NPS Form 10-900 (Oct. 1990)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

# MAY

INTERAGENCY RESOURCES DIVISION

RECEIVED 413

NATIONAL PARK SERVICE

### 1. NAME OF PROPERTY

HISTORIC NAME: North Bishop Avenue Commercial Historic District

OTHER NAME/SITE NUMBER: N/A

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4.	LU	CA'		

STREET & NUMBER: Roughly bounded by 9th, Davis, Adams,

and Madison

and Madisor

CITY OR TOWN: Dallas

other (explain): \_

CODE: TX

COUNTY: Dalla:

NOT FOR PUBLICATION: N/A

VICINITY: N/A

CODE:113 ZIP CODE:75208

STATE: Texas CODE: TA COUNTY: Dallas	CODE.113 ZIF CODE.73208
3. STATE/FEDERAL AGENCY CERTIFICATION	
As the designated authority under the National Historic Preservation Act, as amended, I hereby request for determination of eligibility meets the documentation standards for registering problems. Historic Places and meets the procedural and professional requirements set forth in 36 CFR Pax_meetsdoes not meet the National Register criteria. I recommend that this property be statewide _x locally. (See continuation sheet for additional comments.)  Signature of certifying official	roperties in the National Register of art 60. In my opinion, the property
State Historic Preservation Officer, Texas Historical Commission	_
State or Federal agency and bureau  In my opinion, the propertymeetsdoes not meet the National Register criteria.  (_See continuation sheet for additional comments.)	
Signature of commenting or other official	Date
State or Federal agency and hureau	
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	Date of Action 6/12/94

### 5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building(s)

NUMBER OF RESOURCES WITHIN PROPERTY: CONTRIBUTING

15
5 BUILDINGS
0 0 SITES
0 0 STRUCTURES
0 0 OBJECTS

15
5 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, Texas

### 6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE/TRADE: Specialty Store

DOMESTIC: Single dwelling

CURRENT FUNCTIONS: COMMERCE/TRADE: Specialty Store

DOMESTIC: Single dwelling

### 7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: OTHER: one-part commercial block

MATERIALS: FOUNDATION Concrete

WALLS Brick
ROOF Asphalt
OTHER Ceramic tile

NARRATIVE DESCRIPTION (see continuation sheets 7-1 through 7-3).

# National Register of Historic Places Continuation Sheet

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North Bishop Ave. Comm. Hist. District (Oak Cliff MPS) Dallas, Dallas Co., Texas

## **DESCRIPTION:**

The North Bishop Avenue Commercial Historic District is in the central part of the Oak Cliff community of Dallas, seven blocks west of the original Oak Cliff plat. The historic district comprises approximately 12 acres, adjacent to and just south of the Miller and Stemmons Historic District. The district is made up of a small, contiguous group of 1920s and 1930s commercial buildings flanking a 2-1/2 block stretch of North Bishop Avenue between Davis Street and the alley between 8th and Melba streets. The North Bishop Avenue Commercial Historic District consists primarily of 1- and 2-story brick commercial buildings, except for two small frame dwellings at the southeast corner. The character of the district is established by early 20th century vernacular one-and two-part commercial buildings that feature geometric brick corbelling and decorative parapets. The district includes 15 Contributing properties and five Noncontributing properties. Most of the Contributing properties were built during the mid-1920s, although the period of significance extends from 1915 (the earliest building) to 1944, fifty years ago. The district retains a high degree of architectural integrity with few intrusions.

The historic district is roughly I-shaped with most of the buildings facing North Bishop Avenue. The area is flat and devoid of vegetation, except for the trees and grass lawn found around the two houses in the southeast corner of the district. The historic district abuts the Miller-Stemmons Historic District to the north. It is five blocks north of Jefferson Boulevard and two blocks west of Zangs Boulevard -- both major Oak Cliff thoroughfares. Streets in the district run in the cardinal directions. (see site map)

Buildings in the district are 1- and 2-story brick of load bearing construction resting on concrete foundations. By design, they are also one- or two-part commercial block forms creating a continuous row of vernacular storefronts. Concrete sidewalks cover the approximately ten foot width between the building facades and the curbs. A variety of brick types, including buff and red textured brick and smooth-faced red brick, are used on the buildings. Cast stone is also present on parapet coping and other decoration.

Although most of the buildings have little architectural style, an exception is the 1-story Tudor Revival style building at 313-21 North Bishop Avenue (1925, Site No. L6-6557: Photo 1) with architectural details such as a steeply pitched faux roof with multiple parapeted front gables.

Most of the storefronts are intact, though several have been sympathetically rehabilitated. Many of the buildings are subdivided into several storefronts by wood and glass display fronts.

# National Register of Historic Places Continuation Sheet

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The two houses (1920, Site No. L6-1349, 336 W. 8th; and 1915, Site No. L6-6621, 314 N. Bishop) anchoring the southeast corner of the district are bungalows with front gable roofs and Classical Revival details. The storefront of 410 North Bishop (1925, Site No. L6-6623) has been sympathetically rehabilitated and is Contributing. The few Noncontributing buildings in the district are contemporaneous examples that underwent substantial alterations. Although a small number of Noncontributing properties exist, the district is cohesive and retains a high degree of integrity.

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North Bishop Ave. Comm. Hist. District (Oak Cliff MPS) Dallas, Dallas Co., Texas

INVENTORY OF PROPERTIES - NORTH BISHOP AVENUE COMMERCIAL HISTORIC DISTRICT

Site No.	Address	Category	Date	Property type	
L6-6557	313-21 N Bishop Avenue	Contributing	1925	Commercial	Building
L6-6621	314 N Bishop Avenue	Contributing	1915	Residence	_
L6-6622	400-08 N Bishop Avenue	Contributing	1925	Commercial	Building
L6-6558	401-05 N Bishop Avenue	Contributing	1925	Commercial	Building
L6-6559	407-09 N Bishop Avenue	Contributing	1922	Commercial	Building
L6-6623	410 N Bishop Avenue	Contributing	1925	Commercial	Building
L6-6560	411-15 N Bishop Avenue	Contributing	1925	Commercial	Building
L6-6624A	412 N Bishop Avenue	Contributing	1925	Commercial	Building
L6-6624B	414-418 N Bishop Avenue	Contributing	1925	Commercial	Building
L6-6561	417-19 N Bishop Avenue	Contributing	1925	Commercial	Building
L6-6562	501-07 N Bishop Avenue	Contributing	1920	Commercial	Building
L6-6625	502-04 N Bishop Avenue	Noncontributing	1925	Commercial	Building
L6-1021	332-38 Davis Street	Noncontributing	1935	Commercial	Building
L6-1020	400 Davis Street	Noncontributing	1940	Commercial	Building
L6-1019	408-10 Davis Street	Contributing	1935	Commercial	Building
L6-1349	336 W Eighth Street	Contributing	1920	Residence	
L6-1348	404 W Eighth Street	Noncontributing	1935	Commercial	Building
L6-1347	408-10 W Eighth Street	Contributing	1930	Commercial	Building
L6-1186	370-90 W Seventh Street	Contributing	1935	Commercial	Building

### 8. STATEMENT OF SIGNIFICANCE

APPLICABLE	MATTONIAT	DECICEED	CDITEDIA
APPLICABLE	NATIONAL	KEGISTER	CRITERIA

	A	PROPERTY IS ASSOCIATED	WITH EVENTS	THAT	HAVE	MADE .	A SIGNIFI	CANT	CONTRIBUTION	TO	THE
		BROAD PATTERNS OF OUR	HISTORY.								
_	B	PROPERTY IS ASSOCIATED	WITH THE LIV	ES OF	PERSO	NS SIGN	NIFICANT	IN OU	JR PAST.		

- \_x\_ 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: 1915-1944

SIGNIFICANT DATES: N/A

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-4 and 8-5).

### 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:

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

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### STATEMENT OF SIGNIFICANCE:

The North Bishop Avenue Commercial Historic District lies within the Hillside Addition, one of a series of subdivisions developed by the Dallas Land & Loan Company, headed by Oak Cliff founder T.L. Marsalis. The historic district is significant at a local level for its excellent collection of 1920s and 1930s commercial architecture. It relates to the historic context Suburban Development in Oak Cliff, Dallas, Texas, 1887-1944. The district is representative of commercial districts that arose within formerly residential areas in Oak Cliff, under development pressure created by busy streetcar stops and intersections. The period of significance extends from the construction in 1915 of the oldest extant building in the district to 1944, fifty years ago. The district is eligible for inclusion in the National Register under Criterion C at the local level in the area of Architecture.

The Hillside Addition was platted and lots offered for sale in November 1890, just three years after Marsalis began the development of Oak Cliff. Adjoining the western border of the original plat of Oak Cliff, the Addition included Bishop Avenue as a main north to south thoroughfare and followed a formal gridiron street pattern with rectangular blocks and lots. The Addition was much larger than it is today, extending several blocks north of Davis Street. Some of this property was later partitioned and included within the Miller and Stemmons Addition. (see the Miller and Stemmons Historic District)

Initially, the Hillside Addition grew slowly and was almost exclusively residential in character (Sanborn: 1922; City Directories). Completion in 1904 of the Oak Cliff and Dallas streetcar line through the center of the Addition along Bishop Avenue spurred development by providing easy access to Dallas jobs for prospective residents. By 1922, the district was densely developed by new residents building mostly detached, single-family dwellings.

The streetcar line made a 90-degree turn at the intersection of Davis Street and North Bishop Avenue, to head south. The establishment of a streetcar stop at this busy intersection provided the impetus to a small group of merchants to build stores and other businesses there. Most of these commercial buildings faced onto the 500 block and part of the 400 block of North Bishop Avenue. The remainder of North Bishop Avenue was lined with frame houses facing north or south onto intersecting streets.

In time, the small commercial node at the intersection of Davis Street and North Bishop Avenue grew south along North Bishop, encroaching upon the adjacent residential neighborhood. Most of the extant buildings in the historic district were built and occupied by the 1930s.

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North Bishop Ave. Comm. Hist. District (Oak Cliff MPS) Dallas, Dallas Co., Texas

Predominately vernacular in detailing, these buildings included the 1- and 2-story brick buildings found in the 400 block of Bishop Avenue. Large shop windows, transoms and double doors were repeated in each of the Contributing properties on this block (Photo 2).

Particular style influences can be discerned on the Tudor Revival 1-story building at 400-408 North Bishop (1925, Site No. L6-6622; Photo 3), which is similar to the smaller building at 313-21 North Bishop (1925, Site No. L6-6557) found to the southwest across the Eighth Street - North Bishop Avenue intersection. Tudor Revival details on both buildings include the arched door openings with castellated parapets and faux side gabled roofs.

The district's commercial buildings housed businesses that catered to the residents of surrounding areas, include the Miller and Stemmons Addition north of Davis Street. These buildings reflected national and locally common trends in commercial architecture from the 1910s to the early 1930s. Almost all are one-part commercial block forms with limited stylized ornamentation. In the late 1920s, the district housed several specialty stores as well as drugstores, two garages, a movie theater and a bakery.

The two remaining properties in the district (1920, 336 W. 8th, Site No. L6-1349; and 1915, 314 N. Bishop, Site No. L6-6621) are excellent examples of the domestic fabric that was erased by commercial encroachment. Both are 2-story frame bungalows. Each house has Classical Revival details such as Doric porch columns and an open gabled front. The second story (replacement) windows of the house at 336 W. 8th also retain their Classical Revival palladian grouping on the front and side facades.

Recently, the North Bishop commercial area has been the focus of substantial renovation efforts, resulting in the reversal of unsympathetic alterations. Some of the historic commercial buildings near the north end of the district require the removal of stucco coatings or modern awnings before they can be considered Contributing (Photo 4). Others may need sensitive restoration of their historic fenestration.

While the two remaining houses in the district have been converted to commercial use, they retain a high degree of architectural integrity. Despite unsympathetic changes that have rendered a few of the commercial buildings within the district Noncontributing, the North Bishop Avenue Commercial Historic District retains a high degree of architectural integrity and is an excellent collection of early 20th century commercial buildings.

### 10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 12 acres

UTM REFERENCES Zone Easting Northing Zone Easting Northing

1 ## ##### ###### 3 ## ###### ######

2 ## ##### ###### 4 ## ###### ######

(x\_see continuation sheet 10-6)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-6)

BOUNDARY JUSTIFICATION (see continuation sheet 10-7)

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

NAME/TITLE: Daniel Hardy

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-8)

PHOTOGRAPHS (see continuation sheet Photos - 9 and 10)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME Multiple Owners

STREET & NUMBER TELEPHONE

CITY OR TOWN STATE ZIP CODE

# National Register of Historic Places Continuation Sheet

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North Bishop Ave. Comm. Hist. District (Oak Cliff MPS) Dallas, Dallas Co., Texas

### **GEOGRAPHICAL DATA:**

### **UTM REFERENCES**

-	C III IIII IIII						
	Zone	Easting	Northing				
1	14	703400	3625400				
2	14	703540	3625400				
3	14	703540	3625340				
4	14	703600	3625140				
5	14	703600	3625140				
6	14	703520	3625140				
7	14	703540	3625060				
8	14	703380	3625060				
9	14	703400	3625160				
10	14	703460	3625160				
11	14	703440	3625240				
12	14	703400	3625400				

# VERBAL BOUNDARY DESCRIPTION - NORTH BISHOP AVENUE COMMERCIAL HISTORIC DISTRICT

Beginning at the northwest corner of Block 10/3138, lot 9, City of Dallas, thence east along said Block continuing across Bishop Avenue to the northeast corner of Block 11/3137, lot 3, City of Dallas. Thence south along Bishop Avenue continuing until reaching the right-of-way of 7th Street. Thence east along 7th Street until reaching the northeast corner of Block 2/3142, lot 17, City of Dallas. Thence south along the property line of said lot continuing until reaching the southeast corner of Block 2/3142, lot 4, City of Dallas. Thence west along said Block until reaching the southeast corner of lot 2. Thence south across 8th Street continuing until reaching the southeast corner of Block 27/3147, lot 19, City of Dallas. Thence west along the alley between 8th Street and Melba Street crossing Bishop Avenue and continuing until reaching the southwest corner of Block 26/3146, lot 13, City of Dallas. Thence north along the western property line of said lot until reaching the right-of-way of 8th Street. Thence east along 8th Street until reaching the southwest corner of Block 3/3143, lot 9, City of Dallas. Thence north along the western property line of said lot and continuing north until reaching the point of beginning.

# National Register of Historic Places Continuation Sheet

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North Bishop Ave. Comm. Hist. District (Oak Cliff MPS) Dallas, Dallas Co., Texas

JUSTIFICATION OF BOUNDARIES - NORTH BISHOP AVENUE COMMERCIAL HISTORIC DISTRICT

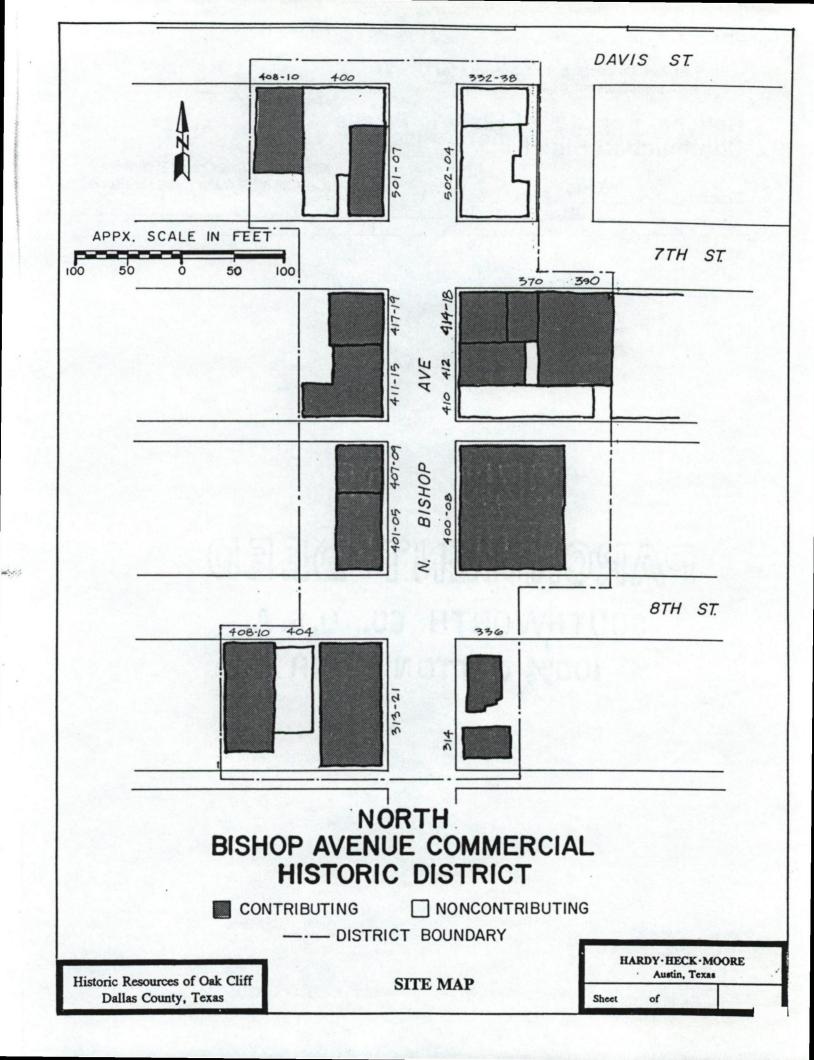
The North Bishop Avenue Commercial Historic District is in the Hillside Addition and includes a small but intact enclave of historic commercial buildings. The district is surrounded on all four sides by residential neighborhoods. Although buildings in the district are closely interrelated with houses in the neighborhood (the district was a low density commercial node, and stores that occupied the buildings catered almost exclusively to nearby residents), the district possesses an architectural character that differs markedly from that of the neighborhoods that surround the district.

# National Register of Historic Places Continuation Sheet

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North Bishop Ave. Comm. Hist. District (Oak Cliff MPS) Dallas, Dallas Co., Texas

SEE SITE MAP ON REVERSE



# National Register of Historic Places Continuation Sheet

Section number \_\_\_PHOTOSpage \_\_\_\_\_

North Bishop Ave. Comm. Hist. District (Oak Cliff MPS) Dallas, Dallas Co., Texas

### PHOTOGRAPH INVENTORY

The following information applies to all photographs except where noted:

Property Name

North Bishop Avenue Commercial 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 4

Address

313-321 North Bishop

Camera Facing

Southwest

Photo

2 of 4

Address

417-419 North Bishop

Camera Facing

Southwest

Photo

3 of 4

Address

400-408 North Bishop

Camera Facing

Southeast

Photo

4 of 4

Address

338, 400 Davis; 500 block North Bishop

Camera Facing

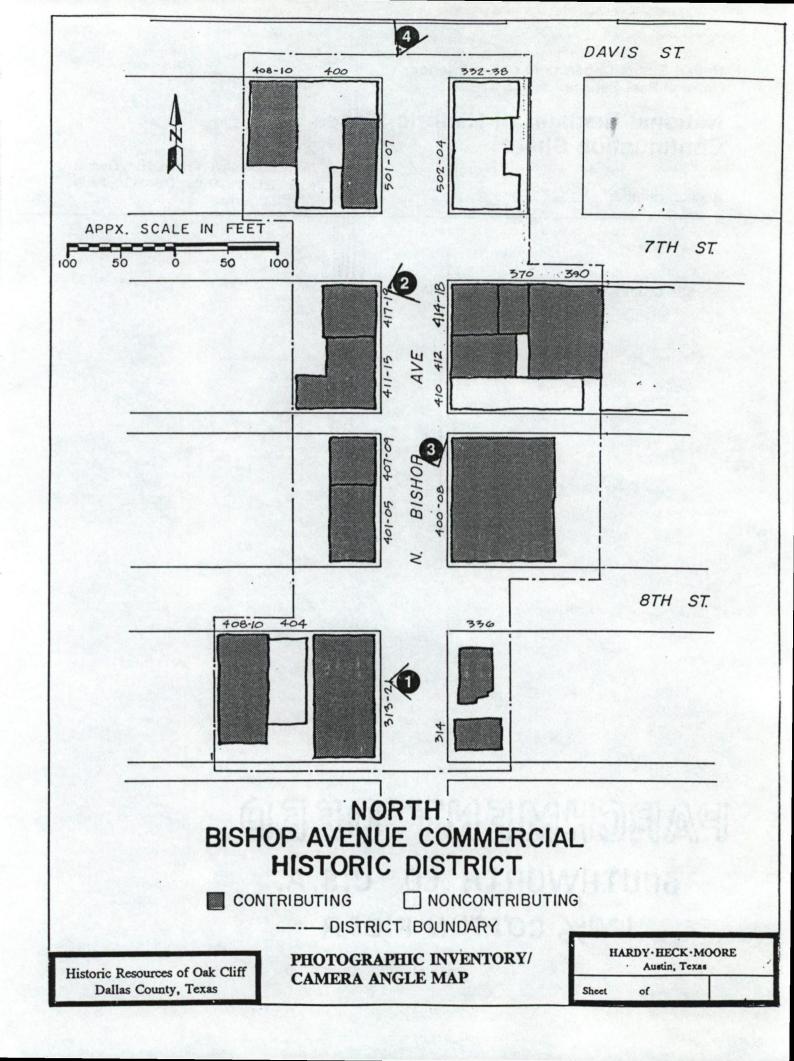
South

# National Register of Historic Places Continuation Sheet

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North Bishop Ave. Comm. Hist. District (Oak Cliff MPS) Dallas, Dallas Co., Texas

SEE CAMERA ANGLE MAP ON REVERSE



# **National Register of Historic Places Continuation Sheet**

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### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000608 Date Listed:

North Bishop Avenue Commercial Historic District Property Name

<u>Dallas</u> County <u>TX</u> State

Oak Cliff MPS Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper

Date of Action

Amended Items in Nomination:

Classification: The Category of Property is amended to read
"district."

This information was confirmed with Dwayne Jones of the Texas State Historic Preservation Office.

### DISTRIBUTION:

National Register property file Nominating Authority (without nomination attachment)

# UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

### NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION PROPERTY North Bishop Avenue Commercial Historic District NAME: MULTIPLE Oak Cliff MPS NAME: STATE & COUNTY: TEXAS, Dallas DATE RECEIVED: 5/16/94 DATE OF PENDING LIST: 6/01/94 DATE OF 16TH DAY: 6/17/94 DATE OF 45TH DAY: 6/30/94 DATE OF WEEKLY LIST: REFERENCE NUMBER: 94000608 NOMINATOR: STATE REASONS FOR REVIEW: APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N N SLR DRAFT: Y REQUEST: N SAMPLE: NATIONAL: COMMENT WAIVER: N REJECT 6/17 ACCEPT RETURN ABSTRACT/SUMMARY COMMENTS: Queme Commercial Historic District es The north Bishop Diquificant as a free collection of 1970s and 1930s commercial architecture and as representative of the commercial districts that arose within formerly revidential areas of Oak Cliff because of development mentures created by lusy streetcan stops and intersections

RECOM. / CRITERIA COLL	-10
REVIEWER Cutowieth 1	iee
DISCIPLINE History	
DATE 6 19 19 4	

DOCUMENTATION see attached comments Y/N see attached SLR(Y/N

CLASSIFICATION	
countresource type	
STATE/FEDERAL AGENCY CERTIFICATION	apa Pauri Jana Lake
FUNCTION	
historiccurrent	
DESCRIPTION	
architectural classification materials descriptive text	
SIGNIFICANCE	
Period Areas of SignificanceC	hack and justify helow
Specific dates Builder Statement of Significance (in one par	'Architect agraph)
summary paragraphcompletenessclarity	
applicable criteria	1000
justification of areas checked relating significance to the resou context	rce
relationship of integrity to signi justification of exception	ficance
other	To be the second
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ACCOMPANYING DOCUMENTATION/PRESENTATI	ON
sketch mapspho	tographspresentation
OTHER COMMENTS	Panal St.
Questions concerning this nomination	may be directed to
	Phone
Signed	Date



313-321 NORTH BISHOP NORTH BISHOP AVENUE COMMERCIAL HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 1 of 4



313-321 NORTH BISHOP NORTH BISHOP AVENUE COMMERCIAL HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 2 of 4



400-408 NORTH BISHOP

NORTH BISHOP AVENUE COMMERCIAL HISTORIC DISTRICT

DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 3 of 4



338, 400 DAVIS; 500 BLOCK NORTH BISHOP NORTH BISHOP AVENUE COMMERCIAL HISTORIC DISTRICT DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 4 of 4

# Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number: 64500648