

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Peak's Suburban Addition Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by Sycamore, Peak, Worth
and Fitzhugh
CITY OR TOWN: Dallas
STATE: Texas CODE: TX COUNTY: Dallas

NOT FOR PUBLICATION: N/A
VICINITY: N/A
CODE: 113 ZIP CODE: 75246

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.)


Signature of certifying official

14 Feb. 1995
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:

Signature of the Keeper

Date of Action

<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	244	106 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	244	106 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 2

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

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

CURRENT FUNCTIONS: DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival;
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman; LATE
VICTORIAN: Queen Anne

Materials: FOUNDATION Brick
WALLS Wood
ROOF Asphalt
OTHER Brick; Glass; Concrete

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-17).

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: N/A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: 1895-1945

SIGNIFICANT DATES: 1895

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: N/A

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-18 through 8-21).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see Section I).

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 140 acres

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

(_x_ see continuation sheet 10-22)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-22 and 23)

BOUNDARY JUSTIFICATION (see continuation sheet 10-23 and 24)

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

NAME/TITLE: Daniel Hardy/Terri Myers

ORGANIZATION: Hardy-Heck-Moore **DATE:** 8-90; 10-94

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

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

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS

ADDITIONAL ITEMS

PROPERTY OWNER

NAME Multiple

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

ZIP CODE

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Historic and Architectural Resources of
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The Peak's Suburban Addition Historic District contains a conglomerate of historic property types, stylistic expressions and development patterns. The Peak's Suburban Addition Historic District is one of the few relatively unaltered pockets of historic buildings remaining in the portion of East Dallas covered by this survey. The district is dominated by second generation, early 20th-century residential development, and includes a variety of moderately sized, vernacular and popular, working-class, domestic buildings, as well as substantial, high style dwellings. An isolated few late 19th-century domestic buildings remain, and several modern buildings are categorized as noncontributing. The district, which roughly is equivalent to 22 city blocks, also has several small historic commercial buildings and churches. In a sense, the district is a composite of the community's piecemeal development, contrasting with the more orderly subdivisions that developed to the north and east during the rapid expansion from 1900 to 1930. The additions included in Peak's Suburban Addition Historic District exemplify the evolution of suburban development, due to its coincidental location between central, urban Dallas and restricted developments just beyond this area. Three distinct periods of development are evident: the pre-1900 large-parcel homesteads, the predominant suburban period from 1900-1930, and the redevelopment with the razing of single-family domestic buildings for larger apartment units built after World War II. Some of these planned, exclusive areas adjacent to East Dallas include Upper Swiss Avenue (Swiss Avenue Historic District - NR 1974) and Munger Place (Munger Place Historic District - NR 1978). Gaston Avenue, which runs through the middle of the district, and Live Oak/Ross Avenue are primary neighborhood arteries that run southwest to Dallas' Central Business District, about 1 1/2 miles to the southwest of this area. North Peak and North Haskell streets delineate the southwestern edge of the district and Fitzhugh Avenue is the northeastern boundary. A total of 350 buildings are in the district, and 244, or 70 percent, are listed as Contributing. The Grace Methodist Episcopal Church and Viola Courts are also Contributing to the district but were formerly listed individually.

East Dallas's street grid is oriented along a northeast-southwest axis. Three hundred foot-wide blocks are cut into varying lengths by staggered cross streets. Most lots, which were originally laid out facing the northeast-southwest streets, have been either reduced or enlarged to accommodate the mixed-use redevelopment patterns of Mill Creek. Few lots and district properties are oriented to the southeast-northwest cross-streets.

Popular architectural expressions, including four-square houses and their 1-story counterparts, hipped-roof bungalows, are found in greater numbers than vernacular or high-style buildings. Craftsman-inspired bungalows are found throughout the district and seem to have

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thirteen properties are commercial and two are institutional (see Property Types). Contributing properties, totaling 244, are historic properties which retain their physical integrity. The 106 Noncontributing properties are either seriously altered historic buildings or are of post-1945 construction or improvements.

DEFINITION OF CATEGORIES - PEAK'S SUBURBAN ADDITION HISTORIC DISTRICT

Contributing. Properties in this category include buildings that add to the district's overall historic character. To be included in this category, a building must be at least 50 years old and must retain most of its historic character. The National Park Service also allows buildings less than 50 years to be included in the Contributing category if they reflect a similar scale, materials and siting to the district's other historic properties and "contribute" to the district's overall historic character. A building need not be completely unaltered to be included in this category; however, more recent (post-1945) changes that can affect historic integrity include the partial infill of porches, the application of aluminum or vinyl siding over the original wood siding or the addition of new rooms and wings. These alterations often detract from the original character of the building, but if the dwelling's basic form remains intact and adds, if only to a small degree, to the district's overall historic character and ambiance, the property can be classified as a Contributing element.

Noncontributing. Properties in this category are those that detract from the district's historic character and ambiance. The majority are less than 50 years and have little or no architectural or historic significance. They exhibit none of the characteristics that distinguish the historic district and, therefore, are considered intrusive. This category also includes pre-1941 buildings that have been so severely altered that little, if any, of their original or historic fabric is recognizable. If restored, historic buildings currently classified as Noncontributing can be re-categorized to Contributing status if sensitive restoration efforts are completed.

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INVENTORY OF PROPERTIES - PEAK'S SUBURBAN ADDITION HISTORIC DISTRICT

The use of parentheses indicates an instance in which the house number observed in the field differs from the house number listed in city tax rolls. The tax-roll house number appears inside the parentheses.

Properties with "N/A" as a site number were not originally surveyed (i.e. non-historic properties).

Address	Site No.	Date	Property Type	Category
917 (915) Annex	47	ca. 1925	Domestic	Contributing
1001 Annex	N/A	post 1945	Domestic	Noncontributing
1002 Annex	N/A	post 1945	Domestic	Noncontributing
1111 (1115) Annex	48	ca. 1925	Domestic	Contributing
1119 Annex	49	ca. 1925	Domestic	Contributing
1121 Annex	50	ca. 1925	Domestic	Contributing
1207 Annex	51	ca. 1920	Domestic	Contributing
615 N Carroll	106	ca. 1915	Domestic	Contributing
619 (617) N Carroll	107	ca. 1920	Domestic	Contributing
621-23 N Carroll	108	ca. 1920	Domestic	Contributing
713 N Carroll	109	ca. 1895	Domestic	Contributing
1002 (1004) N Carroll	99	ca. 1920	Domestic	Noncontributing
1005 N Carroll	N/A	N/A	Domestic	Noncontributing
1116 N Carroll	98	ca. 1935	Domestic	Contributing
1209 N Carroll	110	ca. 1925	Domestic	Contributing
801 blk #1 N Fitzhugh	N/A	N/A	N/A	Noncontributing
803 blk #2 N Fitzhugh	N/A	N/A	N/A	Noncontributing
909 N Fitzhugh	N/A	post 1945	Commercial	Noncontributing
911 N Fitzhugh	26	ca. 1925	Domestic	Contributing
917 (915) N Fitzhugh	27	ca. 1945	Domestic	Noncontributing
1001 N Fitzhugh	28	ca. 1925	Domestic	Noncontributing
1007 N Fitzhugh	29	ca. 1925	Domestic	Contributing
4302 Gaston	408	ca. 1920	Domestic	Contributing
4303 Gaston	N/A	ca. 1920	Commercial	Contributing
4306-08 Gaston	407	ca. 1920	Domestic	Contributing

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4309 Gaston	N/A	ca. 1920	Domestic	Noncontributing
4310 (4312) Gaston	406	ca. 1920	Domestic	Contributing
4317 Gaston	N/A	ca. 1920	Domestic	Noncontributing
4320 Gaston	405	ca. 1920	Domestic	Contributing
4324-26 Gaston	404	ca. 1920	Domestic	Contributing
4400 Gaston	403	ca. 1915	Domestic	Contributing
4408 Gaston	N/A	post 1945	Commercial	Noncontributing
4416-22 Gaston	N/A	post 1945	Commercial	Noncontributing
4425 Gaston	N/A	post 1945	Commercial	Noncontributing
4500 Gaston	N/A	post 1945	Domestic	Noncontributing
4505 Gaston	N/A	post 1945	Commercial	Noncontributing
4513 Gaston	371	ca. 1920	Domestic	Contributing
4519 Gaston	372	ca. 1915	Domestic	Contributing
4520-22 Gaston	402	ca. 1915	Domestic	Contributing
4524 Gaston	401	ca. 1925	Domestic	Noncontributing
4600 Gaston	400	ca. 1920	Domestic	Contributing
4601 Gaston	373	ca. 1920	Domestic	Contributing
4604-06 Gaston	399	ca. 1915	Domestic	Contributing
4607 Gaston	374	ca. 1920	Domestic	Contributing
4610 Gaston	398	ca. 1920	Domestic	Contributing
4612 Gaston	397	ca. 1925	Domestic	Contributing
4613 Gaston	375	ca. 1920	Domestic	Contributing
4615 Gaston	376	ca. 1915	Domestic	Contributing
4616 Gaston	396	ca. 1920	Domestic	Contributing
4618 Gaston	395	ca. 1925	Domestic	Contributing
4619 Gaston	377	ca. 1920	Domestic	Contributing
4623 Gaston	N/A	post 1945	Domestic	Noncontributing
4700 Gaston	394	ca. 1910	Domestic	Contributing
4701 Gaston	378	ca. 1920	Domestic	Contributing
4704 Gaston	393	ca. 1920	Domestic	Contributing
4707 Gaston	379	ca. 1920	Domestic	Contributing
4708 Gaston	392	ca. 1920	Domestic	Contributing
4712-14 Gaston	N/A	post 1945	Domestic	Noncontributing
4713 Gaston	380	ca. 1920	Domestic	Contributing
4717-19 Gaston	381	ca. 1925	Domestic	Contributing
4720 Gaston	391	ca. 1910	Domestic	Contributing
4721 Gaston	382	ca. 1915	Domestic	Contributing

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4722 Gaston	390	ca. 1915	Domestic	Contributing
4802 Gaston	389	ca. 1910	Domestic	Contributing
4803 Gaston	383	ca. 1910	Domestic	Contributing
4806 Gaston	388	ca. 1915	Domestic	Contributing
4807 Gaston	384	ca. 1910	Domestic	Contributing
4810 Gaston	N/A	post 1945	Domestic	Noncontributing
4811 Gaston	385	ca. 1935	Domestic	Contributing
4813 Gaston	386	ca. 1915	Domestic	Contributing
4814-32 Gaston	N/A	post 1945	Commercial	Noncontributing
4821 Gaston	N/A	post 1945	Domestic	Noncontributing
4823 Gaston	N/A	post 1945	Domestic	Noncontributing
4827 Gaston	N/A	post 1945	Domestic	Noncontributing
4836 Gaston	387	ca. 1925	Domestic	Noncontributing
4837 Gaston	N/A	post 1945	Commercial	Noncontributing
915 Grigsby	N/A	post 1945	Domestic	Noncontributing
1000 Grigsby	N/A	post 1945	Domestic	Noncontributing
1000A Grigsby	N/A	post 1945	Domestic	Noncontributing
1006 Grigsby	45	ca. 1920	Domestic	Contributing
610 (608) N Haskell	184	ca. 1925	Commercial	Noncontributing
620 N Haskell	183	ca. 1930	Domestic	Contributing
600 blk	N/A	N/A	N/A	Noncontributing
4105 Junius	182	1903	Religious	Contributing
4113 Junius	411	ca. 1920	Domestic	Noncontributing
4114 (4112) Junius	480	ca. 1925	Domestic	Contributing
4118 (4116) Junius	479	ca. 1925	Domestic	Contributing
4121-23 Junius	412	ca. 1930	Domestic	Contributing
4125 Junius	413	ca. 1910	Domestic	Contributing
4203 Junius	414	ca. 1915	Domestic	Contributing
4209 Junius	415	ca. 1930	Domestic	Noncontributing
4215 Junius	416	ca. 1910	Domestic	Contributing
4219 Junius	417	ca. 1910	Domestic	Contributing
4300 Junius	478	ca. 1925	Domestic	Contributing
4303 Junius	418	ca. 1920	Domestic	Contributing
4304 Junius	477	ca. 1925	Domestic	Contributing
4307 Junius	419	ca. 1925	Domestic	Noncontributing
4310 Junius	476	ca. 1930	Domestic	Contributing
4311 Junius	420	ca. 1925	Domestic	Contributing

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4313 Junius	421	ca. 1925	Domestic	Contributing
4318-20 Junius	474	ca. 1920	Domestic	Contributing
4325-27 Junius	422	ca. 1915	Domestic	Contributing
4403 Junius	423	ca. 1895	Domestic	Contributing
4404 Junius	473	ca. 1920	Domestic	Contributing
4407 Junius	424	ca. 1910	Domestic	Contributing
4408 Junius	472	ca. 1918	Domestic	Contributing
4412 Junius	471	ca. 1900	Domestic	Contributing
4422 Junius	470	ca. 1920	Domestic	Noncontributing
4500 Junius	469	ca. 1915	Domestic	Noncontributing
4503 Junius	425	ca. 1900	Domestic	Contributing
4508 Junius	468	ca. 1920	Domestic	Contributing
4511 Junius	426	ca. 1915	Domestic	Noncontributing
4512 Junius	467	ca. 1920	Domestic	Contributing
4516 (4514) Junius	466	ca. 1930	Domestic	Contributing
4517 Junius	N/A	post 1945	Domestic	Noncontributing
4520 Junius	465	ca. 1920	Domestic	Contributing
4522 Junius	464	ca. 1930	Domestic	Contributing
4523 Junius	427	ca. 1920	Domestic	Contributing
4525 Junius	428	ca. 1920	Domestic	Noncontributing
4601 Junius	429	ca. 1930	Domestic	Contributing
4602 Junius	463	ca. 1925	Domestic	Contributing
4603 Junius	N/A	post 1945	Domestic	Noncontributing
4606 Junius	462	ca. 1925	Domestic	Noncontributing
4609 Junius	430	ca. 1930	Domestic	Contributing
4610 (4608) Junius	461	ca. 1925	Domestic	Noncontributing
4612 Junius	N/A	post 1945	Domestic	Noncontributing
4615 Junius	431	ca. 1925	Domestic	Contributing
4616-18 Junius	N/A	post 1945	Domestic	Noncontributing
4620 Junius	460	ca. 1915	Domestic	Contributing
4624 Junius	459	ca. 1915	Domestic	Contributing
4625 Junius	432	ca. 1940	Domestic	Noncontributing
4630 Junius	458	ca. 1920	Domestic	Contributing
4631-39 Junius	433	ca. 1935	Domestic	Noncontributing
4632 Junius	457	ca. 1925	Domestic	Contributing
4638 Junius	456	ca. 1905	Domestic	Contributing
4702-04 Junius	455	ca. 1910	Domestic	Contributing

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4703 Junius	434	ca. 1915	Domestic	Contributing
4705-07 Junius	435	ca. 1930	Domestic	Contributing
4708 (4706) Junius	454	ca. 1915	Domestic	Noncontributing
4710 Junius	N/A	post 1945	Domestic	Noncontributing
4712-14 Junius	453	ca. 1915	Domestic	Noncontributing
4713 Junius	N/A	post 1945	Domestic	Noncontributing
4716 Junius	452	ca. 1910	Domestic	Contributing
4719 Junius	436	ca. 1920	Domestic	Noncontributing
4720 Junius	451	ca. 1910	Domestic	Contributing
4723 Junius	N/A	N/A	Domestic	Noncontributing
4724 Junius	450	ca. 1915	Domestic	Contributing
4725 Junius	N/A	post 1945	Domestic	Noncontributing
4800 Junius	449	ca. 1925	Domestic	Noncontributing
4803 Junius	N/A	post 1945	Domestic	Noncontributing
4804-06 Junius	448	ca. 1915	Domestic	Contributing
4810 (4808/4812) Junius	447	ca. 1925	Domestic	Contributing
4811 Junius	437	ca. 1910	Domestic	Contributing
4816 Junius	446	ca. 1925	Domestic	Contributing
4818 Junius	N/A	post 1945	Domestic	Noncontributing
4820-22 Junius	N/A	ca. 1915	Commercial	Noncontributing
4828 Junius	444	ca. 1915	Domestic	Contributing
4831 Junius	438	ca. 1910	Domestic	Contributing
4835 Junius	439	ca. 1915	Domestic	Contributing
4836 Junius	443	ca. 1920	Domestic	Contributing
4839 Junius	440	ca. 1915	Domestic	Contributing
4840 Junius	442	ca. 1920	Domestic	Contributing
4843 Junius	441	ca. 1920	Domestic	Contributing
4500 Live Oak	N/A	post 1945	Commercial	Noncontributing
912 Moreland	55	ca. 1930	Domestic	Contributing
916 Moreland	54	ca. 1920	Domestic	Contributing
917 Moreland	56	ca. 1945	Domestic	Noncontributing
920 Moreland	53	ca. 1920	Domestic	Contributing
1003 Moreland	57	ca. 1925	Domestic	Contributing
1004-06 Moreland	52	ca. 1925	Domestic	Contributing
1007 Moreland	58	ca. 1905	Domestic	Contributing
1112 Moreland	N/A	post 1945	Domestic	Noncontributing
629 N Peak	163	ca. 1924	Religious	Contributing

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910-14 N Peak	149	ca. 1925	Commercial	Contributing
520 (518) N Prairie	31	ca. 1925	Domestic	Contributing
614-16 N Prairie	30	ca. 1925	Domestic	Contributing
4300-10 Swiss	365	ca. 1940	Domestic	Noncontributing
4303 Swiss	152	ca. 1905	Domestic	Contributing
4315 Swiss	313	ca. 1905	Domestic	Contributing
4316 Swiss	N/A	post 1945	Domestic	Noncontributing
4321 Swiss	314	ca. 1910	Domestic	Contributing
4322 Swiss	364	ca. 1940	Domestic	Noncontributing
4402 Swiss	363	ca. 1940	Domestic	Noncontributing
4405 Swiss	315	ca. 1915	Domestic	Contributing
4409 Swiss	316	ca. 1910	Domestic	Contributing
4414 Swiss	362	ca. 1940	Domestic	Noncontributing
4417 Swiss	317	ca. 1920	Domestic	Contributing
4425 Swiss	318	ca. 1920	Domestic	Contributing
4501 Swiss	319	ca. 1925	Domestic	Contributing
4509 Swiss	320	ca. 1920	Domestic	Contributing
4511 Swiss	321	ca. 1920	Domestic	Contributing
4512 Swiss	361	ca. 1920	Domestic	Contributing
4515 Swiss	322	ca. 1925	Domestic	Contributing
4520 Swiss	360	post 1945	Domestic	Contributing
4602 Swiss	N/A	post 1945	Domestic	Noncontributing
4603 Swiss	323	ca. 1915	Domestic	Contributing
4609 Swiss	324	ca. 1915	Domestic	Contributing
4610 Swiss	359	ca. 1915	Domestic	Contributing
4611 Swiss	325	ca. 1915	Domestic	Contributing
4616-18 Swiss	358	ca. 1910	Domestic	Contributing
4620 Swiss	357	ca. 1905	Domestic	Contributing
4702 Swiss	356	ca. 1905	Domestic	Contributing
4703 Swiss	326	ca. 1910	Domestic	Contributing
4706 Swiss	355	ca. 1905	Domestic	Noncontributing
4707 Swiss	327	ca. 1910	Domestic	Noncontributing
4709 Swiss	328	ca. 1915	Domestic	Contributing
4710 Swiss	354	ca. 1915	Domestic	Contributing
4711 Swiss	329	ca. 1910	Domestic	Contributing
4714 Swiss	353	ca. 1915	Domestic	Contributing
4715 Swiss	330	ca. 1910	Domestic	Contributing

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4719 Swiss	331	ca. 1905	Domestic	Contributing
4722 Swiss	352	ca. 1910	Domestic	Contributing
4723 Swiss	332	ca. 1915	Domestic	Contributing
4726 Swiss	351	ca. 1910	Domestic	Contributing
4727 Swiss	333	ca. 1915	Domestic	Contributing
4802 Swiss	350	ca. 1910	Domestic	Noncontributing
4803 Swiss	334	ca. 1920	Domestic	Contributing
4805 Swiss	335	ca. 1915	Domestic	Contributing
4806 Swiss	349	ca. 1920	Domestic	Contributing
4807 Swiss	336	ca. 1915	Domestic	Contributing
4811 Swiss	337	ca. 1910	Domestic	Noncontributing
4813 Swiss	338	ca. 1920	Domestic	Contributing
4814 Swiss	348	ca. 1920	Domestic	Contributing
4818 Swiss	347	ca. 1915	Domestic	Contributing
4822 Swiss	346	ca. 1915	Domestic	Contributing
4825 Swiss	339	ca. 1920	Domestic	Contributing
4826 Swiss	345	ca. 1915	Domestic	Contributing
4829-31 Swiss	340	ca. 1910	Domestic	Contributing
4835 Swiss	341	ca. 1915	Domestic	Contributing
4839 Swiss	N/A	post 1945	Domestic	Noncontributing
4842 Swiss	344	ca. 1920	Domestic	Contributing
4845 Swiss	342	ca. 1920	Domestic	Contributing
4846 Swiss	343	ca. 1920	Domestic	Contributing
4400 Sycamore	284	ca. 1920	Domestic	Contributing
4401 Sycamore	285	ca. 1910	Domestic	Contributing
4402 Sycamore	283	ca. 1945	Domestic	Noncontributing
4403 Sycamore	286	ca. 1910	Domestic	Contributing
4405 Sycamore	287	ca. 1910	Domestic	Contributing
4406 Sycamore	N/A	post 1945	Domestic	Noncontributing
4409 Sycamore	288	ca. 1915	Domestic	Contributing
4410 Sycamore	N/A	post 1945	Domestic	Noncontributing
4413 Sycamore	289	ca. 1915	Domestic	Contributing
4414 Sycamore	N/A	post 1945	Domestic	Noncontributing
4417 Sycamore	290	ca. 1915	Domestic	Contributing
4420 Sycamore	282	ca. 1900	Domestic	Contributing
4421 Sycamore	291	ca. 1910	Domestic	Contributing
4423 Sycamore	292	ca. 1905	Domestic	Contributing

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4500 Sycamore	N/A	N/A	N/A	Contributing
4516 Sycamore	N/A	post 1945	Domestic	Noncontributing
4518 Sycamore	N/A	post 1945	Domestic	Noncontributing
4519 Sycamore	293	ca. 1910	Domestic	Contributing
4523 Sycamore	294	ca. 1910	Domestic	Contributing
4524 Sycamore	280	ca. 1925	Domestic	Contributing
4525 Sycamore	295	ca. 1920	Domestic	Noncontributing
4529 Sycamore	N/A	post 1945	Domestic	Noncontributing
4533 Sycamore	296	ca. 1920	Domestic	Contributing
4534 Sycamore	279	ca. 1920	Domestic	Contributing
4541 Sycamore	297	ca. 1925	Domestic	Contributing
4601 Sycamore	298	ca. 1900	Domestic	Contributing
4602 Sycamore	278	ca. 1920	Domestic	Noncontributing
4604 Sycamore	277	ca. 1905	Domestic	Contributing
4605 Sycamore	299	ca. 1910	Domestic	Contributing
4607 Sycamore	300	ca. 1925	Domestic	Contributing
4610 Sycamore	276	ca. 1935	Domestic	Noncontributing
4612 Sycamore	275	ca. 1920	Domestic	Noncontributing
4613 Sycamore	301	ca. 1925	Domestic	Contributing
4614 Sycamore	274	ca. 1925	Domestic	Contributing
4617 Sycamore	302	ca. 1910	Domestic	Contributing
4620 Sycamore	273	ca. 1910	Domestic	Contributing
4621 Sycamore	N/A	post 1945	Domestic	Noncontributing
4624 Sycamore	272	ca. 1925	Domestic	Contributing
4625 Sycamore	303	ca. 1925	Domestic	Contributing
4626 Sycamore	271	ca. 1920	Domestic	Contributing
4629 Sycamore	304	ca. 1920	Domestic	Contributing
4631 Sycamore	305	ca. 1930	Domestic	Contributing
4632 Sycamore	270	ca. 1920	Domestic	Contributing
4633-35 Sycamore	306	ca. 1920	Domestic	Contributing
4700 Sycamore	269	ca. 1915	Domestic	Contributing
4701 Sycamore	307	ca. 1910	Domestic	Noncontributing
4704 Sycamore	268	ca. 1915	Domestic	Contributing
4705 Sycamore	N/A	post 1945	Domestic	Noncontributing
4707 Sycamore	N/A	N/A	N/A	Noncontributing
4708 Sycamore	267	ca. 1915	Domestic	Contributing
4711 Sycamore	N/A	post 1945	Domestic	Contributing

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4715 Sycamore	308	ca. 1915	Domestic	Noncontributing
4716 Sycamore	N/A	post 1945	Domestic	Noncontributing
4726 Sycamore	266	ca. 1910	Domestic	Contributing
4800-02 Sycamore	N/A	post 1945	Domestic	Noncontributing
4803 Sycamore	309	ca. 1910	Domestic	Contributing
4806-08 Sycamore	264	ca. 1915	Domestic	Contributing
4807 Sycamore	310	ca. 1920	Domestic	Contributing
4810 Sycamore	263	ca. 1920	Domestic	Contributing
4811 Sycamore	N/A	post 1945	Domestic	Noncontributing
4813 Sycamore	311	ca. 1920	Domestic	Contributing
4814 Sycamore	262	ca. 1910	Domestic	Contributing
4819 Sycamore	312	ca. 1915	Domestic	Contributing
4820 Sycamore	261	ca. 1920	Domestic	Contributing
4302 Trellis	N/A	post 1945	Domestic	Noncontributing
4303 Trellis	N/A	post 1945	Domestic	Noncontributing
4306 Trellis	634	ca. 1925	Domestic	Contributing
4310 Trellis	633	ca. 1925	Domestic	Contributing
4311 (4307) Trellis	636	ca. 1940	Domestic	Noncontributing
4314 Trellis	632	ca. 1925	Domestic	Contributing
4315 Trellis	635	ca. 1925	Domestic	Contributing
4101-07 Worth	481	ca. 1920	Commercial	Contributing
4313 Worth	482	ca. 1910	Domestic	Contributing
4317 Worth	483	ca. 1900	Domestic	Contributing
4323 Worth	484	ca. 1925	Domestic	Contributing
4403 Worth	485	ca. 1910	Domestic	Contributing
4409 Worth	486	ca. 1900	Domestic	Contributing
4413 Worth	487	ca. 1915	Domestic	Noncontributing
4417 Worth	488	ca. 1915	Domestic	Noncontributing
4423 Worth	489	ca. 1925	Commercial	Noncontributing
4501 Worth	N/A	post 1945	?	Noncontributing
4505-07 Worth	490	ca. 1915	Domestic	Noncontributing
4511 Worth	491	ca. 1915	Domestic	Contributing
4515-17 Worth	492	ca. 1920	Domestic	Contributing
4521 Worth	493	ca. 1920	Domestic	Contributing
4525 Worth	494	ca. 1920	Domestic	Noncontributing
4529 (4527) Worth	495	ca. 1910	Domestic	Contributing
4533 Worth	496	ca. 1920	Domestic	Contributing

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4617-19 Worth	497	ca. 1915	Domestic	Contributing
4625-27 Worth	498	ca. 1920	Domestic	Contributing
4637-39 Worth	499	ca. 1935	Domestic	Noncontributing
4701-03 Worth	500	ca. 1915	Domestic	Noncontributing
4712-14 Worth	523	ca. 1925	Domestic	Contributing
4713 Worth	501	ca. 1910	Domestic	Noncontributing
4716-18 Worth	522	ca. 1925	Domestic	Contributing
4717 Worth	N/A	post 1945	Domestic	Noncontributing
4720 Worth	N/A	post 1945	Domestic	Noncontributing
4721 Worth	N/A	post 1945	Domestic	Noncontributing
4723-25 Worth	502	ca. 1915	Domestic	Contributing
4724 Worth	521	ca. 1925	Domestic	Contributing
4727 Worth	503	ca. 1915	Domestic	Contributing
4730-32 Worth	520	ca. 1915	Domestic	Contributing
4734 Worth	N/A	post 1945	N/A	Noncontributing
4801 Worth	504	ca. 1910	Domestic	Contributing
4804 Worth	519	ca. 1920	Commercial	Noncontributing
4805 Worth	505	ca. 1910	Domestic	Contributing
4811 Worth	506	ca. 1900	Domestic	Contributing
4817 Worth	507	ca. 1910	Domestic	Contributing
4820-22 Worth	518	ca. 1915	Domestic	Contributing
4821 Worth	508	ca. 1915	Domestic	Noncontributing
4826 Worth	517	ca. 1910	Domestic	Contributing
4827 Worth	509	ca. 1910	Domestic	Contributing
4829 Worth	510	ca. 1920	Domestic	Contributing
4830 Worth	516	ca. 1915	Domestic	Contributing
4832 Worth	515	ca. 1905	Domestic	Contributing
4834 Worth	514	ca. 1920	Domestic	Contributing
4837 Worth	511	ca. 1915	Domestic	Contributing
4840 Worth	513	ca. 1920	Domestic	Contributing
4841 Worth	512	ca. 1915	Domestic	Contributing

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Peak's Suburban Addition Historic District is an eclectic collection of late 19th- and early 20th-century domestic buildings that reflect the explosive suburban expansion of Dallas from its postbellum railroad boom to its subsequent emergence as the preeminent commercial and transportation center of North Texas. The district, which lies in the northeastern quadrant of the old city of East Dallas, is nominated under Criterion C in the area of Architecture because it contains the most intact grouping of historic domestic buildings, mostly popular, revival-styled and vernacular forms, that are representative of the neighborhood's architectural evolution over the period of significance. Although East Dallas contains some of the oldest and best examples of domestic architecture in Dallas, its historic development should be considered a contributing factor to its significance as a district. All of the Peak's Suburban Addition Historic District lies within the boundaries of the old city of East Dallas, a separate municipality incorporated between 1882 and 1889, that sprang up around the railroad depot approximately two miles east of the Dallas County Courthouse. Most of the land between Haskell and Carroll streets was part of the plantation settled by Mexican War veteran Jefferson Peak who became a pioneer in Dallas real estate development. The subdivision and development of East Dallas was concomitant with the promotion and development of the Dallas street railway system and is associated with the historic context, The Development of East and South Dallas: 1872-1945.

East Dallas is particularly remarkable for its successive development and redevelopment in response to the rapidly evolving character of Dallas during its transition from a bucolic trading center to a bustling metropolis. The cooperative ventures of streetcar owners and real estate promoters hastened the area's development and continued as the one consistent theme throughout more than five decades of development. The ongoing nature of East Dallas' growth resulted in a diversity of architectural styles and building types not found in any other area of Dallas over a similarly extended period of development. Today, Peak's Suburban Addition Historic District (see figure 1) is a microcosm of Dallas' residential architecture ranging in date from the 1890s through the 1930s. Architectural styles displayed in the district include examples of late Queen Anne, Prairie School-influenced, Mission Revival, Tudor Revival, Classical Revival and Craftsman-influenced bungalows. The district also includes a number of apartment buildings such as the Viola Courts Apartments (NR 1984), and a commercial building originally known as Elrod's Pharmacy No. 2. The district also contains several community churches including East Dallas Christian Church and the Carroll Avenue Baptist Church, now Iglesia Bautista. Contextually, virtually all the Contributing buildings in the district relate to the streetcar suburbanization of Dallas.

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East Dallas grew into a thriving commercial and residential hub following the intersection of the Houston and Texas Central (H&TC) and the Texas and Pacific (T&P) railroads, approximately two miles east of Dallas in 1872. Subsequently East Dallas become home to many of the area's wealthiest families who carved elaborate estates out of the plantations of pioneer entrepreneurs like Jefferson Peak, C.C. Slaughter and William H. Gaston. At the same time many of Dallas' most prestigious educational institutions were established in East Dallas further stimulating growth and enhancing its reputation as the silk-stocking neighborhood of the city. In anticipation of suburban expansion into the far eastern sector of East Dallas, Jefferson Peak's and his son, Junius subdivided the family plantation into 16 blocks, portions of which were sold as Peak's Suburban Addition beginning in 1879. Junius Peak's own house, built just before the turn of the century, is still standing at 4409 Worth Street, within the boundaries of the historic district whose streets still bear the names of the Peak children: Worth, Carroll, Junius, Victor and Flora. Peak's son-in-law, Thomas Field, owned a large estate in the middle of the Peak homestead and he promoted the addition through his firm, Field and Field Real Estate and Financial Agents. Field was responsible for the promotion of Swiss and Gaston Avenues as the most prestigious addresses in the district in the 1890s. Fine houses and schools characterized the area well into the 20th century, but as Dallas' population burgeoned, many of the larger estates were broken up for redevelopment. Few of the old estate houses remain in East Dallas and none have identified in Peak's Suburban Addition Historic District.

While a few of the extant houses predate the turn of the century, the majority of the district's remaining significant residences were built between 1903 and 1930. The Dallas street railway companies spurred widespread development throughout the city by the 1890s, but economic depressions in the mid- and late-1890s caused a building moratorium until about 1902. It was then, during a renewed building boom, that the gridded additions in East Dallas began to fill in and others east of Carroll Avenue, such as Avenue Heights (1902), were platted for the first time. The Mirajah Brooks House (4303 Swiss Avenue), an elaborate Classical Revival mansion, and the Victorian-era Ullman-Barry House (1007 Moreland - turned from its original Swiss Avenue site in 1918), both built about 1905, are examples of the type of residential architecture that replaced many former estates in East Dallas just after the turn of the century. The streetcar lines which had done so much to promote East Dallas helped stabilize the area by providing reliable transportation to those who worked in the city but lived in its suburbs. They also prompted the growth of commercial nodes along main routes and at their intersections such as those at Peak Avenue and Bryan Street, beyond the western edge of the district (see Bryan-Peak Commercial Historic District). Commercial encroachment into the district led to other changes in the character of East Dallas, and during the 1910s and 1920s a number of 3-story apartment buildings began to appear throughout the neighborhood, again along major streetcar

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routes and at their intersections. The Viola Courts Apartments (4845 Swiss Avenue) was constructed about 1924 and is representative of the modern apartment complex that became popular in large metropolitan centers at that time.

The advent of commercial zones and multi-family dwellings in East Dallas during the 1920s signaled a change from the area's traditional focus as a suburban, single-family neighborhood to a more intensely populated urban hub. At the same time, planned communities like nearby Munger Place and Highland Park became attractive for their deed restrictions and prohibitions against commercial development. As a result, East Dallas lost the aura of exclusivity it once held, and status-seeking homeowners sought addresses in the newer subdivisions. Still, many fine dwellings were built in the late 1910s and through the 1920s. The modern styles popular in prestigious Munger Place, at the eastern boundary of East Dallas, found their way into Peak's Suburban Addition Historic District during this period. It is not uncommon to find 2-story Prairie School-influenced and Mission Revival houses next to Craftsman-inspired bungalows and Classical Revival mansions which date from an earlier period. The result is a rich tapestry of popular residential architectural styles spanning the last decade of the 19th century and the first four decades of the 20th century throughout the district.

Dallas architects Lang & Witchell, who designed stately houses in the Munger Place (NR 1978) and South Boulevard/Park Row (NR 1979) historic districts, are reputed to have built houses in East Dallas but the majority were builder-designed from standard, popular plans. The 1905 City Directory listed a number of builders and contractors living and working in the district. Resident W. A. Carl advertised that he could build "anything from a cottage to a mansion" and Miller and Bishop encouraged potential homeowners to, "Ask us for plans and specifications for your cottage." Religious and institutional buildings were an exception. C. W. Bulger and Son, noted for their Baptist religious buildings, designed the Gaston Avenue Baptist Church in 1902 at the southwest corner of Haskell and Gaston, just outside the district boundaries, and Davy Crockett School, Dallas' oldest extant public school building, the following year (see Alcalde Street-Crockett School Historic District). W.A. Caan designed another noteworthy building, Grace Methodist Episcopal Church (NR 1982), at the northeast corner of Haskell and Junius Streets in the historic district, in 1903.

Despite the popularity of Munger Place and Highland Park, a number of prosperous physicians and businessmen chose to build their homes in Peak's Suburban Addition Historic District in the early 1920s. These houses are among the contributing residences in the historic district and include Dr. F.J. Dickey's Craftsman bungalow (4408 Junius), F.V. Faulkner's Georgian-influenced house (4843 Junius) and Genoa Reichenstein's elaborate Art Deco-inspired

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stucco mansion (4515 Swiss Avenue). As the decade progressed, the last of the large estates were demolished and replaced with commercial buildings and multi-family apartment complexes, several of which contribute to the historic district such as those at 4302 and 4400 Gaston Avenue. Fewer single-family homes were constructed in the district as prosperous businessmen and professionals were drawn to newer subdivisions with greater uniformity of construction and protection from intrusion. The predominately single-family houses that comprise the bulk of Peak's Suburban Addition Historic District are representative of East Dallas' period of suburban development that bridged the era of the grand country estates and the years of intense urbanization.

Peak's Suburban Addition Historic District is remarkable today for the diversity of its late 19th- and early 20th-century residential architecture, encompassing a broad spectrum of Dallas' developmental history. The district is comprised of the most intact historic residential architecture to be found within the corporate boundaries of old East Dallas, ranging from the 1890s through the 1930s. The district includes outstanding examples of late Queen Anne, Classical Revival, Tudor Revival, Mission Revival and Prairie School-influenced architecture as well as Craftsman-inspired bungalows and Art Deco-styled commercial and apartment buildings. The different architectural styles represent the changing face of Dallas as it prospered and grew from a small trading center to a metropolitan commercial giant. In addition to its architecture, Peak's Suburban Addition Historic District is significant as the plantation site of one of its most visionary citizens. Jefferson Peak, followed by his sons and sons-in-law, subdivided their lands and successfully used the network of streetcar lines to promote their developments. Their real estate ventures served to promote East Dallas to others who subsequently opened additions of their own nearby. Their efforts drew the population of Dallas away from its Trinity River origins toward the east, the result of which is found in the richness and variety of the residential architecture of East Dallas.

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UTM References

	Zone	Easting	Northing
1	14	708180	3630900
2	14	708660	3631280
3	14	709120	3630940
4	14	708900	3630700
5	14	708860	3630740
6	14	708700	3630580
7	14	708720	3630560
8	14	708400	3630240
9	14	708240	3630380
10	14	708400	3630540
11	14	708200	3630720
12	14	708240	3630620

VERBAL BOUNDARY DESCRIPTION

Beginning at the west corner of lot 21, Block 738, City of Dallas, proceed in a northeasterly direction until reaching the northern corner of lot 10, Block 10/732, City of Dallas. Thence proceed southeast along Fitzhugh Avenue until reaching the eastern corner of lot 9, Block A/795, City of Dallas. Thence southeast along Fitzhugh Avenue until reaching the east corner of lot 9, Block A/795, City of Dallas. Thence southwest along the back property line of said block until reaching the south corner of Lot 4, Block B/795, City of Dallas. Thence northwest

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to its north corner. Thence southwest along Worth Street until reaching the south corner of lot 1, Block 3/791, City of Dallas. Thence northwest along Haskell Avenue until reaching the north corner of the intersection of Haskell with Junius. Thence northwest 175 feet. Thence northeast along the back property line of Grace United Methodist Church, Block 6/774, City of Dallas, and continue northeast until reaching North Peak Street. Thence northwest along Peak Street until reaching the southern corner of lot 1A, Block 9/739, City of Dallas. Thence northeast along the rear property line of said lot, continuing to the eastern corner of lot 2C, Block 9/739, City of Dallas. Thence northwest along the northeast property line of said lot, until reaching Sycamore Street. Thence proceed northwesterly from the southern corner of lot 21, Block 738, City of Dallas, until reaching the point of origin.

JUSTIFICATION OF BOUNDARIES

Peak's Suburban Addition Historic District is the physical and architectural representation of evolutionary suburban development imposed on the existing semi-rural landscape that characterized this section of East Dallas before 1900. Prior to that time, the sparsely settled area consisted principally of country estates on large lots and had a very peripheral connection to the City of Dallas. The appearance of the district today is the result of early 20th-century re-development which served as a precursor to the restricted, more controlled suburban development that became essential in Dallas prior to the enactment of zoning regulations. The district was driven by similar development philosophies that prompted such additions as Munger Place to the east and the Edgewood Addition in South Dallas as it contains similar architecture and was dependant upon street cars for transportation. Although Peak's Suburban Addition is part of a larger area of similar development in East and Southeast Dallas, it is perhaps unique as the most intact of this type of second-generation suburban development.

Peak's Suburban Addition abuts the Swiss Avenue Historic District (NR 1974) and the Munger Place Historic District (NR 1978), along N. Fitzhugh Avenue for three of five blocks on its northeast boundary. The two remaining blocks (1000, 1100-1200 N. Fitzhugh) have less intact residential development of the same era. Fitzhugh Avenue is a medium-volume neighborhood artery which contains some spotty commercial and insignificant pre-1941 residential development.

To the northwest, the property lines between Sycamore and Live Oak streets define the northwest boundary, with the exception of a modern commercial establishment in the 4500 block of Live Oak. The store facility is along Sycamore Street with a parking lot extending another half-block on Live Oak. To maintain the continuity of the district along Sycamore, the store is

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included in the district but not the parking lot. Live Oak Street is developed with modern commercial buildings interspersed with early 1900s single-family and small multi-unit dwellings. Live Oak Street and the areas northwest lack the overall integrity of the streetscapes within the district, and are therefore not included in the district. The three new circa 1985 infill housing in the 4400 block of Sycamore are single family, detached units and are scaled similarly to historic dwellings to the northeast along Sycamore (4100-4500 blocks).

To the northeast, N. Haskell and N. Peak streets delineate the area of greatest integrity from the blighted areas to the southwest that include vacant lots, modern commercial development and negligible numbers of pre-1945 residences in varying conditions and states of alteration. Although nine of eleven buildings in the block bounded by Swiss, N. Carroll, Gaston, and N. Peak, are noncontributing, at least three and perhaps four more are nearly 50 years old (4322, 4402, 4414 Swiss), and demonstrate the third major phase of development in the area which was characterized by post-World War II apartments and commercial development. The 4100/4200 block of Junius includes several compatible 1910s-20s dwellings and two prominent pre-1945 church buildings. An intact 1920s commercial building anchors the south corner of the district at 4101-07 Worth Street.

Only the northwest side of the district's southeast boundary, along the 4400-4600 blocks of Worth, retains the integrity and character of the district. Because the historic fabric is more intact on the southeast side of Worth in the 4700 and 4800 blocks, both sides of the street are included. Rear property lines southeast of the 4800 block of Worth abut the Munger Place Historic District (NR 1978). Areas outside of the district, southeast of Worth Street, have suffered many changes, including demolition, alterations to pre-1945 buildings, and modern post-World War II commercial re-development.

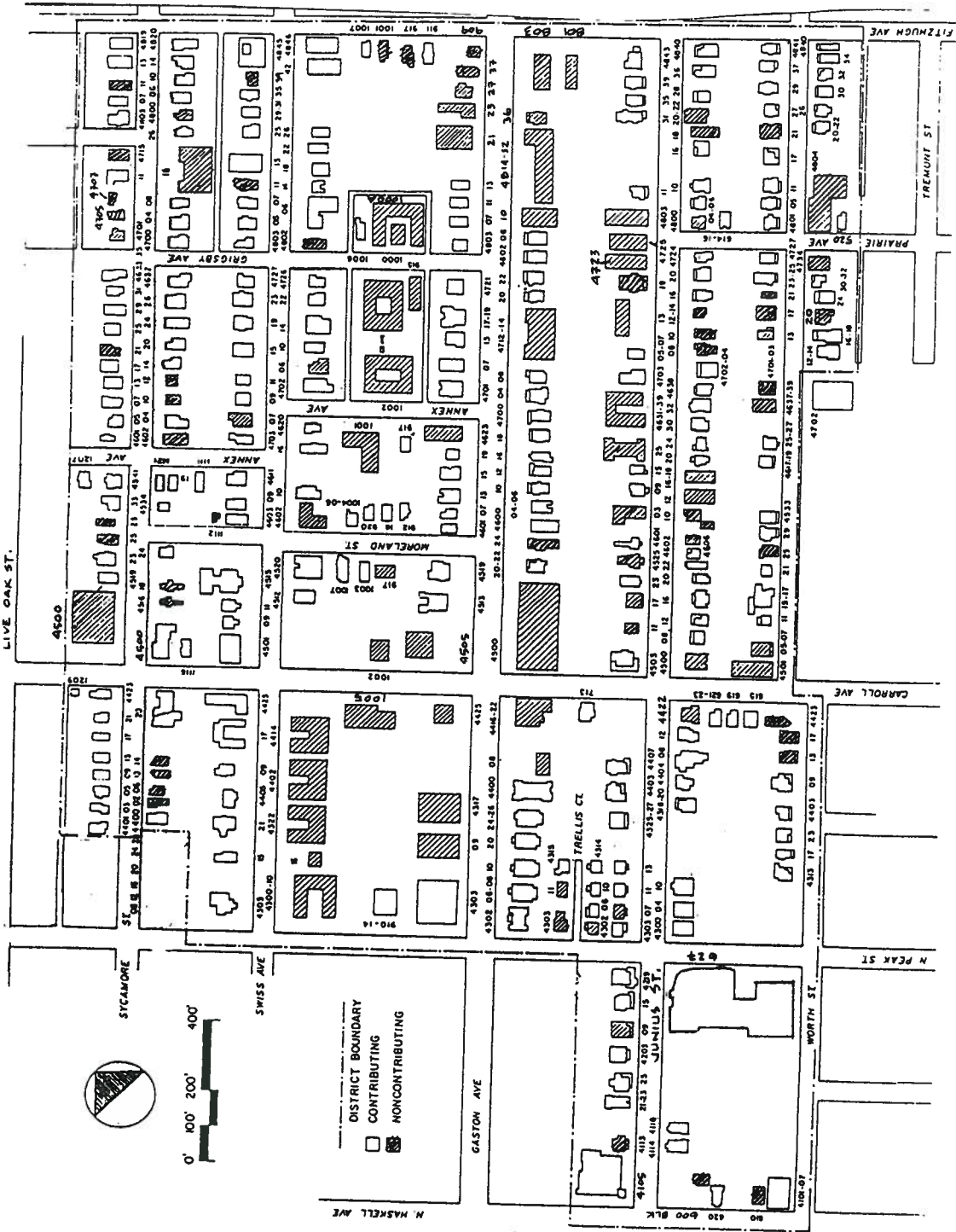
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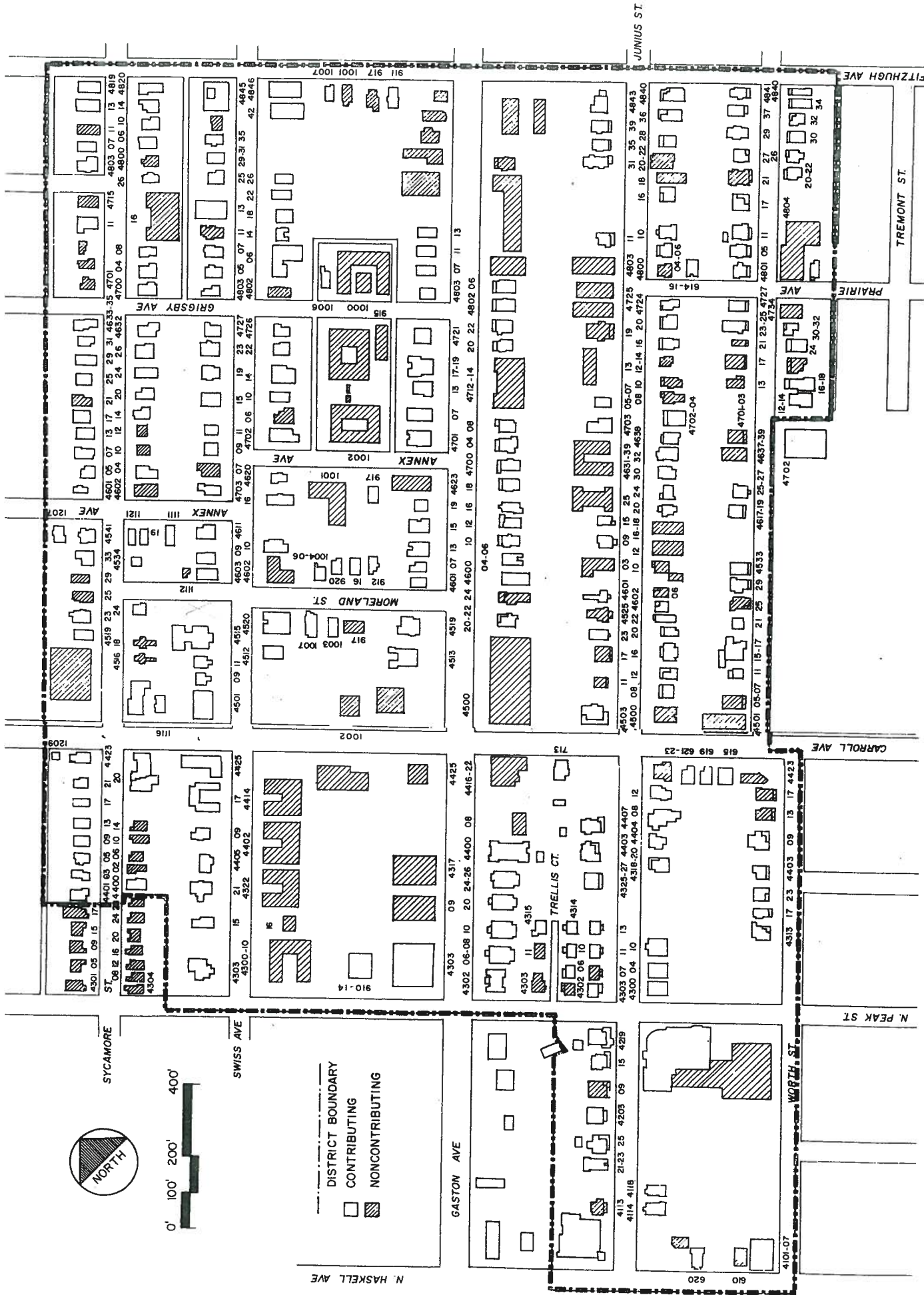
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See Reverse



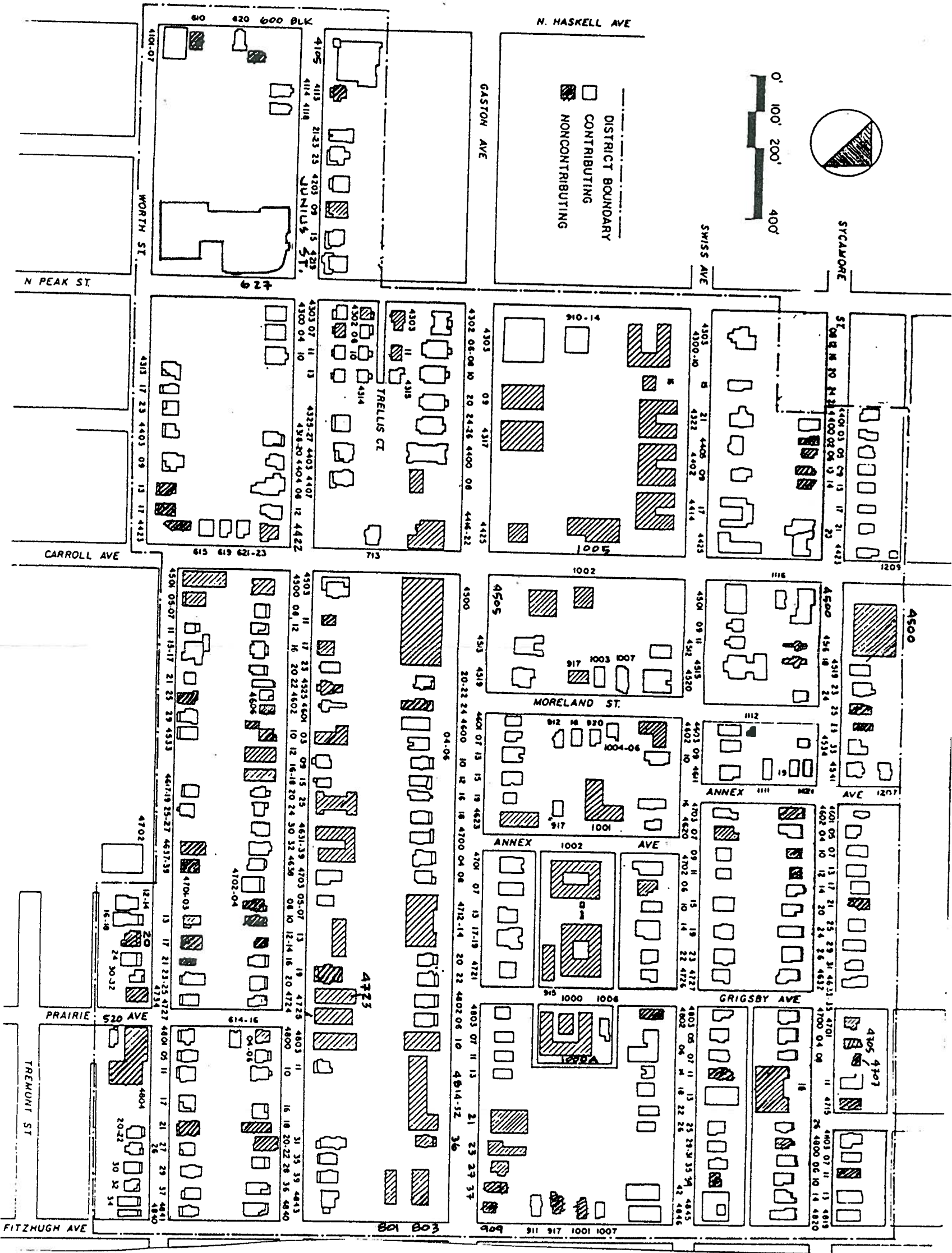
PEAK'S SUBURBAN ADDITION HISTORIC DISTRICT



- DISTRICT BOUNDARY
- CONTRIBUTING
- ▨ NONCONTRIBUTING

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 HARDY-HECK-MOORE
 AUSTIN, TEXAS

PEAK'S SUBURBAN ADDITION HISTORIC DISTRICT





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