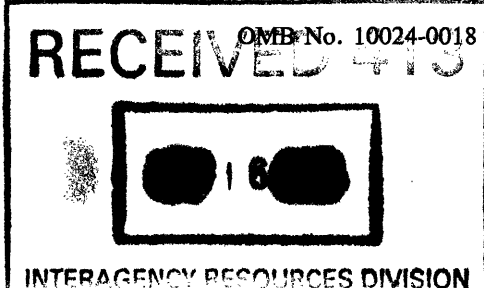


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



6/14

1. NAME OF PROPERTY

HISTORIC NAME: Tenth Street Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by E. Clarendon, S. Fleming, IH 35E, E. 8th, eastern end of Church, E. 9th, Plum
CITY OR TOWN: Dallas
STATE: Texas CODE: TX COUNTY: Dallas
NOT FOR PUBLICATION: N/A
VICINITY: N/A
CODE:113 ZIP CODE:75203

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Curtis J. Randall
Signature of certifying official

May 1994
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

entered in the National Register
See continuation sheet.

determined eligible for the National Register
See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of the Keeper

Linda McClelland

Date of Action

6/17/94

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	209	51 BUILDINGS
	1	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	210	51 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic and Architectural Resources of Oak Cliff, Dallas, Dallas County, Texas

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: Single Dwelling
Multiple Dwelling
COMMERCE/TRADE: Specialty Store
FUNERARY: Cemetery

CURRENT FUNCTIONS: DOMESTIC: Single Dwelling
Multiple Dwelling
COMMERCE/TRADE: Specialty Store
FUNERARY: Cemetery

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:

OTHER: Two-room; Shotgun; L-plan; Pyramidal roof; One-part Commercial Block
LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival; Gothic Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow

MATERIALS: FOUNDATION Brick
WALLS Wood: weatherboard
ROOF Asphalt
OTHER Brick

NARRATIVE DESCRIPTION (see continuation sheets 7-1 through 7-8).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: D

AREAS OF SIGNIFICANCE: Ethnic Heritage: Black

PERIOD OF SIGNIFICANCE: 1890-1944

SIGNIFICANT DATES: N/A

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-9 through 8-13).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see bibliography of historic context statement, I-47,48,49)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 85 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1 ##	#####	#####	#####	3 ##	#####	#####
2 ##	#####	#####	#####	4 ##	#####	#####

(x see continuation sheet 10-14)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-14)

BOUNDARY JUSTIFICATION (see continuation sheet 10-14)

11. FORM PREPARED BY (with assistance from Dwayne Jones, THC Preservation Planner)

NAME/TITLE: Daniel Hardy, Preservation Consultant

ORGANIZATION: Hardy-Heck-Moore **DATE:** 7/90; 4/94

STREET & NUMBER: 2112 Rio Grande **TELEPHONE:** (512) 478-8014

CITY OR TOWN: Austin **STATE:** TX **ZIP CODE:** 78705

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-15)

PHOTOGRAPHS (see continuation sheet Photos - 16,17,18)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME Multiple Owners

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

ZIP CODE

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1Tenth Street Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

DESCRIPTION:

The Tenth Street Historic District is a hilly, roughly triangular area on the southeastern edge of the original plat of Oak Cliff. The district sits high on the west bank of the Trinity River, overlooking downtown Dallas about one mile to the north. The regular grid found in the northern half of the district changes to curvilinear streets as it conforms to the terrain between 9th and 11th streets. A small creek between 10th Street and Betterton Circle runs through the neighborhood and provides for the collection of run-off and drainage. The district is roughly bounded by R.L. Thornton Freeway (Interstate 35E) on the west, East 8th Street on the north, and the former Interurban Railway right-of-way and Clarendon Drive on the southeast. The remaining historic district consists of housing surrounding the former Elizabeth Chapel African Methodist Episcopal Church (now vacant) and the Greater Bethel Baptist Church. The Oak Cliff Cemetery constitutes about 1/6th of the district's land area and lies adjacent to the N.W. Harllee Elementary School. Most of the properties within the district were built between 1890 and the early 1940s. Of the district's 261 properties, 210 are Contributing, and 51 are Noncontributing.

Interstate 35E physically separates the district from the rest of Oak Cliff, while an industrial complex south of the district and vacant lots to the north set the district apart from surrounding property. Houses are sited on small, narrow lots with fairly consistent setbacks on any given street. However, throughout the district, setbacks vary from street to street where rights-of-way have changed. North of 11th Street, properties face onto east-west streets along long blocks, while south of 11th, houses are oriented to north-south streets. No sign of early landscaping or improvements such as sidewalks is evident in the neighborhood and existing landscaping varies from carefully maintained yards to more typical untended yards and vacant lots. Small houses that face onto alleys are common, notably along Noah Street between 9th and 10th streets and Weaver Alley.

The modest vernacular dwellings that constitute most of the district's buildings include two-room, small L-plan and shotgun houses. Some bungalow plans are evident, and craftsman detailing is found throughout the district. The heaviest concentration of craftsman-inspired bungalows are found just east of the cemetery. All of the historic district's dwellings are wood frame construction and most are sheathed with weatherboard or 117 siding.

Non-residential buildings in the Tenth Street Historic District consist of five neighborhood landmarks. The Elizabeth Chapel, at 1026 E. 10th Street, remains a good expression of Gothic Revival details such as drop arches, a steeply pitched roof, and soaring

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Continuation SheetSection number 7 Page 2Tenth Street Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

towers that lend verticality to the building (1911, 1926 Site No. L7-1798, Photo 1). The building was clad with brick after its initial construction in 1911. The Greater Bethel Baptist Church (1926, 1130 E. 9th Street, Site No. L7-1686, Photo 2), dominates its residential surroundings with Classical Revival detailing such as the symmetrical front facade and Doric columns supporting the 2-story high pedimented porch roof.

Bungalows with craftsman detailing, such as the exposed rafters and brackets on the house at 1119 E. 10th Street (1925, Site No. L7-1787, Photo 3) and Classical Revival details (Doric columns) on the house at 1121 E. 10th Street (1925, Site No. L7-1788, Photo 3) are indicative of much of the housing stock found within the district (See Photos 4-6). While many of these buildings remain intact, a number have been altered by the addition of unsympathetic screens, siding, or replacement porch columns (Photos 7-8).

The smaller, less elaborately detailed shotgun houses and pyramidal roof cottages at 207-211 Anthony Street (Site Nos. L7-7659, L7-7660, L7-7661, Photo 9) demonstrate the rich vocabulary evident in the district. Original porch columns remain on the shotgun house at 211 Anthony. While the three buildings have new composition roofing, all retain their original wood siding and windows and are Contributing. Modest L-plan houses such as the board and batten frame dwelling at 1220 North Street (Contributing, Site No. L7-1958A, Photo 10) are also found within the district.

The eclectic Harilee School, a 2-story brick building at 1216 E. 8th Street (1930, Site No. L7-1390, Photo 11) is a prominent landmark that anchors the north end of the district. The 2-story rear (south) addition of the building does not detract substantially from the building's architectural integrity. The 2-part commercial store at 102 Cliff (1925, Site No. L7-7625, Photo 12) is a 2-story brick building with three massive brick columns supporting its balcony and porch roof.

The Oak Cliff Cemetery, comprises about 1/6th of the district, between Harilee School to the west, E. 8th Street to the north, Moore Street to the east, and E. 10th Street to the south. Markers in the Oak Cliff Cemetery are traditional upright headstones of marble and limestone design and the memorial park is enclosed by an iron fence with an overhead entry sign on East 8th Street. Contributing houses are found adjacent to the cemetery grounds on three sides.

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Tenth Street Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

The district retains a relatively high level of integrity as a concentrated collection of early 20th century vernacular domestic architecture. Synthetic siding or composition siding are applied infrequently, while composition shingle or roll roofing is common. Throughout the district, a substantial number of porches have been changed, usually by the addition of new, unsympathetic porch supports. There are a large number of vacant lots and very few outbuildings, demonstrating that the greatest threat to the integrity of the neighborhood has been through demolition, rather than unsympathetic alteration or replacement.

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Continuation Sheet

Tenth Street Historic District (Oak
Cliff MPS) Dallas, Dallas County, Texas

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INVENTORY OF PROPERTIES - TENTH STREET HISTORIC DISTRICT

Map-ID No.	Address	Category	Date	Property type
L7 -7657	115 Anthony	Contributing	1910	Residence
L7 -7658	123 Anthony	Contributing	1930	Residence
L7 -7659	207 Anthony	Contributing	1925	Residence
L7 -7660	209 Anthony	Contributing	1925	Residence
L7 -7661	211 Anthony	Contributing	1920	Residence
L7 -7662	219 Anthony	Contributing	1925	Residence
L7 -7663	227 Anthony	Contributing	1925	Residence
L7 -1933	1012 Betterton Circle	Contributing	1930	Residence
L7 -1934	1014 Betterton Circle	Contributing	1930	Residence
L7 -1917	1015 Betterton Circle	Contributing	1925	Residence
L7 -1918	1017 Betterton Circle	Noncontributing	1945	Residence
L7 -1936	1018 Betterton Circle	Contributing	1930	Residence
L7 -1919	1023 Betterton Circle	Contributing	1930	Residence
L7 -1937	1024 Betterton Circle	Contributing	1930	Residence
L7 -1938	1026 Betterton Circle	Contributing	1930	Residence
L7 -1920	1027 Betterton Circle	Noncontributing	1930	Residence
L7 -1921	1029 Betterton Circle	Contributing	1930	Residence
L7 -1939	1030 Betterton Circle	Contributing	1930	Residence
L7 -1940	1034 Betterton Circle	Contributing	1940	Residence
L7 -1941	1102 Betterton Circle	Contributing	1930	Residence
L7 -1922	1103 Betterton Circle	Noncontributing	1945	Residence
L7 -1942	1104 Betterton Circle	Contributing	1925	Residence
L7 -1923	1105 Betterton Circle	Contributing	1930	Residence
L7 -1943	1106 Betterton Circle	Contributing	1925	Residence
L7 -1944	1108 Betterton Circle	Contributing	1925	Residence
L7 -1924	1109 Betterton Circle	Contributing	1925	Residence
L7 -1925	1113 Betterton Circle	Contributing	1930	Residence
L7 -1946	1116 Betterton Circle	Contributing	1925	Residence
L7 -1926	1117 Betterton Circle	Contributing	1930	Residence
L7 -1947	1120 Betterton Circle	Contributing	1925	Residence
L7 -1928	1125 Betterton Circle	Contributing	1930	Residence
L7 -1929	1127 Betterton Circle	Contributing	1930	Residence
L7 -1930	1129 Betterton Circle	Contributing	1925	Residence
L7 -1931	1131 Betterton Circle	Noncontributing	1905	Residence
L7 -1948	1132 Betterton Circle	Contributing	1925	Residence
L7 -1932	1145 Betterton Circle	Contributing	1925	Residence
L7 -1711	1217 Boswell Street	Contributing	1925	Residence
L7 -1712	1219 Boswell Street	Contributing	1925	Residence
L7 -1716	1222 Boswell Street	Contributing	1930	Residence
L7 -1713	1223 Boswell Street	Contributing	1930	Residence
L7 -1714	1225 Boswell Street	Contributing	1935	Residence
L7 -1717	1226 Boswell Street	Contributing	1920	Residence
L7 -1715	1229 Boswell Street	Contributing	1935	Residence
-N/A	1023 Church	Noncontributing	post-1944	Residence
L7 -1415	1024 Church	Contributing	1920	Residence
L7 -1416	1026 Church	Contributing	1930	Residence
L7 -1417	1028 Church	Contributing	1930	Residence
L7 -1397	1029 Church	Contributing	1925	Residence
-N/A	1030 Church	Contributing		
L7 -1398	1031 Church	Contributing	1925	Residence
-N/A	1033 Church	Contributing		
L7 -1400	1101 Church	Contributing	1930	Residence
L7 -1418	1102 Church	Contributing	1930	Residence
L7 -1419	1104 Church	Contributing	1920	Residence
L7 -1420	1106 Church	Contributing	1930	Residence
L7 -1421	1108 Church	Contributing	1925	Residence
L7 -1402	1117 Church	Contributing	1925	Residence

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Tenth Street Historic District (Oak
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L7 -1422	1120	Church	Contributing	1925	Residence
L7 -1403	1121	Church	Contributing	1925	Residence
L7 -1404	1123	Church	Contributing	1925	Residence
L7 -1423	1124	Church	Contributing	1920	Residence
L7 -1405	1125	Church	Noncontributing	1925	Residence
L7 -1424	1128	Church	Contributing	1930	Residence
L7 -1406	1131	Church	Contributing	1920	Residence
L7 -1425	1132	Church	Contributing	1925	Residence
L7 -1426	1402	Church	Contributing	1930	Residence
L7 -1407	1403	Church	Contributing	1930	Residence
L7 -1427	1406	Church	Noncontributing	1935	Residence
L7 -1428	1410	Church	Contributing	1930	Residence
L7 -1409	1411	Church	Contributing	1930	Residence
L7 -1429	1414	Church	Contributing	1930	Residence
L7 -1410	1415	Church	Noncontributing	1935	Residence
L7 -3053	1021	Clarendon Drive	Contributing	1940	Residence
L7 -3055	1407	Clarendon Drive	Contributing	1930	Residence
L7 -3056	1411	Clarendon Drive	Noncontributing	1945	Residence
L7 -3057	1415	Clarendon Drive	Contributing	1930	Residence
L7 -3058	1419	Clarendon Drive	Noncontributing	1945	Residence
L7 -7625	102	N Cliff	Contributing	1925	Commercial Building
L7 -7626	108	N Cliff	Contributing	1930	Residence
L7 -7627	110	N Cliff	Contributing	1935	Residence
L7 -7628	112	N Cliff	Contributing	1925	Residence
L7 -7629	116	N Cliff	Contributing	1930	Residence
L7 -7616	207	N Cliff	Contributing	1930	Residence
L7 -7630	210	N Cliff	Contributing	1920	Residence
L7 -7631	218	N Cliff	Contributing	1925	Residence
L7 -7632	220	N Cliff	Contributing	1925	Residence
L7 -7633	222	N Cliff	Contributing	1925	Residence
L7 -7634	228	N Cliff	Contributing	1920	Residence
L7 -7635	232	N Cliff	Noncontributing	1910	Residence
L7 -7636	236	N Cliff	Contributing	1910	Residence
L7 -7624	202	S Cliff	Contributing	1925	Residence
L7 -7623	210	S Cliff	Contributing	1925	Residence
L7 -7622	212	S Cliff	Contributing	1925	Residence
L7 -7615	223	S Cliff	Noncontributing	1930	Residence
L7 -7621	226	S Cliff	Contributing	1925	Residence
	228	S Cliff	Noncontributing	post-1944	
L7 -7620	230	S Cliff	Contributing	1920	Residence
L7 -7614	233	S Cliff	Contributing	1920	Residence
L7 -7613	243	S Cliff	Noncontributing	1945	Residence
L7 -1388	1208	E Eighth	Noncontributing	1910	Residence
L7 -1389	1212	E Eighth	Noncontributing	1925	Residence
L7 -1390	1216	E Eighth	Contributing	1932	Institutional Building
L7 -1391	1300	Block E Eighth	Contributing	1846/1890	Cemetery
L7 -1392	1408	E Eighth	Contributing	1930	Residence
	1009	E Eleventh	Noncontributing	post-1944	Residence
L7 -1971	1010	E Eleventh	Contributing	1940	Residence
L7 -1972	1012	E Eleventh	Contributing	1930	Residence
L7 -1960	1013	E Eleventh	Contributing	1925	Residence
L7 -1973	1018	E Eleventh	Contributing	1890	Residence
	1024	E Eleventh	Noncontributing	post-1944	Residence
L7 -1961	1025	E Eleventh	Contributing	1900	Residence
L7 -1962	1101	E Eleventh	Contributing	1925	Residence
L7 -1963	1103	E Eleventh	Noncontributing	1925	Residence
L7 -1964	1105	E Eleventh	Contributing	1925	Residence
L7 -1965	1107	E Eleventh	Contributing	1925	Residence
	1110	E Eleventh	Noncontributing	post-1944	Commercial Building
L7 -1966	1111	E Eleventh	Contributing	1930	Residence
L7 -1975	1118	E Eleventh	Contributing	1925	Residence
L7 -1967	1119	E Eleventh	Contributing	1925	Residence

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Tenth Street Historic District (Oak
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L7 -1968	1121	E Eleventh	Contributing	1925	Residence
L7 -1969	1123	E Eleventh	Contributing	1930	Residence
L7 -1976	1124	E Eleventh	Noncontributing	1930	Residence
	1125	E Eleventh	Contributing		
L7 -1977	1126	E Eleventh	Noncontributing	1930	Residence
	208	S Fleming	Contributing		
	210	S Fleming	Contributing		
	538	S Fleming	Noncontributing	post-1944	
L7 -7558	306	S Fleming	Noncontributing	1935	Residence
L7 -7557	308	S Fleming	Contributing	1935	Residence
L7 -7556	316	S Fleming	Contributing	1925	Residence
L7 -7555	322	S Fleming	Contributing	1925	Residence
L7 -7554	334	S Fleming	Contributing	1925	Residence
L7 -7553	338	S Fleming	Noncontributing	1925	Residence
L7 -7552	354	S Fleming	Contributing	1925	Residence
L7 -7551	366	S Fleming	Contributing	1930	Institutional
L7 -7651	201	Landis	Contributing	1920	Residence
L7 -7650	203	Landis	Contributing	1925	Residence
L7 -7656	204	Landis	Contributing	1925	Residence
L7 -7655	208	Landis	Contributing	1925	Residence
L7 -7649	207	Landis	Contributing	1925	Residence
L7 -7648	209	Landis	Contributing	1925	Residence
L7 -7654	212	Landis	Contributing	1925	Residence
L7 -7653	216	Landis	Noncontributing	1925	Residence
L7 -7647	215	Landis	Contributing	1930	Residence
L7 -7652	224	Landis	Contributing	1920	Residence
L7 -7646	225	Landis	Contributing	1940	Residence
	228	Landis	Noncontributing	post-1944	
L7 -7581	310	Leads	Contributing	1930	Residence
L7 -7572	311	Leads	Contributing	1920	Residence
L7 -7580	312	Leads	Contributing	1925	Residence
L7 -7571	315	Leads	Contributing	1925	Residence
L7 -7579	316	Leads	Contributing	1910	Residence
L7 -7570	317	Leads	Contributing	1920	Residence
L7 -7578	320	Leads	Noncontributing	1900	Residence
L7 -7577	324	Leads	Contributing	1925	Residence
L7 -7569	325	Leads	Contributing	1905	Residence
L7 -7576	328	Leads	Contributing	1920	Residence
L7 -7568	327	Leads	Contributing	1925	Residence
L7 -7567	333	Leads	Noncontributing	1910	Residence
L7 -7575	334	Leads	Contributing	1920	Residence
L7 -7566	335	Leads	Contributing	1920	Residence
L7 -7574	336	Leads	Contributing	1910	Residence
L7 -7575	341	Leads	Noncontributing	1910	Residence
L7 -7564	345	Leads	Noncontributing	1900	Residence
L7 -7573	348	Leads	Contributing	1930	Residence
L7 -7563	349	Leads	Contributing	1920	Residence
L7 -7562	351	Leads	Noncontributing	1925	Residence
L7 -7561	355	Leads	Contributing	1925	Residence
	1035	E Ninth	Noncontributing		
L7 -1681	1030	E Ninth	Contributing	1920	Residence
L7 -1682	1102	E Ninth	Contributing	1920	Residence
L7 -1617	1103	E Ninth	Noncontributing	1950	Commercial Building
L7 -1618	1105	E Ninth	Contributing	1920	Residence
L7 -1619	1113	E Ninth	Contributing	1910	Residence
L7 -1683	1116	E Ninth	Contributing	1925	Residence
L7 -1620	1119	E Ninth	Contributing	1925	Residence
L7 -1621	1121	E Ninth	Contributing	1930	Residence
L7 -1684	1122	E Ninth	Contributing	1910	Residence
L7 -1685	1124	E Ninth	Contributing	1930	Residence
L7 -1622	1125	E Ninth	Contributing	1930	Residence
L7 -1623	1129	E Ninth	Contributing	1930	Residence

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Tenth Street Historic District (Oak
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L7 -1686	1130 E Ninth	Contributing	1926	Institutional
L7 -1687	1200 E Ninth	Noncontributing	1940	Residence
L7 -1688	1204 E Ninth	Contributing	1930	Residence
L7 -1624	1209 E Ninth	Contributing	1930	Residence
L7 -1625	1211 E Ninth	Contributing	1930	Residence
L7 -1689	1212 E Ninth	Contributing	1920	Residence
L7 -1626	1213 E Ninth	Contributing	1930	Residence
L7 -1690	1218 E Ninth	Contributing	1935	Residence
L7 -1691	1228 E Ninth	Contributing	1935	Residence
L7 -1692	1232 E Ninth	Contributing	1935	Residence
L7 -1693	1402 E Ninth	Contributing	1930	Residence
L7 -1627	1403 E Ninth	Contributing	1930	Residence
L7 -1694	1406 E Ninth	Contributing	1930	Residence
L7 -1628	1407 E Ninth	Contributing	1930	Residence
L7 -1695	1410 E Ninth	Noncontributing	1930	Residence
L7 -1629	1411 E Ninth	Noncontributing	1945	Residence
L7 -1696	1414 E Ninth	Noncontributing	1945	Residence
L7 -1630	1415 E Ninth	Contributing	1930	Residence
L7 -1703	1022 Noah	Contributing	1930	Residence
L7 -1697	1027 Noah	Contributing	1930	Residence
L7 -1698	1029 Noah	Contributing	1930	Residence
L7 -1699	1031 Noah	Contributing	1930	Residence
L7 -1704	1032 Noah	Contributing	1930	Residence
L7 -1700	1119 Noah	Contributing	1920	Residence
L7 -1701	1123 Noah	Contributing	1920	Residence
L7 -1702	1125 Noah	Contributing	1920	Residence
L7 -1705	1202 Noah	Contributing	1925	Residence
L7 -1706	1216 Noah	Contributing	1930	Residence
	1219 Noah	Noncontributing	post-1944	Residence
L7 -1707	1220 Noah	Contributing	1930	Residence
L7 -1708	1222 Noah	Contributing	1930	Residence
L7 -1709	1230 Noah	Noncontributing	1930	Residence
L7 -1953	1205 North Street	Noncontributing	1930	Residence
L7 -1954	1215 North Street	Contributing	1920	Residence
L7 -1955	1217 North Street	Noncontributing	1950	Residence
L7 -1958A	1220 North Street	Contributing	1910s	Residence
L7 -1956	1223 North Street	Contributing	1930	Residence
L7 -1957	1227 North Street	Contributing	1925	Residence
L7 -1958B	1228 North Street	Contributing	1925	Residence
L7 -1723	1402 Plum	Contributing	1930	Residence
L7 -1718	1403 Plum	Noncontributing	1930	Residence
L7 -1724	1406 Plum	Contributing	1930	Residence
L7 -1719	1407 Plum	Noncontributing	1945	Residence
L7 -1725	1410 Plum	Contributing	1930	Residence
L7 -1720	1411 Plum	Contributing	1930	Residence
L7 -1726	1414 Plum	Contributing	1930	Residence
L7 -1721	1415 Plum	Noncontributing	1930	Residence
L7 -1727	1420 Plum	Noncontributing	1930	Residence
L7 -1722	1419 Plum	Contributing	1930	Residence
L7 -1780	1021 E Tenth	Contributing	1925	Residence
L7 -1798	1026 E Tenth	Contributing	1911/1926	Institutional Bldg.
L7 -1781	1027 E Tenth	Contributing	1925	Residence
L7 -1782	1033 E Tenth	Contributing	1925	Residence
L7 -1783	1101 E Tenth	Contributing	1925	Residence
L7 -1899	1102 E Tenth	Contributing	1930	Residence
L7 -1900	1104 E Tenth	Noncontributing	1930	Residence
L7 -1784	1105 E Tenth	Contributing	1925	Residence
L7 -1901	1106 E Tenth	Contributing	1925	Residence
L7 -1785	1107 E Tenth	Noncontributing	1925	Residence
L7 -1902	1108 E Tenth	Contributing	1910	Residence
L7 -1786	1111 E Tenth	Contributing	1930	Residence
N/A	1111A	Noncontributing		Outbuilding

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L7 -1787	1119	E Tenth	Contributing	1925	Residence
N/A	1119A		Noncontributing		Outbuilding
L7 -1788	1121	E Tenth	Contributing	1925	Residence
N/A	1123	E Tenth	Noncontributing	1960	Residence
L7 -1903	1126	E Tenth	Contributing	1925	Residence
L7 -1904	1128	E Tenth	Contributing	1925	Residence
L7 -1905	1136	E Tenth	Noncontributing	1925	Residence
L7 -1906	1200	E Tenth	Contributing	1940	Residence
L7 -1907	1206	E Tenth	Noncontributing	1930	Residence
L7 -1789	1207	E Tenth	Contributing	1935	Residence
L7 -1908	1208	E Tenth	Contributing	1930	Residence
L7 -1790	1213	E Tenth	Contributing	1910	Residence
L7 -1909	1214	E Tenth	Noncontributing	1930	Residence
L7 -1910	1218	E Tenth	Contributing	1925	Residence
L7 -1791	1219	E Tenth	Contributing	1930	Residence
L7 -1911	1224	E Tenth	Contributing	1925	Residence
L7 -1912	1312	E Tenth	Contributing	1925	Residence
L7 -1913	1316	E Tenth	Contributing	1930	Residence
L7 -7611	1118	Weaver's Alley	Contributing	1920	Residence
L7 -7612	1120	Weaver's Alley	Contributing	1920	Residence

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STATEMENT OF SIGNIFICANCE:

The Tenth Street Historic District is Oak Cliff's most important African American neighborhood and named after the principal street in the area. The district is eligible at a local level under Criterion A in the area of Ethnic Heritage (Black). Although much of the historic district lies within the original plat of Oak Cliff, the district's history is somewhat different from the rest of Oak Cliff. The neighborhood includes modestly scaled residences that have little stylistic ornamentation; nevertheless, these vernacular buildings provide a tangible link to a significant, yet often overlooked part of Dallas' past. Indeed, few historic African American neighborhoods survive in Dallas, and those that do often lack the integrity evident in the Tenth Street Historic District. Many of the buildings have experienced some deterioration, but retain much of their historic character. The Oak Cliff Cemetery is approximately 1/6th of the district and closely associated with the area after its platting in 1890. The cemetery is included in the nomination noting its criterion exception (D). The period of significance is from the construction in 1890 of the oldest extant building, to 1944, fifty years ago. The historic district is part of the historic context *Suburban Development in Oak Cliff, Dallas, Texas, 1887-1944*.

In 1845, William H. Hord founded Hord's Ridge, a dispersed rural settlement on the site of what would be east Oak Cliff. Hord's slaves were probably the first African Americans to live in the area. Frank Thomas, one of the Black slave children born in Hord's Ridge, lived and worked in Oak Cliff until his death in the 1930s (1891-92 City Directory).

No extant buildings date to the 1840s, although the earliest evidence of activity in the area is the cemetery set aside in 1846 by William Beaty. Found near the northeast corner of the Tenth Street Historic District, Oak Cliff Cemetery is the oldest public cemetery in the area. Because it is approximately 1/6th of the entire land area of the district, the cemetery is included noting its Criterion D exception. Its significance in the district is established after the platting of the subdivision in 1890 and continues through 1944, fifty years ago.

Some freed African Americans probably began living within the bounds of the historic district after the Civil War. The former slaves of William Brown Miller, a prominent cotton farmer in the Dallas region, may have been the first to settle on land included in the district. William Hord also may have made an arrangement with Anthony Boswell, an African American, that involved the transference of the land upon which Elizabeth Chapel A.M.E. Church (Elizabeth Chapel) was later constructed.

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In the early 1880s, the Elizabeth Chapel was organized by Boswell and his wife Elizabeth (for whom the church was named). While the extent of African American settlement in the area prior to 1890 is uncertain, the establishment of this local church indicates that a number of families were present. In addition, a school opened in 1886 near present-day 12th and Lancaster streets (about three blocks southwest of the district) (Dressen: 1939).

Much of the land in the Tenth Street Historic District was developed by T.L. Marsalis and the Dallas Land & Loan Company. While African Americans were in the area by the early 1880s, extensive settlement probably did not occur until Marsalis platted the neighborhood in 1890.

While the Tenth Street Addition may have been intended as a segregated community, it appears that Jim Crow policies were not institutionalized in Oak Cliff until the early 1900s. For example, W.D. Snead, a white dairyman lived on Betterton Circle just south of the new development. African American Ismael Allen had his barbershop on the north side of Lancaster Avenue near 10th Street -- in a predominately white commercial business district.

Noah Penn was one of the earliest residents of the new addition. He came to Dallas as T.L. Marsalis' coachman. Marsalis later employed Penn to clear land in Oak Cliff, which led to Penn's successful career as a carpenter, contractor and landowner. Penn married Ida Moore, and built two family homes, one of which is a Contributing property in the historic district (1925, 1033 E. 10th Street, Site No. L7-1782). Penn was a founder of the El Bethel Baptist Church, and Noah Street was named for him (1907, 1912 City Directories; First, p. 83).

Toward the end of the century, the growing Oak Cliff African American population and the tightening grip of Jim Crow combined to create a dynamic, largely self-contained community. Industrial employment could be found at J.G. Fleming & Sons, Oak Cliff Paper Mills just south of the addition on the Gulf, Colorado & Santa Fe Railroad (now Atchison, Topeka & Santa Fe). From the early 1890s to the late 1920s, the mill employed local residents, several of whom lived close to the plant on Betterton Circle (1892, 1899 Sanborn Maps; 1898-1926 City Directories).

A diversity of trades could be found among their neighbors. S.H. Best owned a grocery store on 10th Street, and the descendants of Anthony Boswell counted among their

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ranks a teacher, two laborers, a grocer, and a carpenter. Daniel Mason, a Black attorney whose office was on Commerce Street in downtown Dallas, lived at 154 Cliff Street (demolished).

In 1900, Oak Cliff had a population of 3,360, including 538 African Americans, most of whom presumably lived in the 10th Street area. On May 10, 1900, the city of Dallas purchased land for a school for African American children. Originally called the 9th Ward Public School and later the N.W. Harlee School, the early facility was razed in the 1930s to make room for the present Contributing building at 1216 E. 8th Street (1930, Site No. L7-1390).

By the early 1910s, the Tenth Street Historic District was almost completely independent of predominately white Oak Cliff. The neighborhood included doctors offices, a maternity clinic, pharmacies, stores, barber shops, nightclubs, and saloons. The African American-owned business district centered on East 10th Street, running from its intersection with Fleming Street on the east, to the 1300 block of 10th Street on the west. (1916 City Directory).

The formal dedication of the Betterton Circle Addition on February 27, 1904, had expanded the African American enclave south, but did not influence commercial enterprises to follow. Hence, East 10th Street continued to be an important commercial hub. This status was confirmed four years later with the construction of the new (present) Elizabeth Chapel A.M.E. Church (1911, 1926; 1030 E. Tenth Street). It quickly became an important landmark in the neighborhood, further serving to focus community social activity on the "commercial" district of businesses, houses and churches.

By the mid-1920s, the historic district's residential and corresponding business district had grown substantially. Grocery stores anchored each end of Tenth Street, with an undertaker, two churches, four businesses and the homes of two ministers filling out the rest of the district.

In 1925, the 2-story brick commercial building at 102 Cliff Street was constructed in the heart of the Tenth Street Addition (Photo 12). The Wabash Drug Store and two other stores were listed as tenants there in the 1930s. The building's 2-story mass and masonry construction made it unusual as most of the commercial buildings within the business district were 1-story wood frame. Nevertheless, it remains an important symbol of a once busy African American business district.

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Unlike the former business district, the residential properties found in the Historic District retain a high degree of overall integrity. Together, they represent much of the Historic District's development.

The simple shotgun house at 211 Anthony Street (1920, Site No. L7-7661) is an example of a housing type common throughout the southern United States from the 1870s to the 1920s. The narrow building with front gable and three rooms, one behind the other, was a typical arrangement. These were predominantly rental dwellings for low income urban laborers.

The L-plan house seen in Photo 10 (1910s, 1220 North Street, Site No. L7-1958A) and the pyramidal roof forms at 207 and 209 Anthony Street (1925, Site Nos. L7-7659, L7-7660, Photo 9) are representative of two transitional phases of a lower-middle income dwelling. The L-plan was the earliest of the two forms, with a larger floorplan, more detail and higher construction cost than the shotgun. The pyramidal roof cottage modified this design by incorporating the porch under the main roof.

Larger, more elaborate bungalows would be available to middle income doctors, workers and business owners. Rectangular in plan with no central hallway, bungalows often had craftsman or Classical Revival details such as the jigsawn porch railings and square vernacular Doric columns found on the house at 1034 Betterton Circle (1940, Contributing, Site No. L7-1940, Photo 5).

With the end of institutionalized Jim Crow policies, came the slow decline of the historic district's unique commercial district. African Americans were no longer a captive audience for local merchants. Economics often demanded what consumer loyalty could not withstand: a less expensive product.

Interstate 35E was constructed in the 1960s, physically cutting off the historic district from the rest of Oak Cliff, just after it began its social integration with the larger neighborhood. Resultant development pressure has adversely affected the cohesiveness of the residential district. Demolition, rather than new construction or major remodeling, has served as the neighborhood's main adversary. Very few historic commercial buildings have survived, while historic residential construction has retained a large degree of integrity. Less serious problems stem from unsympathetic modifications to some buildings and their generally deteriorating physical condition.

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Powerful development pressures are also being exerted by a low income multi-family housing project to the west. However, recent construction activity within the historic district has been directed at sensitive rehabilitation of several houses. Clearly, the high level of architectural integrity of all forms of historic properties -- shotgun houses as well as bungalows and church buildings -- points to the efficacy of their sensitive reuse.

While low and middle income housing in the Tenth Street Historic District underwent an evolution, each of those evolutionary steps remain evident. With landmark churches and a remaining commercial building, the district still reflects the wide range of economic success enjoyed by a single community comprised of African American doctors, business owners, porters, waiters and day laborers.

The Tenth Street Historic District is eligible under Criterion A at the local level in the area of Ethnic Heritage (Black). It remains one of the earliest settlement areas for African Americans in Dallas. The period of significance extends from its platting in 1890 to 1944, the fifty year cut off at the time of nomination. As a whole, the district retains its integrity and associations as an important African American enclave of Oak Cliff.

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GEOGRAPHICAL DATA:

UTM REFERENCES

- 1 14 705320 3625600
- 2 14 705500 3625600
- 3 14 705500 3625640
- 4 14 705760 3625640
- 5 14 705820 3625600
- 6 14 705860 3625300
- 7 14 705600 3625060
- 8 14 705440 3624960
- 9 14 705240 3624840
- 10 14 705240 3625220
- 11 14 705300 3625380

VERBAL BOUNDARY DESCRIPTION - TENTH STREET HISTORIC DISTRICT

Beginning at the southwest corner of Block 84A/3065, lot 4, City of Dallas, thence east along the alley between E. 8th and Church to the intersection of N. Cliff, then north along N. Cliff to E. 8th Street, east on 8th Street until reaching the right-of-way of the Gulf, Colorado & Santa Fe Railroad. Thence south along the right-of-way of the Gulf, Colorado & Santa Fe Railroad to the intersection of the railroad tracks and Clarendon Drive. Thence southwest along Clarendon Drive and continuing along the said street until reaching the southwest corner of Block 119/3102, lot 2, City of Dallas. Thence north along S. Fleming Avenue, thence north along the right-of-way of Interstate 35E and continuing until reaching the point of beginning.

BOUNDARY JUSTIFICATION - TENTH STREET HISTORIC DISTRICT

The district boundaries include most of the original area platted in 1890. On the east the boundary is set by the former Interurban Railway land that is largely undeveloped today. The northern and southern boundaries are established by the change in land use or concentrations on non-historic properties. The western boundary is set by Interstate 35E, a significant physical boundary. All properties within the boundary were associated with the development of the African American neighborhood or related to it during the period of significance.

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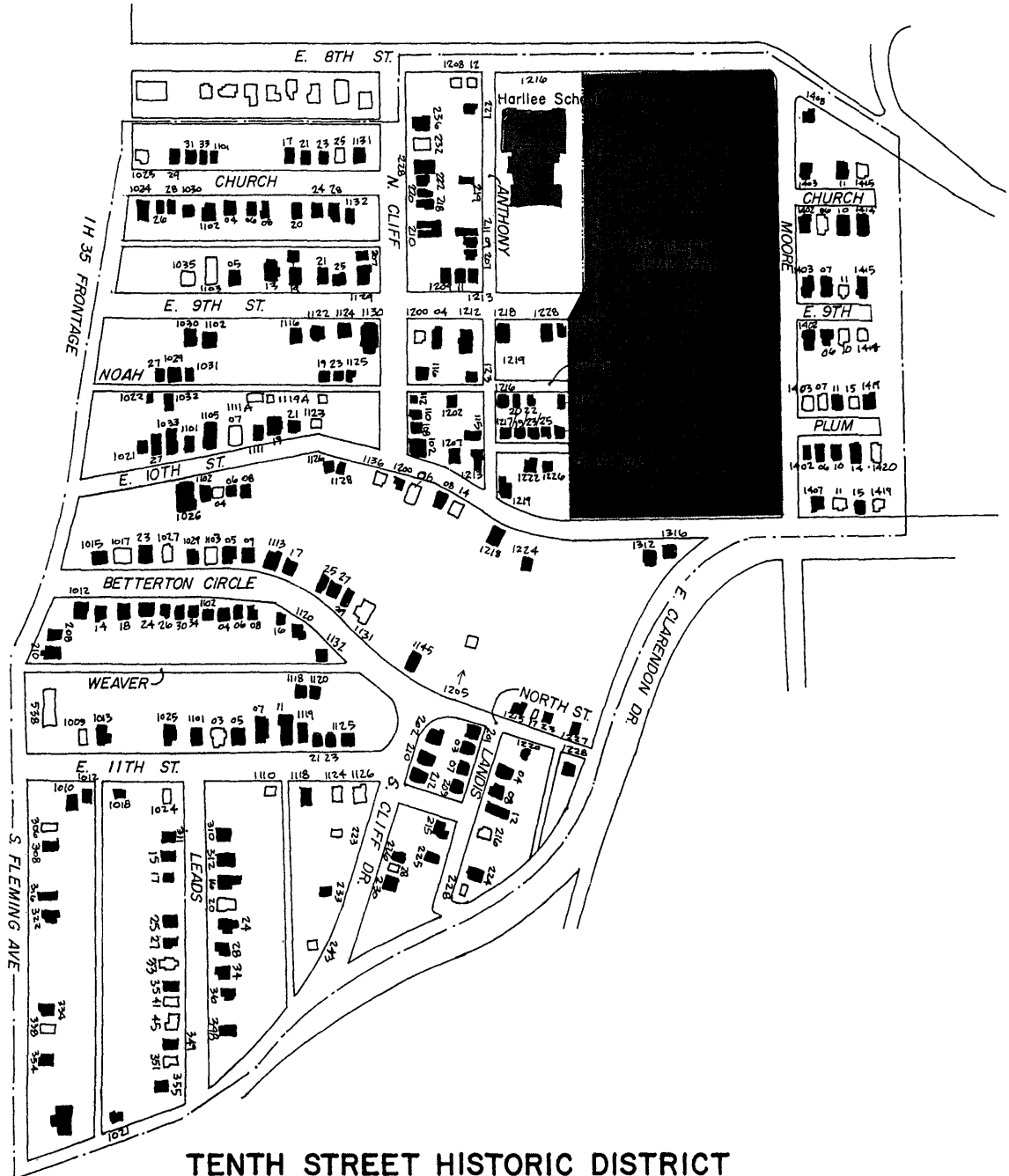
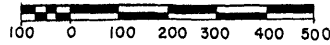
Tenth Street Historic District
(Oak Cliff MPS) Dallas, Dallas County, Texas

SEE SITE MAP ON REVERSE

SITE MAP



APPX. SCALE IN FEET



TENTH STREET HISTORIC DISTRICT

- CONTRIBUTING
- NONCONTRIBUTING
- DISTRICT BOUNDARY

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PHOTOGRAPH INVENTORY

The following information applies to all photographs except where noted:

Property Name Tenth Street Historic District
City, County, State Dallas, Dallas, Texas
Photographer Daniel Hardy, Hardy-Heck-Moore
Date of Photograph July 1990
Location of Negative Texas Historical Commission, Austin, Texas

Photo 1 of 12
Address 1026 East Tenth Street
Camera Facing Southeast

Photo 2 of 12
Address 1100 Block of East Ninth
Camera Facing Southwest

Photo 3 of 12
Address 1111, 1117, 1121 East Tenth Street
Camera Facing Northwest

Photo 4 of 12
Address 1100 Block of Church
Camera Facing Northwest

Photo 5 of 12
Address 1000 Block of Betterton Circle
Camera Facing Southwest

Photo 6 of 12
Address 300 Block of Leads
Camera Facing Northeast

Photo 7 of 12
Address 1400 Block of Plum
Camera Facing Southeast

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Photo	8 of 12
Address	1100 Block of East Tenth
Camera Facing	Southwest
Photo	9 of 12
Address	207-211 Anthony Street
Camera Facing	West
Photo	10 of 12
Address	200 Block of Landis at North Street
Camera Facing	Southeast
Photo	11 of 12
Address	1216 East Eighth
Camera Facing	Southwest
Photo	12 of 12
Address	100 Block North Cliff, 1200 Block of East Tenth
Camera Facing	Southeast

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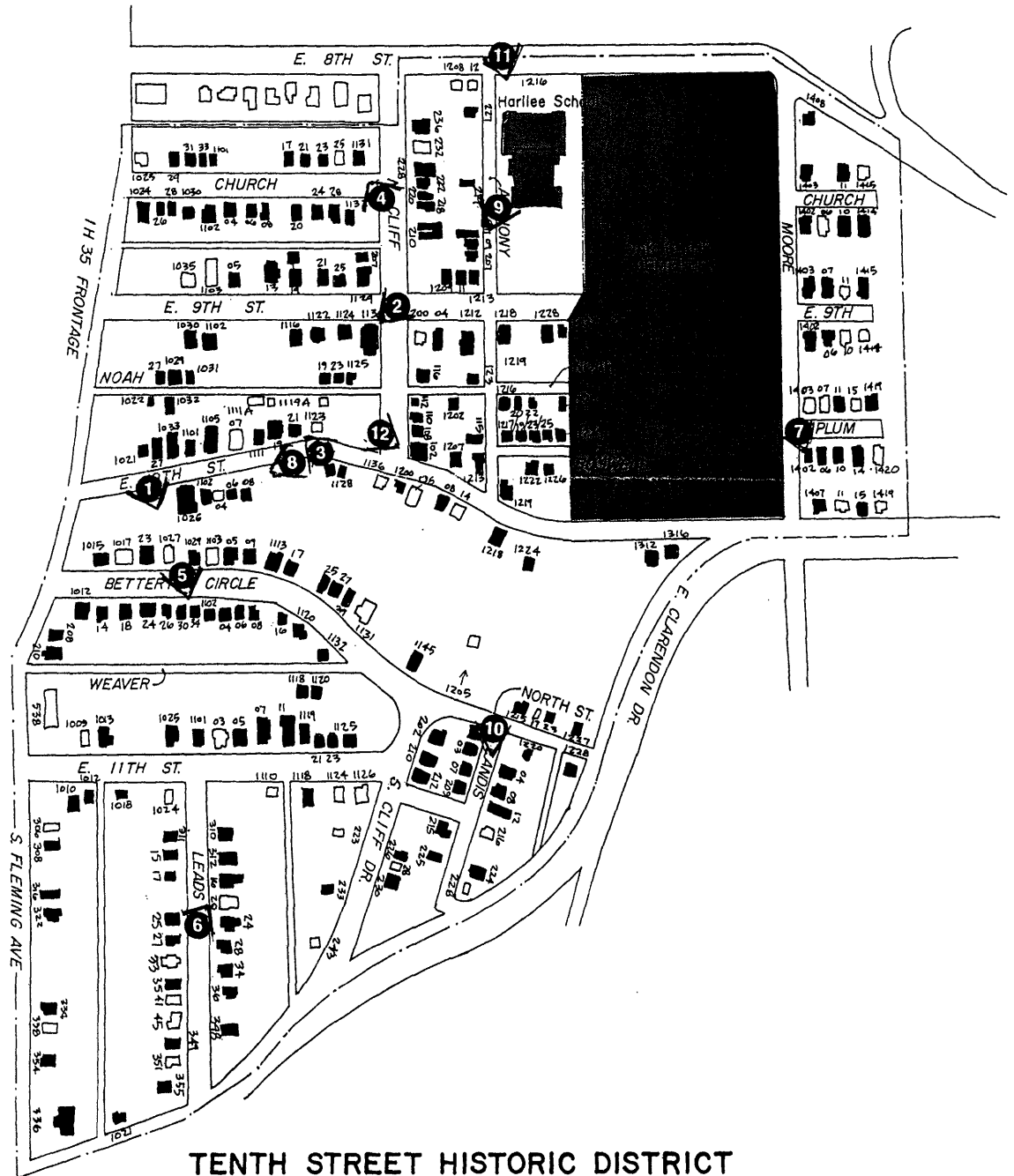
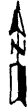
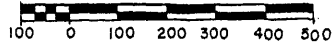
Section number PHOTOS Page 18

Tenth Street Historic District
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SEE CAMERA ANGLE MAP ON REVERSE

PHOTOGRAPHIC INVENTORY/
CAMERA ANGLE MAP

APPX. SCALE IN FEET



TENTH STREET HISTORIC DISTRICT

- CONTRIBUTING
- NONCONTRIBUTING
- DISTRICT BOUNDARY