A HISTORY AND GUIDE TO THE SOUTH BOULEVARD/PARK ROW HISTORIC DISTRICT: PARK ROW

by

CARY LAWRENCE YOUNG

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PREFACE

The South Boulevard/Park Row Historic District, containing 123 houses, is part of the Edgewood Addition that was annexed by the City of Dallas in the early 1900's. The district includes the 2300-2700 blocks of South Boulevard and Park Row, with each street having a different but distinctive architectural character representative of Dallas residential construction from 1912 to 1932.

The Historic District is bounded on the northeast by Oakland Avenue and on the southwest by Central Expressway. The back property line of the houses on the south side of South Boulevard and the north side of Park Row are the southeast and northwest boundaries of the District. The boundary of the northwest corner is extended to include the Tiferet Israel Synagogue which fronts Grand Avenue (see Maps 1 and 2 in Chapter V).

Development of the District was spawned in 1913 when the Temple Emanu-El, which has since been destroyed, was relocated from the old Jewish community of the Cedars to South Boulevard at Harwood Street. Important Jewish leaders built their homes near the synagogue, and the community grew and thrived for about thirty

years. By the 1940's the neighborhood began to decline when many of the homeowners moved to the outlying areas of north Dallas and some of the homes were divided into apartments for multi-family dwellings. Many of the houses adjacent to the District were razed to allow for apartments. Several houses in the District were changed but few were destroyed.

Interest in the area was rekindled in the early 1950's when many prominent Blacks began buying the old houses. Redevelopment has been a slow process, but in 1976 the area was declared an historic district by the City of Dallas, due to the unending efforts to improve the area by many of its residents. In 1978 the area was listed on the U. S. Department of the Interior's National Register of Historic Places. Ongoing renovation continues today with the area inhabited by distinguished professional Blacks with a strong interest in preserving the neighborhood. An active Historic Preservation Association exists in the community.

This thesis is written in an effort to consolidate information about the District and to provide a guide for the benefit of the community. The work was compiled by two authors and divided into two volumes to satisfy thesis requirements. The volume by Charles W. Watson covers the South Boulevard section of the Historic District, and the Park Row section is covered in this volume by Cary L. Young.

Information for this thesis was gained from a number of sources. Primary source for the history of Dallas was A. C. Greene's Dallas: The Deciding Years--A Historical Portrait. Other sources for the history of Dallas were the Dallas Morning News and the Dallas Times Herald.

Classification of the architecture in the study area was difficult. Although most of the houses are typical of those built in the early 1900's, little research has been done on American residential architecture of that time period. Most of the houses are conglomerates of elements from earlier architectural styles. Two books were very helpful in determining the classification of the architecture. Henry Russell Hitchcock's In the Nature of Materials provided information about the Prairie School style, and Marcus Whiffen's American Architecture Since 1780 aided in identifying elements from other styles.

The history of the individual houses was laboriously acquired by researching Dallas city and county records (primarily Building Permits) that pertained to the area and time of construction. Some information was acquired from newspapers, and limited information was obtained through the use of a research questionnaire. Additional information was obtained through John F. Worley's Directory of Greater Dallas for the years 1910 through 1930.

The Texas Collection of the Dallas Public Library proved to be an excellent source of material and a special thanks is extended to its staff for their assistance.

I am grateful to Dr. Jay C. Henry, chairman of our thesis committee, for his support and guidance. Dr. Henry's broad knowledge of architectural history provided invaluable references and direction. My appreciation is also extended to Professor J. Daniel Spears and Professor Bill W. Boswell for their assistance and criticism. A personal thanks is extended to Connie for her unending support.

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ABSTRACT

A HISTORY AND GUIDE TO THE SOUTH BOULEVARD/PARK ROW HISTORIC DISTRICT: PARK ROW

Cary Lawrence Young, M. Arch.

The University of Texas at Arlington, 1980

Supervising Professor: Dr. Jay C. Henry

This thesis traces the development of the 2300-2700 blocks of Park Row in the South Boulevard/Park Row Historic District in Dallas, Texas, including a brief history of Dallas ending with the development of the District. It discusses primarily the bungalow architecture characteristic of Park Row, and consists in large part of a guide to the sixty-four houses on Park Row constructed between 1918 and 1931. The chronological guide furnishes information pertaining to the history and construction of each house. Also included are a list of contractors and a list of residents between 1918 and 1927.

The Dallas City Council approved historic designation for the District in 1976, and the area was placed on the U. S. Department

of the Interior's National Register of Historic Places in 1978. These actions insure the protection of the homes originally constructed by prominent Jewish families of Dallas in the early 1900's, and now owned by prominent members of the Black community.

This thesis is a companion volume to "A History and Guide to the South Boulevard/Park Row Historic District: South Boulevard" by Charles W. Watson.

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CHAPTER I

HISTORY OF DALLAS AND AREA DEVELOPMENT

The area in which Dallas was founded was known to the Indians as Daycoa and Arkikosa, to the Spanish as La Santissima Trinidad (The Most Holy Trinity), and to the French as Three Forks. The name Dallas was in print as early as 1843, but the exact origin of the name is undocumented. The settlement actually began in 1842 when John Neely Bryan, a merchant, lawyer and town planner from Van Buren, Arkansas, dug a makeshift shelter into a Trinity River bluff and decided to stay and make his home. Bryan had lived with Indians for four years, and historians postulate that he planned to establish an Indian trading post.

From its beginning Dallas had an enlightened and progressive spirit and grew rapidly in the 1840's. In 1844 a surveyor was hired to lay out streets, and a post office, hotel and mercantile establishment were built. Thirty-two residents who were qualified to vote in 1845 helped to decide that Texas should become part of the United States. Dallas' first newspaper The Cedar Snag (later named the Dallas News) came into being and was soon followed by a second publication called the Dallas Herald.

The 1850's witnessed the emergence of a town with the 1850 census reporting 430 residents in Dallas. In 1850 the county seat was also chosen when county residents picked Dallas over Hord's Ridge (later called Oak Cliff) by 244 to 216 votes. Dallas responded by building a double-cabin log courthouse. That same year a daguerreotype studio was opened that was called the Art Saloon. A carriage factory in 1852 became the first manufacturing facility, and the Caruth Addition, bounded by Ross, McKinney, Lamar and Field streets, became the city's first new residential district.

Twelve French Fourierists arrived in 1854 to establish a colony in Dallas. La Reunion, as their utopia was named, went bankrupt in ten years, but the French and Swiss colonists contributed much to the intellectual and artistic awareness of the frontier town. As a result of the artisans, professionals and aristocrats among the colonists, Dallas achieved a broadening lifestyle.

Dallas' growth continued in 1855 with the completion of the Trinity River toll bridge which replaced the old undependable ferry. Dallas was incorporated in 1856 by state charter and city elections were held. That same year the first lyceum was founded and Dallas was put on a regular stagecoach schedule from the east.

The 1860's saw three catastrophies that impeded the development and progress of Dallas. A fire in 1860 destroyed most of the buildings in the central part of town. This tragic event not only destroyed the town but also seriously upset the stability of its residents. Three Negro slaves were hanged as scapegoats to vent the rage and despair. Two white abolitionist preachers were publicly flogged and run out of town to finalize the punishment for a fire never proven to have been caused by those who were punished.

Dallas did not immediately recover from the great fire because of the Civil War. Dallas had little direct participation in the war but was affected by it as were all parts of the nation. After the war several "Freedman's Towns" appeared in the Dallas area. These towns provided havens for the newly-freed blacks to gather and live in relative safety. The most notorious of these communities was "Deep Ellum," bounded by Elm, Central, Preston and Good streets.

Another major disaster occurred in 1866 when flood waters isolated the town. However, when the water receded, the recovery of the town marked the beginning of a new progressive era. Dallas soon had its first bank; the Dallas County Medical Society was formed; a new free ferry operated across the Trinity River; and Dallas politics became integrated when the first Negro politician served on the voter registration board of 1868.

The 1870's brought important transportation service to Dallas. The first intrastate railroad (the Houston and Texas Central) opened Dallas' commerce with other areas of Texas. Also the first interstate railroad (the Texas and Pacific) enlarged the opportunities of trade with other parts of the United States. Local public transportation for Dallas began in 1871 when open mule- or horse-drawn omnibuses, seating four to six persons, operated the distance (approximately one mile) between the Houston and Texas Central railroad station and the downtown area. By 1873 mule-drawn street cars operated in the central business area, and the rapid growth of many street-car companies quickly provided transportation to all parts of the city.

The 1880's brought continued growth to the city. Sewers and electric service were provided by the city. City-maintained streets were expanded to outlying areas, and real estate developers who auctioned off lots for residential construction caused a population boom. By 1890 Dallas was the largest city in Texas with a population of 38, 067 residents.

The expansion of public transportation caused dramatic changes to occur in Dallas' lifestyle in the 1900's (see Map 4 in Chapter V). New electric streetcars provided rapid transportation to outlying parts of the city. New residential developments for

those who could afford to move their families from the concentrated city atmosphere began to appear on the outskirts of Dallas. In 1903 Oak Cliff, on the west bank of the Trinity River, was annexed to the city. In 1905 Munger Place opened in East Dallas as a restricted residential development that provided an exclusive living environment. Munger Place was annexed to Dallas in 1907, the same year that a community north of Dallas was developed as prestigious Highland Park.

One residential development already established within the City of Dallas was called the Cedars. This area, bounded by Akard, Harwood, Canton and Browder streets, was primarily a Jewish neighborhood comprised of prominent business and civic leaders. This Jewish community contained the city's first synagogue, which opened in 1876 at Commerce and Field Streets. As the downtown area began to encroach on the Cedars, the Jewish community began to move outward from the city in a southerly direction. Many purchased lots in the nearby Edgewood Addition, which had electric streetcar service as early as 1891 from several points downtown to within one block of the area. In 1913 the relocation of Temple Emanu-El to South Boulevard at Harwood Street stimulated growth in the South Boulevard/Park Row study area.

Dallas city records are incomplete regarding the annexation of the study area. An adjacent area to the west was annexed in 1889 as Edgewood Place. In 1900 maps of the incorporated city did not include the study area. The earliest located record was a request by the landowner, Mrs. W. A. Warren, for approval of a plat she submitted to develop the area in 1910. Mrs. Warren's request referred to the area as Forest Park. The request was not acted upon by the Board of Commissioners until 1912 and, at that time, the plat refers to the area as the Edwood Addition (see Map 3 in Chapter V).

Construction of the streets in the study area actually started before 1912. Worley's Directory of Greater Dallas--1910 listed South Boulevard with intersecting streets of Vine, Atlanta, Myrtle and Oakland in the study area with other intersecting streets as far east as Third Avenue. The directory indicated construction occurred east of the area first, bypassing the study area until 1912 when the first building permit was issued for a residence at the corner of South Boulevard and Atlanta.

Plats from the City of Dallas show the area in 1913 divided into five blocks with walkways at Vine and Myrtle. The blocks had alleys and were divided into eighteen lots, each about 50 feet wide and 175 feet deep.

An advertisement in the Dallas Morning News on March 30, 1913, listed lots adjacent to the study area from $32 to $42 a foot and referred to Edgewood as one of the most beautiful residential sections of Dallas. The lots could be purchased with a $50 down payment and monthly payments of $10. Hann and Kendall, the agency selling the lots, also boasted that the area had paved streets.

The first building permit issued on Park Row was in 1916 for a large, two-story residence at the corner of Park Row and Edgewood. This house was built following the design considerations used on South Boulevard (see companion thesis on the South Boulevard section of the Historic District by Charles W. Watson).

After a pause in construction because of the war, in 1920 another building permit was issued for a one-story structure that perhaps foretold the scale of the forthcoming residences on Park Row. A total of three large, two-story residences were built on Park Row, with the other residences being of bungalow scale, one or one and one-half stories.

The lots were purchased, as they had been platted by the city in 1913, by speculative builders. Twenty-seven builders built sixty-four houses on Park Row. However, thirty-four residences were built by two of these builders--Clifford D. Hutsell and Builders Investment Company. Most of the houses were built over

a ten-year period from 1920 to 1930, and almost all remain as they were originally constructed. Minor changes have occurred to some houses due to deterioration of materials, and fire destroyed one house and damaged others. Reconstruction of the damaged houses did not always follow the original design.

CHAPTER II

BUNGALOW DEVELOPMENT

Because of a lack of published research on American residential architecture from 1918 to 1931, a problem of classification and terminology exists when analysis of residential architecture for this period is required. "Prairie style" has been sometimes popularly used to identify area architecture that does not meet Victorian or late Eclectic criteria and is often too loosely applied. "Prairie School" should be used only for structures emulating the form conventions of Frank Lloyd Wright or the ornament of Louis Sullivan, or both. "Progressive" is the term applied in this study to denote contemporary architecture that avoided historical imitation. The Prairie School should thus be seen as a component mode of Progressive design in the decade before World War I. Its influence can occasionally be seen in the details of Progressive houses on Park Row, but it is not represented as a fully comprehended style.

Eclectic architecture, as the term applies, borrows and combines freely from the past without concern for correct usage. Carroll L. V. Meeks has defined Picturesque Eclecticism as a

broad style applicable to such historically derived architecture of the nineteenth and early twentieth centuries.[1] Bannister Fletcher refers to American residential architecture from 1860 to 1930 as the Second Eclectic Period,[2] lending credence to our use of the term and its extension to the decade of the 1920's.

The two categories of Progressive and Eclectic can be further divided into modes or styles. Progressive residences can be subdivided into two-story residences and the smaller bungalows. Eclectic residences can be related to their historical derivation, which on Park Row is primarily Jacobethan.

Several residences on Park Row have elements which are commonly referred to as Tudor, or for the purposes of this study, derived from the Jacobethan designs. Fletcher defines Jacobethan (or Tudor) as "a modern term telescoping 'Elizabethan' and 'Jacobean,' two architectural styles which are not very dissimilar and which usually are indistinguishable in nineteenth-century revivalism."[3] The details of Jacobethan architecture found on

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[1] Carroll L. V. Meeks, The Railroad Station: An Architectural History (New Haven: Yale University Press, 1956), pp. 1-3.

[2] The First Eclectic Period in American residential architecture was from 1815 to 1860, according to Sir Bannister Fletcher, A History of Architecture on the Comparative Method (New York: Charles Scribner's Sons, 1961), p. 1126.

[3] Ibid., p. 988.

Park Row include four-centered or Tudor arches, steep-pitched roofs, buttresses, chimney pots, prominent gables and dormers with stucco and half timbering, stone window frames and large, exposed wood beams.

Only three two-story Progressive residences were constructed on Park Row within the study area, and they represent three fundamental variations in typology. The Phillip Kaufman house at 2316 Park Row (page 35), built between 1916 and 1918, is an example of a side hall plan with sleeping porch and porte cochere. The unbalanced fenestration on the front elevation, uncommon in earlier Progressive residences in Dallas, is perhaps indicative of the gradual shift to asymmetrical, picturesque values in design which became prominent after World War I. The second Progressive two-story house on Park Row, the H. E. Sartoris residence at 2430 Park Row (page 49) of 1921-22, betrays the same tentative leaning to the asymmetrical. Although strictly symmetrical on the second floor, the L-shaped veranda suggests a reversion to picturesque planning principles. Like the Kaufmann house, the Sartoris residence is a corner-hall plan. The last and grandest of the Park Row two-story Progressive residences is the Horace H. Landauer house at 2409 Park Row of 1922 (page 47). Erected at a cost of $20,000, three times that of the Kaufmann and Sartoris residences, the

Landauer house exhibits a spacious central hall plan and a strict symmetrical frontality which make it somewhat retardataire for this date.

The Park Row study area contains sixty-four houses, of which sixty-one are small bungalow-type houses. History traces the bungalow to India where it was a one-story, lightly-built house, usually with a thatched roof, containing a central hall and surrounded by a veranda. Marcus Whiffen reports that "the word bungalow is a corruption of the Hindustani adjective bangla, which means 'belonging to Bengal.'"[4] The term replaced the word "cottage" when the house type was acclimatized to the United States in the late 1890's. It came to mean a one-story residence of four to five rooms, although it could be expanded by a variety of means to eight or ten rooms. One means of expansion produced a semi-bungalow or bungaloid house, a residence built to resemble a bungalow but provided additional space by having a second story.

The bungalow style--as distinct from the house type--was influenced somewhat by California architects Bernard Maybeck and Charles and Henry Greene, whose large, elegant residences often included low pitched roofs and prominent rafters, features also found

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[4]Marcus Whiffen, American Architecture Since 1780 (Cambridge, Mass.: MIT Press, 1969), p. 218.

on typical bungalows. The bungalow--both as a style and a type--was also promoted by Gustav Stickley through The Craftsman, the principal exponent of the Arts and Crafts movement in America from 1902 until 1914. By the World War, if not before, the bungalow had become a commonplace residential type in Texas.

The period of construction in the Park Row study area covered a ten-year space from 1921 to 1931. However, the greatest number of houses were completed in 1922, when twenty-two were built. The area generally grew from west to east, but during 1922 construction occurred throughout the study area. Almost all of the original houses still exist. Many have undergone changes to columns, windows and doors due to deterioration of original materials, whereas others suffered extensive fire damage; nevertheless, the area remains today very much as it was originally.

Twenty-seven different speculative builders developed the area with all but four building only one house. Two builders, Jesse J. Townsen and Joseph W. Hailey, each built two houses. The majority of the Park Row bungalows were built by Clifford D. Hutsell, who built twenty-two (of which twenty-one remain), and Builders Investment Company, which built twelve (all of which remain).

Almost all Park Row bungalows are rectangular in shape with simple room arrangements (see figure 1). Slight variations

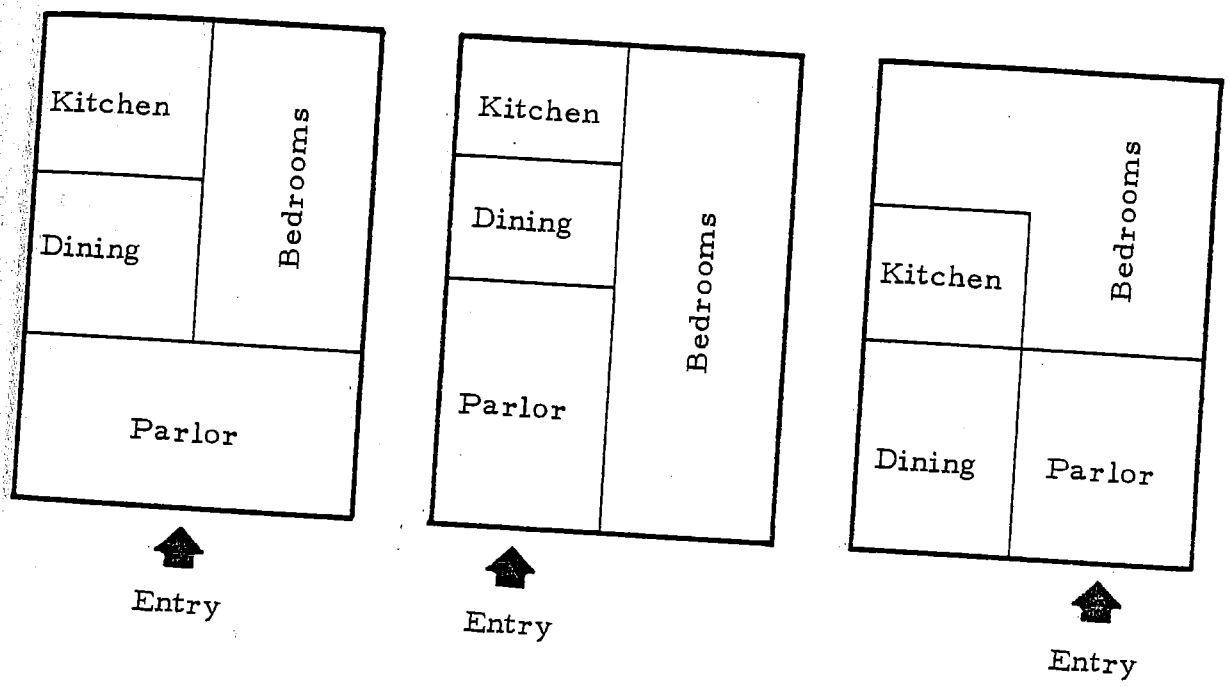


Fig. 1. Typical bungalow space arrangements

to the rectangular plans were accomplished by extending certain rooms three to five feet to allow for additional space, but the basic floor plans remained. Occasionally, additional rooms were acquired by finishing attic spaces. These rooms received light and ventilation by windows placed in dormers and gables.

According to Dallas Building Permits the largest bungalow in the area was an eight-room residence but the most common was six rooms. Seven smaller five-room residences were built during the early development of Park Row.

The bungalows ranged in cost from $3,000 to $11,000 with most homes costing $5,000 to $6,000.

Building materials used in the study area were the same as those used throughout the Dallas area during the time period. All houses are wood frame structures, with brick veneer used on thirty-three houses, shiplap siding on twenty-one houses, and four houses having clapboard siding. The choice of building materials was influenced by the time period of construction. Prior to 1923, twenty-three houses were built with wood siding but only two with wood siding after 1922. Only eight brick veneer houses were built by the end of 1922 with twenty-five built after that date. Some wood is visible in the exterior of all of the houses. Plaster was often used in the gables with many containing half timbering on plaster.

Roof materials were either wood shingle or asbestos composite shingles. None of the smaller houses was built with tile or slate shingles.

One house--the residence at 2516 Park Row (page 85) was built with cobblestones used for porch columns. This was probably a result of the influence of the California bungalows where cobblestones were a common building material. Stickley illustrated such stonework in The Craftsman.

A large number of the homes in the study area have the same floor plan. However, different exterior elevations were created by a variety of partis used in bungalow construction. The front porch configuration, arrangement of front and side gables and the use of front chimney are the criteria of the various partis. The seven common partis found in the study area are the following:

1. Offset front porch, front single gable, side gables (see figure 2 for elevation and typical floor plan).
2. Offset front porch, front double gable, side gables (see figure 3).
3. Centered front porch, front single gable, side gables (see figure 4).
4. Full front porch, front single gable, side gables (see figure 5).

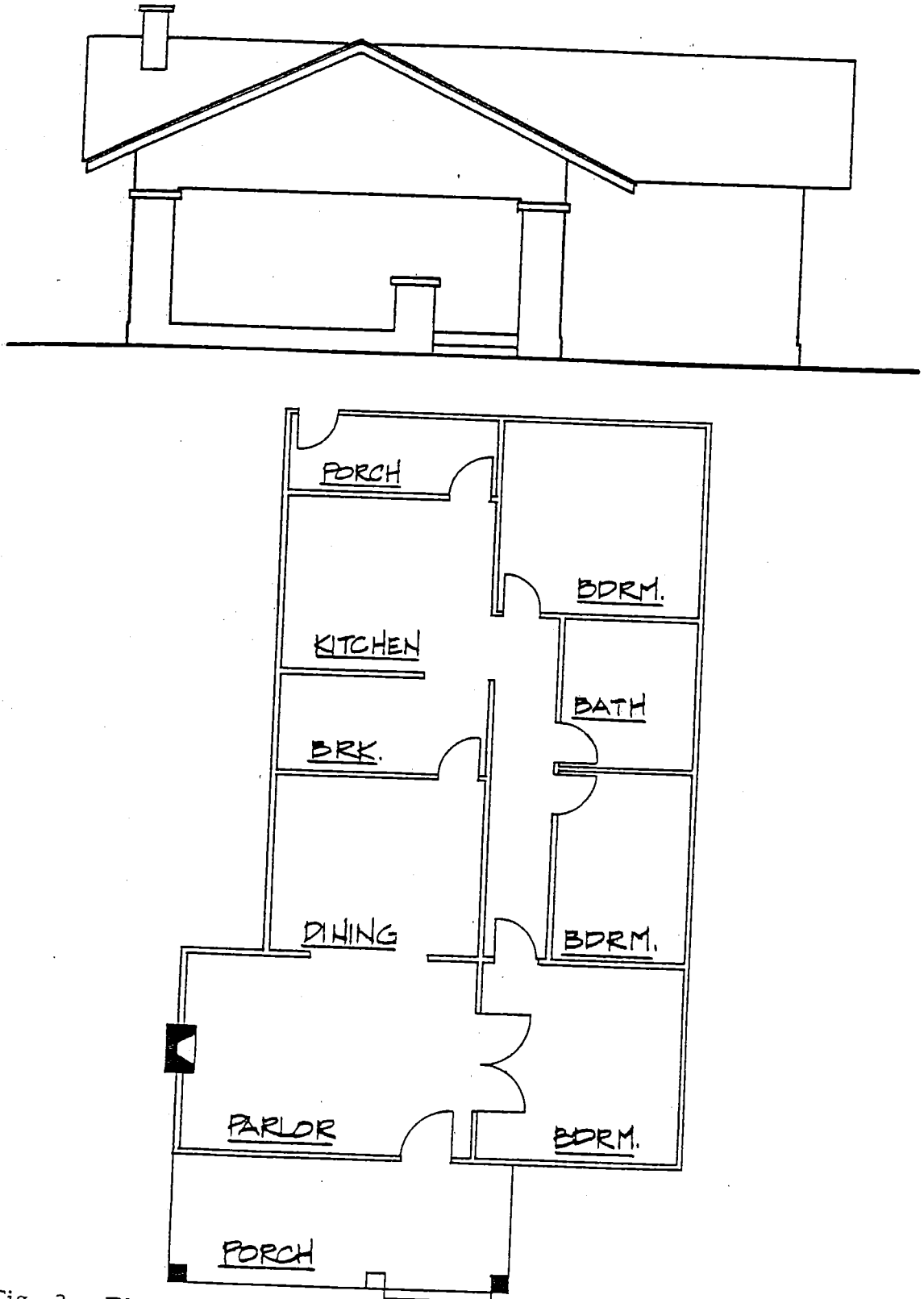


Fig. 2. Plan and elevation of bungalow parti: offset front porch, front single gable, side gables

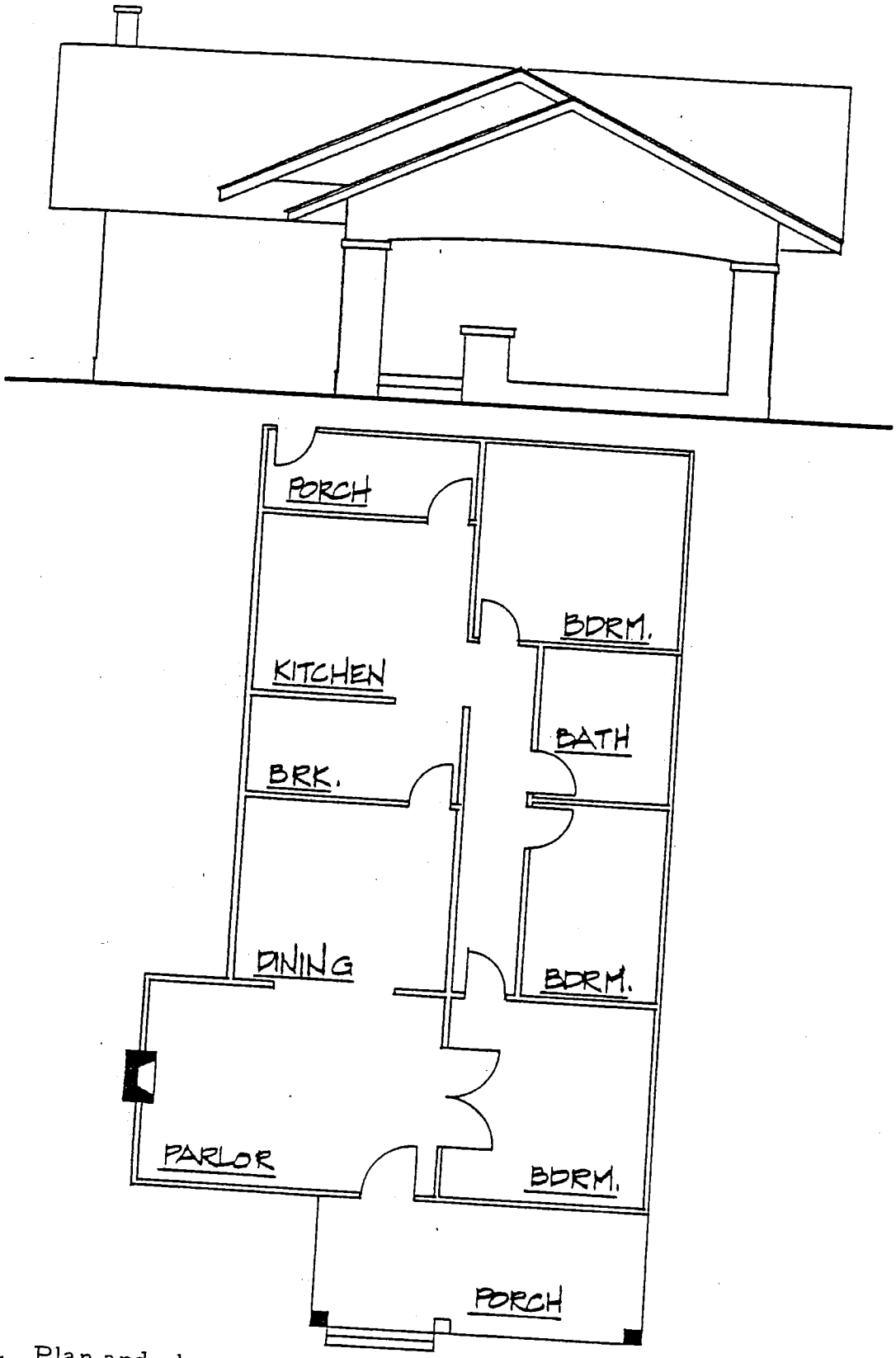
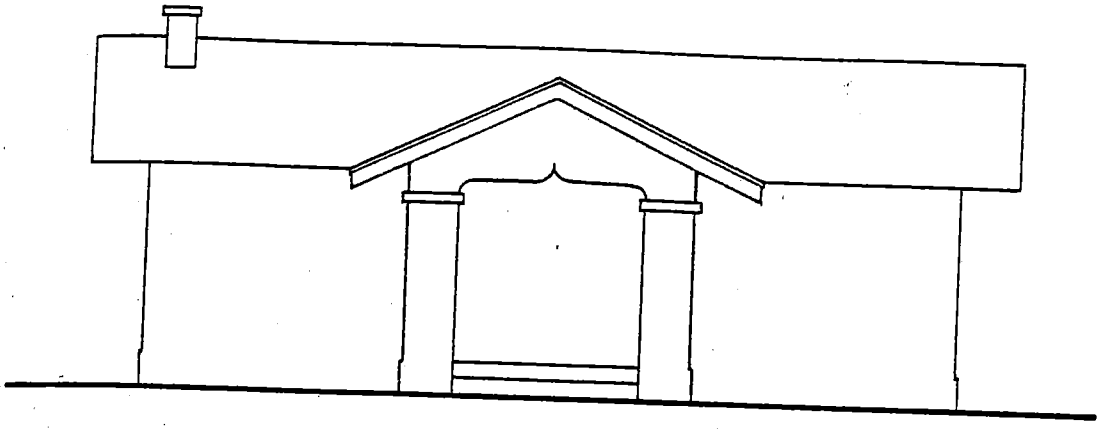


Fig. 3. Plan and elevation of bungalow parti: offset front porch, front double gable, side gables



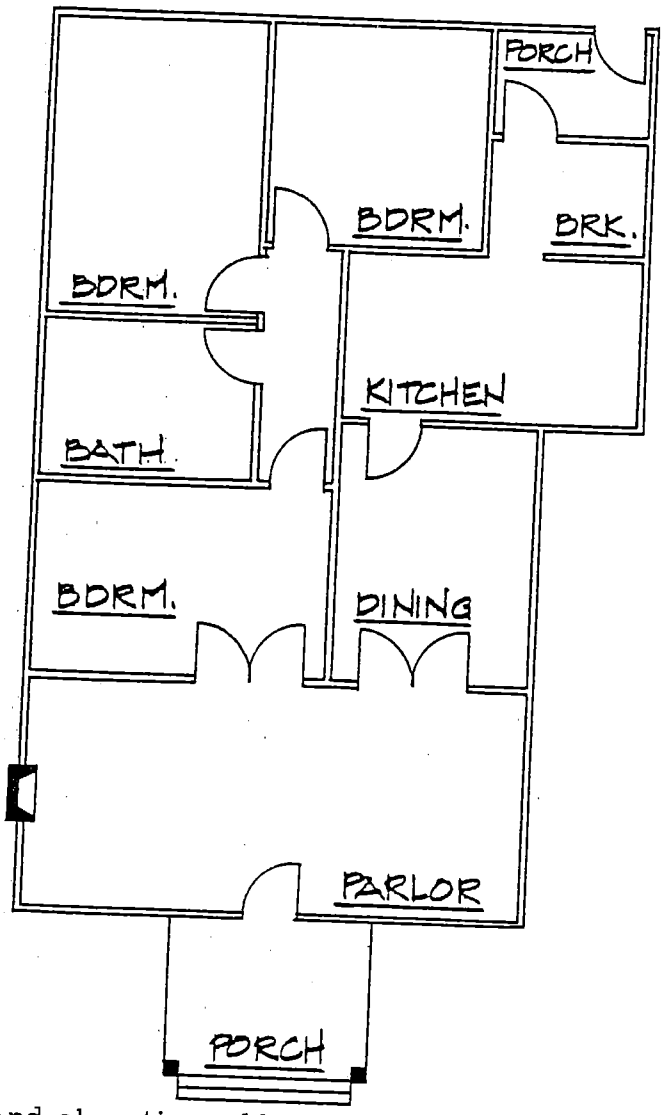


Fig. 4. Plan and elevation of bungalow parti: centered front porch, front single gable, side gables

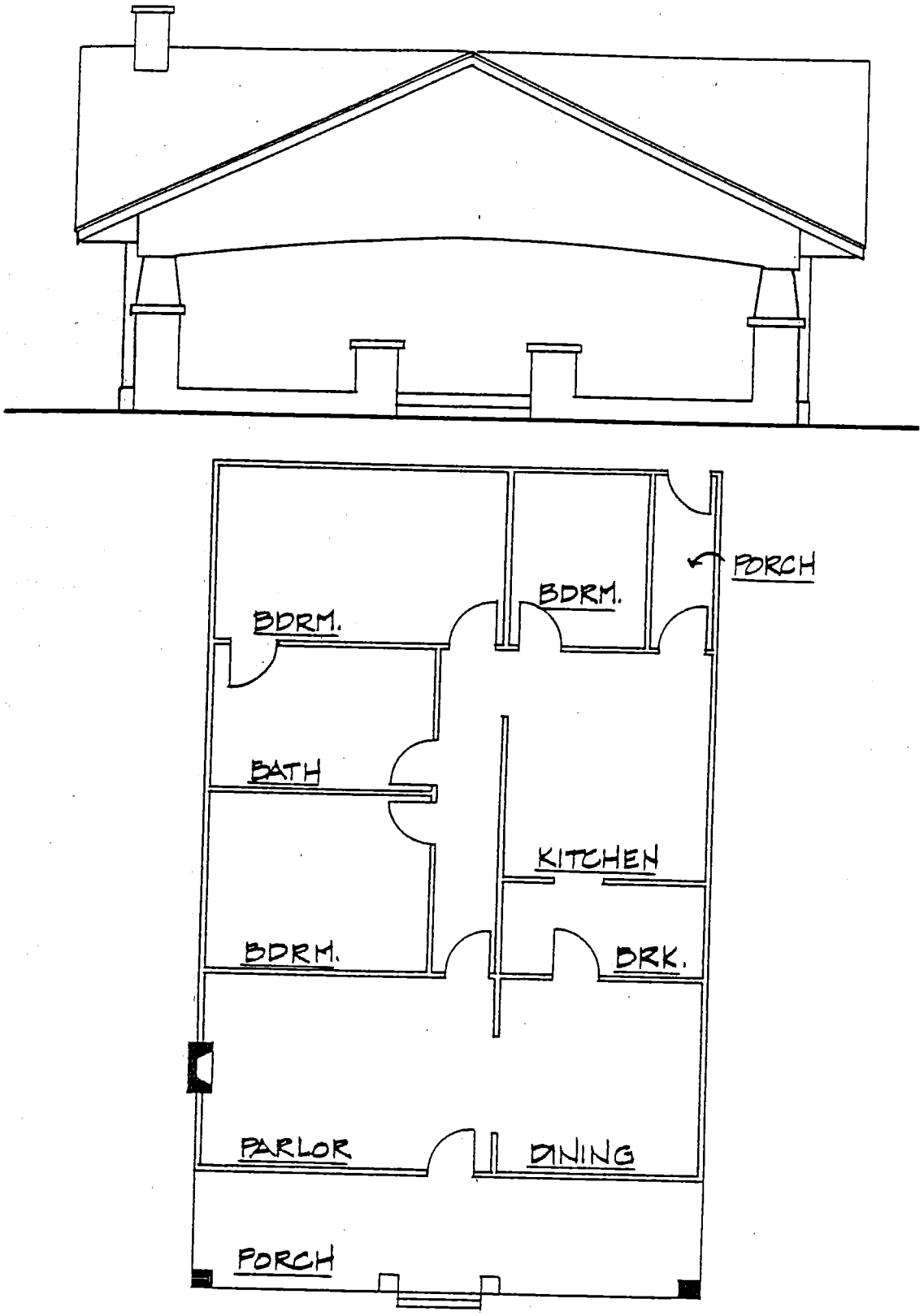


Fig. 5. Plan and elevation of bungalow parti: full front porch, front single gable, side gables

5. L-shaped front porch, front and side gables (see figure 6).
6. Front chimney, front and side gables (see figure 7).

All houses in the study area either incorporate these partis or a variation of them. The front single gable with either the offset or centered front porch was the most common used. Another popular arrangement was the offset front porch with front double gable. The front chimney parti was popular in the Dallas area but not extensively used in the Park Row study area.

Various roof elements were used to create diversity in the bungalows. Dormers and axial gables (an expression of the main axis of the house carried through the front pitched roof) interrupted large front roof areas. Often these gables and dormers had a jerkinhead detail. Dormers ranged from prominent elements with pointed arches and windows to subtle eyebrow rises in the roofs. The degree of roof pitch varied throughout the area.

Position of the house entrance was centered in most of the houses but some had off-centered entrances giving an asymmetrical appearance. Houses with L-shaped front porches allowed the position of the door to be concealed from the front view of the house. This creates the opposite effect of the prominent entrance in that

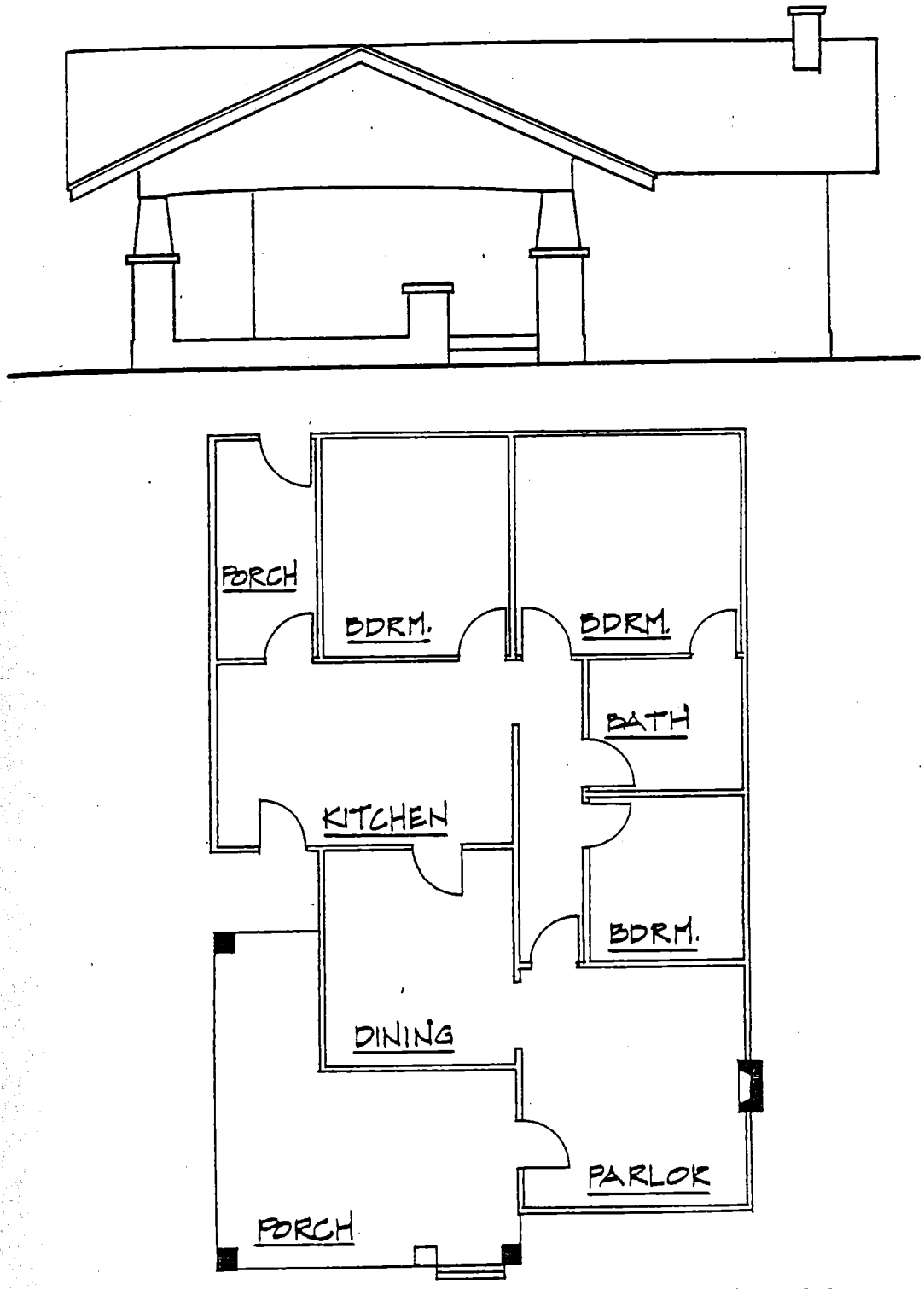


Fig. 6. Plan and elevation of bungalow parti: L-shaped front porch, front and side gables

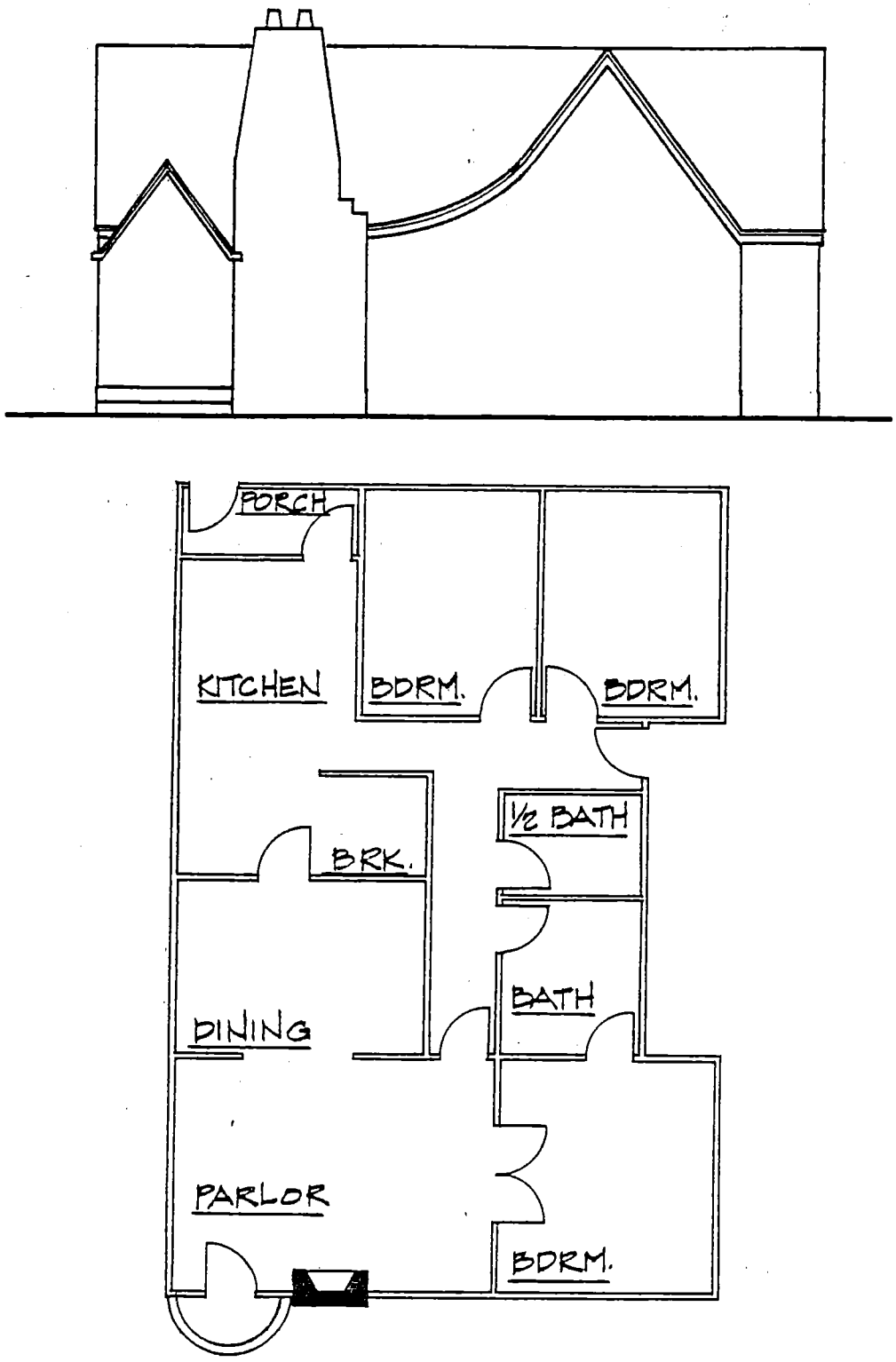


Fig. 7. Plan and elevation of bungalow parti: front chimney, front and side gables

the door is secondary in significance to the front elevation of the house.

Different types and shapes of arches were used in the study area. Long, flat wood arches were used between columns supporting front porches. Small centered front porches incorporated small round, pointed, elliptical or ogee arches. Brick veneer houses also employed pointed, round or elliptical arches on porches and at windows and doors.

The front facade of the house commonly contained grouped windows on each side of a centered door. Windows were usually double hung with the upper sash multi-paned in geometric patterns. The geometric glazing was often carried throughout the house including the gable and dormer fenestration where it occurred.

An element used in the California bungalow was extensive wood detailing. This element was expressed in the houses in the study area by the use of exposed rafters and brackets. Some houses were elaborately detailed with half timbering in gables and dormers and extended false beams. Exposed joists over open porches created arbors on several residences.

Porch supports were usually simple, round wood columns or larger square brick piers. Many of the original wood columns have been replaced with wrought iron. Brick columns normally

were crowned with cast stone copings on which rested the porch structure. However, many houses have three-quarter height brick piers topped with short, tapered wood columns carrying the roof structure. One-half size brick columns used to identify the porch entrance were also capped with cast stone copings, as were the top rail of brick balustrades. Tapered brick balusters were generally used with brick balustrades. Many balusters and balustrades were originally wood but most of them have deteriorated and have not been replaced.

As stated earlier, a large number of contractors built homes in the study area, but thirty-three of the sixty-four houses were built by two contractors--Clifford D. Hutsell and Builders Investment Company.

Clifford D. Hutsell built more homes on Park Row than did any other contractor. His firm was responsible for twenty-two residences built between 1921 and 1924. The majority of Hutsell's houses were built in the 2500 and 2700 blocks with five built in the 2600 and only one built in the 2400 block of Park Row. It is believed that Hutsell's houses did not always sell rapidly as his name remained in the Dallas City Directory as the resident for several of his houses for the first year and some remained vacant for as long as two years.

Hutsell used floor plans typical to bungalow houses at the time with most of his houses having the same basic floor plan with only minor variations. Diversity was achieved in the elevations by the use of some of the aforementioned partis.

Hutsell was one of the first contractors to build bungalows in the Park Row study area. His first residence, a five-room structure at 2610 Park Row (page 43), completed in 1921 and sold to A. A. Hart, was one of the smallest and least expensive houses on Park Row at that time. The actual character (scale and style) of the neighborhood had not yet been fully established but his structure did blend with already existing small construction.

In 1921 Hutsell completed three houses and on each utilized different partis. Two had offset front porches, one with a single front gable and the other with a double front gable. The third had a full front porch with a large single front gable dominating the front facade of the house. All three of these houses were wood frame; however, one has since been clad in brick.

During 1922 Hutsell completed eight houses, all with the same basic size and shape he used throughout the area. The average size was six rooms and cost was in the range of $5,000. The first three were almost identical with offset front porches, front double gables and side gables. Hutsell used brick veneer on the first two

(2503 Park Row on page 50 and 2529 Park Row on page 53) and wood shiplap siding on the third (2603 Park Row, page 55). The first house with its seven rooms was the largest Hutsell built that year.

Also completed in 1922 was the Harry Stone residence at 2618 Park Row (page 59) which utilized a full front porch and single front gable parti. This house was almost an exact copy of the earlier J. B. Combs house at 2722 Park Row (page 45). The porch gable of the Combs house contains half timbering on plaster, and the Stone residence utilized shiplap siding in the gable. The size of the jerkinhead and the gable vent varied slightly between the houses. Original porch columns on the Combs house have been replaced but were thought to be wood. Both houses have six rooms and initially sold for $3,500 each.

The small centered front porch was first used by Hutsell in 1922 in the R. M. White residence at 2631 Park Row (page 61). The porch was probably originally supported by small round wood columns. Hutsell built six houses applying this parti and used a combination of arches, gables and dormers to change the front elevations. The White residence incorporated eyebrow dormers to break the long expanse of roof exposed to the front elevation. The roof is also interrupted with an axial gable that is trimmed with a jerkinhead detail. Hutsell used the shallow arched porch roof on two other residences.

The first house completed by Hutsell in 1923 was the largest and most expensive house he built in the study area. The eight-room, $7,500 residence was built at 2431 Park Row (page 72) and sold to S. Z. Levin. It is a brick veneer house with a full front porch, single front gable and side gables, similar in appearance to his smaller wood shiplap houses within the same parti. It was the only one of the seven houses he built in 1923 to have a full front porch. Of the others, two had offset front porches with a single front gable following examples of his earlier construction. The other four houses he built that year have small centered front porches. Three of these have a single front gable over the porch and an ogee arch between the supporting columns. The small gable created the only diversion in the front roof expense. The third house, at 2525 Park Row (page 75), bought by M. W. Levy, has no gable and adapted a shallow arch for its porch roof. This same arch is repeated in the dormers which grow out of the roof and create an eyebrow effect. A small axial peak is evident at the center of the front roof elevation.

C. D. Hutsell completed his construction in the study area in 1924 when he built three six-room houses. The W. J. Brown house at 2508 Park Row (page 84) was brick veneer with a large porch that appears to span the full width of the front of the house and is so included in that parti. With the Samuel Hymes house at 2516

Park Row (page 85) Hutsell experimented with a different building material by using cobblestones to construct the front porch columns. The offset front porch has a single front gable with fenestration containing geometric glazing patterns. Hutsell had not used glazing in gables before and another variation is that the jerkinhead detail of the gable is smaller than those previously used by him. The last house Hutsell constructed on Park Row was the J. C. Clark house at 2535 Park Row (page 87) which has a full front porch, single front gable and side gables. With the exception of an extension of the porch balustrade to wrap around the side, the house is very similar to Hutsell's previous construction.

Builders Investment Company, the other major contractor of the study area, built twelve houses on Park Row during the years 1922 through 1927. The company's president, Marcus C. Levi of 2707 South Boulevard, and vice-president, L. F. Munzesheimer of 2412 South Boulevard, were very interested in the continued high standard of quality growth of the neighborhood in which they lived. The first house built by Builders Investment Company (B. I. C.) is an example of their idea and interest for the development of the area. The two-story Horace H. Landauer resident built in 1922 at 2409 Park Row (page 47) is the largest and most expensive house in the Park Row study area. This house was begun after

several smaller houses on Park Row had been completed. It is believed that it was B. I. C.'s attempt to return the scale of construction back to the large residences that were earlier planned for the street. This effort was not successful; however, all houses built by B. I. C. indicate their interest in quality construction.

The second structure B. I. C. built on Park Row was a 1922 bungalow at 2710 Park Row (page 62). The seven-room J. J. Koppel residence was clad in shiplap siding and belonged to the parti of L-shaped front porch and had a front double gable. It was one of the larger bungalows at the time.

The second bungalow at 2727 Park Row (page 67), owned by Morris Saul, and the third one at 2731 Park Row (page 68), owned by Tony Grossafi, were both built by B. I. C. and were similar in many ways. Both were wood frame with full front porches and side gables. Each contained dormers in the front slope of the roof, but one had the jerkinhead detail on the axial gable and the eyebrow effect on the dormers. The other residence incorporated gabled dormers with geometric glazing patterns that match the upper sashes in the double hung windows in the rest of the house. Both houses were completed in 1922.

During 1923 B. I. C. completed construction on two more houses--the I. S. Baum residence at 2619 Park Row (page 76) and

the M. P. Levy residence at 2623 Park Row (page 78). These residences reflect a change in design ideas for the company. Both houses are brick veneer and utilize the front chimney parti popular with bungalow construction of the 1920's. They have steep roofs, shallow eaves, and the front gables grow out of the brick facade to join with the parti criterion of the picturesque front chimney. Both houses have timid dormers to interrupt the front roof area.

Perhaps the most unusual house in the Park Row study area is the H. M. Wilensky residence B. I. C. built in 1924 at 2417 Park Row (page 83). The six-room, $9,500 residence was one of the most expensive bungalows in the study area and does not conform to the previously established bungalow partis. The house is very detailed with eclectic architectural elements borrowed from various historical styles.

The second 1924 house completed by B. I. C., the Jacob Winterman house at 2635 Park Row (page 90), is probably their finest. This is their first major effort at Jacobethan bungalow architecture and is a semi-bungalow or bungaloid residence due to the use of the second floor. This house has a central gabled entry leading to an offset front porch. The porch is covered with a wood arbor supported by paired brick columns. The prominent front double gable, side gables and dormers are executed in half

timbering on plaster and embellished with exposed beams and rafters. Front elevation fenestration is complemented by the use of elliptical brick arches. Extensive detailing with both the brick and wood and the use of cast stone to cap columns and buttresses add to the high quality of detail found in this residence.

B. I. C. continued the use of elaborate detailing in 1925 in the three houses completed that year. The first, the Joseph Zelazny house at 2607 Park Row (page 93), is brick veneer and highly detailed as is evident in the basketweave brick pattern in the front gabled entry pavilion. The brick pattern runs horizontally and diagonally, separated by half timbering. Front elevation arches are accentuated with header or soldier coursing, and cast stone springer and keystone voussoirs are used in the window fenestration. The Delmer David house, the second completed in 1925, was constructed at 2615 Park Row (page 94). This house strongly resembles the Jacob Winterman house of 1924 but fire damaged the house and major roof and other changes have greatly altered the residence. The last 1925 residence at 2630 Park Row (page 95), the Max Pearlstein residence, indicates a return to their Jacobethan designs with the use of exposed beams and rafters and half timbering with plaster in the large front gable. Brick details include the use of cast stone springer and keystone voussoirs in the arches.

The last house built by B. I. C. in the study area was completed in 1927 and was a continuation of their Jacobethan bungalow architecture. The Morris Ablon house at 2511 Park Row (page 96) has a small centered front porch and front triple gable with side gables. This residence does not conform to the established common partis previously discussed since it has a triple front gable, a feature that is unique to this bungalow on Park Row. The details of this residence produce a less elaborate example of earlier B. I. C. construction.

CHAPTER III

CHRONOLOGICAL GUIDE TO THE RESIDENCES IN THE SOUTH BOULEVARD/PARK ROW HISTORIC DISTRICT: PARK ROW

The sixty-four Park Row residences in the district built between 1918-1931 are listed chronologically by year of first occupancy. Within each year the residences are listed numerically by street address. Information in this section is presented in the following order:

(Photograph)

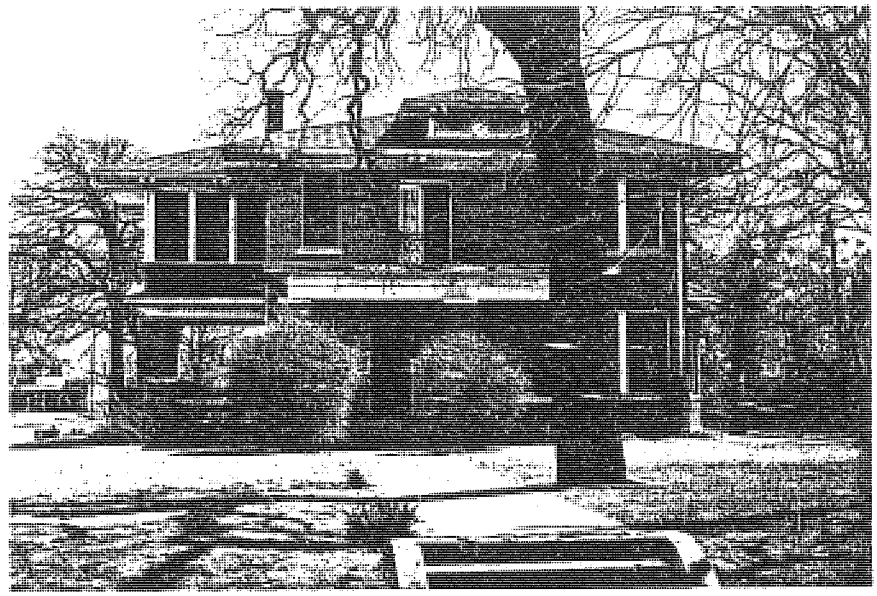
Address Building Permit Date--Occupancy Date

First Resident, Number of Rooms, Construction Cost

Major Materials

Contractor

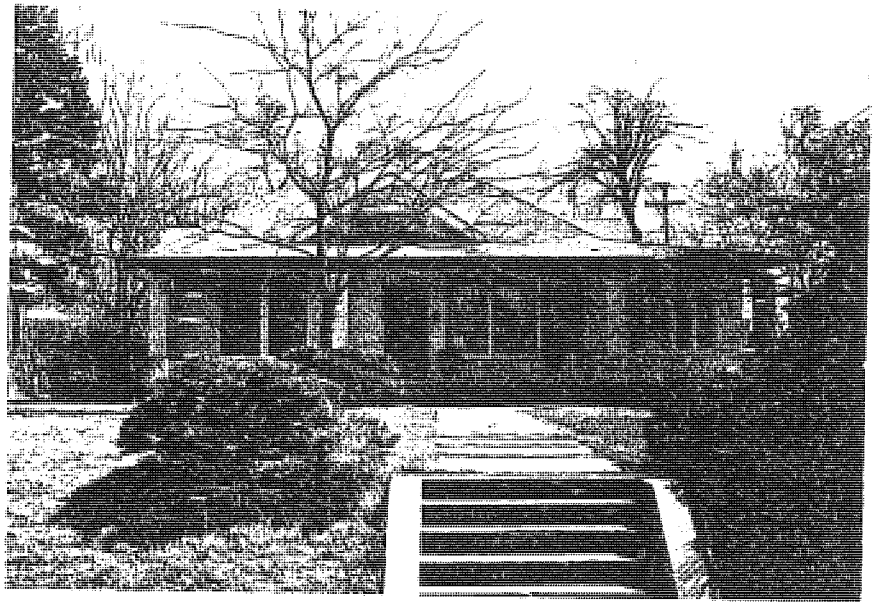
Additional information (Bungalow Parti, Architectural Details, Contractor Development)



2316 Park Row 1916-1918

Philip Kaufman, 8-Room, $6,500
Smooth, Brown Brick
Howard Bayless, Contractor

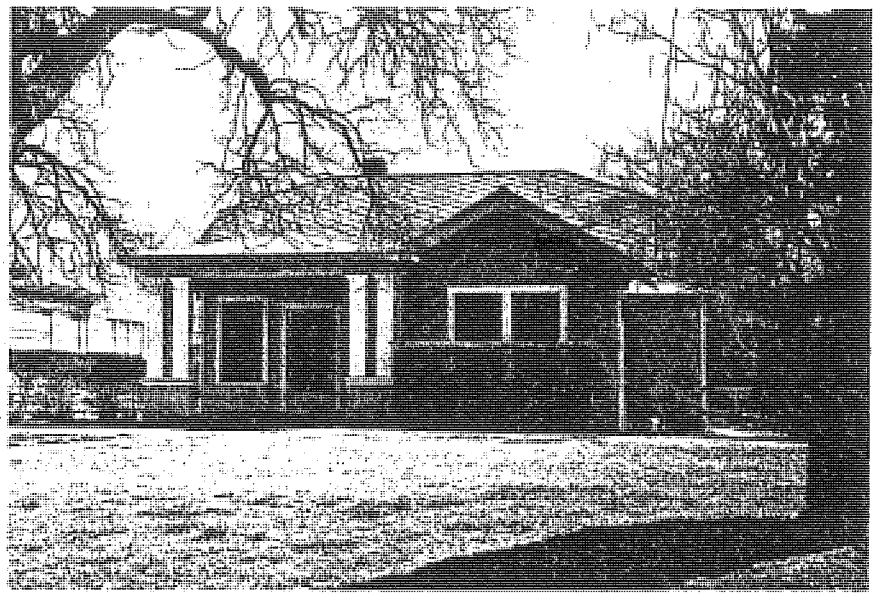
This two-story Progressive residence has a side hall floor plan with a sleeping porch over a porte cochere. The unbalanced fenestration is indicative of the gradual shift to asymmetrical picturesque values in design popular after World War I.



2402 Park Row 1920-1921

Paul Engelberg, 6-Room, $7,500
Stucco
A. L. Morris, Contractor

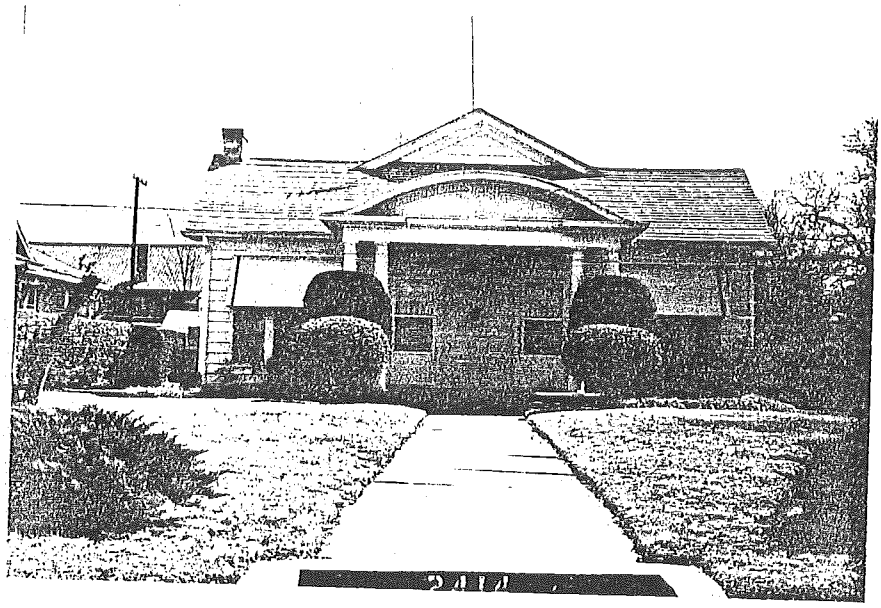
This house has undergone major alteration and is not typical of the area. Dallas Building Permits listed the original house as a brick veneer. Exterior plaster has been added, the side porch was closed in, and some windows have been changed.



2410 Park Row 1921-1921

E. J. Callahan, 6-Room, $ 6, 000
Wood Frame, Shiplap
William Davies, Contractor

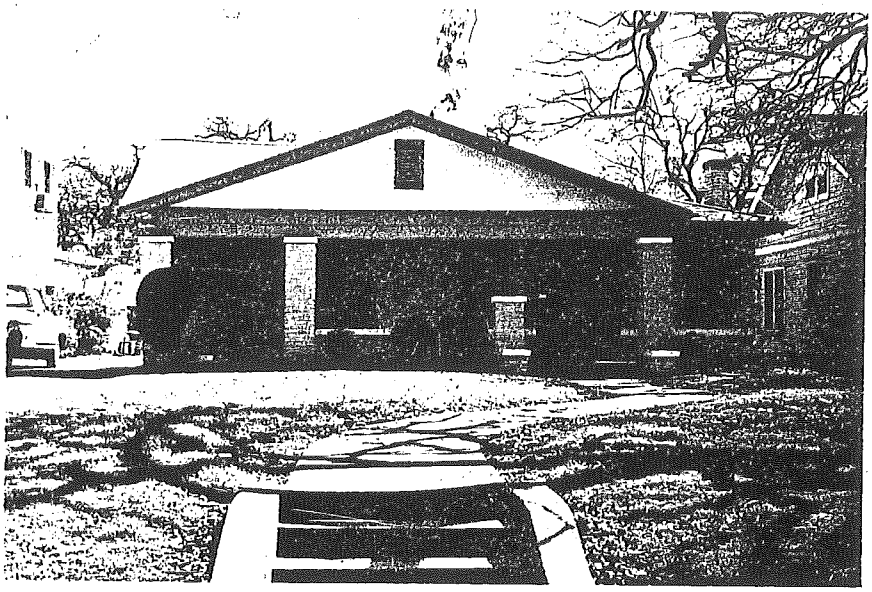
The shallow hipped roof of the offset front porch distinguishes this bungalow from the others in the study area. The front gable is not used to identify the porch; however, triple corner wood columns accentuate the porch entry. The side gables have deeply cut jerkinheads.



2414 Park Row 1921-1921

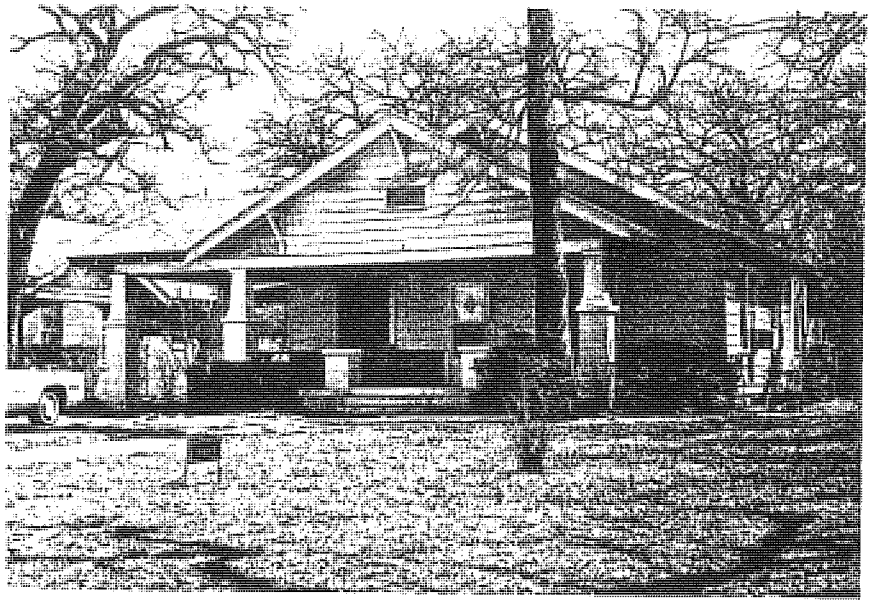
J. Q. Pipkin, 5-Room, $4,500
Wood Frame
A. K. Garwick, Contractor

Double gables, the dominant features of the front of this bungalow, are represented by a pointed axial gable and arched porch gable. The porch gable, supported by paired wood columns that allude to classical order, include wood molding on shiplap in the tympanum.



2424 Park Row

No data is available for this bungalow, and it has undergone major changes since original construction.

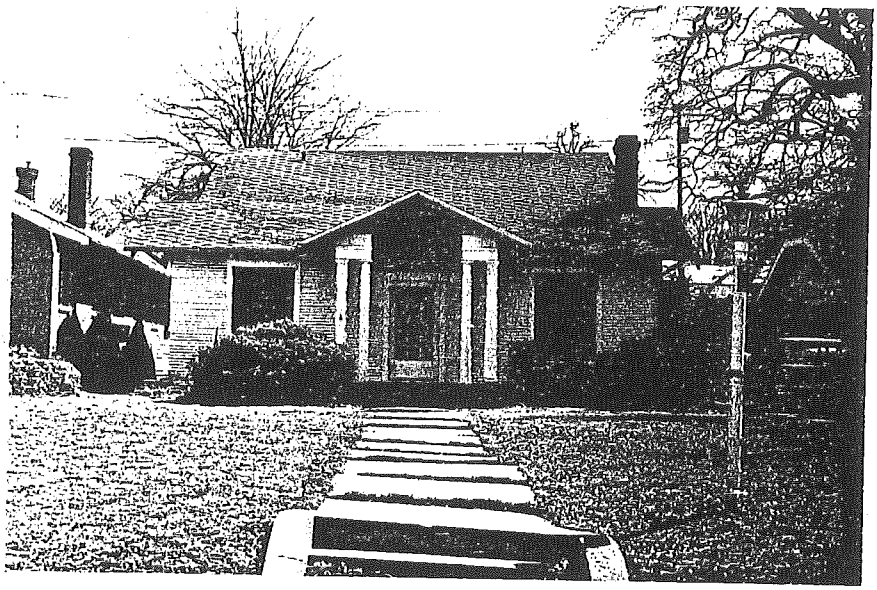


2502 Park Row 1921-1921

C. S. Riley, 6-Room, $4,500
Wood Frame
W. F. Estes, Contractor

Bungalow Parti: Offset front porch, front double gable, side gables.

The side gable in this example extends to form a porte cochere. The prominent rafters and bracketing are typical of the bungalow style, and the truncated wooden columns on brick piers are a common characteristic.

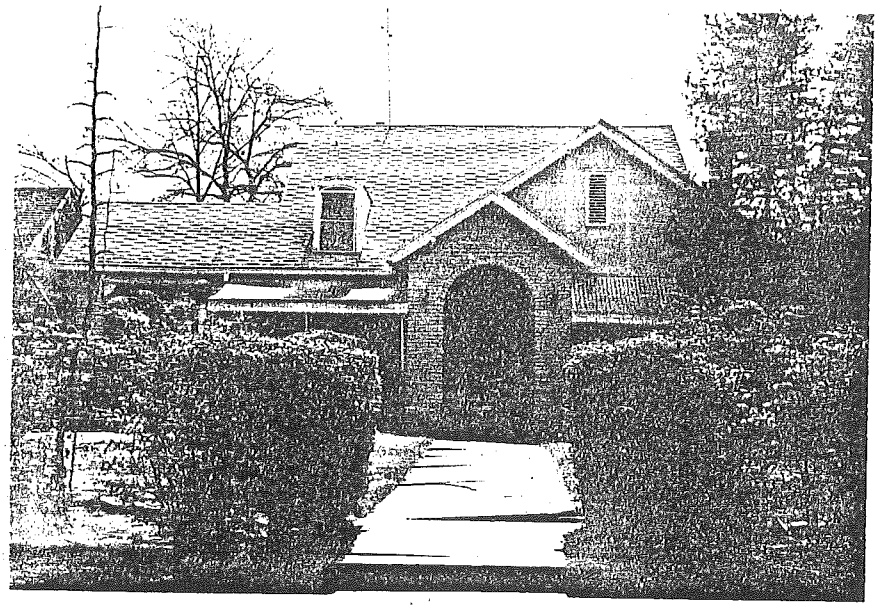


2522 Park Row 1921-1921

A. N. Newmiller, 7-Room, $5,000
Wood Frame; Shiplap
Newmiller, Contractor

Bungalow Parti: Centered front porch, front single gable, side gables.

Variation is achieved in this example by a continuous shiplap barrel vault and unusual columns and entablature at the entry porch.



2530 Park Row 1921-1921

Joseph Steinberg, 7-Room, $5,500
Rough, Tan Brick; Stucco
W. H. Wallace, Contractor

Bungalow Parti: Variant of offset front porch, front double gable, side gables.

This was the first brick veneer bungalow in the study area. The small covered entrance porch, half-timbering in the front gable, and asymmetrical dormer depart from normal bungalow style and anticipate the more consciously picturesque work of the late 1920's.

2610 Park Row 1921-1921

A. A. Hart, 5-Room, $3,500
Brick; Stucco, Half Timbers
C. D. Hutsell, Contractor

Bungalow Parti: Offset front, front double gable, side gables.

This was the first house completed by C. D. Hutsell in the study area. Dallas Building Permits classify the house as wood frame. The brick veneer was added in 1931.

2706 Park Row ND-1921

J. E. Bentley
Wood Frame; Shiplap

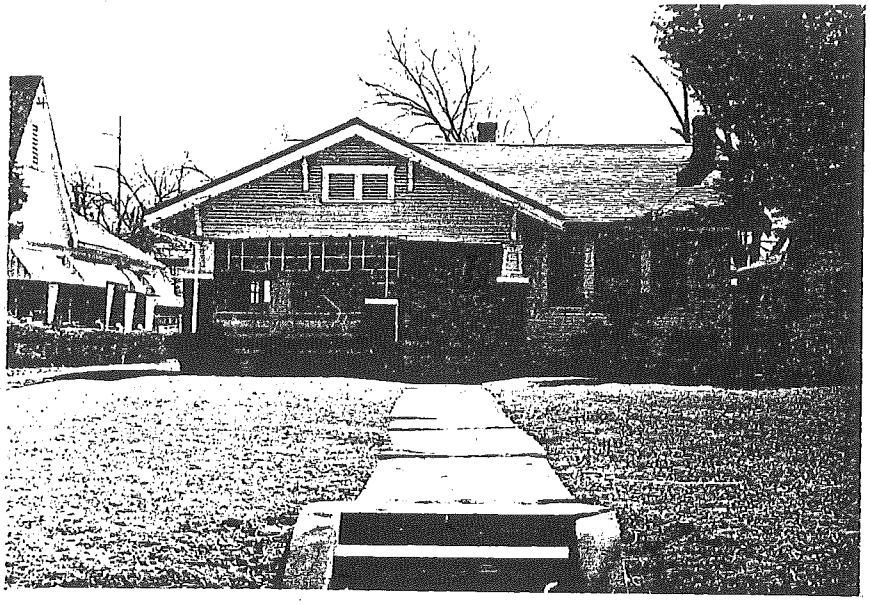
Bungalow Parti: Offset front porch, front single gable, side gable.

The contractor of this residence is undetermined; however, the construction resembles houses built by C. D. Hutsell. See the J. B. Combs residence at 2722 Park Row (page 45) and the Harry Stone residence at 2618 Park Row (page 59).

2722 Park Row 1921-1921

J. B. Combs, 6-Room, $3,500
Wood Frame; Shiplap
C. D. Hutsell, Contractor

Bungalow Parti: Full front porch, front single gable, side gables.



2726 Park Row 1921-1921

J. E. Darby, 6-Room, $4,000
Wood Frame; Shiplap
C. D. Hutsell, Contractor

Bungalow Parti: Offset front porch, front single gable, side gables.

2409 Park Row 1922-1922

Horace H. Landauer, 10-Room, $20,000
Smooth, Tan Brick; Stucco, Half Timbered
Builders Investment Company, Contractor

This progressive two-story residence was the first house built by Builders Investment Company. It is the largest and was the most expensive house on Park Row and exhibits a spacious central hall plan and a strict symmetrical frontality.

2420 Park Row 1922-1922

Rev. W. H. McKenzie, 6-Room, $5,000
Wood Frame, Shiplap
J. W. Hailey, Contractor

Bungalow Parti: Offset front porch, front single gable, side gable.

2430 Park Row 1921-1922

H. E. Sartoris, 8-Room, $6,500
Wood Frame; Shiplap
Fred McQueen, Contractor

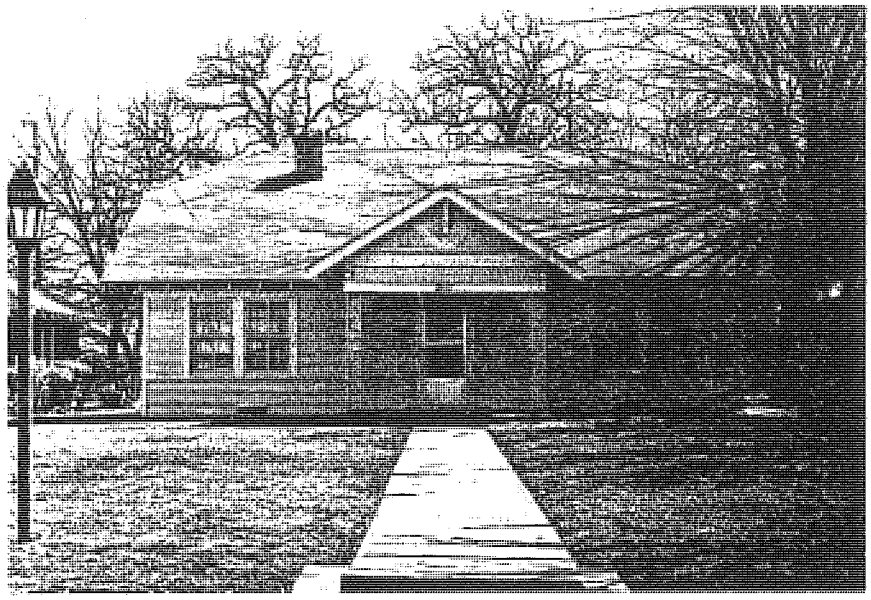
This two-story progressive residence is a corner-hall plan and betrays a tentative leaning to the asymmetrical. The L-shaped veranda suggests a reversion to picturesque planning principles.

2503 Park Row 1922-1922

H. E. Grossman, 7-Room, $6,000
Rough Red Brick
C. D. Hutsell, Contractor

Bungalow Parti: Offset front porch, front double gable, side gables.

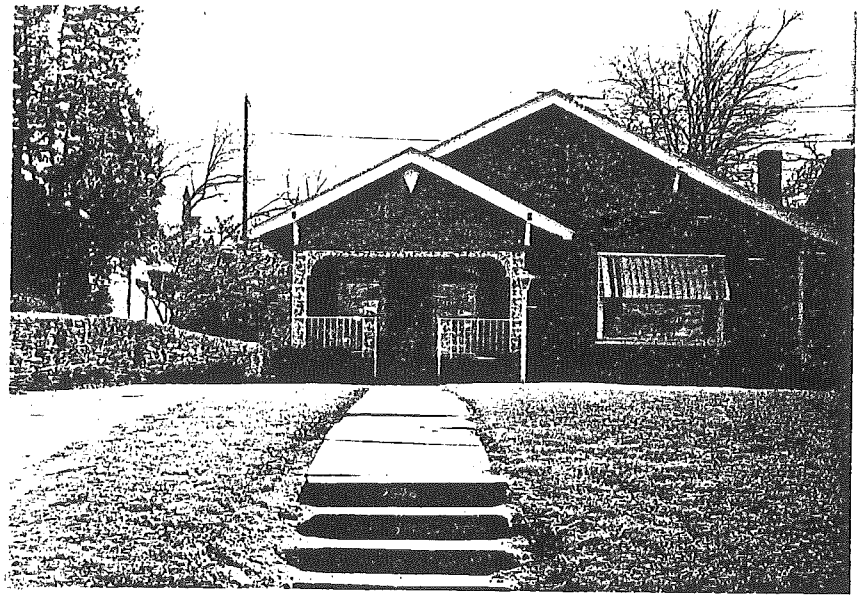
This was the first of three houses built by Hutsell in 1922 with this parti. The other residences are the Agar Levin residence at 2529 Park Row (page 53) and the E. F. Mayer residence at 2603 Park Row (page 55).



2512 Park Row 1921-1922

C. C. Morris, 7-Room, $6,000
Wood Frame; Shiplap
B. C. Bennett, Contractor

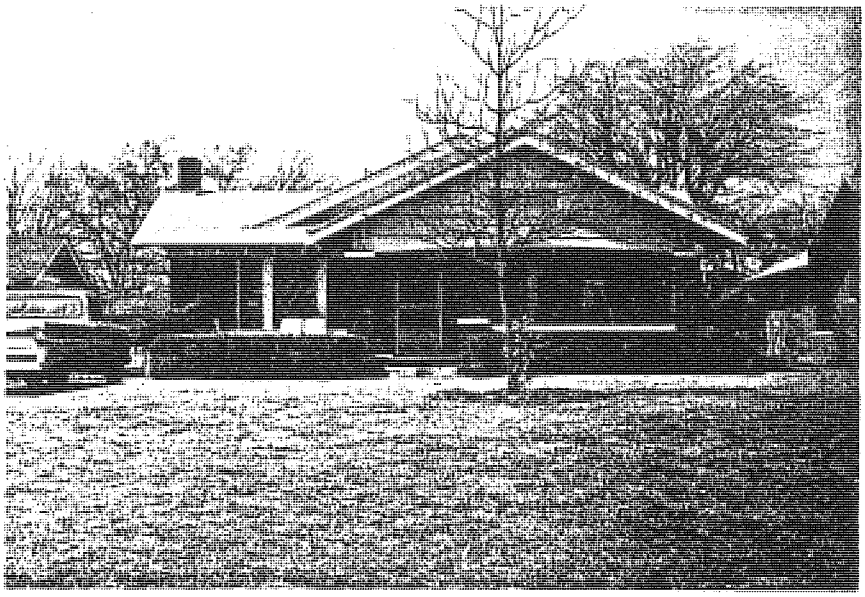
Bungalow Parti: Centered front porch, front single gable, side gables.



2524 Park Row 1922-1922

Hyman Wartelsky, 6-Room, $4,000
Wood Frame; Shiplap

The absence of side gables distinguishes this bungalow from the established partis. The shiplap siding combined with half timbering in the front double gables is a unique use of building materials of residences in the study area.

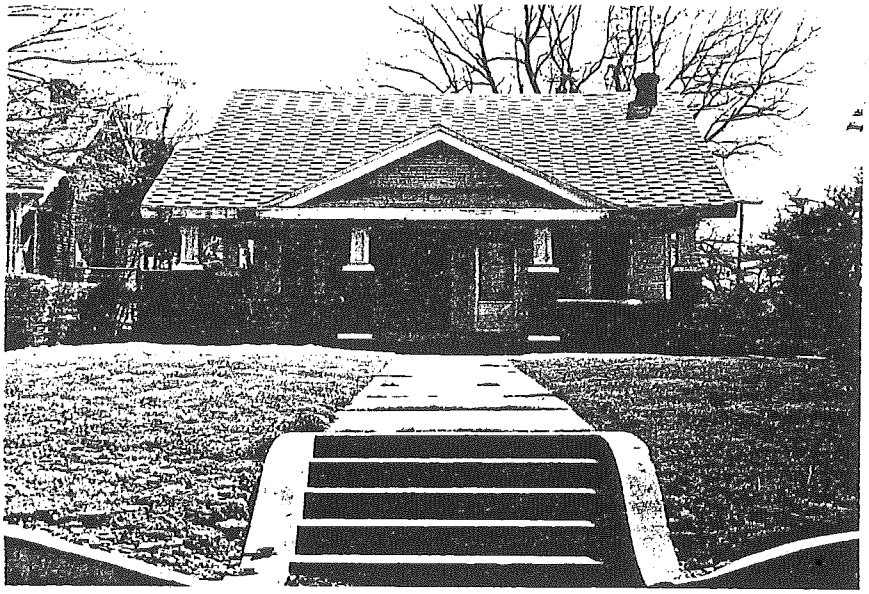


2529 Park Row 1922-1922

Agar Levin, 6-Room, $6,000
Rough, Red Brick
C. D. Hutsell, Contractor

Bungalow Parti: Offset front porch, front double gable, side gables.

This was the second of three houses built by C. D. Hutsell in 1922 using this parti. See the H. E. Grossman residence at 2503 Park Row (page 50) and the E. F. Mayer residence at 2603 Park Row (page 55).

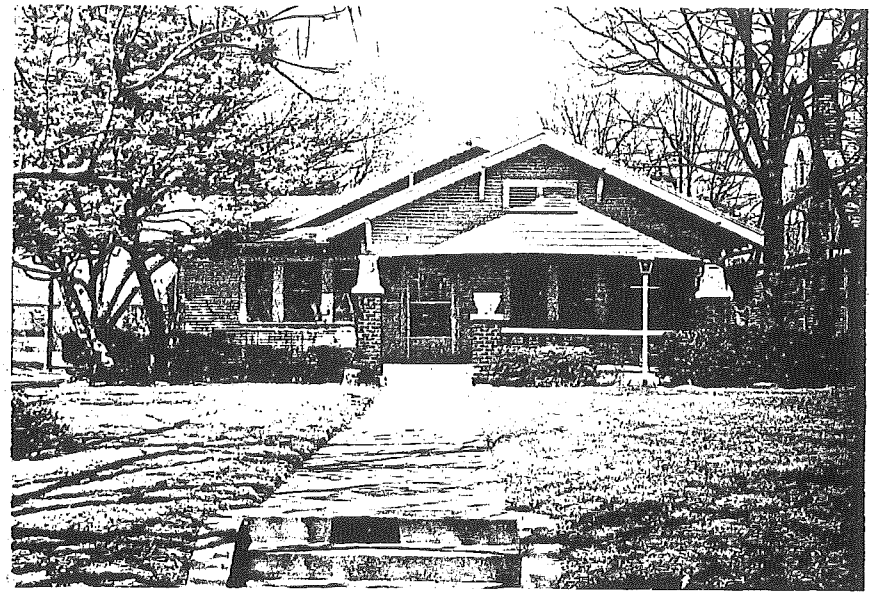


2602 Park Row 1921-1922

Virgil Fisher, 5-Room, $5,000
Wood Frame; Shiplap
David A. Fuller, Contractor

Bungalow Parti: L-shaped front porch; front and side gables.

An unusual gable was created by the duplication of the roof slope in the tympanum of the front gable of this bungalow.



2603 Park Row 1921-1922

E. F. Mayer, 6-Room, $4,500
Wood Frame; Shiplap
C. D. Hutsell, Contractor

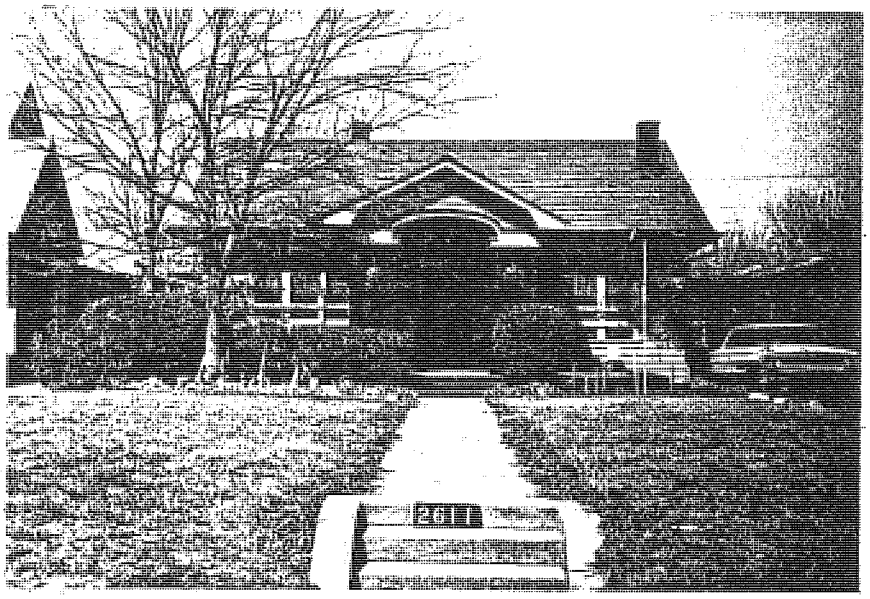
Bungalow Parti: Offset front porch, front double gable, side gables.

This is the last of three houses built by C. D. Hutsell using this parti. See the H. E. Grossman residence at 2503 Park Row (page 50) and the Agar Levin residence at 2529 Park Row (page 53).

2606 Park Row 1921-1922

R. L. Mayhew, 6-Room, $4,500
Wood Frame; Shiplap
J. A. Loyd, Contractor

Bungalow Parti: L-shaped front porch, front single gable, side gables.



2611 Park Row 1921-1922

E. O. Wilkins, 6-Room, $4,500
Wood Frame; Wood Siding
A. R. Eckert, Contractor

Bungalow Parti: Centered front porch, front single gable, side gables.

2614 Park Row 1921-1922

H. B. Stampley, 5-Room, $3,500
Wood Frame; Shiplap
J. J. Townsen, Contractor

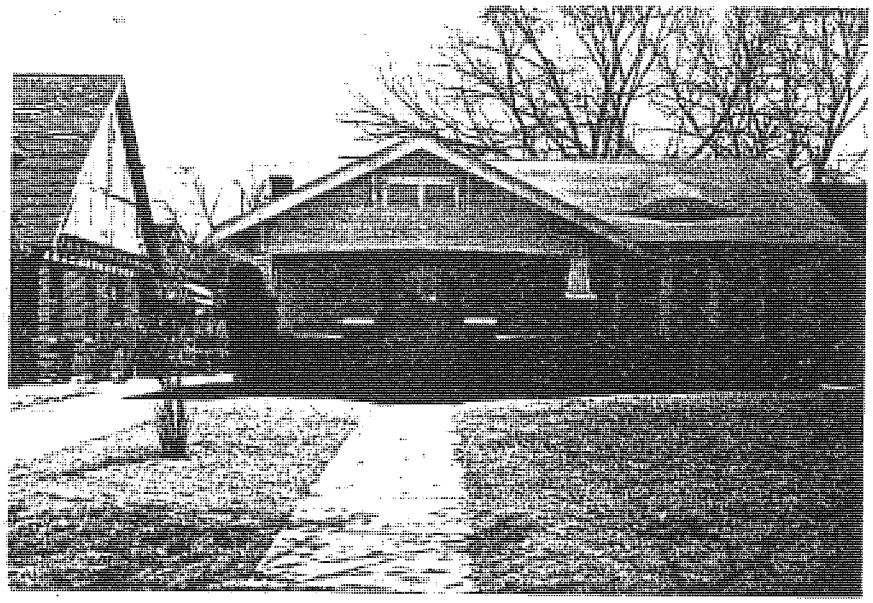
Bungalow Parti: Offset front porch, front single gable, side gables.

This was the first house to incorporate an eyebrow dormer in the roof. Dentilation in the front gable is an element from classical designs. This was the first of two houses built in the study area by J. J. Townsen. See the I. M. Kay residence at 2634 Park Row (page 89).

2618 Park Row 1921-1922

Harry Stone, 6-Room, $3,500
Wood Frame; Shiplap
C. D. Hutsell, Contractor

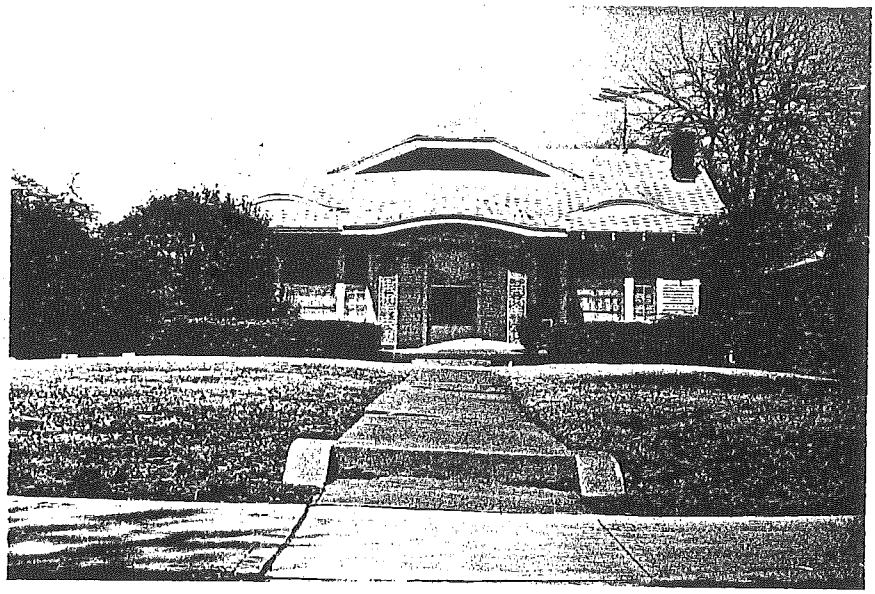
Bungalow Parti: Full front porch, front single gable, side gables.



2626 Park Row 1921-1922

E. E. Cobb, 6-Room, $4,000
Wood Frame; Shiplap
C. D. Hutsell, Contractor

Bungalow Parti: Offset front porch, front single gable, side gables.



2631 Park Row 1921-1922

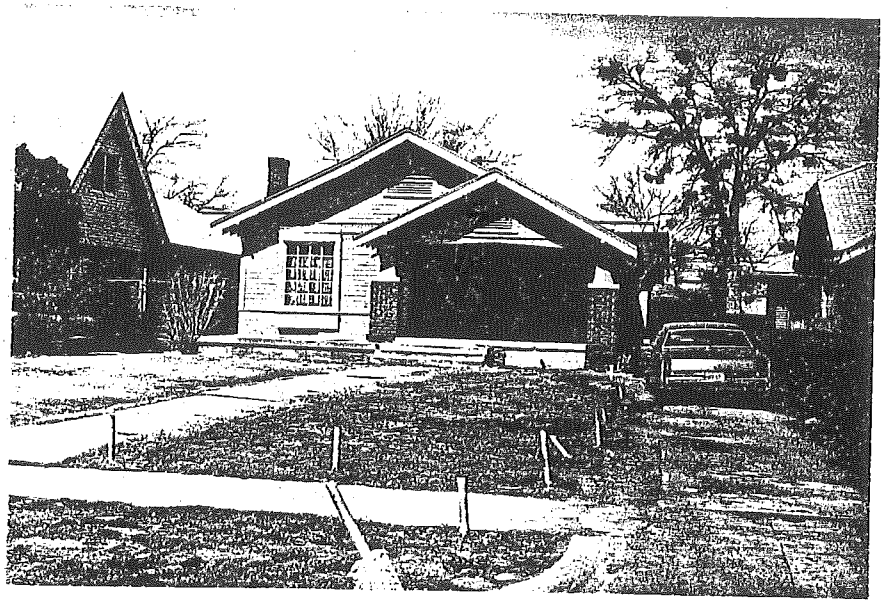
R. M. White, 6-Room, $4,000
Wood Frame; Shiplap
C. D. Hutsell, Contractor

This was the first of three bungalows built by C. D. Hutsell to employ a shallow arch for the porch roof. See the L. M. Moss residence at 2718 Park Row (page 66) and the M. W. Levy residence at 2525 Park Row (page 75). Additional roof diversity is achieved by the use of an axial gable and eyebrow dormers. The axial gable and side gables are jerkinheads.

2710 Park Row 1921-1922

J. J. Koppel, 7-Room, $5,000
Wood Frame; Shiplap
Builders Investment Company, Contractor

Bungalow Parti: L-shaped front porch, front and side gables.



2711 Park Row 1921-1922

C. E. Rawlins, 7-Room, $3,150
Wood Frame; Shiplap
W. H. Eberhardt, Contractor

Bungalow Parti: Offset front porch, front double gable, side gables.

2714 Park Row 1921-1922

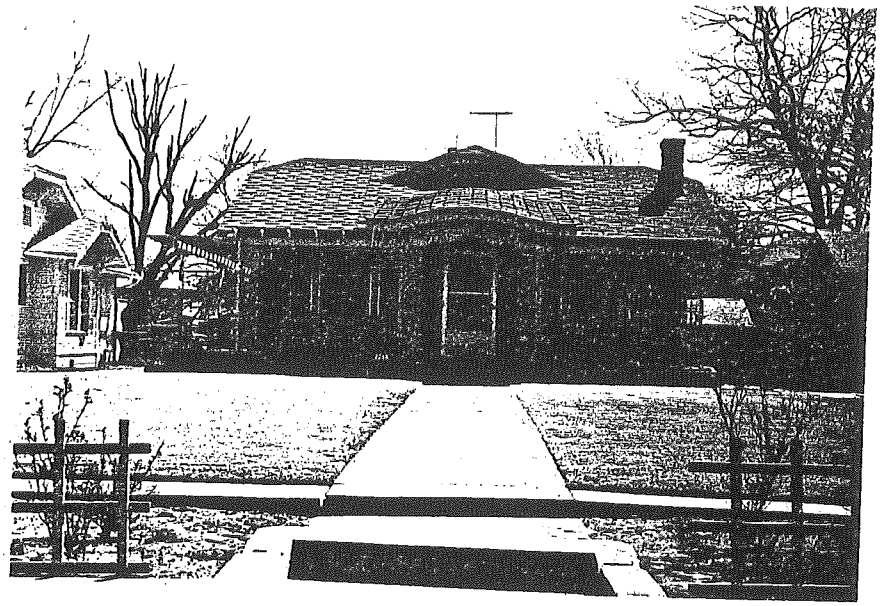
Wylie A. Parker, 7-Room, $4,865
Wood Frame; Shiplap
C. H. Boone, Contractor

Bungalow Parti: Offset front porch, front double gable, side gables.

2717 Park Row 1921-1922

S. P. Knox, 6-Room, $4,000
Wood Frame
C. D. Hutsell, Contractor

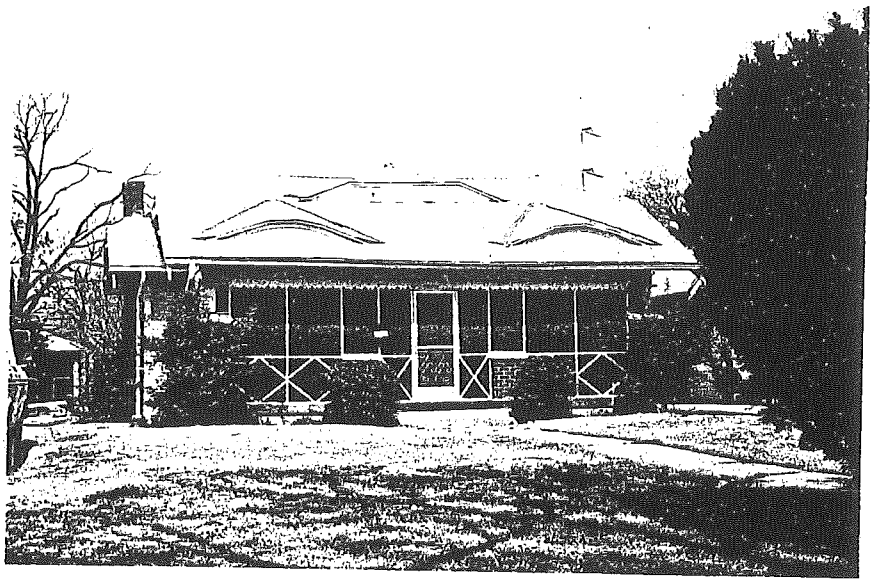
Bungalow Parti: Offset front porch, front double gable, side gables.



2718 Park Row 1922-1922

L. M. Moss, 5-Room, $5,000
Rough, Red Brick
C. D. Hutsell, Contractor

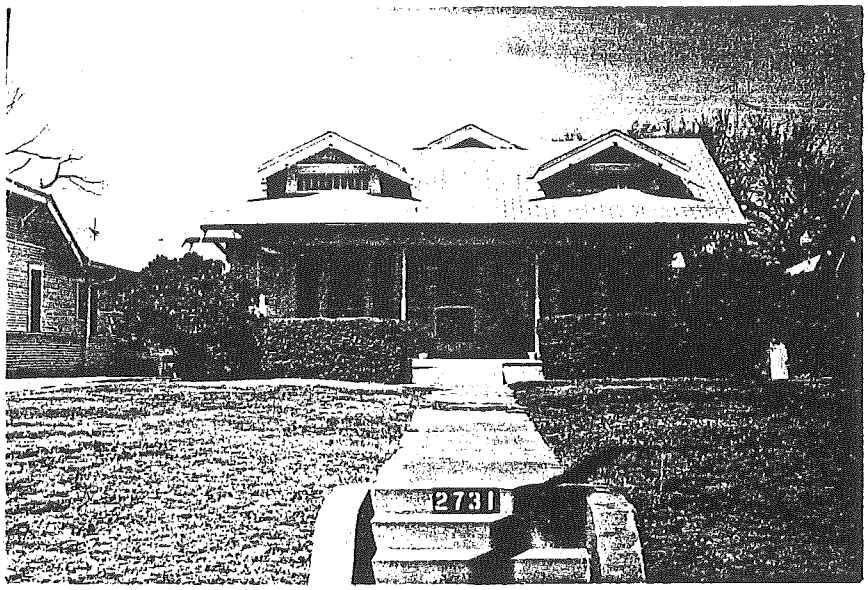
Neither the axial gable with the jerkinhead treatment nor the shallow arched front porch are strong enough elements to qualify for a front gable parti. Hutsell used an ogee arch between porch supports and the front and side veranda is covered by an arbor.



2727 Park Row 1921-1922

Morris Saul, 6-Room, $5,000
Wood Frame
Builders Investment Company, Contractor

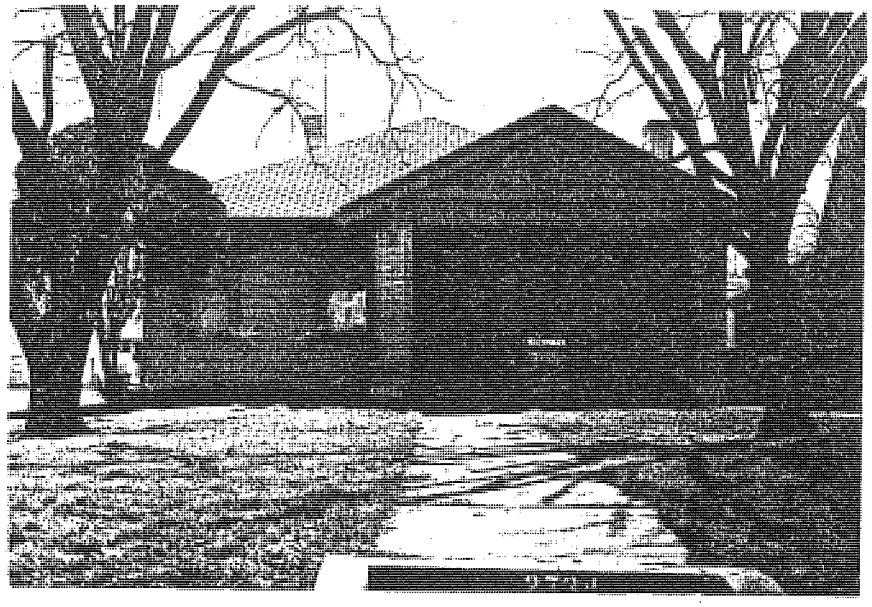
This is the first of two houses built by Builders Investment Company in 1922 that have a full front porch with side gables and three small elements in the front roof area. See the Tony Grossafi residence at 2731 Park Row (page 68).



2731 Park Row 1921-1922

Tony Grossafi, 6-Room, $3,000
Wood Frame
Builders Investment Company, Contractor

This house is very much like the Morris Saul residence at 2727 Park Row (page 67). The contractor changed the appearance by reversing the size of the roof elements and eliminating the jerkinhead detail.



2734 Park Row 1921-1922

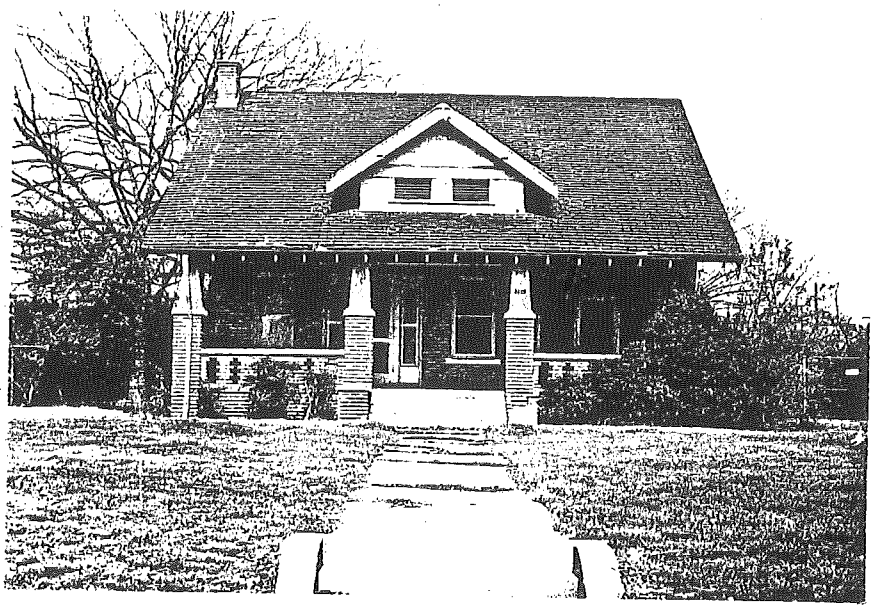
Effie Miller, 6-Room, $3,500
Wood Frame
C. J. Beaver, Contractor

The main body of this bungalow has a hipped roof, therefore disallowing side gables.

2416 Park Row 1922-1923

J. M. Moncrief, 7-Room, $8,000
Smooth, Tan Brick
J. W. Hailey, Contractor

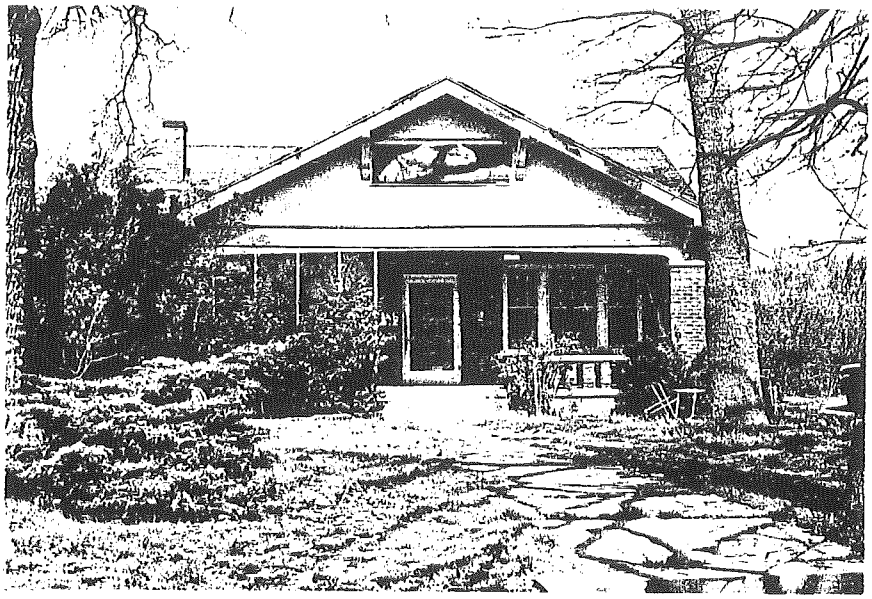
This is the second of two houses built by J. W. Hailey in the study area. The roof of the small centered front porch is not gabled but follows the pitch shift used in the slope of the main roof. Large jerkinhead elements almost close the end gables, nearly creating a hipped roof. Small triangular dormers do little to offset the large roof area.



2425 Park Row 1923-1923

J. L. Heigel, 6-Room, $6,500
Smooth, Tan Brick
J. E. Davis, Contractor

This uncommon parti substitutes a dormer for a gable over the full front porch. The steep pitch of the roof allows large side gables completing the parti.

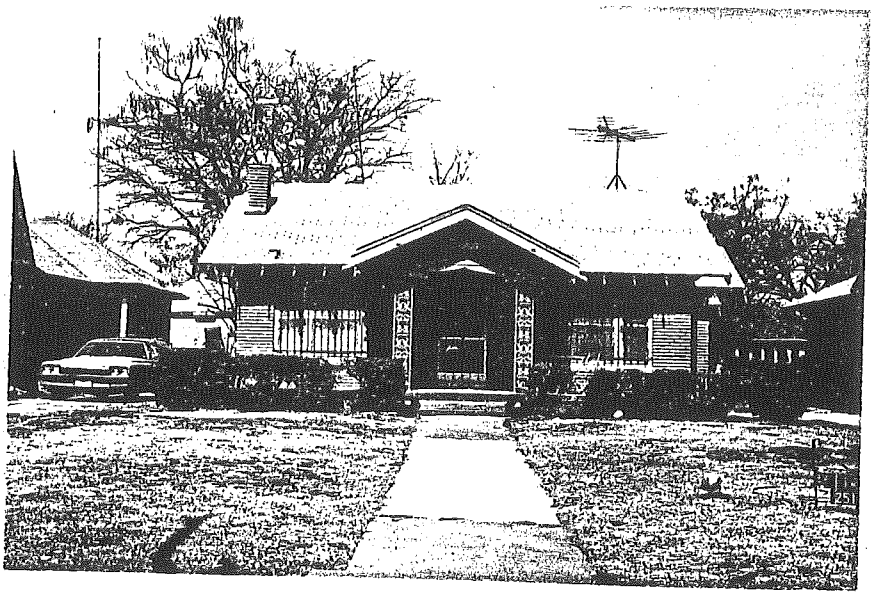


2431 Park Row 1923-1923

S. Z. Levin, 8-Room, $7,500
Rough, Red Brick
C. D. Hutsell, Contractor

Bungalow Parti: Full front porch, front single gable, side gables.

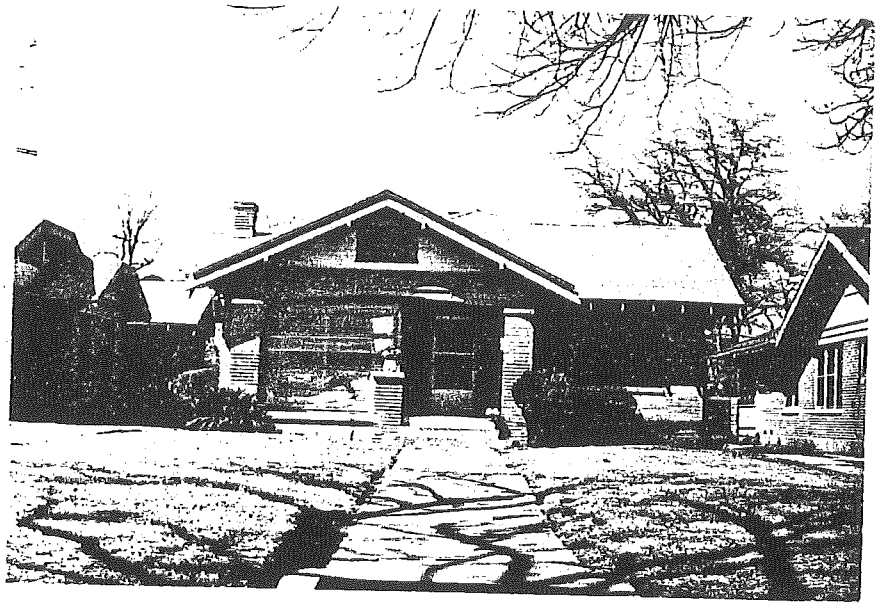
This is the largest and most expensive house C. D. Hutsell built in the study area.



2517 Park Row 1922-1923

H. Nathanson, 6-Room, $6,500
Smooth, Tan Brick
C. D. Hutsell, Contractor

Bungalow Parti: centered front porch, front single gable, side gables.



2521 Park Row 1922-1923

Jacob Green, 5-Room, $5,000
Smooth, Tan Brick
C. D. Hutsell, Contractor

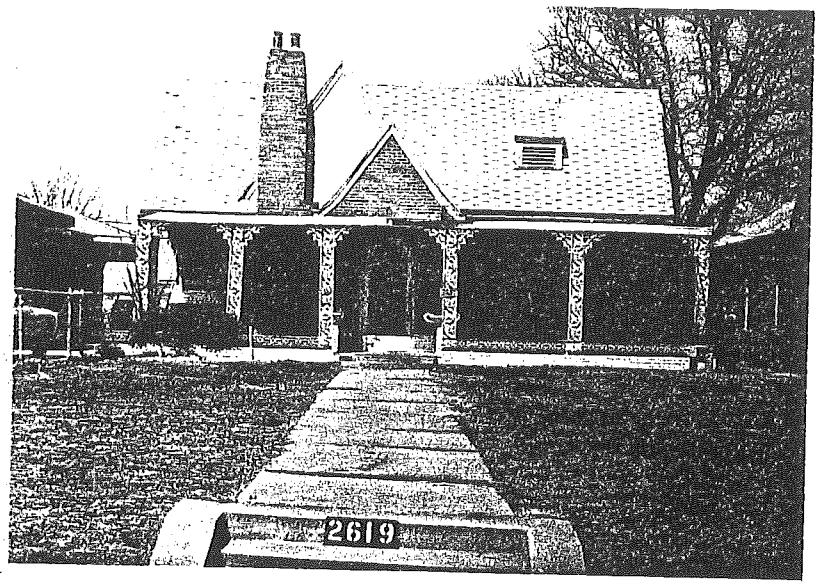
Bungalow Parti: Offset front porch, front single gable, side gables.

2525 Park Row

1922-1923

M. W. Levy, 6-Room, $6,500
Smooth, Tan Brick
C. D. Hutsell, Contractor

Bungalow Parti: Centered front porch, side gables.



2619 Park Row 1923-1923

I. S. Baum, 6-Room, $6,000
Smooth, Brown Brick
Builders Investment Company, Contractor

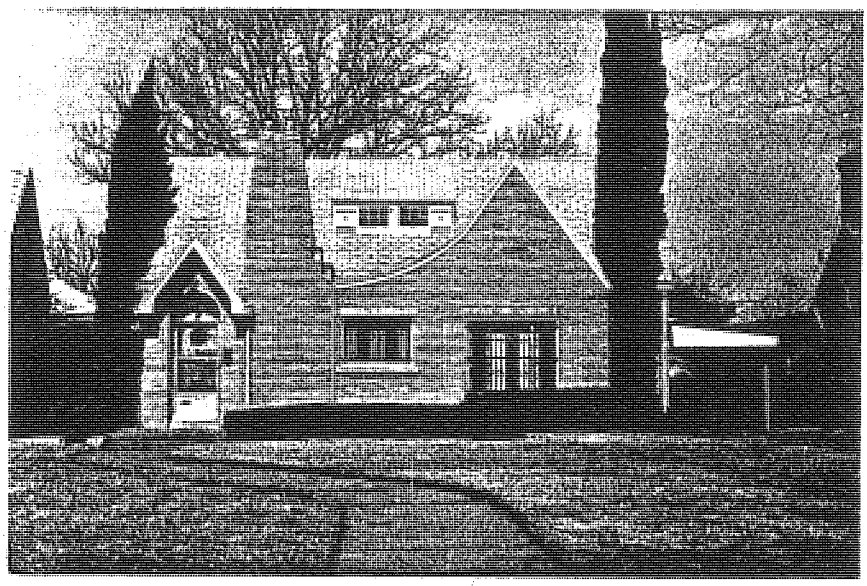
Bungalow Parti: Front chimney, front and side gables.

This is the first of two front chimney parti residences in the study area. Both were built by Builders Investment Company. See the Levy residence at 2623 Park Row (page 78).

2622 Park Row 1922-1923

Dr. Cecil Block, 6-Room, $5,500
Wood Frame; Shiplap
C. Logan, Contractor

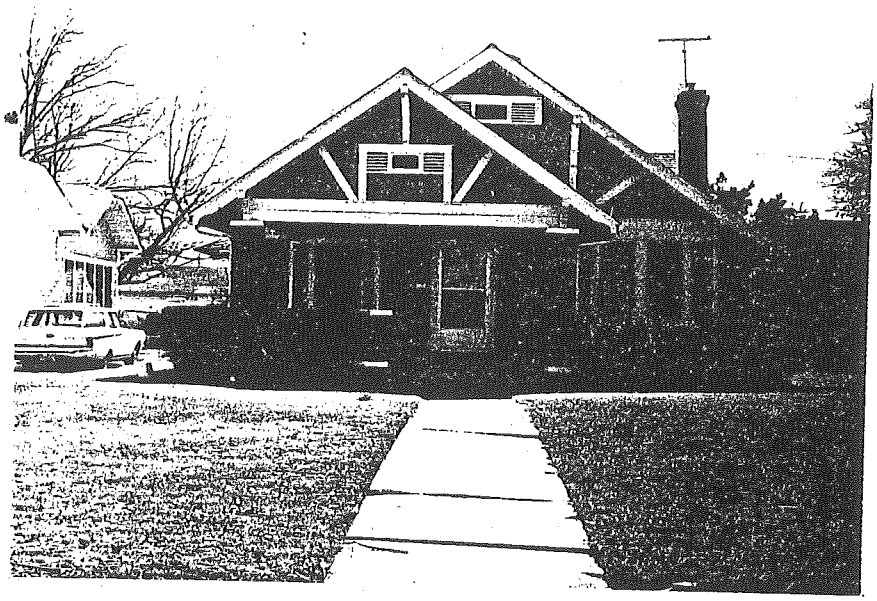
Bungalow Parti: Offset front porch, front single gable, side gables.



2623 Park Row 1923-1923

M. P. and I. P. Levy, 6-Room, $ 8, 000
Smooth, Tan Brick
Builders Investment Company, Contractor

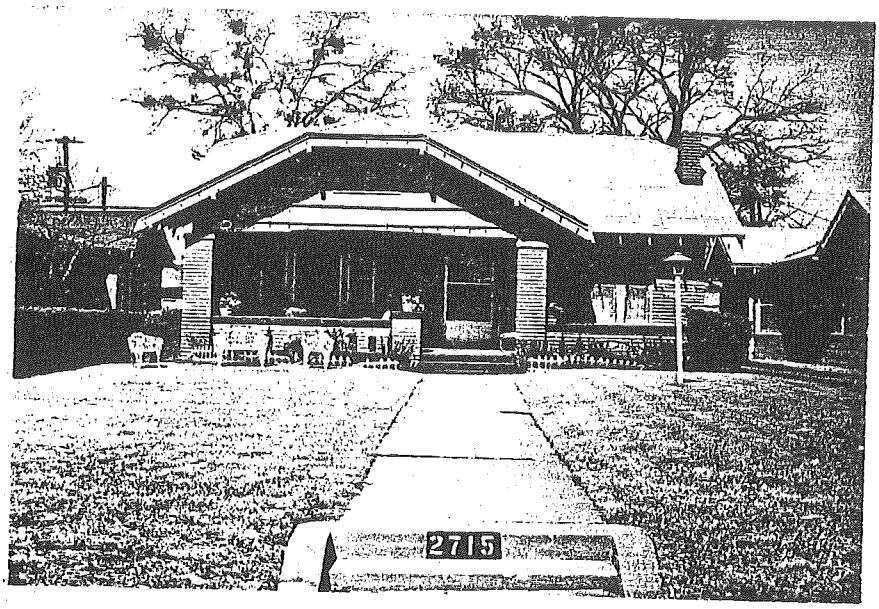
Bungalow Parti: Front chimney, front and side gables.



2702 Park Row 1922-1923

L. H. Burgower, 6-Room, $6,000
Wood Frame; shiplap

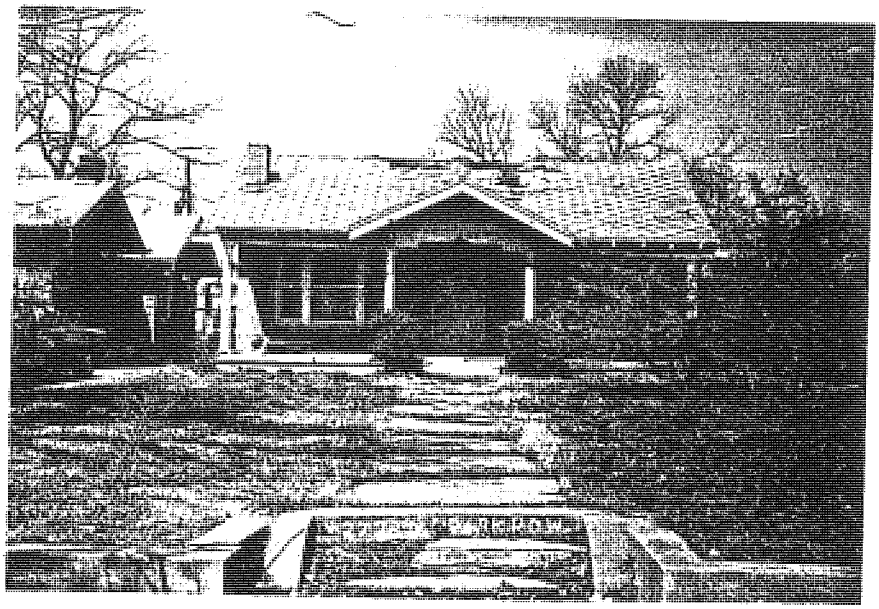
Bungalow Parti: L-shaped front porch, front and side gables.



2715 Park Row 1923-1923

May Long, 6-Room, $6,000
Smooth, Light Tan Brick
C. D. Hutsell, Contractor

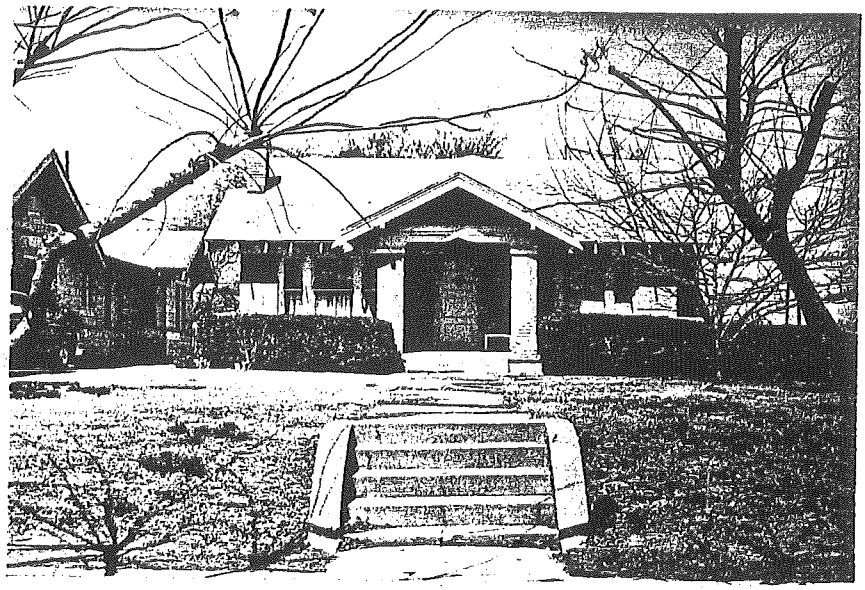
Bungalow Parti: Offset front porch, front single gable, side gables.



2723 Park Row 1923-1923

J. C. Glaviana, 6-Room, $5,500
Smooth, Light Tan Brick
C. D. Hutsell, Contractor

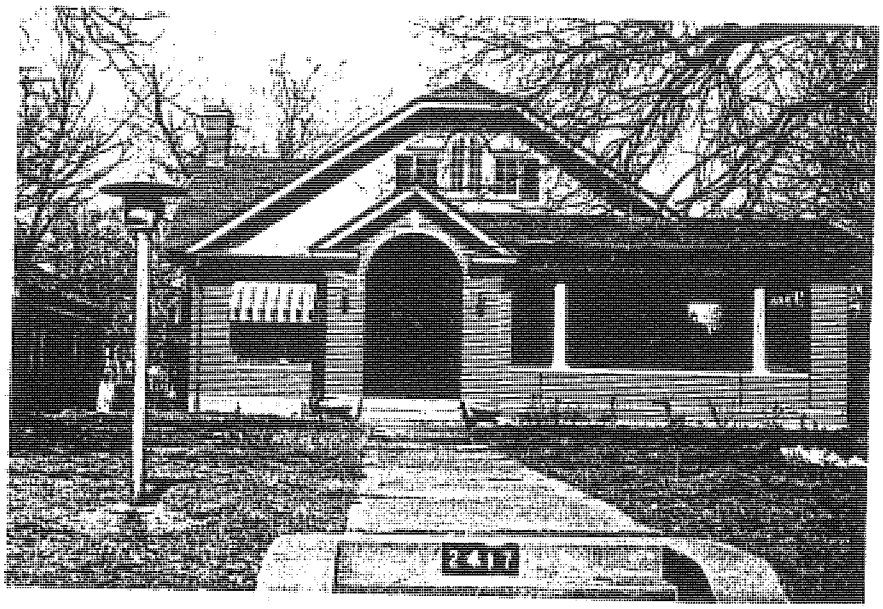
Bungalow Parti: Centered front porch, front single gable, side gable.



2735 Park Row 1923-1923

B. F. Whitaker, 6-Room, $8,000
Smooth, Tan Brick
C. D. Hutsell, Contractor

Bungalow Parti: Centered front porch, front single gable, side gable.



2417 Park Row 1924-1924

H. M. Wilensky, 6-Room, $9,750
Rough, Tan Brick
Builders Investment Company, Contractor

This house does not conform to any other Park Row bungalow formula. It is a broad mix of eclectic elements drawn from several historical periods.

2508 Park Row 1922-1924

W. J. Brown, 6-Room, $6,000
Brick
C. D. Hutsell, Contractor

This bungalow gives the allusion of a full front porch, front single gable, side gable parti when actually the porch does not cover the full front of the house.

2516 Park Row 1923-1924

Samuel Hymes, 6-Room, $6,500
Red Brick
C. D. Hutsell, Contractor

Bungalow Parti: Offset front porch, front single gable, side gables.

This is the only bungalow on Park Row to use cobblestones for the porch piers.

2532 Park Row 1923-1924

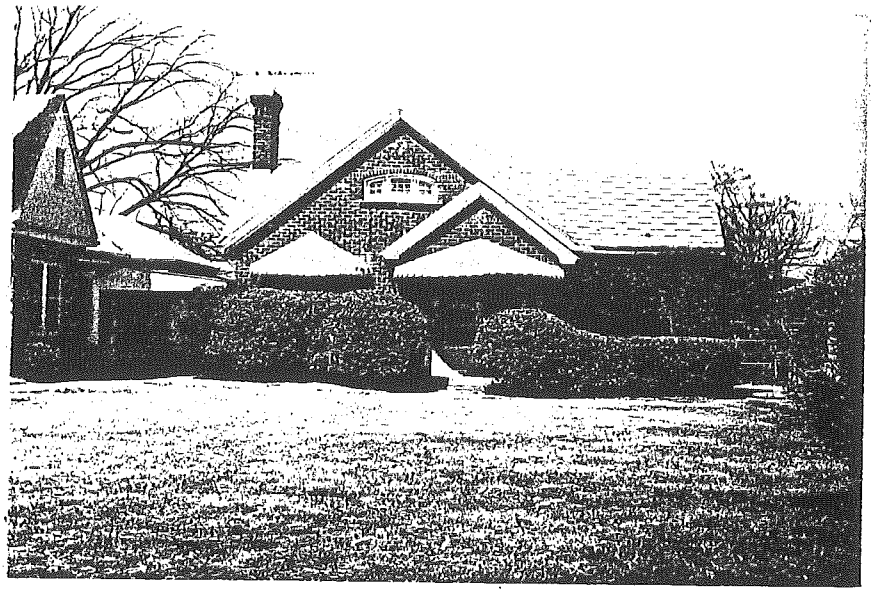
Benjamin Friedlander, 6-Room, $11,000
Smooth Tan Brick
A. J. Rife, Contractor

Bungalow Parti: Centered front porch, front single gable, side gable.

2535 Park Row 1923-1924

J. C. Clark, 6-Room, $6,500
Smooth, Tan Brick
C. D. Hutsell, Contractor

Bungalow Parti: Full front porch, front single gable, side gable.



2627 Park Row 1924-1924

C. J. Wheeler, 6-Room, $7,000
Rough, Dark Red Brick
E. E. Smith, Contractor

This small centered front porch, front double gable, and side gables form the composition of this bungalow. The parti was uncommon in the district. Brick details are used around fenestration in gables and crown the chimney.

2634 Park Row 1924-1924

I. M. Kay, 6-Room, $6,500
Rough, Brown Brick
Jesse J. Townsen, Contractor

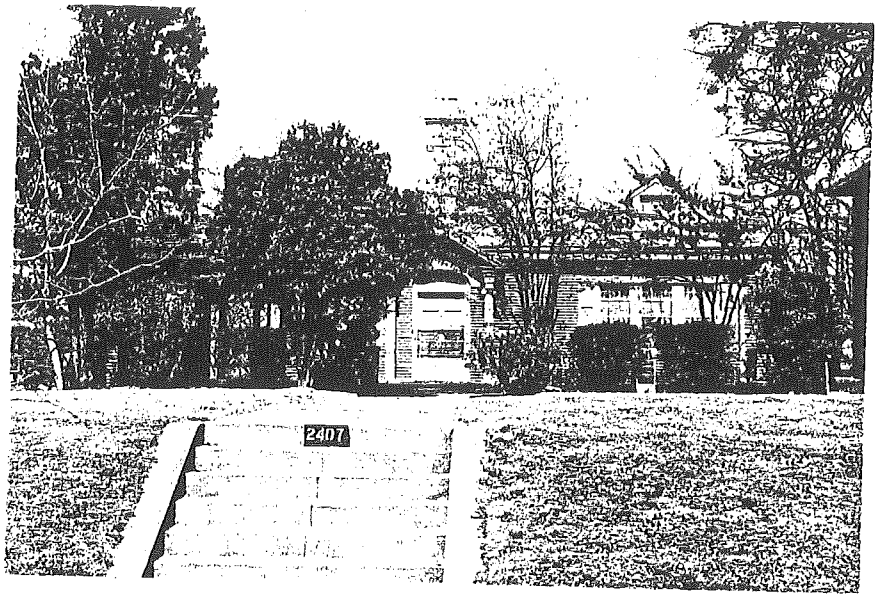
Bungalow Parti: Centered front porch, front single gable, side gable.

This is the second of two houses built by Jesse J. Townsen in the study area. See the H. B. Stamply residence at 2614 Park Row (page 58).

2635 Park Row 1923-1924

Jacob Winterman, 7-Room, $8,000
Rough, Red Brick; Stucco, Half Timbers
Builders Investment Company, Contractor

The use of space behind dormers and gables as living space make this a semi-bungalow or bungaloid residence. Jacobethan elements such as prominent front gables and dormers with stucco and half-timbering, large exposed wood beams, chimney pots, arches, and small buttresses make this one of the most extensively detailed houses on Park Row. This is the first of several Builders Investment Company houses trimmed with Jacobethan elements.



2407 Park Row 1924-1925

M. B. Tobolowsky, 7-Room, $9,000
Smooth, Tan Brick; Stucco, Half Timbers
C. M. Teller, Contractor

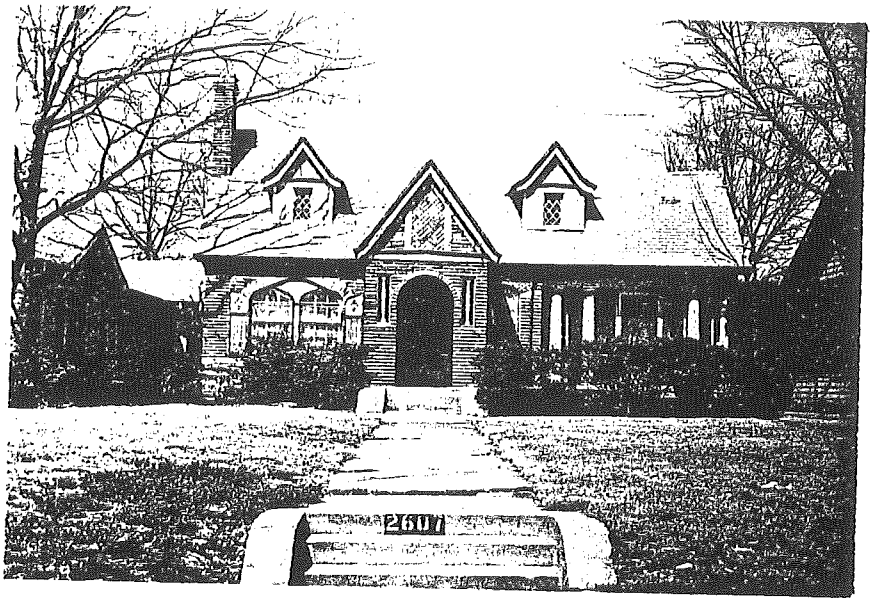
This eclectic bungaloid residence is adorned with Greek and Jacobethan elements. It has a shallow front porch but a large porch at the side of the house.

2507 Park Row 1924-1925

Isaac Mintz, 7-Room, $7,500
Smooth, Tan Brick
Sanford Bros., Contractor

Bungalow Parti: Offset front porch, front single gable, side gable.

This house has decorative inlaid cast stone and brick detailing. The prominent porch posts, brackets and rafters of the bungalow style have been replaced with shallow, crisp eaves and an arcaded porch.

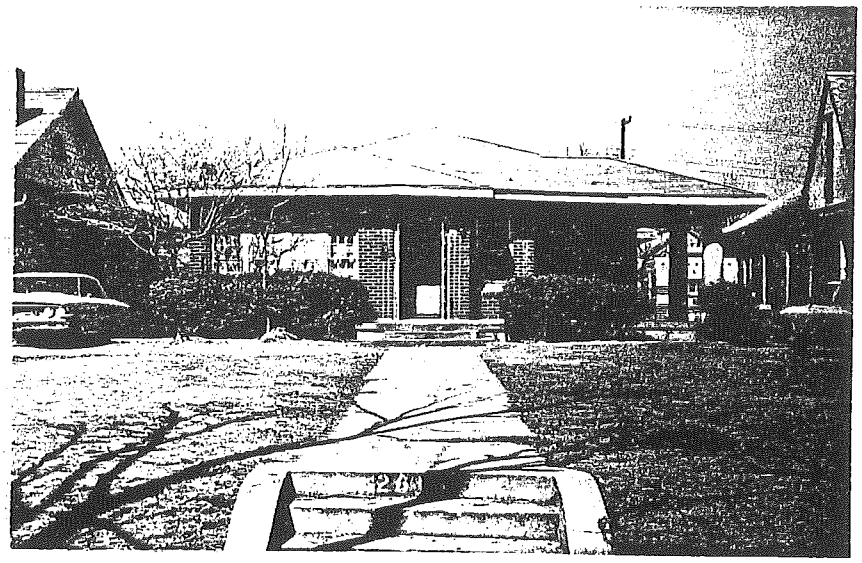


2607 Park Row 1924-1925

Joseph Zelazny, 7-Room, $7,500
Rough, Brown Brick
Builders Investment Company, Contractor

Bungalow Parti: Centered front porch, front single gable, side gables.

This was the first house completed by Builders Investment Company in 1925.



2615 Park Row 1924-1925

Delmer David, 7-Room, $8,000
Builders Investment Company, Contractor

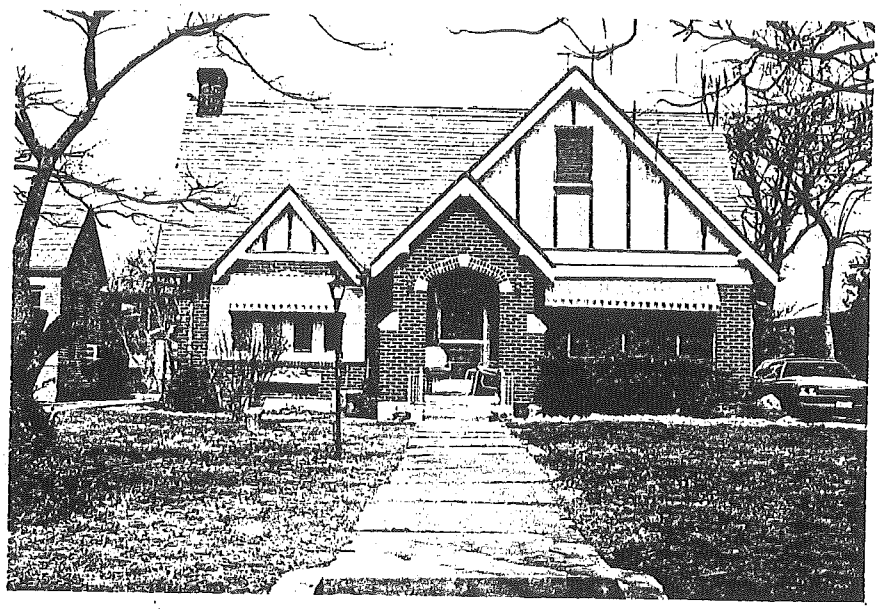
This house has been greatly altered due to severe fire damage. It is believed it was similar to the Jacob Winterman house at 2635 Park Row, completed in 1924 (page 90).

2630 Park Row 1924-1925

Max Perlstein, 7-Room, $8,500
Rough, Brown Brick; Stucco, Half Timbers
Builders Investment Company, Contractor

Bungalow Parti: Offset front porch, front single gable, side gables.

This is the last residence completed by Builders Investment Company in the year 1925. It represents an obvious application of Jacobethan detail to the bungalow form.



2511 Park Row 1926-1927

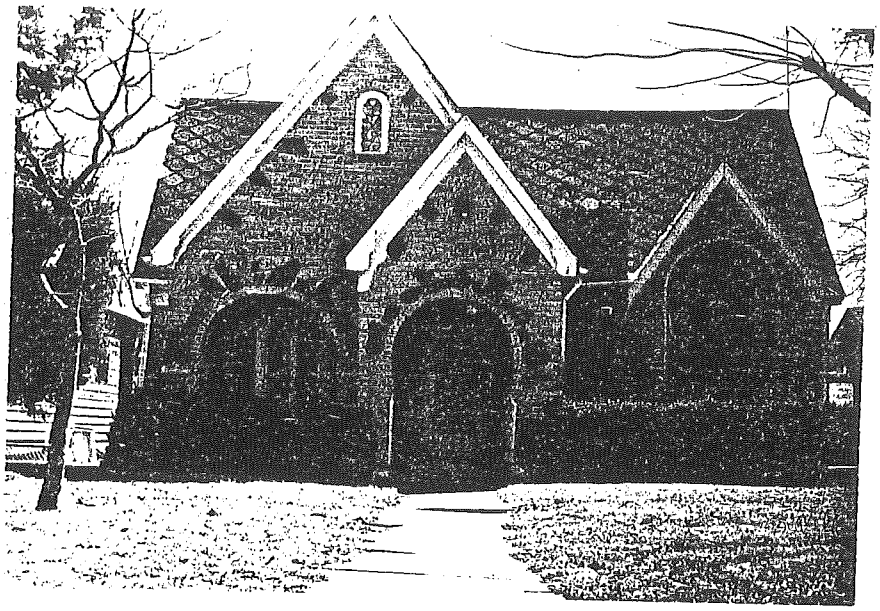
Morris Ablon, 5-Room, $7,500
Rough, Red Brick; Stucco, Half Timbers
Builders Investment Company, Contractor

This is the last residence built by Builders Investment Company.

2415 Park Row 1929-1930

Rev. L. L. McCutcheon, 7-Room, $5,000
Rough, Red Brick; Stucco, Half Timbers
Jonathan J. Randall, Contractor

Bungalow Parti: Offset front porch, front double gable, side gables.



2730 Park Row 1931-1931

7-Room, $4,000
Rough, Light Tan Brick
H. W. Potts, Contractor

Bungalow Parti: Front chimney, front and side gables.

The original house on this lot was built by C. D. Hutsell in 1921, but was destroyed by fire. This home was completed in 1931 by H. W. Potts using the foundation of the original house. It is one of three front chimney houses in the study area and has a ten-foot-high arched stained glass window.

CHAPTER IV

CONCLUSION

During the early 1930's construction in the study area was completed, and the neighborhood thrived until the end of the decade. Beginning in the early 1940's, a change occurred in the neighborhood. Again the encroachment of dense population and commercial development caused the Jewish community to seek new areas in which to establish their homes. Remaining residents did not always properly maintain their homes and some began renting their servant's quarters and rooms in their houses. Problems common to inner-city neighborhoods threatened the area as many large old homes in adjacent areas were razed to provide building sites for low-cost, multi-family dwellings and strip shopping centers. At the end of the 1940's, the area reached its lowest state of decline.

Another change occurred during the early 1950's. The surrounding areas consisted of predominately Black neighborhoods, and, as the Whites moved from the study area, prominent Blacks purchased the houses. These new residents fought to keep the area from being rezoned from single family dwellings and are

largely responsible for the stability of the area since that time.

The interest in historic preservation in the late 1960's provided a means for the study area residents to improve their property. A small group of residents realized the benefits to the area if it became an historic district, and, after several years of hard work, the first meeting of the preservation association was held in 1973. This was the beginning of the latest era in the history of the area.

The preservation association became an organizing force and in 1976 the area was made Dallas' third historic district. Additional prestige was awarded in 1978 when the district was placed on the U. S. Department of the Interior's National Register of Historic Places.

The district is now in a process of renovation. A forceful preservation association exists today that provides advice and aid to residents wanting to borrow money for home improvements. The association also has become a voice to the city concerning city services to the district.

The current stability of the district has drawn new residents who are interested in renovating the few remaining vacant houses. Some houses have been moved to the vacant lots. Some

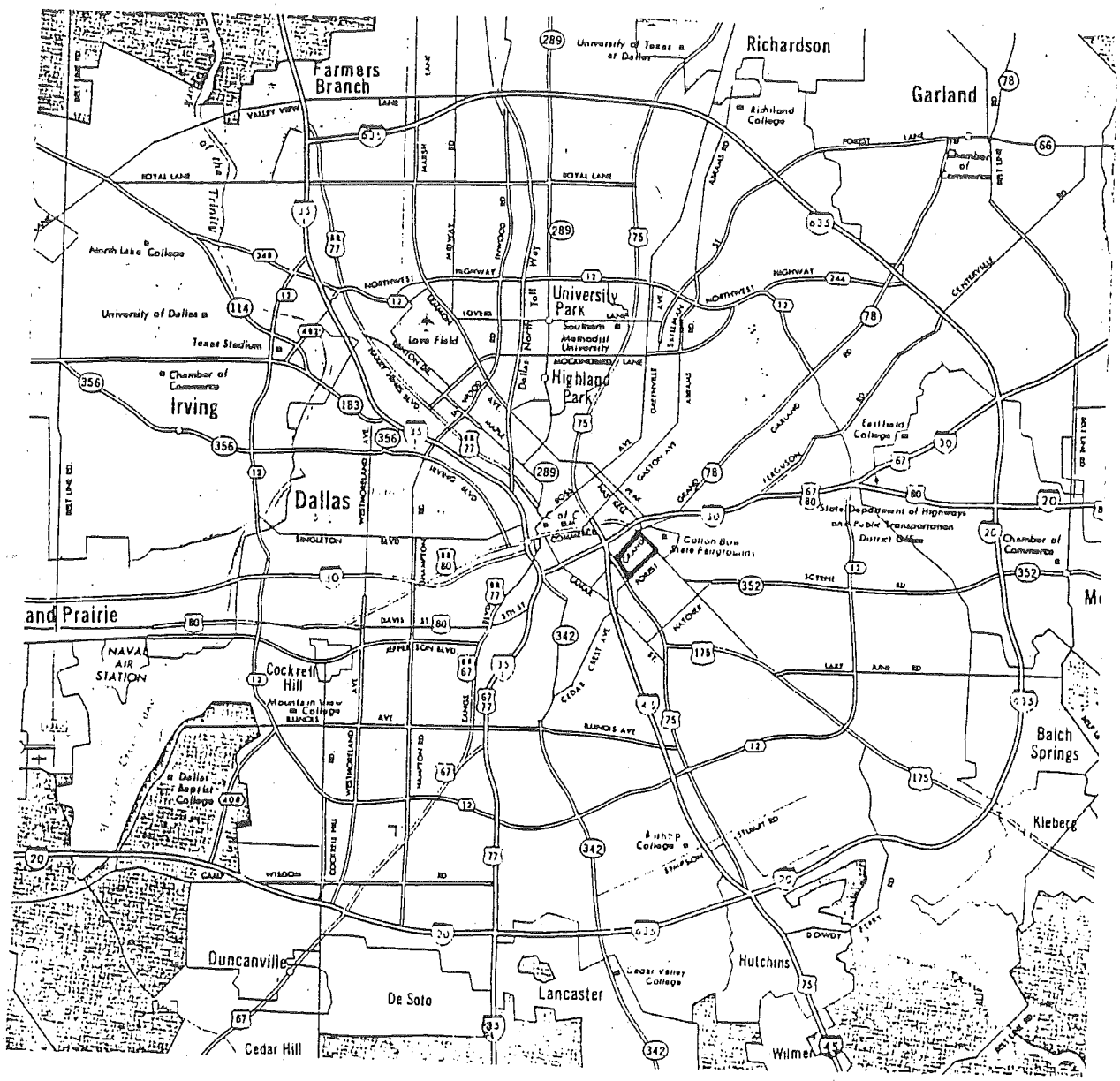
of the original residents and their descendants have developed new interest in the area and have provided money for landscaping and other improvements. A sense of community spirit and pride has developed in the area.

With major barriers of high crime and blighted commercial areas, the South Boulevard/Park Row Historic District residents have courageously worked toward and succeeded in maintaining an enviable neighborhood that preserves Dallas' history while providing alternative inner-city living.

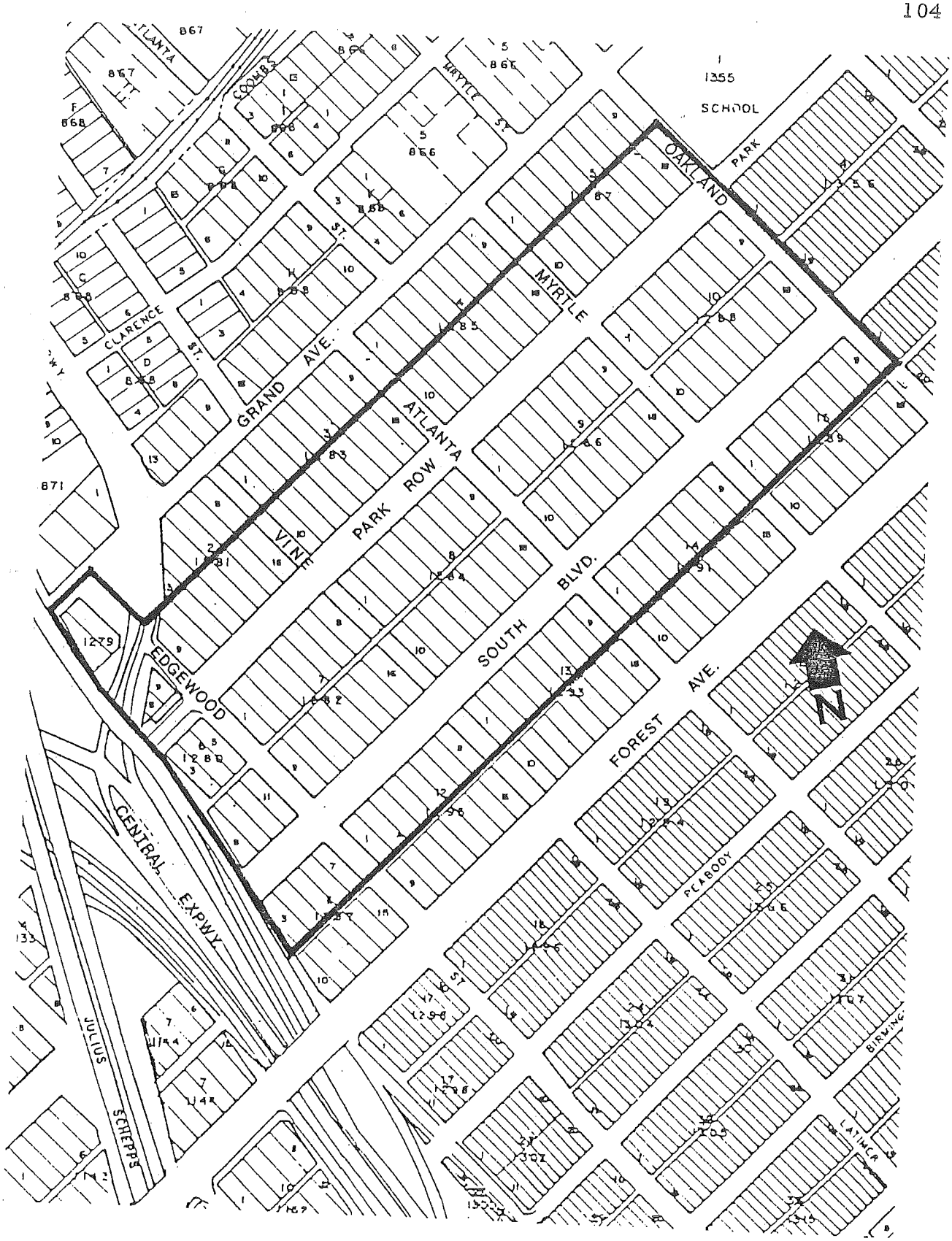
CHAPTER V

MAPS

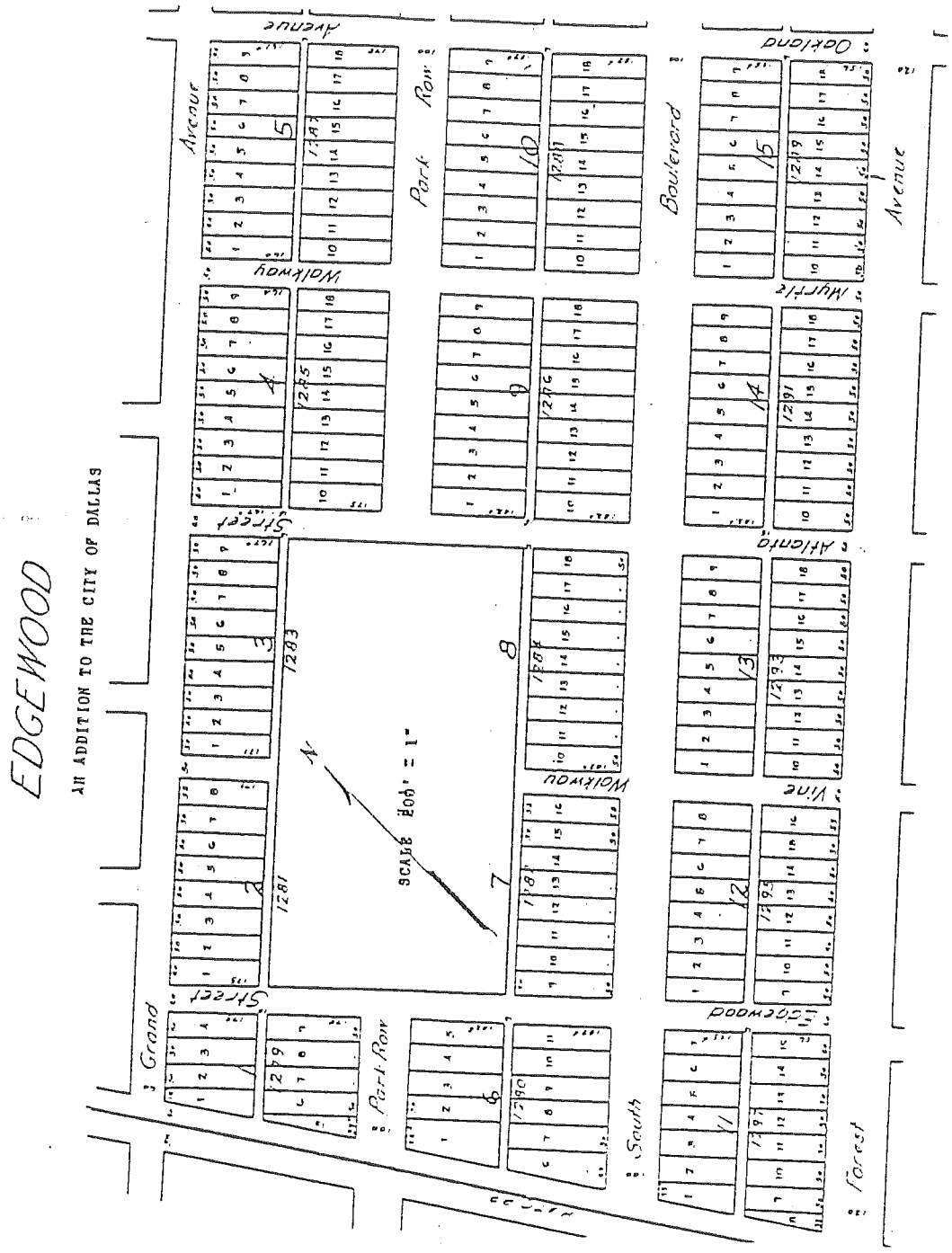
Of the following maps, Map 2 has been reprinted through the courtesy of the Dallas Department of Urban Planning, Map 3 from Volume 1, page 358, of the Dallas County Plat Records, Dallas County Clerk, and Map 4 has been reprinted from page 106 of William L. McDonald's Dallas Rediscovered and used by permission of the Dallas Historical Society.



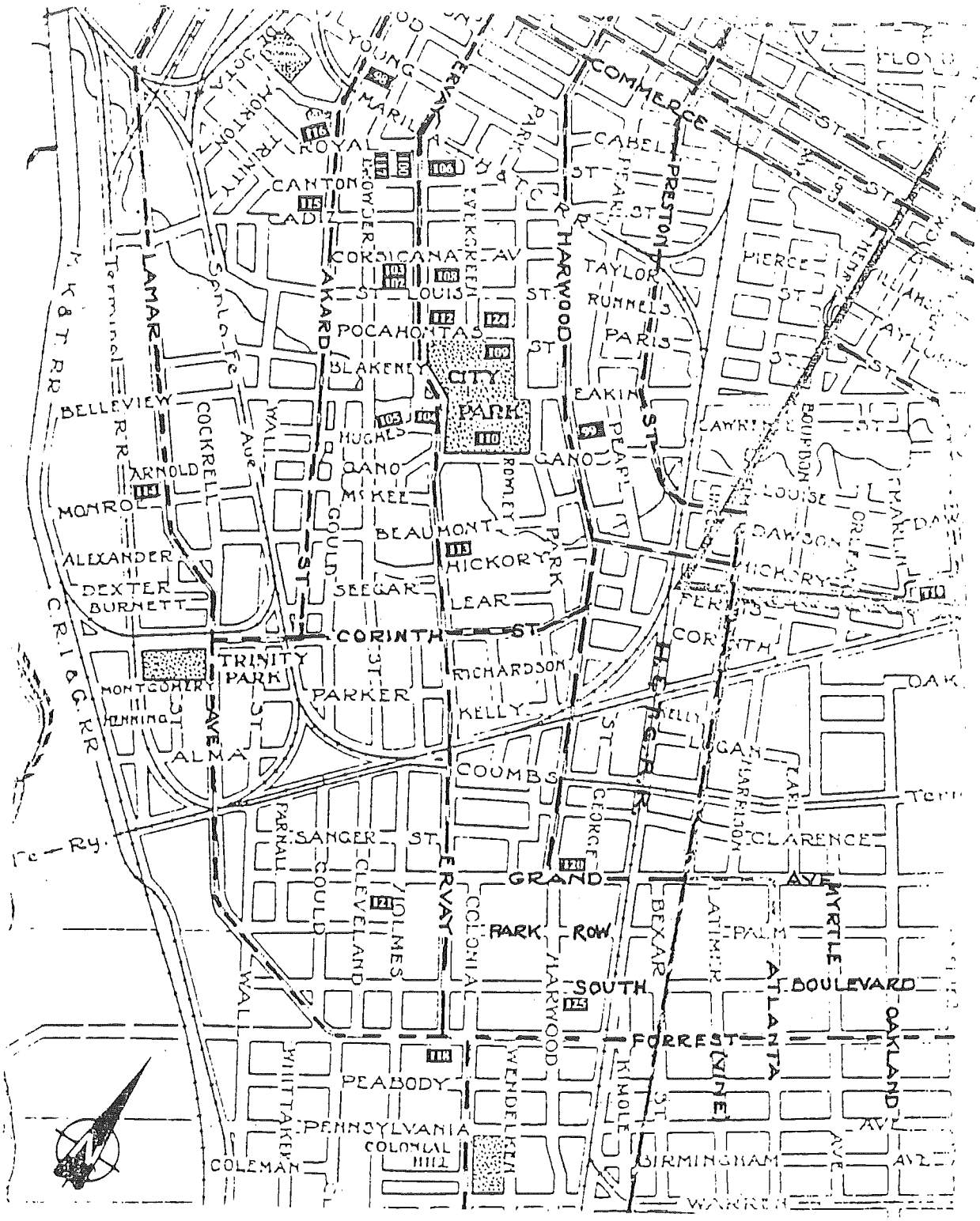
Map 1. City of Dallas



Map 2. South Boulevard/Park Row Historic District



Map 3. 1912 Edgewood Addition Plat



Streetcar Lines

Map 4. 1912 Dallas Transit System