

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Rush-Crabb House

OTHER NAME/SITE NUMBER: Phase IV-East Dallas DAL/DA 204

2. LOCATION

STREET & NUMBER: 2718 Pennsylvania

CITY OR TOWN: Dallas

STATE: Texas

CODE: TX

COUNTY: Dallas

NOT FOR PUBLICATION: N/A

VICINITY: N/A

CODE: 113

ZIP CODE: 75215

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x 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 x meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Curtis J. Russell
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:

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):

Edson H. Beall
Signature of the Keeper

Entered in the
National Register

Date of Action

3-23-95

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

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

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

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

CURRENT FUNCTIONS: DOMESTIC: Single Dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: OTHER: T-plan

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

NARRATIVE DESCRIPTION (see continuation sheet 7-5).

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National Park Service

National Register of Historic Places Continuation Sheet

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RECEIVED 413

OMB Approval No. 1024-0018

FEB 22 1995

Rush-Crabb House
Historic and Architectural Resources Division
East and South Dallas - Dallas Co., TX

Description

The Rush-Crabb House at 2718 Pennsylvania is a 1-story vernacular dwelling with a T-shaped plan and an intersecting gabled roof. The walls are finished with wood drop siding with false beveling. The roof has asphalt shingles. The focus of the facade includes the 1-story porch and the gabled wing that extends from the main body of the building. The Rush-Crabb House is in a predominantly residential area that is comprised primarily of contemporaneous houses of similar materials and scale. The house, overall, is in good and stable condition. Minor modifications include the concrete porch floor, the replacement of a few columns of the porch, and a circa 1920 rear addition. In all likelihood, these changes were made because of deteriorated or rotted wood.

The Rush-Crabb House is built on relatively level land in the South Park neighborhood of South Dallas. It occupies a 50' x 130' lot in the South Park Addition and is in the middle of the 2700 block of Pennsylvania Street. There are no noteworthy landscaping features on the grounds, other than the concrete sidewalk and driveway. In plan, the house is T-shaped with the stem extending toward the street. Although foundation materials are not visible from the street side, the house probably rests on a foundation that is supported by brick piers and wood beams. The porch, however, appears to have a concrete base. The house utilizes wood-frame construction with wood siding. The roof, on the other hand, has asphalt shingles that probably replaced original wood shingles.

Facing northwest onto Pennsylvania Street, the Rush-Crabb House is set back approximately thirteen feet from the curb. The facade is symmetrically composed and is highlighted by a 1-story U-shaped porch that extends around the front projecting wing. The porch, which has a concrete floor, features Doric columns that are suggestive of the Classical Revival style and reflects an early 20th-century construction date. Three separate doors on the front provide access to the interior, but the primary entrance is the one closest to the street (i.e., in the front projecting wing). The windows are double hung and have wood sashes with single lights. Additional rooms were built onto the rear elevation, but because of their age (completed circa 1920), they are historically significant features and represent the house's architectural evolution.

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: c. 1901

SIGNIFICANT DATES: c. 1901

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-6 through 8-7).

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:

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6Rush-Crabb House
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

Significance

The Rush-Crabb House is a rare local example of a vernacular dwelling that retains much of its original architectural features. The house is in an area of South Dallas whose architectural integrity is largely compromised by insensitive building alterations, vacant lots, abandoned houses and neglect. Further, it is one of the earliest extant buildings surviving in all of South Dallas, below Martin Luther King, Jr. Boulevard (MLK), whose construction dates to the first years of South Park Additions' development and provides a link to the very beginnings of South Dallas' phenomenal residential growth from 1900 to 1920s. The Rush-Crabb House, which pre-dates the later bungalows that predominate in the addition, is nominated under Criterion C in the area of Architecture as a rare surviving local example of turn-of-the-century vernacular architecture, and is associated with the historic context, The Development of East and South Dallas: 1872-1945.

The Rush-Crabb House represents the earliest suburban development efforts in the huge 39-block South Park Addition (1889; replatted 1902 to exclude land between Grand and Forest avenues) that encompassed all the territory from Grand Avenue on its northern border and Warren Avenue to the south, between Central and Myrtle avenues on the west and east. The subdivision of the land, formerly used for agricultural purposes, was accomplished in conjunction with the construction of the Dallas Rapid Transit streetcar in 1888. When the streetcar line was put into operation, it linked the downtown area with the fairgrounds to the east, thereby opening hundreds of acreage for real estate development and speculation. Most pre-1900 development in South Dallas took place in the upper Colonial Hill area to the west, before the economic depressions of the 1890s curtailed nearly all building in the city and its suburbs. Although South Park Addition was platted in 1889, little construction took place in the addition prior to 1903. The Rush-Crabb House, an exception, was among the first houses built in the addition, and it was one of the first of literally hundreds of small, 3- to 5-room, wood-framed houses erected between 1902 and 1907 (city building permits, 1905-15; city directories, var.).

The earliest known resident of the Rush-Crabb House was James P. Rush, who occupied the house by 1901. Since city directories did not account for this area prior to 1901, it is possible that the house is older but not much. James Rush, who listed his occupation as "trackman", may have been an employee of the street railway company. He and his children lived in the house until 1906, after which a series of different occupants were listed at the address until 1916 when Charles C. Crabb purchased it. Crabb, a driver for The Texas Company, lived in the house with his wife Mattie through the historic period

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Rush-Crabb House
Historic and Architectural Resources of
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ending 1941. Later city directories indicate that Crabb owned the house. Like most of the residents of South Park Addition, Rush, Crabb, and the others who occupied the house between the two, were members of the working class. The occupations of men who lived on Pennsylvania, Peabody, Birmingham streets in the first half of this century underscore Dallas' growing importance as an manufacturing and trading hub of the region. Many of South Park's residents worked in the mills and other factories that sprang up along the Trinity River, to the west and along the major railroad lines that criss-crossed the city. Still others were employed in building and service trades to keep abreast of the construction and population boom that Dallas experienced along with its industrial growth.

The Rush-Crabb House, although unique in its age and unaltered condition, is representative of the type of housing provided for the working-class men and women who formed the backbone of Dallas' industrial society in the first decades of the 20th-century. It is nominated to the National Register under Criterion C as a rare, intact example of early housing in suburban Dallas. Further, it is a good and well-preserved illustration of a vernacular residence with a T-shaped plan, and only a small number of this once-common house form survive relatively intact in South Dallas.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

DA 204 See map 1

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1	14	709180	3627340	3	##	#####
2	##	#####	#####	4	##	#####

VERBAL BOUNDARY DESCRIPTION South Park, Block: 1311, Lot: 10 & 11

BOUNDARY JUSTIFICATION Nomination includes all property historically associated with the resource.

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

NAME/TITLE: Daniel Hardy/Terri Myers

ORGANIZATION: Hardy-Heck-Moore **DATE:** 7/91; 9/94

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

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

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS

ADDITIONAL ITEMS

PROPERTY OWNER

NAME Bonnie C. Mangum

STREET & NUMBER 2718 Pennsylvania Street **TELEPHONE** N/A

CITY OR TOWN Dallas **STATE** TX **ZIP CODE** 75215

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Rush--Crabb House
NAME:

MULTIPLE East and South Dallas MPS
NAME:

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 2/22/95 DATE OF PENDING LIST: 3/07/95
DATE OF 16TH DAY: 3/23/95 DATE OF 45TH DAY: 4/08/95
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95000321

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
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-23-95 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



RUSH - CRABB HOUSE
2718 PENNSYLVANIA
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 15 of 69

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

Multiple Property Cover Sheet Reference Number: 64500635