

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10

Romine Avenue Historic District

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JUSTIFICATION OF BOUNDARIES

All the houses within the Romine Avenue Historic District are 1-story cottages of masonry construction, faced with either stone or brick, and several employ such fanciful details associated with Tudor Revival dwellings as crenelated turrets, battlements and arched entries. The boundary includes all those properties of the P.T. Peyton Addition (1908) facing Romine Avenue, which was the first fully developed section of the addition. The houses were built over a 10-year period, primarily by the firm of McElveen & Sowell. Other properties in the P.T. Peyton Addition, facing Jordan Street, include post-World War II houses not of the same style, materials, or floor plan. The houses on the north side of the 2300-2400 block of Romine share the same style, materials, and floor plan.

The dwellings along the 2300-2400 block of Romine are unique in South Dallas' black community as the first enclave of substantial, middle-class/professional class housing. The ca. late 1920s and 1930s Romine Avenue houses, together with a few others just north of the district on Jordan Street, are the earliest brick-veneered houses with stylized details built for blacks that have been identified in South Dallas. They form a cohesive group and show a progression from the more modest frame bungalows in Wheatley Place Historic District to a more sophisticated form of architecture.

The Romine Avenue houses only form one quarter of the P.T. Peyton Addition. Other houses in the addition and in the adjacent streets are primarily frame bungalows and post-World War II houses, which are distinguished by style, plan and materials from those on the north side of Romine Avenue.

Latimer Street forms the district boundary to the northeast. Across Latimer are contemporaneous, but altered frame bungalows and vernacular houses. The houses across Romine Avenue, to the southeast of the district, are contemporaneous but altered frame bungalows lying within the boundaries of a separate addition.

Octavia Street forms the southwest boundary of the district. Outside the district lie contemporaneous, but altered frame bungalows and vernacular houses similar to those outside the district to the northeast. The rear

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: Romine Avenue Historic District

Other name/site number:

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2. Location

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Street & Number: North side of the 2300-2400 blocks of Romine Avenue

Not for Publication: N/A

City/Town: Dallas

State: TX County: Dallas

Code: 113 Zip Code:

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3. Classification

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Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
14	3	buildings sites structures objects
14	3	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

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7. Description
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Architectural Classification

Late 19th and 20th Century Revivals

Other:

Tudor Revival

Materials:	foundation	brick
	walls	brick, stone
	roof	asphalt
	other	wood

Describe present and historic physical appearance.

 X See continuation sheet.

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8. Statement of Significance
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Certifying official has considered the significance of this property in relation to other properties:

Applicable National Register Criteria: A & C

Criteria Considerations (Exceptions):

Areas of Significance: Community Planning & Development

Ethnic Heritage: Black

Architecture

Period(s) of Significance: 1928-1940

Significant Dates: Not Applicable

Significant Person(s): Not Applicable

Cultural Affiliation: Not Applicable

Architect/Builder: McElveen, Daniel; McElveen & Sowell, Inc.

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

 X See continuation sheet.

DEFINITION OF CATEGORIES - ROMINE AVENUE HISTORIC DISTRICT

Contributing. Properties in this category include structures 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 less than 50 years old but erected before 1941 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 structure need not be completely unaltered to be included in this category; however, more recent (post-1941) 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 structure'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-1941 structures that have been so severely altered that little, if any, of their original or historic fabric is recognizable. If restored, historic structures currently classified as noncontributing can be re-categorized to contributing status if sensitive restoration efforts are completed. The Secretary of the Interior's guidelines for Rehabilitation should be carefully scrutinized before any restoration work is undertaken. Copies are available from the Texas Historical Commission in Austin.

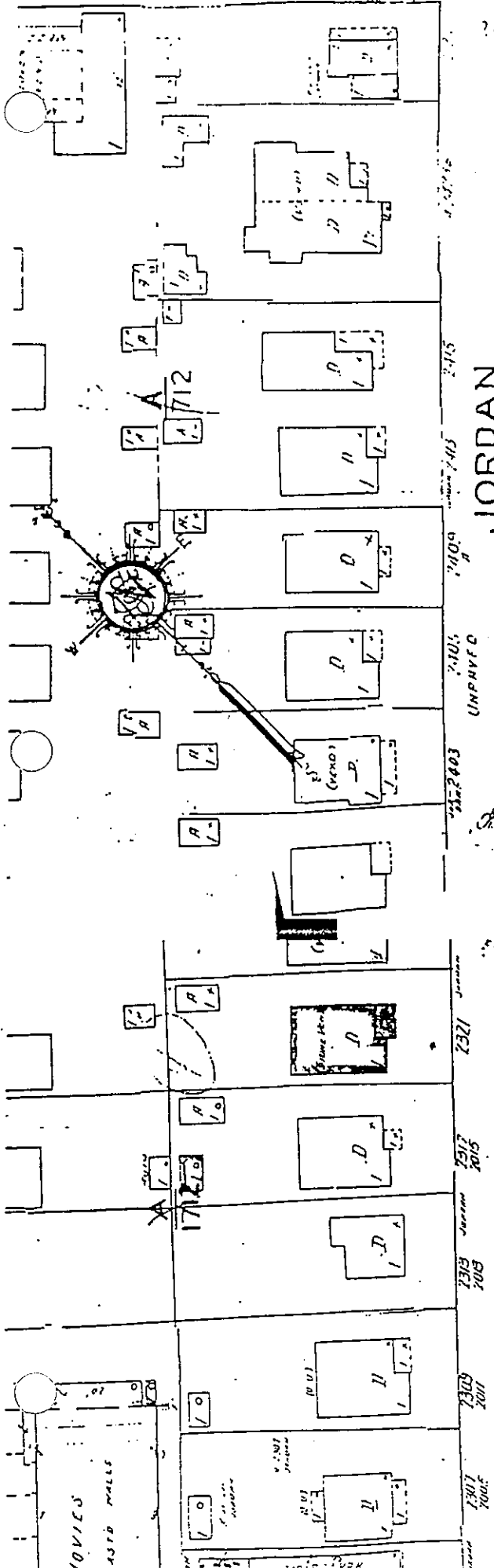
The changing demographic composition of Dallas' South-central region, sandwiched between the Houston and Texas Central (H&TC) and Texas and Pacific (T&P) Railroad tracks, had a significant influence on its development in the 20th century. While both black and white residents occupied the suburban territory when it was predominantly rural and sparsely populated, racial polarization began to occur as farmlands were subdivided for new residential development (1922 Sanborn maps; city directories, var.). Although most area additions were platted by white resident farmers, black farmers, laborers and tradesmen were living in the area as early as 1874 when they founded the Romine Avenue Christian Church (2302 Romine). More black families than white were living on Greer Street (now Metropolitan), the northern boundary of the Peyton Addition, by 1886 (city directory, 1886) and the establishment of St. Paul African Methodist Episcopal Church on the east side of Central Avenue (now Central Expressway), in 1895, indicates that a substantial community of African American residents lived in the region prior to its subdivision. In fact, by the time Bermuda Lawn Addition was officially platted in 1906, a number of black families were already residing on its streets (Atlanta and Latimer) forming a core community around which many subsequent additions exclusively reserved for African Americans developed, among them Queen City Heights (1908), Oak Grove Addition (1911), and the highly successful Wheatley Place (1916). Certainly by 1928, when the first houses were constructed in the Peyton Addition, the pattern of black settlement in the surrounding additions was already firmly established.

The growth of the black community in South Dallas was noted with alarm by white residents of the adjoining Colonial Hill, South Park and Edgewood additions at a meeting of the South Dallas Improvement League in 1920. In an effort to contain black residential development to the area south of the Warren Avenue railroad trunk line, the white property owners association sought to establish a "color line", running roughly along Cooper Street from the H&TC railroad tracks almost to the T&P trunk line to the east. The league declared that ". . . negro families now living north of the line [would] be induced to remove to the other side of the line" (Dallas Express, March 13, 1920:1). Their efforts were made somewhat academic as far as declaring "the Negro section" since the many black additions which had already developed south of the "color line" precluded further white development in that area. The apparent intention of the league was to underscore their members' resolve to maintain the line and thereby prevent the spread of black occupancy to their own neighborhoods. The league did, however, recognize that Wheatley Place already extended north into the "white area" and it gerrymandered the line to accommodate that fact. The result of this, and other efforts to segregate Dallas neighborhoods along racial lines, was that South Dallas became increasingly identified with African Americans, regardless of its past

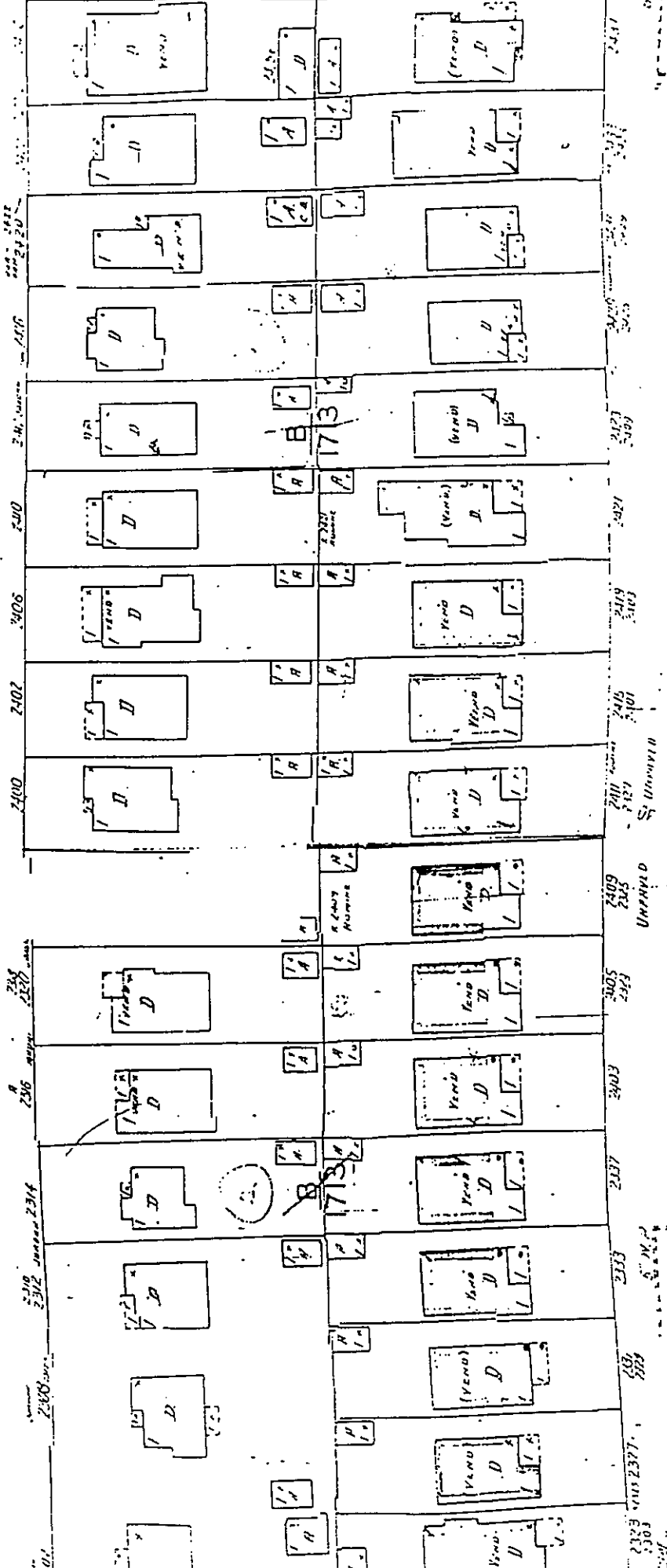
contractor on the permit application, but in at least one instance the house (2409 Romine) was constructed for the buyer, John Daniels (city building permits, var.). Sowell and McElveen constructed many of the homes on Jordan and Metropolitan avenues, also in the P.T. Peyton Addition, during the late-1930s and the 1940s but none of the subsequent development compares with Romine Avenue as a cohesive grouping of similarly-styled, intact houses.

A comparison of 1937 property values shows that the Romine Avenue houses were worth two to three time more than those built for black families in Wheatley Place and, in most cases, worth more than homes occupied by white families in South Park and lower Colonial Hill. Bracey's plat book of the area included tax value for 1936-37 which showed that Romine Avenue houses in the district ranged in value from \$1,425 (2405 Romine) to \$1,800 (2423 Romine), averaging about \$1,600 throughout the district. Compared with all other black neighborhoods in South Dallas, including Wheatley Place, the Romine Avenue houses were by far the most valuable. For instance, in Wheatley Place lot values ranged between \$175 and \$225 with houses assessed between a low of \$350 to a high of \$900, averaging about \$775 throughout the addition. The notable exception in this area was the Dunbar Street home of John W. Rice, respected editor of the Dallas Express newspaper, which was valued at \$1,100. Still, the Romine Avenue houses far surpassed those in Wheatley Place in assessed value. Homes in Queen City Heights fell far below Wheatley Place values and even the Atlanta Street home of Louis Hayden, a black grocer who owned considerable property owner in the Queen City area, was valued at only \$850, about half the median house value on Romine Avenue. The only other group of houses in all of South Dallas below Warren Avenue that came close to Romine Avenue values were houses that were just beginning to be constructed on Packard Street between Warren and Cooper. Three completed Packard Street homes in 1937 were shown at values between \$1,150 and \$1,425. Not coincidentally, those houses were also made of brick or stone and were similar in style to the Romine Avenue houses.

Although a number advertisements were run in the Dallas Express, the city's principal black newspaper, for other suburban additions in far South Dallas, such as Wheatley Place and the Bon Ton and Ideal subdivisions, none were found for the Romine Avenue houses possibly because it only consisted of 17 properties. The Dallas Morning News occasionally ran small advertisements in the classified section of the newspaper for "Negro properties" or "Negro houses", sometimes four or five at a time, but there doesn't appear to have been a concerted effort by developers to launch major promotions in the Dallas newspapers for their black subdivisions even though some of those same developers were heavily promoting their white additions in the north and east sections of town at the same time. For instance, the Russell Realty Company, headed by president Clinton Russell, developed several black communities

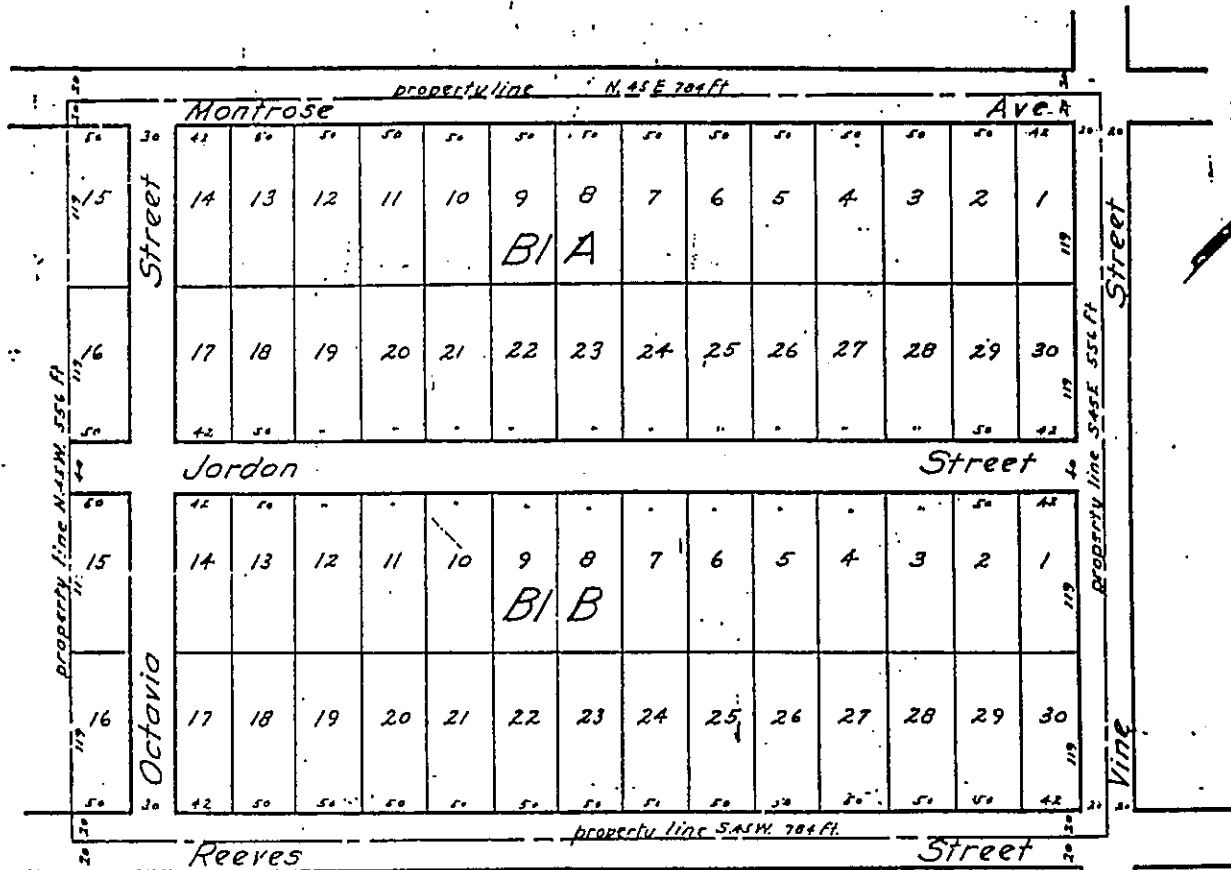


JORDAN



MAP OF
P.T. PEYTON'S ADDITION,

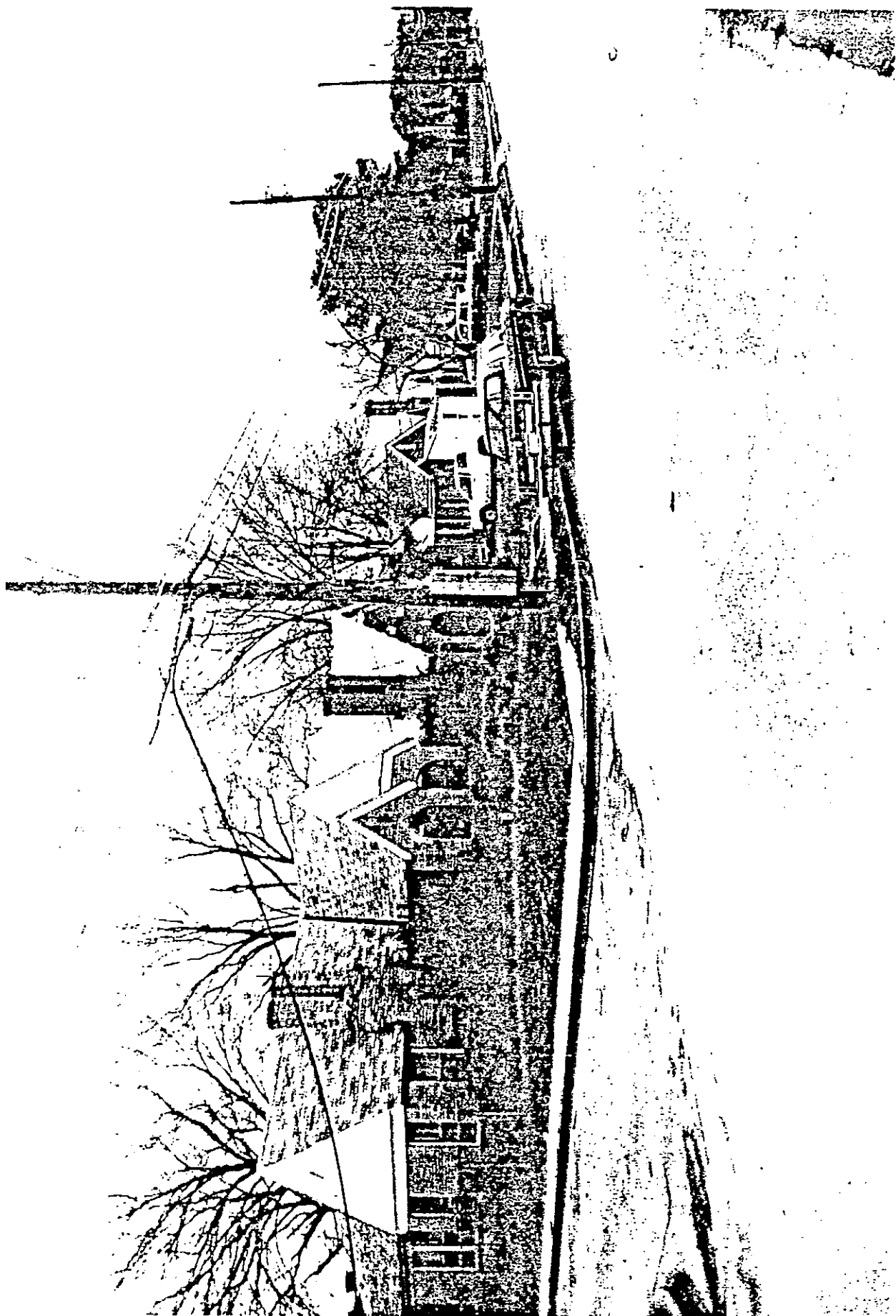
to the city of Dallas, Texas. Being a subdivision of a certain, 10 acre tract of land deeded to him by W.J. Jordan and wife Feb. 3, 1887 out of the Aaron McDan, 320 acre survey. Deed recorded in Book 20 Page 424 Deed Record of Dallas Co Texe By Chas Archer surveyor. November 1908. Scale 100'-1inch

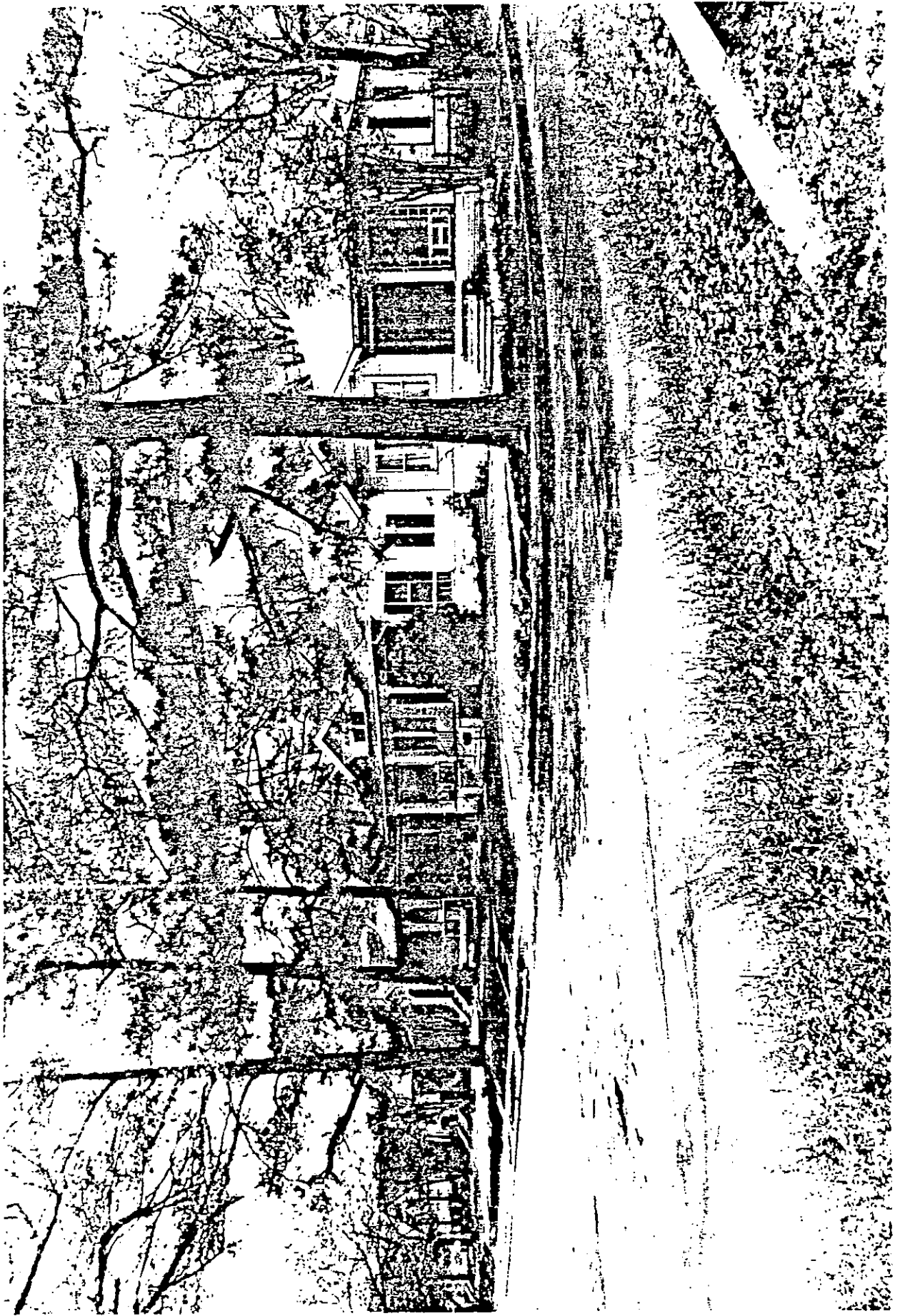


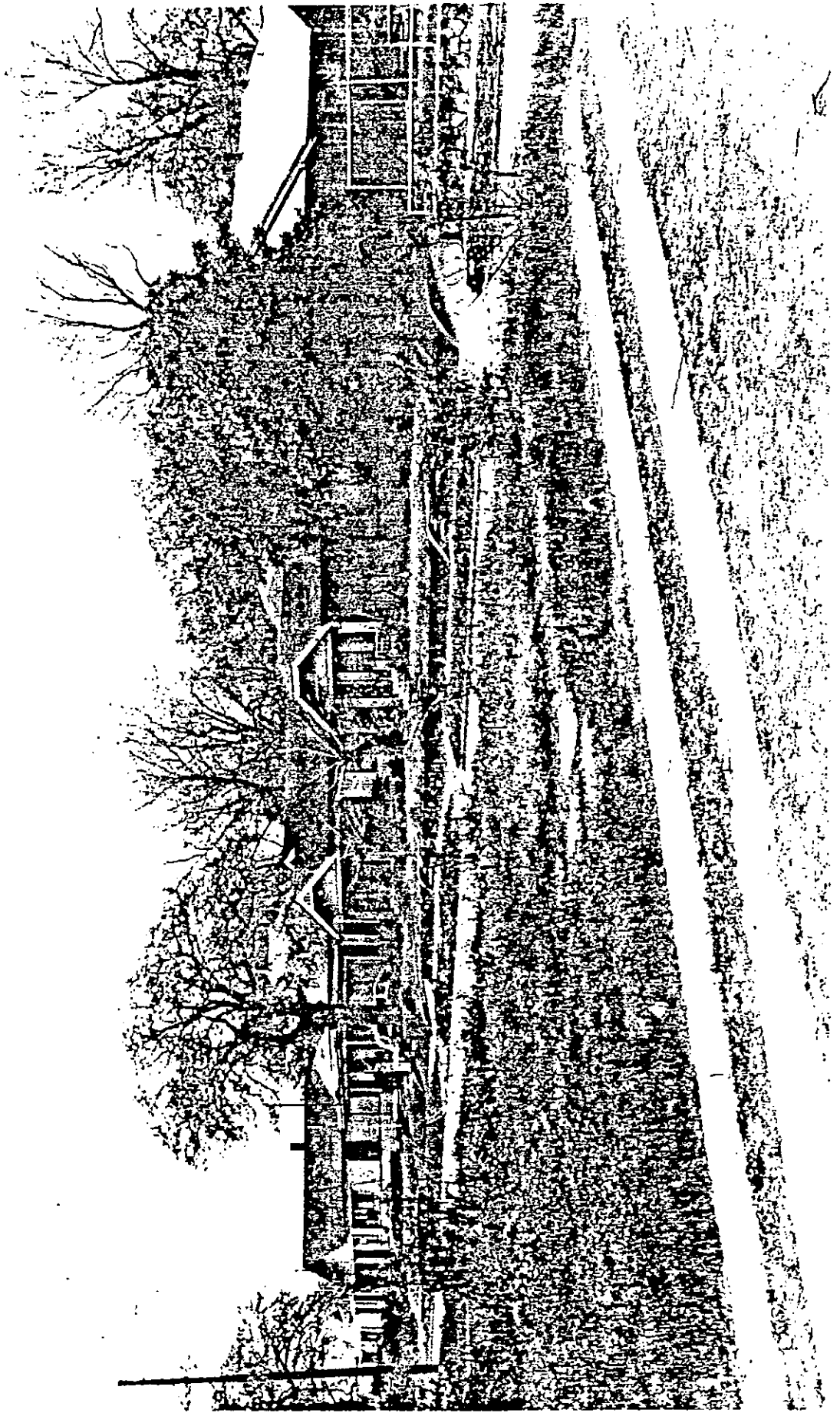
THE STATE OF TEXAS

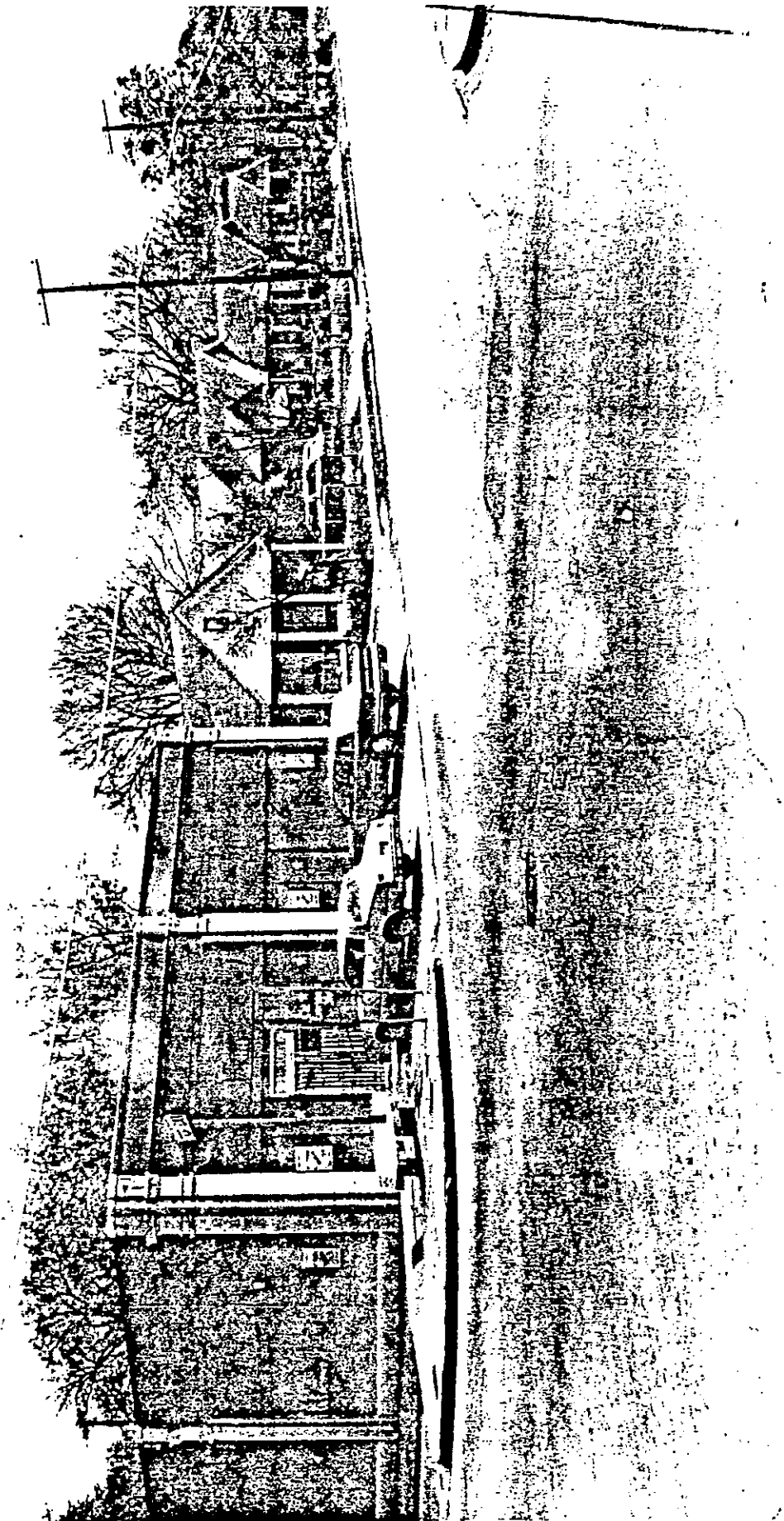
COUNTY OF DALLAS

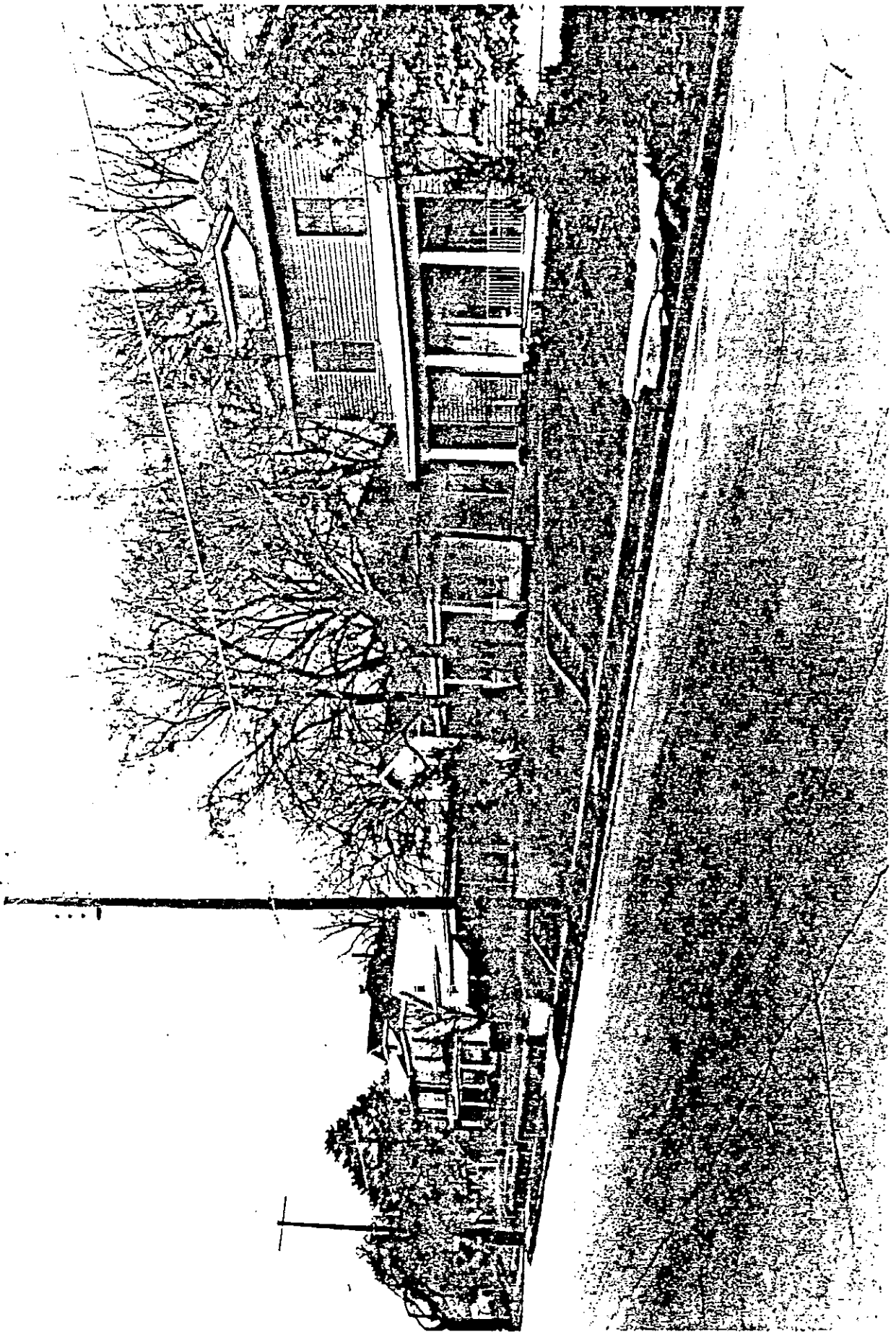
KNOW ALL MEN BY THESE PRESENTS:- That I, P.T. Peyton of said County and State, do hereby adopt the within map as a true and correct representation of the "Peytons Addition" to the City of Dallas and do hereby dedicate for the use and benefit of the Public forever, the streets shown therein

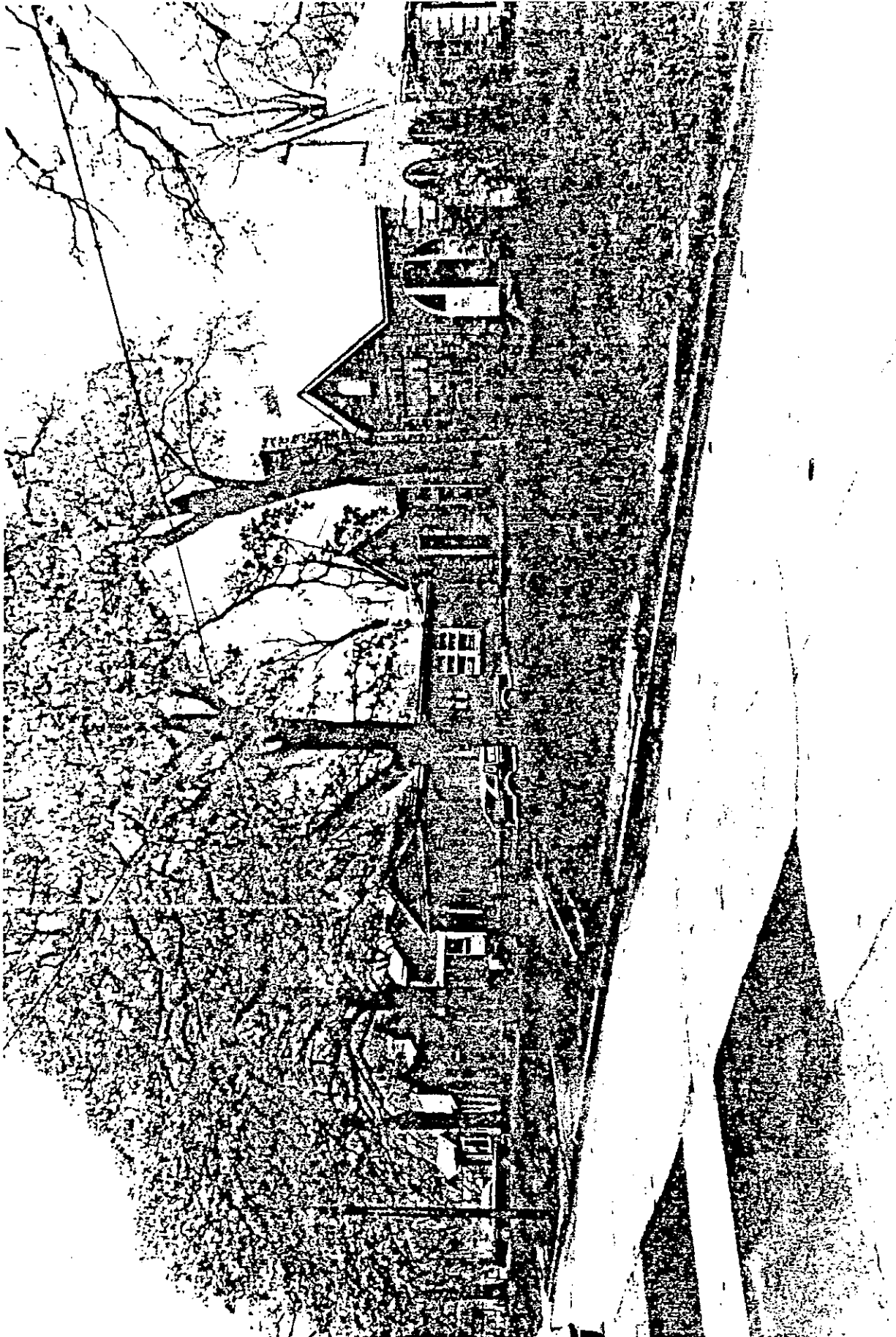












INVENTORY OF PROPERTIES - ROMINE AVENUE HISTORIC DISTRICT

Address	Site No.	Date	Property Type	Classification
2323 Romine	971	ca. 1935	Domestic	Contributing
2327 Romine	972	ca. 1935	Domestic	Contributing
2331 Romine	973	ca. 1940	Domestic	Noncontributing
2333 Romine	974	ca. 1935	Domestic	Contributing
2337 Romine	975	ca. 1935	Domestic	Contributing
2403 Romine	976	ca. 1935	Domestic	Contributing
2405 Romine	977	ca. 1935	Domestic	Contributing
2409 Romine	978	ca. 1935	Domestic	Contributing
2411 Romine	979	ca. 1935	Domestic	Contributing
2415 Romine	980	ca. 1935	Domestic	Contributing
2419 Romine	981	ca. 1935	Domestic	Contributing
2421 Romine	982	ca. 1935	Domestic	Contributing
2423 Romine	983	ca. 1935	Domestic	Contributing
2429 Romine	984	ca. 1935	Domestic	Noncontributing
2431 Romine	985	ca. 1940	Domestic	Noncontributing
2433 Romine	986	ca. 1935	Domestic	Contributing
2435 Romine	987	ca. 1935	Domestic	Contributing

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A.	NAME OF LISTING	East and South Dallas Multiple-Property National Register Nomination
B.	ASSOCIATED HISTORIC CONTEXT	The Development of East and South Dallas: 1880 - 1941
C.	GEOGRAPHICAL DATA	N/A
D.	CERTIFICATION	N/A
E.	STATEMENT OF HISTORIC CONTEXT	See attached sheets
F.	ASSOCIATED PROPERTY TYPES	See attached sheets
G.	SURVEY AND EVALUATION METHODS	See attached sheets
H.	MAJOR BIBLIOGRAPHICAL REFERENCES	See attached sheets
I.	FORM PREPARED BY	Daniel Hardy - Project Director 2112 Rio Grande Austin, Texas 78705 512-478-8014 Teresa Myers - Historian Matt Goebel - Research Assistant

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Materials are presented in the following order:

- I. Historic Context: *The Development of East and South Dallas: 1880-1941*
- II. Associated Property Types
 - A. *Domestic Buildings*
 - B. *Commercial Buildings*
 - C. *Institutional Buildings*
- III. Summary of Survey and Evaluation Methods
- IV. Major Bibliographical References
- V. Individual Nominations
 - A. Mrs. Baird's Bread Co., 1401 N. Carroll
 - B. Central Congregational Church, 1530 N. Carroll
 - C. Proctor Hall, 1206 N. Haskell
 - D. Mary Apartments, 4526 Live Oak
 - E. Bianchi House, 4503 Reiger
 - F. Shiels House, 4602 Reiger
 - G. Claremont Apartments, 4636 Ross
 - H. James Fannin School, 4802 Ross
 - I. Emanuel Lutheran Church, 4301 San Jacinto
 - J. Proctor & Gamble Plant, 3901 S. Lamar
 - K. Levi-Moses House, 2433 Martin Luther King
 - L. Levi-Topletz House, 2603 Martin Luther King
 - M. Old Forest Avenue High School, 3000 Martin Luther King
 - N. Trinity-Lutheran Church, 3100 Martin Luther King
 - O. Dixon-Moore House, 2716 Peabody
 - P. Rush-Crabb House, 2718 Pennsylvania
 - Q. Colonial Baptist Church, 2210 Pine
 - R. Silberstein School, 2425 Pine
 - S. Ellis House, 2426 Pine
- VI. Historic Districts Nominations
 - A. Alcalde Street/Crockett School Historic District
 - B. Bryan-Peak Commercial Historic District
 - C. Peak's Suburban Historic District
 - D. Colonial Hill Historic District
 - E. Queen City Historic District
 - F. Romine Street Historic District
 - G. Wheatley Place Historic District
- VII. Photographs
 - A. Prints
 - B. Credits
- VIII. Owner Information
 - A. Individual Properties
 - B. Historic Districts with less than 50 owners

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