TRACT 1 LANDMARK DESIGNATION REPORT



Residents of State-Thomas in cooperation with the City of Dallas Urban Planning Department and

Historic Preservation League

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DESIGNATION MERIT

DESIGNATION MERIT

The following section will discuss each of the twelve Designation Criteria as they are appropriate to State-Thomas Tract I. Refer to Bibliography for further research information.

A. Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Dallas, State of Texas, or the United States.

State-Thomas, known in the late 1800's as the Thomas-Colby District, was "North Dallas" first socially elite neighborhood . . . ¹ Fifty-seven percent (57%) of the structures existing within Tract I were built before 1899. ² These homes reflect the economic boom of the post-railroad era of Dallas. Adjacent and across the Dallas Branch of the Trinity River to the North, freed slaves settled as early as 1861. ³ Several Shotgun houses have been preserved within Tract I as examples of the architecture and culture of the Freedman's Town (see Shotgun Map).

B. Location as the site of a significant historical event.

Not applicable.

C. Identification with a person or persons who significantly contributed to the culture and development of the City.

Numerous well-known persons either lived in State-Thomas Tract I or contributed significantly to its development. In 1867 Wesley Overand arrived in Dallas and established a freight hauling business. He later married Agnes Bast, widow of Abraham Bast, who settled in Dallas in 1846. ⁴ Agnes Bast's dowery of 64 acres on "Five Mile Creek", near what is now Marsalis Zoo, was exchanged in 1870 for the 11 acre farm now known as Overand's Addition, the center piece of State-Thomas. Their son, Edward T. Overand, subdivided the family farm in 1886. While Edward lived on Hibernia Street, he built the residence at 2600 State Street in 1889 for his son-in-law, Jacob W. Spake, as a wedding present. Jacob W. Spake was the first employee of the G. H. Schoellkopf Leather Goods Company, and later Comptroller and a member of the Board of Directors.

Another well-known individual, Herbert M. Greene, an architect and partner in Greene, La Roche and Dahl, resided at 2500 State Street at the turn of the century.

D. Exemplification of the cultural, economic, social, or historical heritage of the City .

Certainly, with State-Thomas being one of the earliest subdivisions in the City of Dallas, it established a precedent for North Dallas, attracting the socially elite. Within a larger geographic area, currently defined as being between Pearl Street, McKinney Avenue, Central Expressway and Woodall Rogers Freeway, a racial and ethnic balance has existed since its origin.

Designation Merit Page Two

E. Portayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

State-Thomas Tract I is indicative of a middle class neighborhood in the Southwest in the 1880's. The architectural styles reflect the prosperity of the area.

F. Embodiment of Distinguishing characteristics of an architectural type or specimen.

The State-Thomas Tract I district is characterized by a concentration of Victorian residential architecture unique in the City of Dallas. This neighborhood, and "Victorian" architecture in general, covers a wide range of time and styles noted for their diversity. The original houses in State-Thomas were built between the 1870's and 1920 and, while provincial in nature as compared to the East Coast, include the following styles: Italianate, Stick Style, Queen Anne, Classic Revival, Vernacular Victorian (Farmhouse), and Prairie Revival. Included in this inventory is one of the very few remaining brick Victorian residences. As the neighborhood declined in the 1920's, many landowners built cottages in the rear of or between the existing Victorian homes.

G. Identification as the work of an architect or master builder whose individual work has influenced the development of the City.

Not applicable.

H. Embodiments of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.

Not applicable.

I. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif.

State-Thomas was regarded as accessible due to the construction of the Dallas Bell Street Railway Company streetcar line. The streetcar ran up McKinney Avenue 5 and portions of the tracks can still be seen.

State-Thomas has three historic and ethnic cemeteries (Catholic, Freedman, and Jewish) just outside its boundaries. Churches serving Tract I include the Trinity Methodist, listed on the National Register of Historic Places, and the St. Paul Methodist Church, a local Landmark.

J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the City.

State-Thomas has the largest Victorian neighborhood remaining in the City of Dallas. 6 It's location is one of high visibility because of its proximity to the

Designation Merit Page Three

CBD, the Arts District, and major thoroughfares.

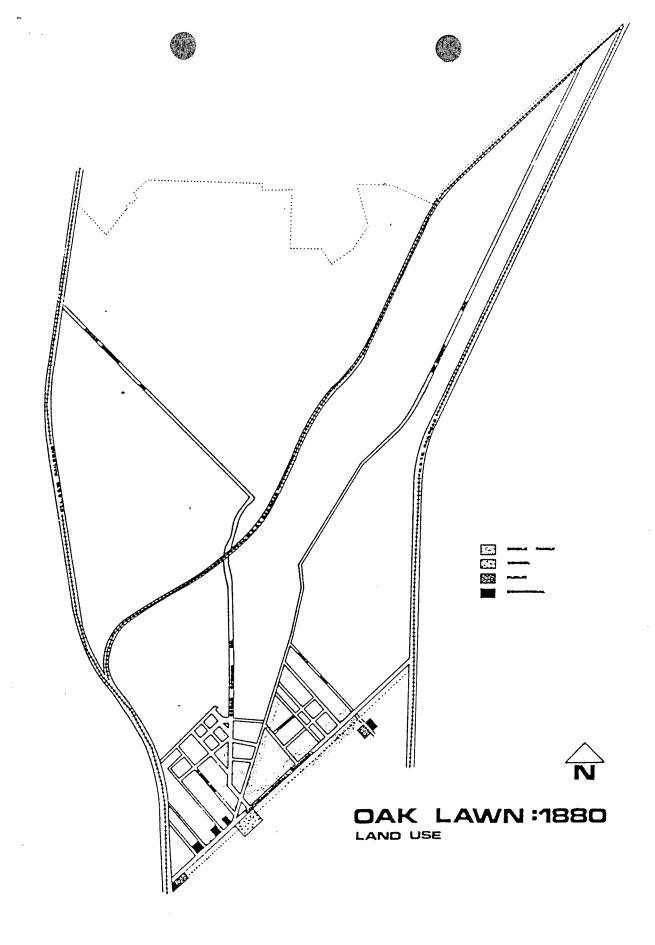
K. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value.

Not applicable.

L. Value as an aspect of community sentiment or public pride.

The renovation activity, as well as the drive by the residents of State-Thomas for rezoning to a Planned Development District in 1980, National Register nomination, traffic management plan (in cooperation with the City of Dallas), public relations grant from the National Trust for Historic Preservation, and Historic Preservation League reflect their enthusiasm and pride. The interested individuals have truly initiated a master plan for their area.

HISTORY



STATE - THOMAS DISTRICT: BACKGROUND

Dallas. A village. The western end of the current downtown area. Now a city. Through a process of acquiring and expanding. Oak Cliff. East Dallas. Oak Lawn. These formed the core.

Homesteaded by Obadiah Knight on 1,000 acres during the Republic, Oak Lawn was named by George Mellersh in 1874. There was a small community around an artesian springs in Craddock Park in northwest Oak Lawn. And there was Cedar Springs with distillery and grist mill, a watering stop on the North Texas Trail. Maple Springs was just west of Oak Lawn, and some folk gathered around the Gill Well near today's Reverchon Park. Some of the Cole family lived near the 80 acres of Cole's Vineyard; nearby was a rest stop on the trail from the county seat called the McKinney Road.

In the 1880's, residential development began in this rural area with emphasis on Oak Lawn southeast. Three rural roads and three railroads were expanding the town of Dallas. Rural routes outbound included Cedar Springs Road, McKinney Road, and Maple Avenue (not the first to be called avenue - that honor went to Ross Avenue). Railroads, fought for and celebrated, were the St. L. & S.W. on the west; H. & T.C. on the east; and the M.K.T. bisecting Oak Lawn on the diagonal. The H. & T.C. would become Central Expressway.

Dallas' most affluent neighborhood at that time, outside of Ross Avenue, was concentrated around the intersection of Cedar Springs Road and McKinney and along Thomas Avenue. Why not? It was within walking distance of town and the mule-drawn streetcars, started in 1875, were operating in the area. W.H. Gaston had begun the Dallas streetcars, but early entrepreneurs including J.T. Trezevant and Jules Schneider, were starting their own company with a route along McKinney to Thomas. Electric streetcars would follow and even a steam-driven service would operate in the late 1880's as far north as the Fairland Addition, almost to Knox Street. A North Dallas Improvement Association, in the late 1880's, would form and tout about twelve separate subdivisions, prompting Dallas to extend its city limits to Oak Lawn by 1890.

Thomas Avenue was an address showing frequently in the Dallas Social Register. Other addresses of importance were grocery stores, located in neighborhoods for access and convenience, leaving the drygoods to be bought "downtown " on plank sidewalks.

Cochran Street divided the affluent Thomas - Colby district from town, and a linear Black housing area was located between Cochran and actual downtown. This area was home for many of the domestics of Thomas - Colby as well as porters and laborers from the downtown business/shopping centers.

The 8th and 9th Wards, containing the Thomas - Colby area, in the late 1880's and early 1890's, claimed families including the Bowens, Fletchers, Thomases, Smiths, Worthingtons, and Spakes. Edward T. Overand had built many of those homes and the Thomas Building, corner of Kemp and Griffith downtown.

Overand's Addition traces back to 1847 and the arrival of Abraham Bast from Iowa. He received a Peters Colony Grant of 640 acres, surveyed on July 13, 1847, recorded as Survey 81B, District of Robertson, County of Dallas. (Recall that prior to March, 1846, east of the Trinity was Nacogdoches County; west of the river was Robertson County). Bast died in 1868 and the county court divided his land between Agness, spouse, and the children.

BACKGROUND Page Two

Agness received the family residence and $88\frac{1}{2}$ acres from the original Colony Grant with the remainder divided among Bast's eight children.

Agness married widower Wesley Overand in 1869. They traded the $88\frac{1}{2}$ acres on Five Mile Creek, near today's Marsalis Zoo, for 11 acres north of downtown Dallas off the McKinney Road.

According to deed and assessment records, J. Wesley Overand also had other parcels of land, acquired from the Bowen and Grigsby surveys nearby. Edward, second of three children, had learned the carpenter's trade with his brother, and began building at age nineteen. In 1887, Edward opened the Overand Addition and by 1892 had sold eighteen lots, some with houses which he had built.

Mentioned in an account of that time is: "... these houses have all the modern improvements - apparatus for gas, hot water, etc. " Overand also dug and equipped the first well in the Ninth Ward; in that era private wells for residence and business alike were necessary.

Ted Dealey, whose father George was publisher of the new <u>Dallas Morning News</u>, remembered that the family's first bathtub was the talk of the neighborhood when they resided at 195 Thomas Avenue. Bathing was sometimes accomplished in the nearby Hall Street swimming hole, across from Oak Lawn Park, or Blue Hole, in the Turtle Creek, south of Maple.

Grocers in the area didn't wait for the trade, they waited on them . . . going up and down the streets taking orders for delivery. Grocery stores in the area included McNabb's, Wunderlick, Worthington, H.C. Early, and Simon David. A.W. Barrett ran one of the neighborhood drugstores. Nearby dairies included those of C.O. Moser, A.J. Duckworth, John Alcott, and Bob Metzger.

Since residential streets were not paved yet, cattle drives were still staged right through the neighborhood. Steers were occasionally prodded down Thomas Avenue, filling the street from fence line to fence line, with hoarse cowpunchers riding on the flanks. Not that this was part of the old Shawnee Trail that followed Preston Road - such residential roundups were merely moving from grazed-over fields to greener pastures or to the Max Hahn Packing House on Alamo Street to be transformed from steer to steak. And Sunday afternoons meant surrey drives out to Cole's Pond or Exall's Lake. . . with excitement, perhaps, caused by a runaway horse. Any injury would be treated by the family physician who probably lived in the neighborhood, as did Dr. A.M. Elmore on Thomas Avenue. Sundays might also mean a two hour ride on the North Belt Streetcar Line, serving State and Thomas, with a transfer to the South Belt for a leisurely look at Dallas - for a nickel.

The North Belt, originally the McKinney line, then named Fairland after the destination north to the old 1886 fair site near the Cole homeplace, began in the 1880's as a mule drawn line. In bad weather, the mule walked on planks laid between the tracks; the conductor kept another plank for ladies to use in boarding, in deference to the long skirts. But to climb McKinney from Field to Harwood required extra power, so a stall was kept at McKinney and Caroline for an extra mule to harness for the ascent. The fire fighting apparatus was also horse drawn.

Ed Spake, who lived on the corner at 2600 State Street, was part of a youthful neighborhood gang that included Bedford Shelmire, Fred Grant, Basil Chapman, Arthur Wimmer, Gordon Vaughan, and Ted Dealey.

BACKGROUND Page Three

The Spake House was built in 1889 - 1890 by Edward Overand as a wedding present for his daughter Eliza, marrying Jacob Spake in October, 1889. The Spake house was one of the few built in Dallas at that time using a fairly ornate Victorian architectural style known as "Italianate". Ed Spake had an older sister, Aileen, who would marry Marc Anthony, A&M quarterback and broker with W.D. Felder cotton merchants; two younger sisters Mildred, who married investor Paul H. Jamison, and Mary, still a Dallas resident; and a younger brother, Jacob Wendell. Ed would follow his father as Comptroller and member of the Board of Directors of the old Schoellkopf Company, which started as a saddlery in downtown Dallas.

The Spake House was converted to a duplex following Eliza's death in 1909. In the 1930's, it became a rooming house. It was purchased in 1982 by current owner John King and is being totally restored as one of Dallas' only examples of that style of architecture.

In the 1890's, Northwest Oak Lawn began developing as the original hospital district with construction of Parkland Hospital and adjacent clinics. South Oak Lawn contained four neighborhoods: South McKinney, South Maple, Cole, and Thomas - State. Separate white, black and Jewish cemeteries were established along Hall Street which acted as a buffer between the existing black area along Cochran and Thomas. A separate black school was built at State and Hall.

The next few years into the early 1900's provided perhaps the heyday of South Oak Lawn as a socially elite neighborhood. Just as people moved from the Cedars to Ross and Maple and Thomas, they would be lured to Munger Place and Highland Park. And, thanks to the new interurban operating on McKinney, anyone could travel from town to country, a privilege formerly accorded the well-to-do.

When automobile licenses were required in 1907, it was a harbinger of a new era of mobility. Turtle Creek Parkway assumed greater importance through the Kessler Plan of 1910, and prior to that, through the urging of J.T. Trezevant and Henry Exall, who envisioned a greenbelt from the pump station north to Exall's farm. But the flight began from Southeast Oak Lawn, the Thomas - State district, to the northwest. The Thomas area felt pressure from El Barrio nearby plus the black Hall Street district. During the '20's and '30's, many of the elegant homes in Thomas - State were converted to multifamily use and commercial development began to support the growing black community.

During the '40's, Turtle Creek and Oak Lawn emerged as apartment areas. Thomas - State was served by two city bus lines plus streetcars, offering cheap access to those who could not afford cars. The increasing number of abandoned homes fell into states of disrepair or as rooming houses. And the area felt the effect of the growing Central Business District with its marginal warehouse, light industrial, and secondary commercial establishments. The booming city center zone was pushing steadily into the once-proud residential neighborhood.

Then, in the '50's, Central Expressway bisected the black area and further isolated the Hall - State area from the larger community east, which hastened physical decline. The last streetcar routes closed in 1957, replaced by buses.

BACKGROUND Page Four

The last two decades for State - Thomas have been marked by deterioration as the integrity of the single family neighborhood suffered through homes turned into multifamily units, reinforcing neglect of adjacent single family units. Yards were basically unkempt or used as repositories for junk. But the south area was being rediscovered by architects, interior designers, lawyers, art and antique dealers, and others who recognized its proximity to town and accessibility.

When Woodall Rodgers was completed along Cochran in the early '70's, the old Hall Street district was severed again. But after a brief regression, the further isolated area settled into a slightly intimate community with distinct identity. As its potential was rediscovered, a remarkable and genuine racial/ethnic balance was achieved, resulting in vigorous renewal efforts.

State - Thomas experienced the pleasant, mildly euphoric first growth of an unplanned city. Its quality is evident through the scars of age and neglect. Its residents now, as then, are neighborhood-oriented and committed to a mutually satisfying lifestyle. They know old Dallas will never again exist - except in those few places given the unique chance for timelessness.

It is the end of the beginning.

ADDENDUM: HERITAGE OF THE STREETS

Streets and thoroughfares wandering near or in the State - Thomas District summon names and events of Dallas' still young past.

The county road system in pioneer days was crude; only such roads were laid out as would connect outlying towns or districts with the county seat. Some, such as the Air Line Road, connecting to the Caruth farm, had the black, waxy cotton-growing soil for a base and were next to impassable many months. But gravel, bois d-arc blocks, and macadam were all used in course for some well-traveled routes such as the White Rock Road, later Swiss Avenue; the Cedar Springs Road, which originated at the first crossing of the Trinity upriver from Dallas; the Breckenridge Road, later Richardson, then Greenville Avenue; and the McKinney Road which followed north the Dallas branch of the Trinity.

One basic problem in laying out streets in the original town of Dallas and its contiguous additions was that the Republic and State of Texas had failed to sectionalize the country; surveys ran at differing angles. Most of the original Bryan plat was hemmed in by old surveys owned by non-residents and running at 45° angles. These included the Grigsby, Lagow, Sylvester, Bennett, Parker, and Baker surveys, to name a few.

Then, after the village was incorporated, the city had no authority to extend its streets or limits into the country, nor had it the power to condemn land for streets beyond city limits. The Commissioners' Court had the right and power to condemn lands or open public roads; and these were generally laid off to do as little damage as possible to private property and normally followed dividing lines between adjacent property owners.

When E.T. Overand opened his addition in 1887, the property was not within city limits, and the street grid attests cooperation and foresight. Many of the names in that area recall property owners:

BOLL: Probably named by his friend Maxime Guillot in honor of Henry Boll who started in Dallas in 1855 as a butcher in the French Colony; with his brother-in-law Jacob Nussbaumer would name Swiss Avenue; served later as city and county treasurer.

GUILLOT: Came from France - into New Orleans and Shreveport to Denton and Fort Worth, serving as Wagon Master for the army. He then came to Dallas and in the 1850's established the first manufacturing business in the city - a wagon and carriage business at Elm and Record. The first Catholic mass was held in his home in 1859. E.E. Guillot, his son, married Katie Leonard, whose parents died within four years of moving to Dallas in 1876 . . . which is the probable source of LEONARD. Guillot sold some land to J.B. Simpson and H.C. Clark.

STATE: Originally named SIMPSON, named for J.B. Simpson, whose property it fronted. Simpson was a prominent banker who was the first president of the Dallas State Fair, that was to merge in 1887 into the State Fair of Texas . . . which could well have been the factor for Simpson to change the name to STATE.

HERITAGE OF THE STREETS

Page Two

THOMAS: Named by John M. Howell for his uncle, Captain Billy Thomas; they opened a nursery circa 1870, with stock from Missouri of fruit and shade trees not native to Dallas. The business was on the corner of McKinney and Pearl. Howell married Julia Routh, daughter of a pioneer Baptist minister who settled on Spring Creek, near Breckenridge, now Richardson. And, with the naming of MAPLE, for a thicket, Howell added another to his list of family-named streets - HOWELL and ROUTH. In 1876, Howell, a leader in the Texas Horticultural Society, attended the Centennial exposition in Philadelphia at Fairmount Park. Upon return, he then named the street between Routh and Maple FAIRMOUNT.

COCHRAN: Named for W.M. Cochran, original Dallas settler who possibly planted the first wheat in Dallas County in 1843. In 1846 he was the first Clerk and in 1847 was the first Representative to the Legislature. COCHRAN is now WOODALL RODGERS.

HALL: Named for H.H. Hall, early landowner.

COLE: Named for original Dallas settler John Cole, who came in 1843 and was one of the first pharmacists and physicians. He also was the first probate judge in 1846. He settled in Cedar Springs and his sons would eventually be among the largest landowners in the county.

WORTHINGTON: Named for the Worthington family, notably Sam, Mattie, and Anna. Sam came to Dallas in 1862, joined the army and was transferred to Tyler in 1865 with Captain Walter Caruth. Sister Anna married Walt and sister Mattie married brother Will. Sam had a grocery business and a home on McKinney, at Boll.

HIBERNIA: Named by the developer of Overand's Addition, E.T. Overand, in honor of his parents, Wesley and Mary Overand, natives of Ireland.

AND IN PASSING . . . In 1875, when Messrs. Gaston and Thomas had their first internment at Trinity (now Greenwood) Cemetery, their street names were:

North - South: FAITH, HOPE, GRACE, GLORY, TRUTH

East - West: PURITY, FRIENDSHIP, FREEDOM, PEACE, LOVE, CHARITY

ARCHITECTURE

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

QUEEN ANNE

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

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

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

ITALIANATE

Perhaps the sole surviving example of this style in the city is the two story frame building at 2600 State, at Routh. Built circa 1889 - 1890, its obvious reference points are corbels at both the porch and main roof soffits; paired "1-over-1" windows; and a pedimented entry on fluted Scomozzi columns. The doorway with sidelights is slightly off center; but it opens to a relatively symmetrical plan with flanking bay windows.

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

SECOND EMPIRE

This stylistic evolution of the Italianate is distinguished by the Mansard roof with steep sloping sides rising to a flat or shallow pitched deck. The best example is at 2619 Hibernia and Boll. Here, a two story frame residence has powerfully symmetrical bay windows providing a strong vertical thrust. Other examples include the one-and-a-half story sister homes at 2611 and 2615 State Street where one story Mansard roofed porches with elaborate corbels and brackets sit below a Gothic dormer on a modified Mansard main roof.

ARCHITECTURE Page Two

CLASSIC REVIVAL

The very name suggests this as a transitional style. The two best examples of the late Victorian - Classic revival face each other at 2512 and 2513 Thomas Avenue. Both were built prior to 1899 and may not originally have had the two story pedimented classical columns. Porches were often modified to suit current tastes and weather; these houses were probably "updated" around 1900.

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

VERNACULAR VICTORIAN/GREEK REVIVAL

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

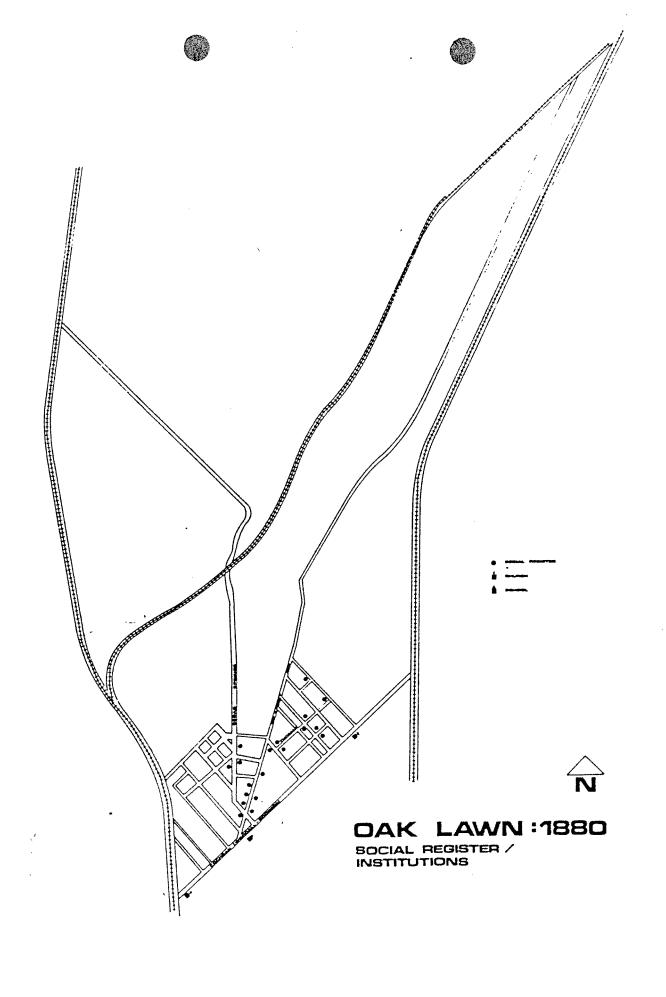
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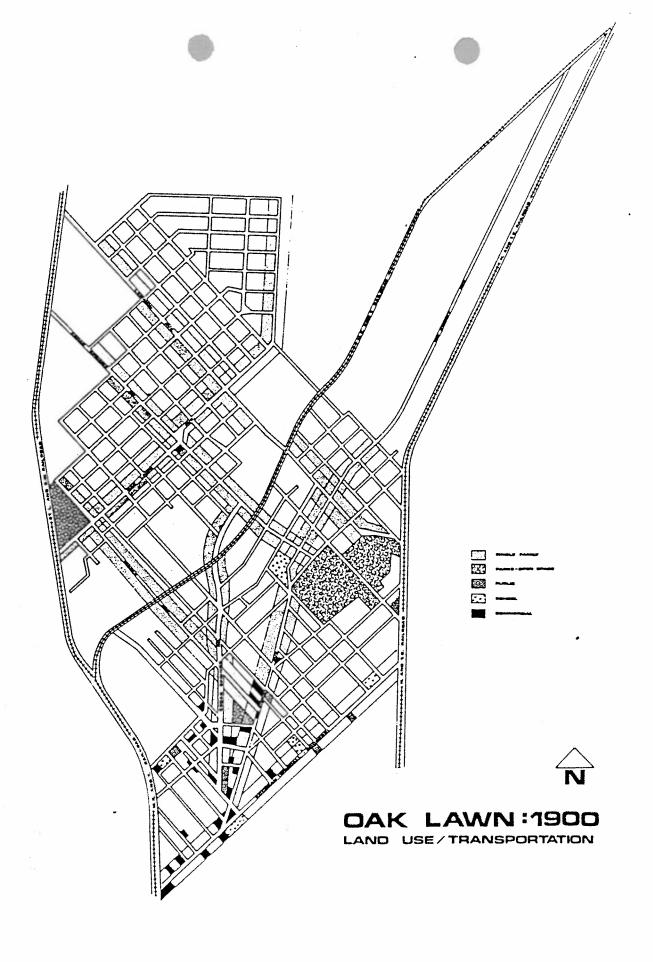
The four houses at 2605, 2609, , Hibernia were built on the grounds of an existing estate between 1905 and 1921. These homes reflect the much simplified slightly horizontal massing (reacting to the Victorian period) and exposed structural elements derived from the Victorian stick style, expanded in the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

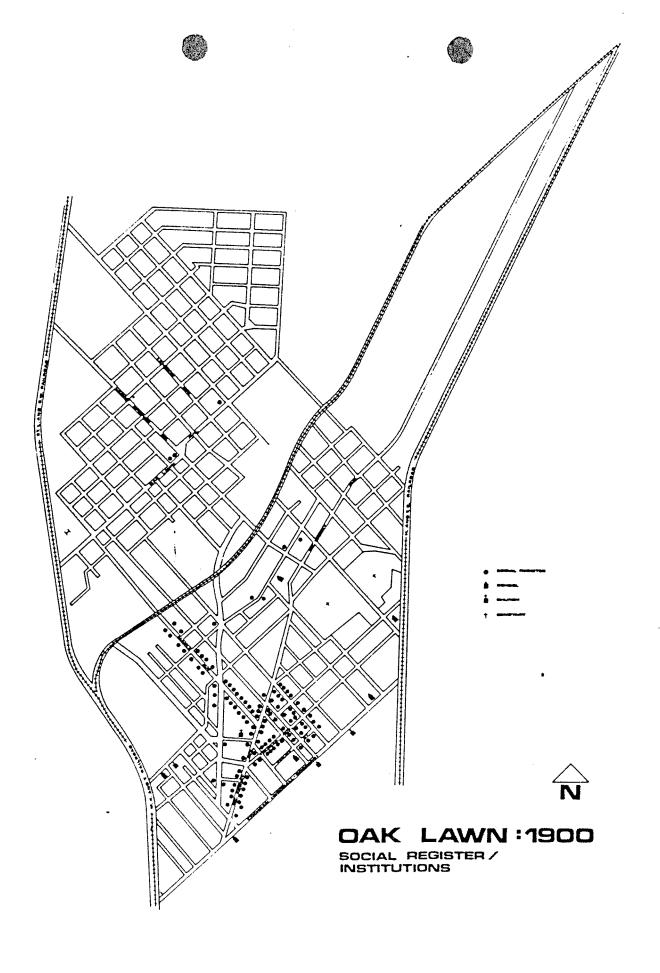
SHOTGUN

The Shotgun houses in this neighborhood are not indigenous but were moved from a contiguous area. Otherwise, they would have been pulverized to make room for a utility substation. These examples are typical of industrial worker housing in the South circa 1890 and could be regarded generically as precursor to the mobile home.

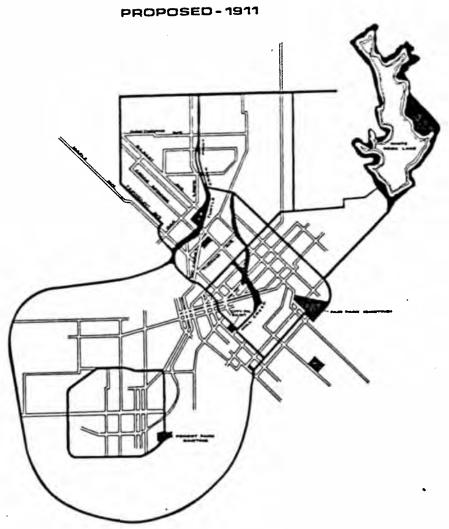
The name, a combination of truth and legend, derives from the owner's ability to fire a shotgun from the front door through the rear door without hitting anything . . . and this in the days before chokes were common. These houses had three 12x16 foot rooms arranged in linear fashion with an open shed porch on one end and, later, an enclosed lean-to bath on the other. They were tightly spaced along the streetface with alternate plans mirroring each. Roofs were tin with a gable on front and a hip or gable at the rear. A good example of the style is 2604 State.

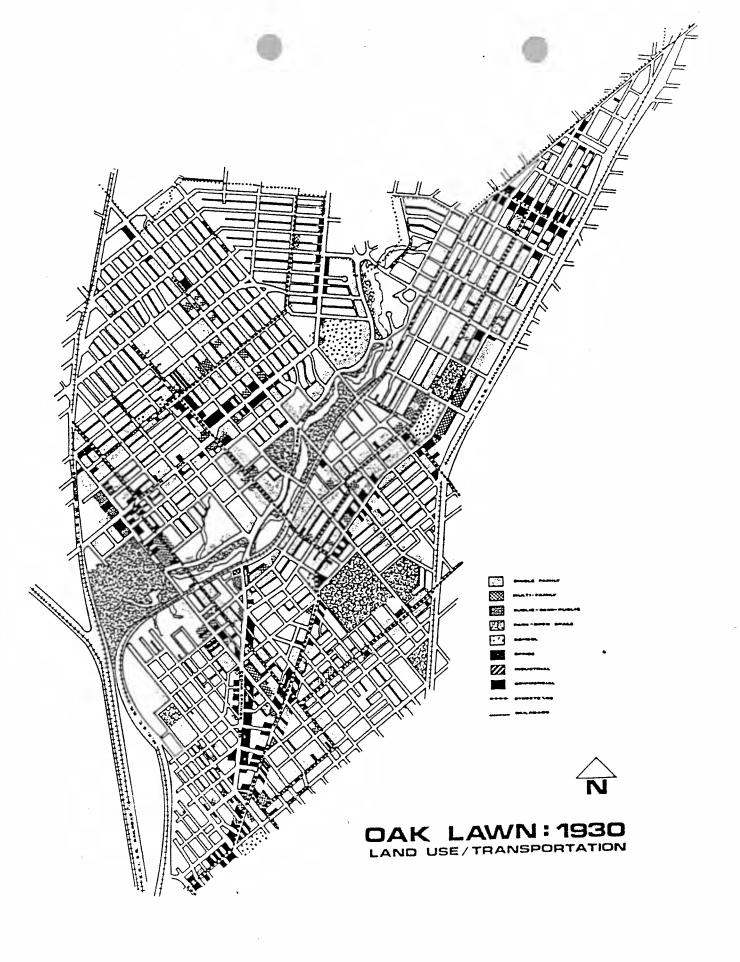


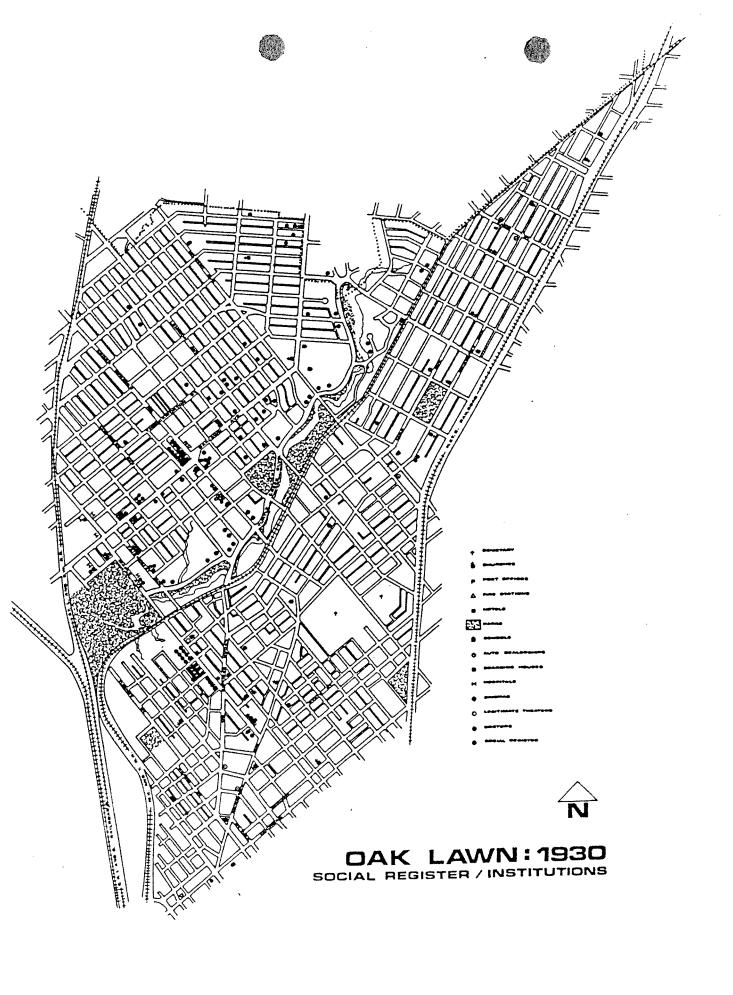


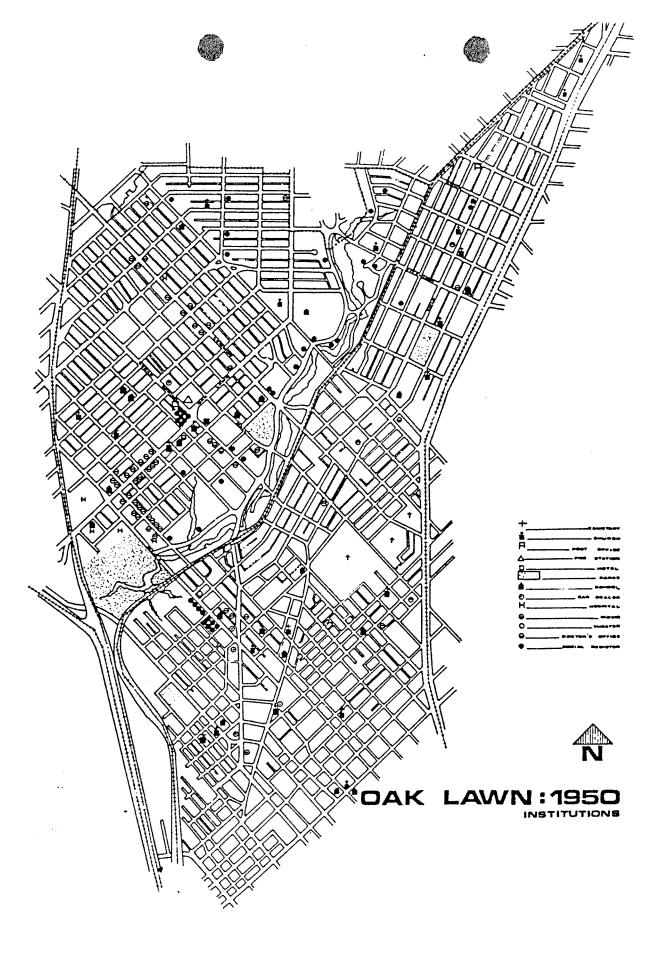


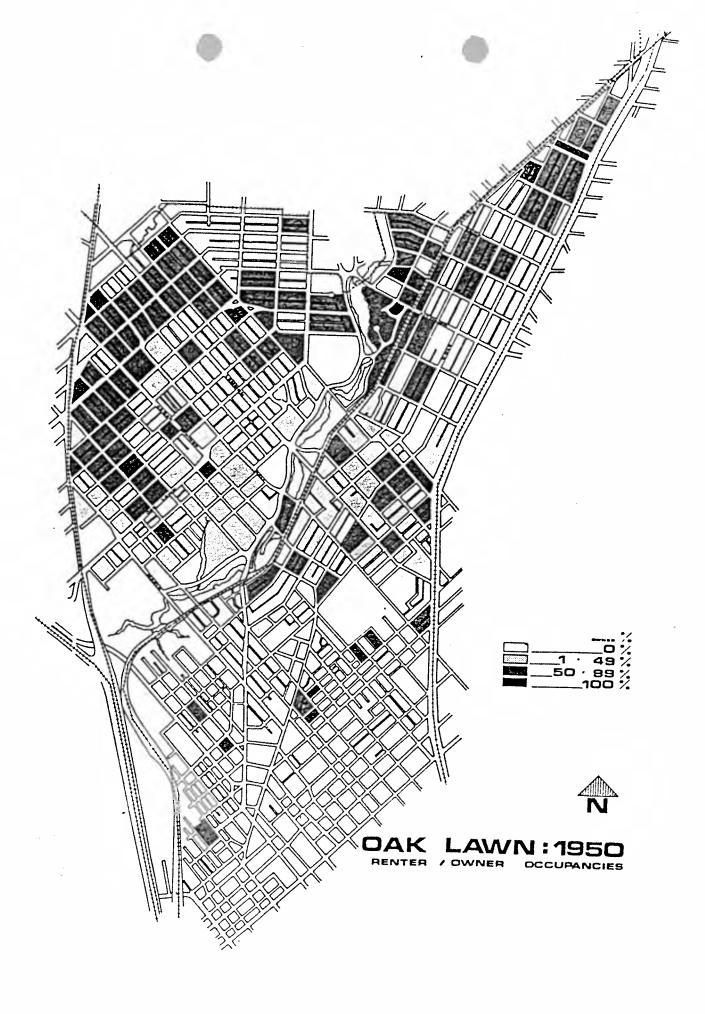
KESSLER PLAN

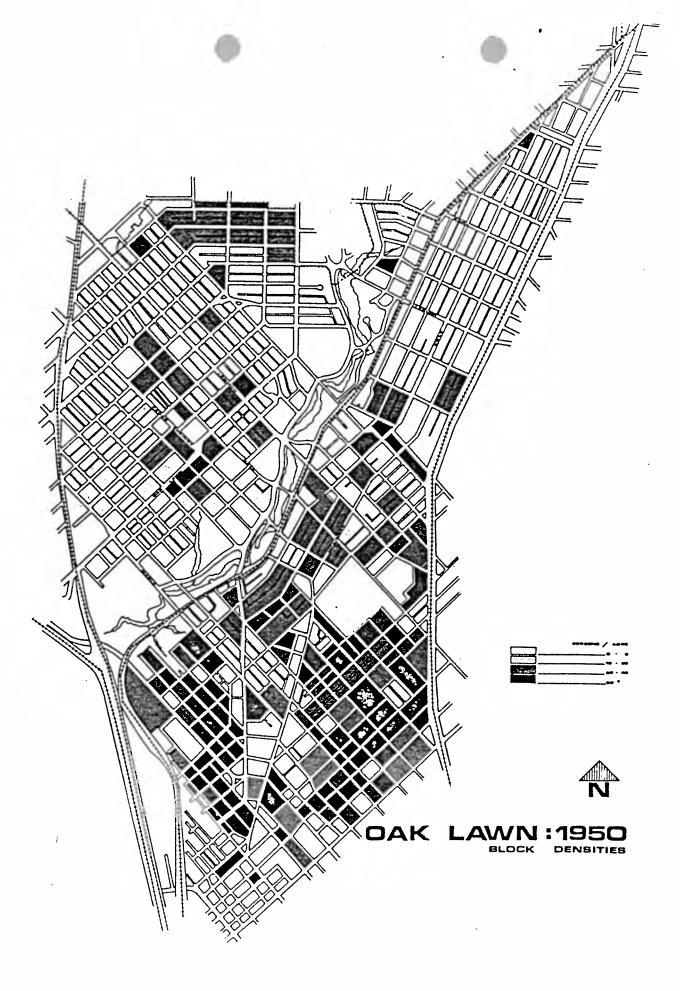


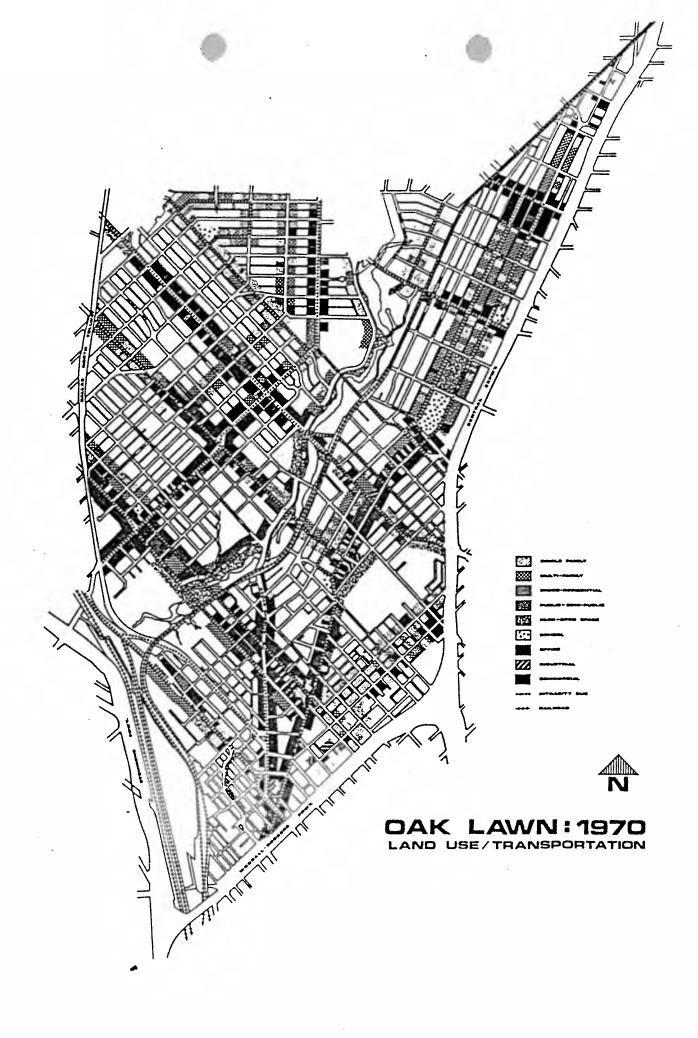




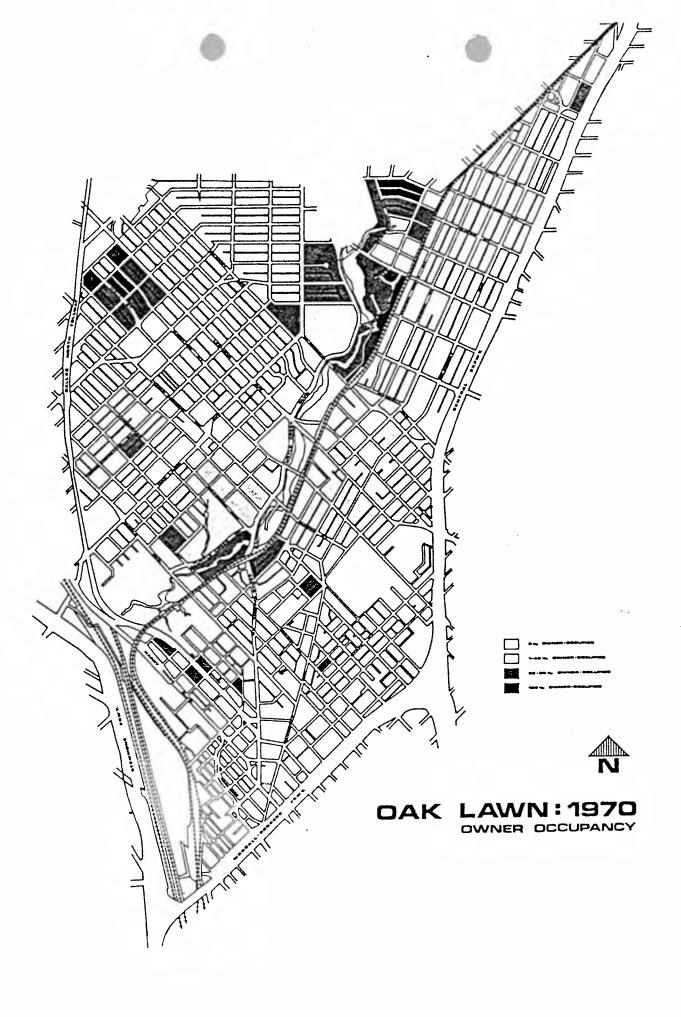


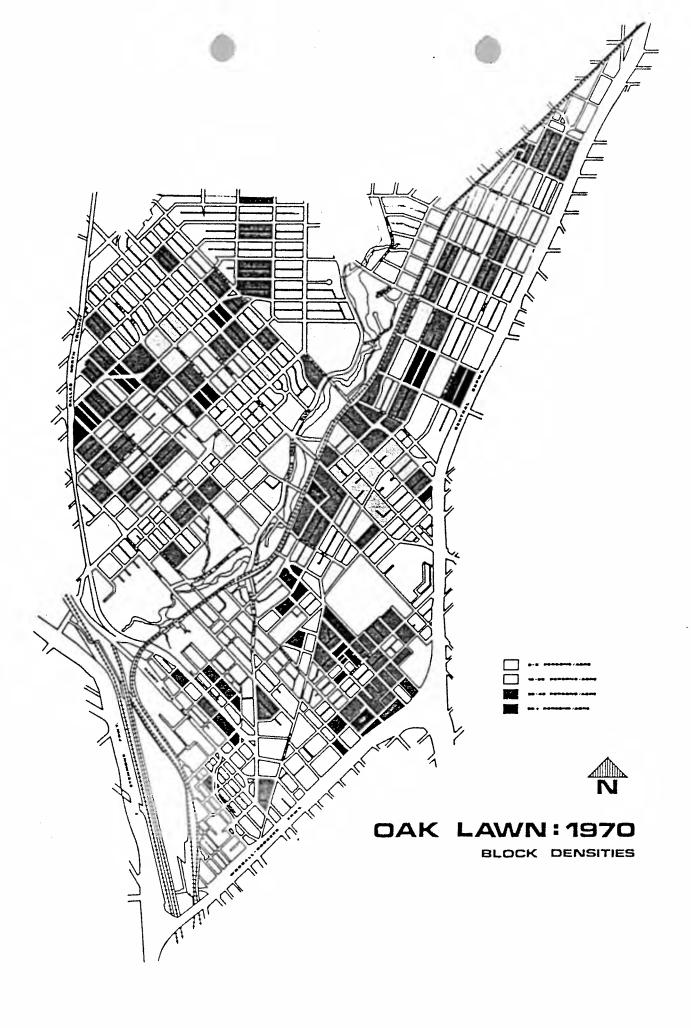












PERTINENT INFORMATION - MAPS

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. Owner	8. Style/Type CHEEK REV.VA
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. Block/Lot	Present Use RESIDENCE
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Address 2711 HIBERHIA	7. Architect/Builder
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1. County DALLAS	UTM Sector
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2. Name Address 2707 HIBERHIA	
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1. County City/Rural 2. Name Address 3. Owner Address 4. Block/Lot 10. Description	DA DA ZG19 ZG19 ZG10 ZG18 Idition E	HIBERNIA HIBERNIA RY, TWIN POW PORCHPOE ND FLR, LOVER RXX PERCE		5. USGS (UTM Se 6. Date: I 7. Archite 8. Style/T 9. Original Present	Quad No pector pactual ct/Builder Use Use	Con	tractor_	EstMPI	No. H	1,1,1	880
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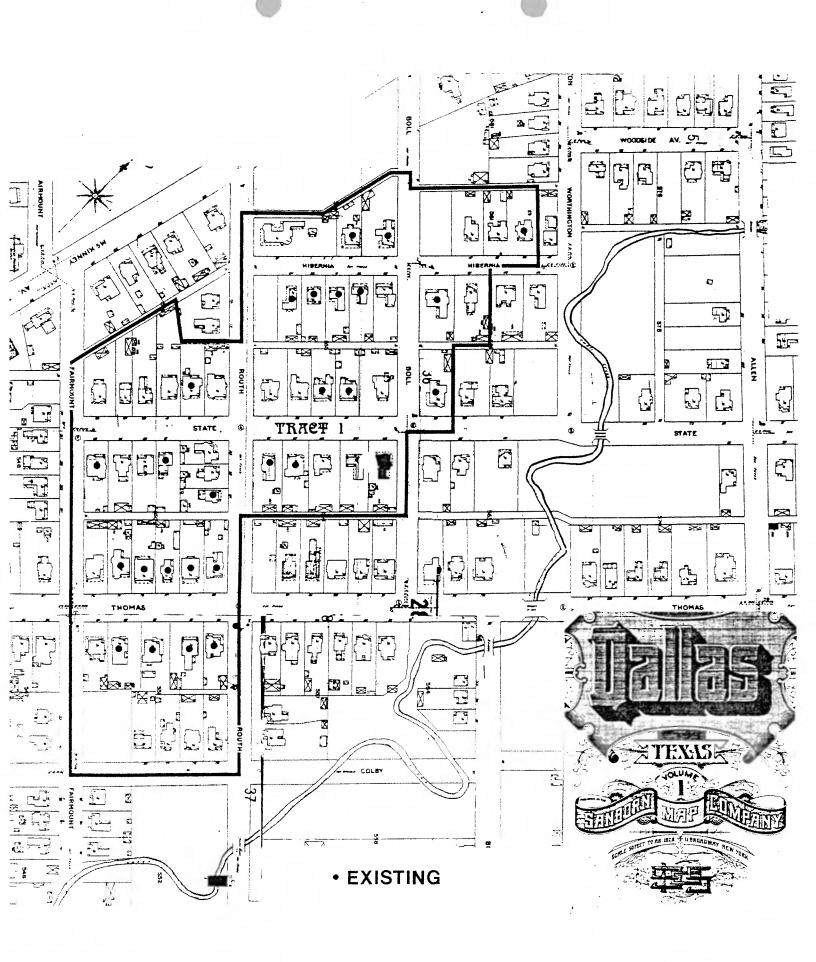
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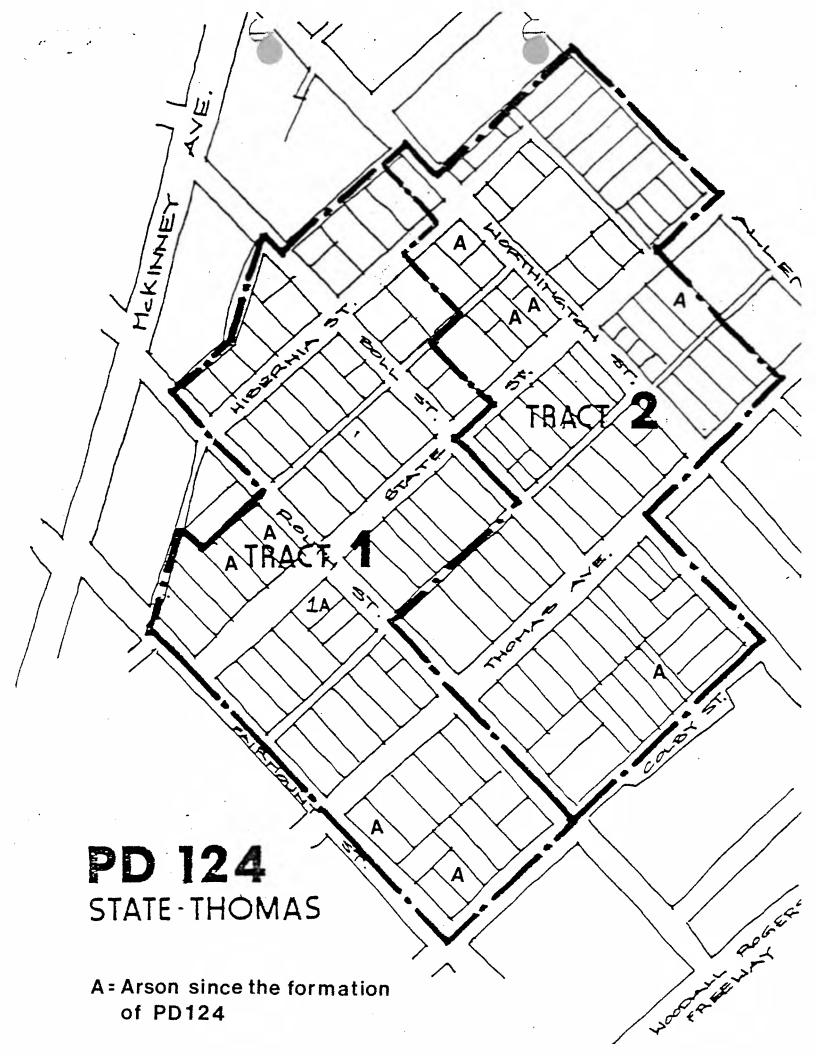
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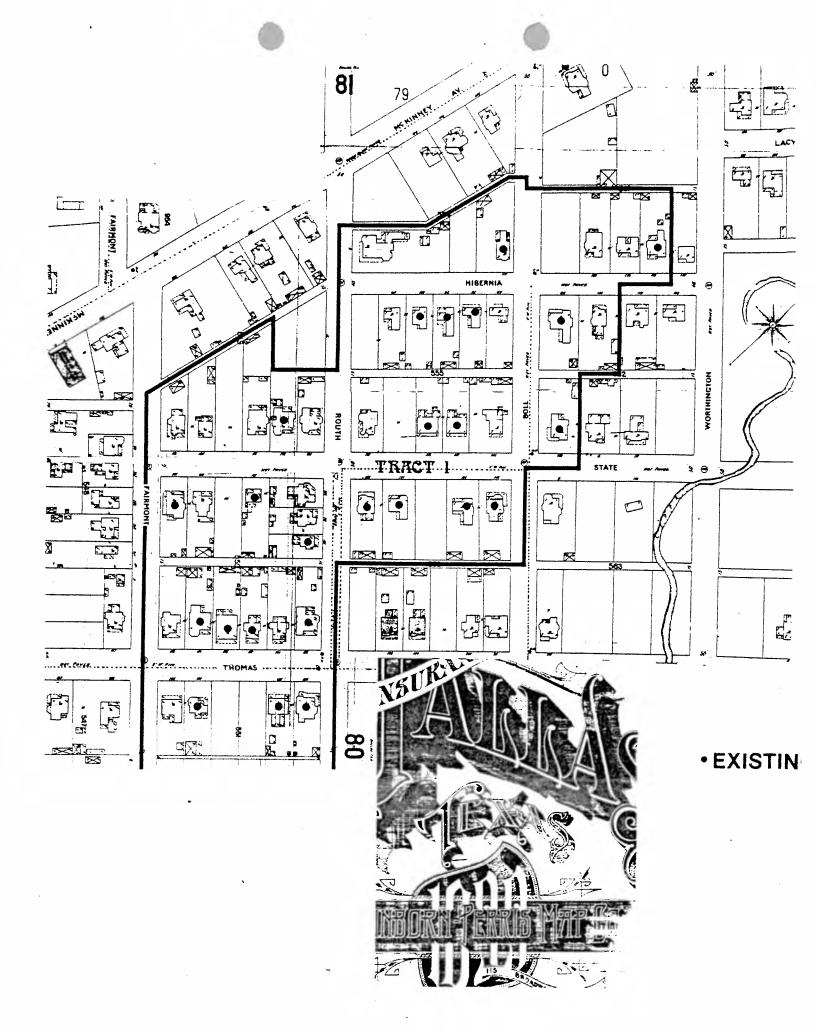
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IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

ROCKY MOUNTAIN REGIONAL OFFICE

655 Parfet Street P.O. Box 25287 Denver, Colorado 80225

H32 (RMR-PR)

SEP 4 1985

Honorable A. Starke Taylor Mayor, City of Dallas Office of the Mayor City Hall Dallas, Texas 75201

Dear Mayor Taylor:

Thank you for submitting the revised documentation supporting the proposed State-Thomas Historic District, Dallas, Texas.

After reviewing the new materials, we certify that the State-Thomas Historic District substantially meets the National Register "Criteria for Evaluation," thereby qualifying it as a "Registered Historic District." The local historic district is also determined to be eligible for listing in the National Register of Historic Places, effective the date of this letter.

Individual property owners located within the historic district are now eligible for the tax incentives authorized by the Tax Reform Act of 1976, and the Economic Recovery Tax Act of 1981. Property owners of historic structures can qualify for these tax incentives by completing a "Historic Preservation Application" (copy enclosed).

If you have questions, please contact Gregory D. Kendrick of this office at (303) 236-8675.

Sincerely,

/s/ Katherine Cole Stevenson

Katherine Cole Stevenson, Chief Division of Cultural Resources

Prolosure

ec:

Mead and Tieran, Attorneys and Courselors at Law, Dallas, Texas | Mr. John Ferguson, Texas State Historical Society, Austin, Texas