I WESTERN HEIGHTS

Between Ft. Worth Avenue and West Commerce, west of Sylvan, is a historic residential enclave locally known as Western Heights. This area has several structures that predate Oak Cliff's substantial development, making it one of the most intriguing sections in the survey area. The earliest and most significant structures are Victorian-era dwellings and the Western Heights Church of Christ built on this promontory between 1890 and 1900. Most houses constructed here since 1910 are modest vernacular homes and buildings, developed in a random and uncrowded pattern. Just west of Western Heights is a large, relatively undeveloped portion of the survey area between Commerce, Hampton, Interstate 30 and the Dallas Police auto-pound.

II WEST COMMERCE STREET CORRIDOR

In the northernmost section of the Phase III survey area, stretching along West Commerce Street and Fort Worth Avenue, is a hodgepodge of

IV KESSLER ADDITIONS

On some of the most dramatic terrain in Oak Cliff are the newer Kessler Additions. Lying between Interstate 30, Beckley, Greenbriar, Haines, Colorado and Turner streets is this residential area of substantial 1940s - 1960s suburban-like dwellings. Cedar Hill Road divides the newer houses to the west from older dwellings toward Beckley, where a few substantial 1920s and 1930s revival styled houses are located on this hilly terrain. A significant, though altered nineteenth-century community landmark known as the Brandon House is located on Cedar Hill Road and is probably the oldest extant structure on its original site in Oak Cliff. Another landmark and dominant Oak Cliff facility is the Methodist Hospital built in the 1930s. This multi-story building has expanded greatly over the decades, with alterations and major additions. Its presence in the neighborhood has stimulated acquisition and development of nearby parcels of land for parking and support facilities, impacting the historic residential areas to the south and east.

V LAKE CLIFF

The Lake Cliff neighborhood is southeast of the new Kessler Additions and is characterized by a fairly regular grid pattern of large blocks with Lake Cliff and its park anchoring the southeast corner. Zang Boulevard cuts diagonally from the Trinity River levee and Marsalis Avenue at the northeast to Sixth and Beckley streets at the southwest and has significant sites along its course including the former Polar Bear Ice Cream shop. A few of Oak Cliff's outstanding remaining Prairie-influenced and bungalow dwellings are interspersed among apartment buildings dating from the 1920's - 1960's, especially around the park. Oak Cliff's premier historic high rise building, Lake Cliff Tower, is located on the north side of the park along Colorado Avenue.

Denver, Davis and Turner. Locally known as the Kidd Springs neighborhood, its earliest structures are popular styled residences such as Foursquare, bungalows, and hipped roofed bungalows. Classical Revival motifs can be seen on some of the hipped roof houses, while several two-story structures have prominent Classical Revival porticoes. North of Neches and east of Elspeth streets, the scale of houses decreases and historic integrity diminishes, although a few outstanding isolated structures remain in the additions east of Miller & Steamons. West of the primary early additions and south of Kidd Springs Park is a small addition with bungalows and a curious group of post World War II multi-unit housing.

IX WEST PART - OLD OAK CLIFF

R. L. Thornton cuts old Oak Cliff into halves with the western part of the original town defined by the Trinity River Levee, Beckley, Denver, Sixth and Blaylock streets. The rigid grid of Oak Cliff Addition is interrupted by Jefferson Boulevard, the area's primary thoroughfare which parallels Thornton Freeway. In this diverse section of the survey area are great varieties of building types, land use, and conditions of neighborhoods. Once mostly single family residential development, Oak Cliff, as early as the 1930's, began transforming into a more urban center with the addition of medium rise apartment buildings replacing individual homes. Later, developers and the city cooperatively cleared much property for less hospitable 1950's-1960's apartments, although large parcels remain undeveloped to date.

The variety of building types here includes late Victorian, vernacular and High Style dwellings; unique early-twentieth century Prairie School and revival dwellings; outstanding institutional structures such as the Classical Revival Oak Cliff United Methodist Church, the old YMCA building and Adamson High School; and numerous varieties of commercial architecture at the

North of Eighth Street along the south levee of the Trinity River and below the bluff of Oak Cliff is Trinity Heights, a once densely developed residential area. Modest bungalows to shotgun-plan and other vernacular houses remain here, but many are in poor condition. However about 80% of the structures built here or moved in as part of the early development remain. Notable landmarks in the Trinity Heights are black churches such as the New Community Baptist Church.

XI SUNSET HILL

Southwest of Winnetka Heights, bounded by Davis, Hampton, Rosemont and Clarendon is a large neighborhood dominated by the bungalow development called Sunset Hill. The northern tier of Sunset has a number of highly crafted bungalows, notably along and near West Tenth Street, and smaller and fewer bungalows in the south portion of the neighborhood. A small 1930s commercial strip lies along West Jefferson in the northern part with the Vogue Theater dominating the row of simple, one-story structures. Consideration for public amenities was obviously a concern to the developers of Sunset Heights as shown by the landscaped medians of West Tenth Street and Oak Cliff Boulevard. Other local landmarks are Sunset High School and the Calvary Baptist Church.

Two smaller additions north of Sunset Heights that partially fill out the neighborhood are L.O. Daniel and Rosemont Crest. Abutting Winnetka Heights to the west, the Rosemont Crest Addition is a small L-shaped enclave of significant dwellings similar to those in Winnetka Heights. Numerous intact and outstanding bungalows and Foursquare houses line the streets of this addition with smaller houses on Marlborough Street on the west.

tectural styles popular in the 1920s and 1930s. Spanish Colonial Revival, Mission Revival, Tudor Revival and Art Deco detailed Modernistic buildings are found among simpler detailed structures.

Domestic architecture in Dallas Land & Loan includes American Foursquare plan houses with Classical or Prairie School influences, hipped-roof bungalows of great variety, standard bungalows and a few late Victorian dwellings. Significant clusters of most of these types remain throughout the Land & Loan Addition, but are usually offset by comparable areas of demolished or severely altered buildings. Thriving on the large population around them, major religious denominations built imposing structures in the early years of Land & Loan, such as Tyler Street Methodist, Grace Temple Baptist and Christ Episcopal.

XIV RUTHMEADE / MELROSE

South of Dallas Land and Loan and Winnetka Heights, roughly bounded by Twelfth, Thornton, Clarendon and Rosemont streets are several small additions which comprise what is commonly called Ruthmeade. While the area's namesake addition, Ruthmeade, is relatively small, it and the Melrose Addition at the western end are the two primary additions.

Ruthmeade is an area primarily of bungalow-plan and other Popular architectural types in high concentrations. An unusual detail of scalloped fascia boards on many bungalows in this neighborhood apparently mark the structures of a particular builder around Ruthmeade Park. Newer housing fills out some of the early additions around the park, resulting in fairly dense concentrations of mixed housing stock. Small groups of historic houses within the Ruthmeade section are eye-catching such 1930s brick, revival styled cottages in the 400 blocks of West Yarmouth and West Suffolk streets and the 600 block of Brook Avenue east of the park. Brooklin Street also has some of the neighborhood's outstanding individual residences.

RECOMMENDATIONS

The city of Dallas set the course for proper preservation planning in 1973 with the adoption by City Council of legislation that established a local landmark designation and protection program. The process allowed the establishment of the Historic Landmark Commission, charged with the responsibility of recognizing significant local landmarks and neighborhoods and encouraging their preservation. This comprehensive historic resources survey will serve the commission as the basis for making informed decisions and refining preservation policy in the coming years. To ensure that the potential of the survey is realized, the following recommendations for utilization of the survey materials are offered:

REVIEW, MAINTENANCE AND EXPANSION

These documents should be reviewed by the city staff and the Survey Steering Committee. Any data to add or correct, such as historical information, changes of condition or preservation priority, should be systematically recorded and incorporated into the survey materials and data base. Following the initial corrections or changes, the original documents, including copies of the field maps and materials, should be added to the survey materials of Phases One and Two at the Dallas/Texas History and Archives Division of the Public Library.

As with previous survey data, the city should transfer the survey information to their computer for maximum usage. As provided to the city, the survey materials were generated on an IBM-compatible personal computer using INFOSTAR, a data base program, and WORDSTAR, a word processing program, developed by MICROPRO, INC.

Survey data from Phase Three should be expanded to the standard of comprehensive surveys and the city's previous phases. All survey sites should be plotted on city planning maps to facilitate city planning and permitting functions and for future preservation planning activities. As with previous phases, data on HIGH and selected MEDIUM priority sites should be incorporated into city survey form by use of the data base.

or Historic American Engineering Record (HAER) standards. These drawings are often done by students of architecture and preservation programs. For a complete record of the area's history, an archeological survey should be undertaken. At some point in the future, perhaps at the end of the 1990s, the survey should be updated with the addition of late-1940s and 1950s resources.

HISTORIC DESIGNATIONS

The properties listed as HIGH PRIORITY in the Phase Three survey should be the first sites considered for federal (National Register of Historic Places), state (Texas Historical marker program) or Dallas Landmark designations. Several groupings of significant structures including HIGH, MEDIUM and LOW priority structures are also worthy of designation and are listed below as recommended historic districts.

The results of the survey indicated that Oak Cliff's history is best demonstrated by broad historical patterns associated with suburban development. The most conspicuous expression of Oak Cliff's development are the divergent residential neighborhoods that developed during the years of rapid growth in the early 1900s. Accordingly, the first step of nominating properties to the National Register is to include potential historic districts (which include many of the singularly significant buildings.) The consultant's recommendations for historic districts are below. Please note the district names and boundaries are preliminary and will be determined in a final form after a several-step review. .

BISHOP AVENUE COMMERCIAL HISTORIC DISTRICT

EAST TENTH STREET HISTORIC DISTRICT

KESSLER PARK HISTORIC DISTRICT

KINGS HIGHWAY HISTORIC DISTRICT

LAKE CLIFF HISTORIC DISTRICT

LANCASTER AVENUE COMMERCIAL HISTORIC DISTRICT

ROSEMONT CREST HISTORIC DISTRICT

MILLER & STEMMONS HISTORIC DISTRICT

Several other areas of Oak Cliff have notable concentrations of structures from the early years of development. Although they lack the significance and/or integrity of the above recommended districts, some could eventually qualify for historic designation with restorations of properties, increased age or additional documentation. These areas include portions of Sunset Heights, small pockets of Dallas Land & Loan including Jefferson Ave., much of Oak Cliff Annex, the east part of Ruthmeade, Stevens Park and the commercial area at N. Tyler and Eighth Street.

The list below includes HIGH PRIORITY sites that are architecturally significant, maintain a high degree of integrity, are unique to the development of Oak Cliff, or often an outstanding example of a common local building type. The sites included are meant to set a standard by which other Oak Cliff properties can be measured for National Register eligibility. It should not be considered definitive. In many cases, especially with domestic structures, the selection is based on an incomplete record and should be substantiated by more historical documentation. Properties shown in **BOLDFACE** are the most obvious candidates for historic designation.

ADDRESS	SITE NO.	ROLL/FRAME
711 ADDISON/ 1114 N LANCASTER	7508	26:21,22
718 ADDISON	351	4:22
724 N BECKLEY	6952	23:27
730 N BECKLEY	6954	23:26
1424 N BECKLEY	6982	23:23
106-16 S BECKLEY	6941	23:20
115 S BECKLEY	6890	25:3
300 S BECKLEY	6939	23:31
1023-25 S BECKLEY	6880	25:2
400 S BRIGHTON	3906	10:16
400 W BROOKLYN	2620	22:34
420 W BROOKLYN	2616	22:36
618 W BROOKLYN	2607	23:4
700 W CANTY	889	5:22
1302 CEDAR HILL	626	5:9
1622 CEDAR HILL	6279	18:35
1707 CHAPPELL	6023	1:28
MARSALIS ZOO E CLARENDON	MISC	26:7-12
1500 BLK E CLARENDON	3059	18:13
631 N CLINTON	5160	17:36
701 S CLINTON	5099	17:32
201 E COLORADO	428	4:21
514 W COMMERCE	7	1:15
522 CUMBERLAND	7089	24:1
712 CUMBERLAND	7080	24:2
236-44 W DAVIS	1024	6:9
831-41 W DAVIS	987	6:11
932-36 W DAVIS	1003	6:5
1313-25 W DAVIS	979	6:16
500 BLK KADS	7583	25:35
716 N EDGEFIELD	5047	15:4
1923 N EDGEFIELD	4947	1:25
625 S EDGEFIELD		17:23
814 S EDGEFIELD	4956	15:6
1029 S EDGEFIELD	4822	17:26
431 E EIGHTH	1282	13:10

834 N MARSALIS	7452	24:33
1020 N MARSALIS	7456	24:32
200 BLK S MARSALIS	7402	7:20
1805 MAYFLOWER	476	3:30
421 MELBA	1479	13:16
617 MELBA	1461	13:17
806 MELBA	1516	9:3A
1811 N MONTCLAIR	4420	1:23
1823 N MONTCLAIR	4421	1:24
201 E NINTH	1606	14:2
414 E NINTH	1671	9:21A
900 E NINTH	1677	9:22A
914 E NINTH	1680	9:23A
422 W NINTH	1656	9:18A
610 W NINTH	1642	9:14A
620 W NINTH	1640	9:13A
716 W NINTH	1633	9:10A
721 W NINTH	1581	13:31
725 W NINTH	1580	13:30
737 W NINTH	1577	13:29
801 W NINTH	1576	13:28
117 S OAK CLIFF	3479	11:16
100 BLK W PAGE	2482	22:23
402 W PAGE	2518	22:28
336 W PAGE	2519	22:29
701 W PAGE	2442	16:23
226 S PATTON	7267	24:27
218 W PEMBROKE	2701	23:10
440 W PEMBROKE	2701	23:6
1707 RIO VISTA	267	5:6
734 ROCKWOOD	7025	23:35
501-09 S ROSEMONT	4113	17:4
1101 SABINE	390	5:11
816 W SEVENTH	1150	8:16A
837 W SEVENTH	1131	7:27
223 E SIXTH	767	5:15
408 E SIXTH	811	5:3
412 E SIXTH	812	5:2
501 E SIXTH	781	5:18
1302 W STAFFORD	54	1:18
1319 STAFFORD	40	1:1
501 STORY	7131	25:9
801 SUNSET	1989	14:20
517 N TENNANT	3141	11:5
101 S TENNANT	3119	11:4
105 S TENNANT	3118	11:3
101 E TENTH	1761	14:8
208 E TENTH	1872	9:31A
300 E TENTH	1875	9:30A

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