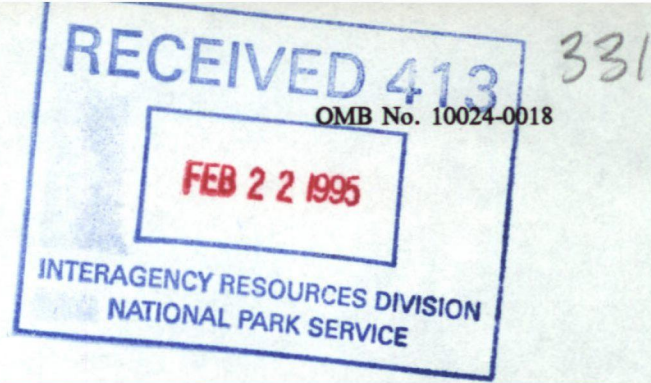


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Wheatley Place Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Bounded by Warren, Atlanta, McDermott, Meadow, Oakland, and Dathe
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NOT FOR PUBLICATION: N/A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 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.)

Carroll J. Jernell
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): _____

love
Signature of the Keeper
Edson H. Beall

Date of Action
3-23-95
Entered in the National Register

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	373	132 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	373	132 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: LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Bungalow/Craftsman

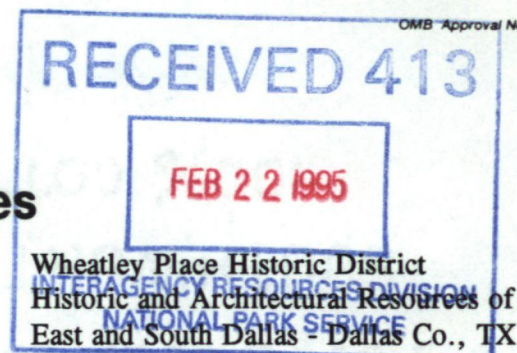
MATERIALS: FOUNDATION BRICK
WALLS Wood
ROOF Asphalt
OTHER Concrete; Glass

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-19).

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The Wheatley Place Historic District lies approximately two miles southeast of the Dallas central business district. Most of the buildings in the district have Craftsman-inspired detailing and bungalow forms. The buildings are largely of frame construction with either 117 or weatherboard siding, although some have been covered in asbestos, vinyl, or aluminum siding in recent years. Houses constructed in the 1940s and later often have drop or synthetic siding. Brick structural components are almost exclusively limited to foundation supports, porch piers, or chimneys. Tapered, wooden, Craftsman-influenced columns are typical on unaltered dwellings, while wrought-iron or cast-metal supports are commonly found as replacements for original porch supports. Splayed wooden foundation sheathing is a typical design feature. Most houses retain their wood double-hung windows although some have been replaced with modern metal encased windows, and a handful have 1950s-1960s "picture window" alterations. Composition shingle roofing is used almost universally on both gable and hip roof forms, and most houses have a Craftsman-style expression.

The Wheatley Place Historic District has 505 properties, of which approximately over 500 are dwellings, four are institutional, and eight are commercial; one Contributing building structure are WPA curbs as infrastructure elements. Three hundred seventy three are categorized as Contributing to the significance of the district, and 132 substantially altered and post-1945 buildings are considered Noncontributing.

DEFINITION OF CATEGORIES

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. 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 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-1945 buildings that have been so severely altered that little, if any, of their original or historic fabric is recognizable.

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Wheatley Place Historic District
Historic and Architectural Resources of
East and South Dallas - Dallas Co., TX

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INVENTORY OF PROPERTIES

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

Address	Site No.	Date	Property Type	Classification
3408 Atlanta	2682	ca. 1945	Domestic	Noncontributing
2601 Burger	596	ca. 1930	Domestic	Contributing
2602 Burger	647	ca. 1930	Domestic	Contributing
2603 Burger	597	ca. 1930	Domestic	Noncontributing
2606 Burger	646	ca. 1930	Domestic	Contributing
2607 Burger	598	ca. 1930	Domestic	Contributing
2610 Burger	645	ca. 1930	Domestic	Contributing
2611 Burger	599	ca. 1930	Domestic	Contributing
2615 Burger	600	ca. 1930	Domestic	Contributing
2619 Burger	601	ca. 1930	Domestic	Contributing
2621 Burger	602	ca. 1930	Domestic	Noncontributing
2622 Burger	644	ca. 1930	Domestic	Contributing
2623 Burger	603	ca. 1930	Domestic	Noncontributing
2626 Burger	643	ca. 1900	Domestic	Noncontributing
2627 Burger	604	ca. 1930	Domestic	Contributing
2631 Burger	605	ca. 1940	Domestic	Noncontributing
2632 Burger	642	ca. 1930	Domestic	Contributing
2634 Burger	641	ca. 1930	Domestic	Contributing
2635 Burger	606	ca. 1940	Domestic	Noncontributing
2638 Burger	640	ca. 1930	Domestic	Noncontributing
2639 Burger	607	ca. 1935	Domestic	Noncontributing
2641 Burger	608	ca. 1930	Domestic	Contributing
2642 Burger	639	ca. 1930	Domestic	Contributing
2643 Burger	609	ca. 1930	Domestic	Contributing
2646 Burger	638	ca. 1945	Domestic	Noncontributing
2647(2645) Burger	610	ca. 1930	Domestic	Contributing
2703 Burger	N/A	post 1945	Domestic	Noncontributing
2706 Burger	N/A	post 1945	Domestic	Noncontributing
2707 Burger	611	ca. 1930	Domestic	Contributing
2711 Burger	612	ca. 1930	Domestic	Noncontributing
2714 Burger	637	ca. 1930	Domestic	Contributing
2715 Burger	613	ca. 1930	Domestic	Contributing
2716 Burger	636	ca. 1930	Domestic	Contributing
2718 Burger	635	ca. 1930	Domestic	Contributing

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2719 Burger	614	ca. 1930	Domestic	Noncontributing
2722 Burger	634	ca. 1930	Domestic	Noncontributing
2723 Burger	615	ca. 1945	Domestic	Noncontributing
2724 Burger	N/A	post 1945	Domestic	Noncontributing
2725 Burger	N/A	post 1945	Domestic	Noncontributing
2801 Burger	616	ca. 1930	Domestic	Contributing
2807 Burger	617	ca. 1930	Domestic	Contributing
2810 Burger	633	ca. 1930	Domestic	Contributing
2811 Burger	618	ca. 1945	Domestic	Noncontributing
2814 Burger	632	ca. 1930	Domestic	Contributing
2815 Burger	619	ca. 1930	Domestic	Contributing
2817 Burger	620	ca. 1930	Domestic	Contributing
2818 Burger	631	ca. 1930	Domestic	Contributing
2822 Burger	630	ca. 1930	Domestic	Contributing
2823 Burger	621	ca. 1930	Domestic	Contributing
2826 Burger	629	ca. 1930	Domestic	Contributing
2827 Burger	622	ca. 1930	Domestic	Noncontributing
2830 Burger	628	ca. 1930	Domestic	Contributing
2831 Burger	623	ca. 1930	Domestic	Contributing
2834 Burger	627	ca. 1930	Domestic	Contributing
2835 Burger	624	ca. 1930	Domestic	Contributing
2838 Burger	626	ca. 1930	Domestic	Contributing
2839 Burger	625	ca. 1930	Domestic	Contributing
2803 Casey	854	ca. 1935	Domestic	Contributing
2807 Casey	855	ca. 1930	Domestic	Contributing
2811 Casey	856	ca. 1930	Domestic	Noncontributing
2814 Casey	876	ca. 1945	Domestic	Noncontributing
2815 Casey	857	ca. 1930	Domestic	Contributing
2818 Casey	875	ca. 1916	Domestic	Contributing
2819 Casey	858	ca. 1925	Domestic	Contributing
2822 Casey	874	ca. 1925	Domestic	Contributing
2825 Casey	859	ca. 1925	Domestic	Contributing
2826 Casey	873	ca. 1925	Domestic	Contributing
2827 Casey	860	ca. 1925	Domestic	Contributing
2828 Casey	872	ca. 1925	Domestic	Contributing
2831 Casey	861	ca. 1925	Domestic	Contributing
2834 Casey	871	ca. 1925	Domestic	Contributing
2835 Casey	862	ca. 1925	Domestic	Contributing
2838 Casey	870	ca. 1925	Domestic	Contributing
2839 Casey	863	ca. 1925	Domestic	Contributing
2842 Casey	869	ca. 1925	Domestic	Contributing

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2843 Casey	864	ca. 1925	Domestic	Contributing
2846 Casey	868	ca. 1925	Domestic	Contributing
2847 Casey	865	ca. 1925	Domestic	Contributing
2850 Casey	867	ca. 1925	Domestic	Noncontributing
2851 Casey	866	ca. 1925	Domestic	Contributing
2802 Dathe	717	ca. 1930	Domestic	Contributing
2806 Dathe	716	ca. 1930	Domestic	Contributing
2807 Dathe	701	ca. 1945	Domestic	Noncontributing
2811 Dathe	702	ca. 1930	Domestic	Contributing
2814 Dathe	715	ca. 1930	Domestic	Contributing
2818 Dathe	714	ca. 1930	Domestic	Contributing
2819 Dathe	703	ca. 1930	Domestic	Contributing
2822 Dathe	713	ca. 1930	Domestic	Contributing
2823 Dathe	704	ca. 1945	Domestic	Noncontributing
2826 Dathe	712	ca. 1930	Domestic	Contributing
2827 Dathe	705	ca. 1930	Domestic	Contributing
2830 Dathe	711	ca. 1930	Domestic	Noncontributing
2831 Dathe	706	ca. 1940	Domestic	Noncontributing
2834 Dathe	710	ca. 1930	Domestic	Noncontributing
2835 Dathe	707	ca. 1940	Domestic	Noncontributing
2837 Dathe	708	ca. 1930	Domestic	Contributing
2838 Dathe	709	ca. 1930	Domestic	Contributing
3500 Dunbar	3149	ca. 1930	Domestic	Contributing
3503 Dunbar	3148	ca. 1930	Domestic	Contributing
3506 Dunbar	3150	ca. 1930	Domestic	Contributing
3509 Dunbar	3146	ca. 1930	Domestic	Noncontributing
3510 Dunbar	3151	ca. 1930	Domestic	Contributing
3503 Dunbar	3148	ca. 1930	Domestic	Contributing
3506 Dunbar	3150	ca. 1930	Domestic	Contributing
3509 Dunbar	3146	ca. 1930	Domestic	Noncontributing
3510 Dunbar	3151	ca. 1930	Domestic	Contributing
3511 Dunbar	3145	ca. 1930	Domestic	Contributing
3512 Dunbar	3152	ca. 1930	Domestic	Contributing
3514 Dunbar	3153	ca. 1930	Domestic	Contributing
3515 Dunbar	3144	ca. 1930	Domestic	Contributing
3522 Dunbar	3154	ca. 1930	Domestic	Contributing
3523 Dunbar	3143	ca. 1930	Domestic	Contributing
3526 Dunbar	3155	ca. 1945	Domestic	Noncontributing
3527 Dunbar	3142	ca. 1930	Domestic	Noncontributing

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3531 Dunbar	3141	ca. 1930	Domestic	Contributing
3534 Dunbar	3156	ca. 1930	Domestic	Contributing
3535 Dunbar	3140	ca. 1930	Domestic	Contributing
3602 Dunbar	3157	ca. 1930	Domestic	Contributing
3606 Dunbar	3158	ca. 1930	Domestic	Noncontributing
3607 Dunbar	3138	ca. 1930	Domestic	Contributing
3610 Dunbar	3159	ca. 1930	Domestic	Contributing
3611 Dunbar	3137	ca. 1930	Domestic	Contributing
3614 Dunbar	3160	ca. 1930	Domestic	Contributing
3615 Dunbar	3136	ca. 1930	Domestic	Noncontributing
3619 Dunbar	3135	ca. 1930	Domestic	Contributing
3622 Dunbar	3161	ca. 1930	Domestic	Contributing
3623 Dunbar	3134	ca. 1930	Domestic	Contributing
3627 Dunbar	3133	ca. 1930	Domestic	Contributing
3628 Dunbar	3162	ca. 1930	Domestic	Contributing
3630 Dunbar	N/A	ca. 1945	Domestic	Noncontributing
3631 Dunbar	3132	ca. 1930	Domestic	Noncontributing
3635 Dunbar	3131	ca. 1930	Domestic	Contributing
3702 Dunbar	3163	ca. 1935	Domestic	Noncontributing
3703 Dunbar	3130	ca. 1930	Domestic	Contributing
3706 Dunbar	3164	ca. 1930	Domestic	Contributing
3707 Dunbar	3129	ca. 1930	Domestic	Contributing
3710 Dunbar	3165	ca. 1930	Domestic	Contributing
3711 Dunbar	3128	ca. 1930	Domestic	Noncontributing
3714 Dunbar	3166	ca. 1930	Domestic	Contributing
3715 Dunbar	3127	ca. 1930	Domestic	Contributing
3718 Dunbar	3167	ca. 1930	Domestic	Contributing
3719 Dunbar	3126	ca. 1930	Domestic	Noncontributing
3722 Dunbar	3168	ca. 1930	Domestic	Contributing
3723 Dunbar	3125	ca. 1930	Domestic	Contributing
3727 Dunbar	3124	ca. 1930	Domestic	Contributing
3728 Dunbar	3169	ca. 1930	Domestic	Contributing
3729 Dunbar	3123	ca. 1930	Domestic	Contributing
3732 Dunbar	3170	ca. 1930	Domestic	Contributing
3734 Dunbar	3171	ca. 1930	Domestic	Contributing
3735 Dunbar	3122	ca. 1930	Domestic	Contributing
3739 Dunbar	3121	ca. 1930	Domestic	Contributing
3742 Dunbar	3172	ca. 1930	Domestic	Noncontributing
3743 Dunbar	3120	ca. 1930	Domestic	Noncontributing

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3500 Havana	3012	ca. 1930	Domestic	Contributing
3501 Havana	3057	ca. 1930	Domestic	Contributing
3503 Havana	3056	ca. 1930	Domestic	Contributing
3504 Havana	3013	ca. 1930	Domestic	Contributing
3510 Havana	3014	ca. 1930	Domestic	Contributing
3511 Havana	3055	ca. 1930	Domestic	Contributing
3514 Havana	3015	ca. 1930	Domestic	Noncontributing
3515 Havana	3054	ca. 1930	Domestic	Noncontributing
3517 Havana	3053	ca. 1930	Domestic	Noncontributing
3518 Havana	3016	ca. 1925	Domestic	Contributing
3521 Havana	3052	ca. 1935	Domestic	Contributing
3522 Havana	3017	ca. 1930	Domestic	Contributing
3525 Havana	3051	ca. 1930	Domestic	Contributing
3526 Havana	3018	ca. 1935	Domestic	Contributing
3530 Havana	3019	ca. 1930	Domestic	Contributing
3531 Havana	3050	ca. 1930	Domestic	Contributing
3534 Havana	3020	ca. 1930	Domestic	Contributing
3601 Havana	3049	ca. 1930	Domestic	Contributing
3602 Havana	3021	ca. 1935	Domestic	Contributing
3603 Havana	3048	ca. 1930	Domestic	Contributing
3606 Havana	N/A	post 1945	Domestic	Noncontributing
3607 Havana	3047	ca. 1930	Domestic	Contributing
3610 Havana	3022	ca. 1930	Domestic	Noncontributing
3611 Havana	3046	ca. 1930	Domestic	Contributing
3614 Havana	3023	ca. 1930	Domestic	Contributing
3615 Havana	3045	ca. 1935	Domestic	Contributing
3618 Havana	3024	ca. 1930	Domestic	Contributing
3619 Havana	3044	ca. 1930	Domestic	Contributing
3622 Havana	3025	ca. 1930	Domestic	Noncontributing
3623 Havana	3043	ca. 1930	Domestic	Contributing
3626 Havana	3026	ca. 1930	Domestic	Contributing
3627 Havana	3042	ca. 1930	Domestic	Contributing
3630 Havana	3027	ca. 1930	Domestic	Contributing
3631 Havana	3041	ca. 1930	Domestic	Contributing
3634 Havana	3028	ca. 1935	Domestic	Contributing
3635 Havana	3040	ca. 1930	Domestic	Contributing
3703 Havana	3039	ca. 1930	Domestic	Contributing
3707 Havana	3038	ca. 1935	Domestic	Contributing
3711 Havana	3037	ca. 1930	Domestic	Contributing

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3715 Havana	3036	ca. 1945	Domestic	Noncontributing
3719 Havana	3035	ca. 1930	Domestic	Contributing
3723 Havana	3034	ca. 1930	Domestic	Contributing
3727 Havana	3033	ca. 1930	Domestic	Contributing
3731 Havana	3032	ca. 1930	Domestic	Contributing
3735 Havana	3031	ca. 1935	Domestic	Noncontributing
3739 Havana	3030	ca. 1930	Domestic	Contributing
3743 Havana	3029	ca. 1930	Domestic	Contributing
3402 Jeffries	2991	ca. 1935	Domestic	Noncontributing
3403 Jeffries	3011	ca. 1935	Domestic	Noncontributing
3406 Jeffries	2992	ca. 1935	Domestic	Contributing
3412 Jeffries	2993	ca. 1935	Domestic	Contributing
3418 Jeffries	N/A	post 1945	Domestic	Noncontributing
3502 Jeffries	2994	ca. 1935	Domestic	Contributing
3506 Jeffries	2995	ca. 1935	Domestic	Contributing
3510 Jeffries	2996	ca. 1935	Domestic	Noncontributing
3514 Jeffries	2997	ca. 1935	Domestic	Noncontributing
3515 Jeffries	3010	ca. 1935	Commercial	Contributing
3518 Jeffries	2998	ca. 1935	Domestic	Contributing
3522 Jeffries	2999	ca. 1930	Domestic	Contributing
3526 Jeffries	3000	ca. 1930	Domestic	Contributing
3530 Jeffries	3001	ca. 1930	Domestic	Contributing
3534 Jeffries	3002	ca. 1930	Domestic	Contributing
3602 Jeffries	3003	ca. 1930	Domestic	Contributing
3606 Jeffries	3004	ca. 1935	Domestic	Contributing
3610 Jeffries	3005	ca. 1935	Domestic	Noncontributing
3614 Jeffries	3006	ca. 1935	Domestic	Contributing
3618 Jeffries	3007	ca. 1935	Domestic	Contributing
3622 Jeffries	3008	ca. 1935	Domestic	Contributing
3626 Jeffries	3009	ca. 1935	Domestic	Contributing
2601 Lenway	456	ca. 1925	Domestic	Contributing
2602 Lenway	526	ca. 1925	Domestic	Noncontributing
2606 Lenway	N/A	post 1945	Domestic	Noncontributing
2607 Lenway	457	ca. 1945	Domestic	Noncontributing
2610 Lenway	525	ca. 1925	Domestic	Contributing
2611 Lenway	458	ca. 1925	Domestic	Contributing
2614 Lenway	524	ca. 1925	Domestic	Contributing
2615 Lenway	459	ca. 1925	Domestic	Contributing
2616 Lenway	523	ca. 1925	Domestic	Contributing

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2619 Lenway	460	ca. 1925	Domestic	Contributing
2622 Lenway	522	ca. 1930	Domestic	Contributing
2623 Lenway	461	ca. 1925	Domestic	Contributing
2626 Lenway	521	ca. 1930	Domestic	Contributing
2627 Lenway	462	ca. 1925	Domestic	Noncontributing
2630 Lenway	520	ca. 1925	Domestic	Contributing
2631 Lenway	463	ca. 1925	Domestic	Contributing
2634 Lenway	519	ca. 1945	Domestic	Contributing
2635 Lenway	464	ca. 1930	Domestic	Contributing
2638 Lenway	518	ca. 1925	Domestic	Contributing
2639 Lenway	465	ca. 1925	Domestic	Noncontributing
2641 Lenway	466	ca. 1945	Domestic	Contributing
2642-44 Lenway	N/A	post 1945	Domestic	Noncontributing
2700 Lenway	517	ca. 1930	Domestic	Contributing
2706 Lenway	516	ca. 1930	Domestic	Contributing
2707 Lenway	467	ca. 1925	Domestic	Contributing
2709 Lenway	468	ca. 1930	Domestic	Contributing
2710 Lenway	515	ca. 1930	Domestic	Contributing
2711 Lenway	469	ca. 1925	Domestic	Noncontributing
2713 Lenway	470	ca. 1930	Domestic	Contributing
2714 Lenway	514	ca. 1930	Domestic	Contributing
2811 McDermott	N/A	ca. 1940	Domestic	Contributing
2814 McDermott	N/A	ca. 1940	Domestic	Noncontributing
2815 McDermott	877	ca. 1930	Domestic	Contributing
2818 McDermott	919	ca. 1940	Domestic	Contributing
2822 McDermott	918	ca. 1930	Domestic	Noncontributing
2823 McDermott	878	ca. 1940	Domestic	Contributing
2826 McDermott	917	ca. 1930	Domestic	Noncontributing
2827 McDermott	879	ca. 1940	Domestic	Contributing
2830 McDermott	916	ca. 1930	Domestic	Contributing
2831 McDermott	880	ca. 1940	Domestic	Noncontributing
2834 McDermott	915	ca. 1940	Domestic	Noncontributing
2835 McDermott	N/A	post 1945	Domestic	Noncontributing
2838 McDermott	914	ca. 1945	Domestic	Noncontributing
2839 McDermott	881	1946	Domestic	Noncontributing
2840 McDermott	913	ca. 1930	Domestic	Contributing
2841 McDermott	882	ca. 1930	Domestic	Contributing
2844 McDermott	912	ca. 1930	Domestic	Noncontributing
2847 McDermott	883	ca. 1940	Domestic	Noncontributing

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2850 McDermott	911	ca. 1930	Domestic	Contributing
2853 McDermott	N/A	post 1945	Domestic	Noncontributing
3503 Meadow	3198	ca. 1930	Domestic	Contributing
3507 Meadow	3197	ca. 1930	Domestic	Noncontributing
3511 Meadow	N/A	post 1945	Domestic	Contributing
3514 Meadow	3206	ca. 1930	Domestic	Contributing
3518 Meadow	3207	ca. 1930	Domestic	Contributing
3519 Meadow	3196	ca. 1930	Domestic	Contributing
3520 Meadow	3208	ca. 1930	Domestic	Contributing
3523 Meadow	3195	ca. 1930	Domestic	Noncontributing
3524 Meadow	3209	ca. 1930	Domestic	Noncontributing
3527 Meadow	3194	ca. 1930	Domestic	Noncontributing
3528 Meadow	3210	ca. 1930	Domestic	Contributing
3529 Meadow	3193	ca. 1930	Domestic	Noncontributing
3535 Meadow	3192	ca. 1930	Domestic	Noncontributing
3600 Meadow	3211	ca. 1930	Domestic	Contributing
3603 Meadow	3191	ca. 1930	Domestic	Noncontributing
3604 Meadow	3212	ca. 1940	Domestic	Noncontributing
3607 Meadow	3190	ca. 1930	Domestic	Contributing
3610 Meadow	3213	ca. 1925	Domestic	Contributing
3611 Meadow	3189	ca. 1930	Domestic	Contributing
3614 Meadow	3214	ca. 1925	Domestic	Contributing
3615 Meadow	3188	ca. 1930	Domestic	Noncontributing
3617 Meadow	3187	ca. 1930	Domestic	Contributing
3620 Meadow	3215	ca. 1925	Domestic	Contributing
3623 Meadow	3186	ca. 1935	Domestic	Contributing
3627 Meadow	3185	ca. 1930	Domestic	Contributing
3631 Meadow	3184	ca. 1930	Domestic	Contributing
3635 Meadow	3183	ca. 1930	Domestic	Noncontributing
3701 Meadow	3182	ca. 1930	Domestic	Contributing
3707 Meadow	3181	ca. 1930	Domestic	Contributing
3711 Meadow	3180	ca. 1935	Domestic	Contributing
3715 Meadow	3179	ca. 1935	Domestic	Contributing
3719 Meadow	3178	ca. 1930	Domestic	Contributing
3723 Meadow	3177	ca. 1930	Domestic	Contributing
3731 Meadow	3176	ca. 1945	Domestic	Noncontributing
3735 Meadow	3175	ca. 1930	Domestic	Noncontributing
3739 Meadow	3174	ca. 1930	Domestic	Contributing
3743 Meadow	3173	ca. 1935	Domestic	Contributing
2802 Metropolitan	N/A	N/A	Domestic	Contributing

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2803 Metropolitan	826	ca. 1925	Domestic	Contributing
2806 Metropolitan	774	ca. 1925	Domestic	Contributing
2807 Metropolitan	827	ca. 1925	Domestic	Contributing
2810 Metropolitan	773	ca. 1925	Domestic	Noncontributing
2811 Metropolitan	828	ca. 1925	Domestic	Noncontributing
2814 Metropolitan	772	ca. 1925	Domestic	Noncontributing
2815 Metropolitan	829	ca. 1925	Domestic	Contributing
2818 Metropolitan	771	ca. 1925	Domestic	Contributing
2819 Metropolitan	830	ca. 1925	Domestic	Contributing
2821 Metropolitan	831	ca. 1925	Domestic	Noncontributing
2822 Metropolitan	770	ca. 1930	Domestic	Contributing
2826 Metropolitan	769	ca. 1925	Domestic	Contributing
2827 Metropolitan	832	ca. 1925	Domestic	Noncontributing
2830 Metropolitan	768	ca. 1930	Domestic	Contributing
2831 Metropolitan	833	ca. 1925	Domestic	Contributing
2834 Metropolitan	767	ca. 1930	Domestic	Noncontributing
2835 Metropolitan	834	ca. 1925	Domestic	Noncontributing
2838 Metropolitan	766	ca. 1930	Domestic	Contributing
2839 Metropolitan	835	ca. 1930	Domestic	Contributing
2842 Metropolitan	765	ca. 1925	Domestic	Noncontributing
2843 Metropolitan	836	ca. 1925	Domestic	Contributing
2846 Metropolitan	764	ca. 1930	Domestic	Contributing
2847 Metropolitan	837	ca. 1925	Domestic	Contributing
2850 Metropolitan	763	ca. 1935	Domestic	Contributing
2851 Metropolitan	838	ca. 1935	Domestic	Noncontributing
2908 Metropolitan	762	ca. 1930	Educational	Contributing
2908A Metropolitan	N/A	N/A	Educational	Contributing
2908B Metropolitan	N/A	N/A	Educational	Noncontributing
2908C Metropolitan	N/A	N/A	Recreational	Noncontributing
2908D Metropolitan	N/A	N/A	Recreational	Noncontributing
3503 Meyers	3101	ca. 1930	Domestic	Contributing
3506 Meyers	3059	ca. 1935	Domestic	Contributing
3507 Meyers	3100	ca. 1930	Domestic	Noncontributing
3509 Meyers	3099	ca. 1930	Domestic	Contributing
3510 Meyers	3060	ca. 1925	Domestic	Contributing
3512 Meyers	3061	ca. 1935	Domestic	Contributing
3515 Meyers	3098	ca. 1930	Domestic	Contributing
3516 Meyers	3062	ca. 1930	Domestic	Noncontributing
3519 Meyers	3097	ca. 1930	Domestic	Noncontributing

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3526 Meyers	3063	ca. 1930	Domestic	Contributing
3527 Meyers	3096	ca. 1930	Domestic	Contributing
3528 Meyers	3064	ca. 1930	Domestic	Contributing
3530 Meyers	3065	ca. 1930	Domestic	Contributing
3531 Meyers	3095	ca. 1930	Domestic	Contributing
3534 Meyers	3066	ca. 1930	Domestic	Contributing
3535 Meyers	3094	ca. 1930	Domestic	Contributing
3601 Meyers	3093	ca. 1930	Domestic	Contributing
3602 Meyers	3067	ca. 1930	Domestic	Contributing
3605 Meyers	3092	ca. 1930	Domestic	Contributing
3606 Meyers	3068	ca. 1930	Domestic	Contributing
3610 Meyers	3069	ca. 1930	Domestic	Contributing
3611 Meyers	3091	ca. 1930	Domestic	Contributing
3614 Meyers	3070	ca. 1930	Domestic	Contributing
3615 Meyers	3090	ca. 1930	Domestic	Contributing
3617 Meyers	3089	ca. 1930	Domestic	Contributing
3618 Meyers	3071	ca. 1945	Domestic	Noncontributing
3621 Meyers	3088	ca. 1930	Domestic	Contributing
3622 Meyers	3072	ca. 1930	Domestic	Contributing
3625 Meyers	3087	ca. 1930	Domestic	Noncontributing
3626 Meyers	3073	ca. 1930	Domestic	Contributing
3629 Meyers	3086	ca. 1930	Domestic	Noncontributing
3631 Meyers	3085	ca. 1930	Domestic	Noncontributing
3632 Meyers	3074	ca. 1930	Domestic	Noncontributing
3702 Meyers	3075	ca. 1930	Domestic	Noncontributing
3706 Meyers	3076	ca. 1930	Domestic	Contributing
3710 Meyers	3077	ca. 1930	Domestic	Contributing
3714 Meyers	3078	ca. 1930	Domestic	Contributing
3718 Meyers	3079	ca. 1930	Domestic	Contributing
3722 Meyers	3080	ca. 1930	Domestic	Contributing
3726 Meyers	3081	ca. 1930	Domestic	Contributing
3730 Meyers	3082	ca. 1930	Domestic	Contributing
3734 Meyers	3083	ca. 1930	Domestic	Contributing
3742 Meyers	3084	ca. 1930	Domestic	Contributing
3410 Myrtle	2870	ca. 1930	Commercial	Contributing
3411 Myrtle	2926	ca. 1930	Domestic	Contributing
3426 Myrtle	2871	ca. 1940	Domestic	Contributing
3400 Oakland	3935	ca. 1930	Commercial	Contributing
3401 Oakland	2981	ca. 1935	Commercial	Contributing

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3402 Oakland	2936	ca. 1930	Commercial	Contributing
3415 Oakland	2980	ca. 1935	Commercial	Contributing
3501 Oakland	N/A	post 1945	N/A	Noncontributing
3638 Oakland	2937	ca. 1940	Commercial	Noncontributing
3700 Oakland	2938	ca. 1940	Commercial	Noncontributing
3708 Oakland	2939	ca. 1925	Domestic	Contributing
3712 Oakland	2940	ca. 1925	Domestic	Noncontributing
2602 Tanner	594	ca. 1930	Domestic	Contributing
2603 Tanner	540	ca. 1925	Domestic	Contributing
2606 Tanner	593	ca. 1930	Domestic	Contributing
2607 Tanner	541	ca. 1930	Domestic	Contributing
2611 Tanner	542	ca. 1930	Domestic	Contributing
2612 Tanner	592	ca. 1930	Domestic	Contributing
2615 Tanner	543	ca. 1930	Domestic	Noncontributing
2618 Tanner	591	ca. 1925	Domestic	Contributing
2619 Tanner	544	ca. 1925	Domestic	Contributing
2622 Tanner	590	ca. 1930	Domestic	Contributing
2623 Tanner	545	ca. 1930	Domestic	Contributing
2625 Tanner	546	ca. 1930	Domestic	Contributing
2626 Tanner	589	ca. 1930	Domestic	Contributing
2630 Tanner	588	ca. 1930	Domestic	Contributing
2631 Tanner	547	ca. 1925	Domestic	Contributing
2634 Tanner	587	ca. 1930	Domestic	Contributing
2635 Tanner	548	ca. 1930	Domestic	Contributing
2638 Tanner	586	ca. 1930	Domestic	Contributing
2639 Tanner	549	ca. 1930	Domestic	Contributing
2642 Tanner	585	ca. 1925	Domestic	Contributing
2643 Tanner	550	ca. 1930	Domestic	Noncontributing
2646 Tanner	584	ca. 1930	Domestic	Contributing
2700 Tanner	583	ca. 1925	Domestic	Contributing
2701 Tanner	551	ca. 1925	Domestic	Contributing
2705 Tanner	552	ca. 1925	Domestic	Contributing
2706 Tanner	582	ca. 1925	Domestic	Contributing
2708 Tanner	581	ca. 1925	Domestic	Contributing
2709 Tanner	553	ca. 1925	Domestic	Contributing
2710 Tanner	580	ca. 1930	Domestic	Contributing
2713 Tanner	554	ca. 1925	Domestic	Contributing
2714 Tanner	579	ca. 1940	Domestic	Noncontributing
2715 Tanner	555	ca. 1925	Domestic	Contributing

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2720 Tanner	578	ca. 1940	Domestic	Contributing
2721 Tanner	556	ca. 1925	Domestic	Contributing
2725 Tanner	557	ca. 1930	Domestic	Contributing
2729 Tanner	558	ca. 1930	Domestic	Contributing
2802 Tanner	577	ca. 1945	Domestic	Noncontributing
2806 Tanner	576	ca. 1930	Domestic	Noncontributing
2807 Tanner	559	ca. 1930	Domestic	Contributing
2810 Tanner	575	ca. 1925	Domestic	Contributing
2811 Tanner	560	ca. 1925	Domestic	Contributing
2814 Tanner	574	ca. 1930	Domestic	Contributing
2815 Tanner	561	ca. 1925	Domestic	Contributing
2816 Tanner	573	ca. 1925	Domestic	Contributing
2819 Tanner	562	ca. 1925	Domestic	Contributing
2822 Tanner	572	ca. 1930	Domestic	Contributing
2823 Tanner	563	ca. 1925	Domestic	Contributing
2826 Tanner	571	ca. 1925	Domestic	Noncontributing
2827 Tanner	564	ca. 1925	Domestic	Contributing
2830 Tanner	570	ca. 1925	Domestic	Contributing
2831 Tanner	565	ca. 1925	Domestic	Contributing
2834 Tanner	569	ca. 1940	Domestic	Noncontributing
2835 Tanner	566	ca. 1925	Domestic	Contributing
2837 Tanner	567	ca. 1925	Domestic	Contributing
2838 Tanner	568	ca. 1925	Domestic	Contributing
2801 Twyman	490	ca. 1930	Domestic	Contributing
2802 Twyman	509	ca. 1930	Domestic	Contributing
2805 Twyman	491	ca. 1930	Domestic	Contributing
2806 Twyman	508	ca. 1930	Domestic	Noncontributing
2810 Twyman	507	ca. 1930	Domestic	Contributing
2811 Twyman	492	ca. 1930	Domestic	Contributing
2814 Twyman	506	ca. 1930	Domestic	Noncontributing
2815 Twyman	493	ca. 1930	Domestic	Noncontributing
2818 Twyman	505	ca. 1930	Domestic	Contributing
2819 Twyman	494	ca. 1930	Domestic	Contributing
2822 Twyman	504	ca. 1930	Domestic	Contributing
2823 Twyman	495	ca. 1930	Domestic	Contributing
2826 Twyman	503	ca. 1930	Domestic	Noncontributing
2827 Twyman	496	ca. 1930	Domestic	Contributing
2830 Twyman	502	ca. 1925	Domestic	Contributing
2831 Twyman	497	ca. 1930	Domestic	Contributing

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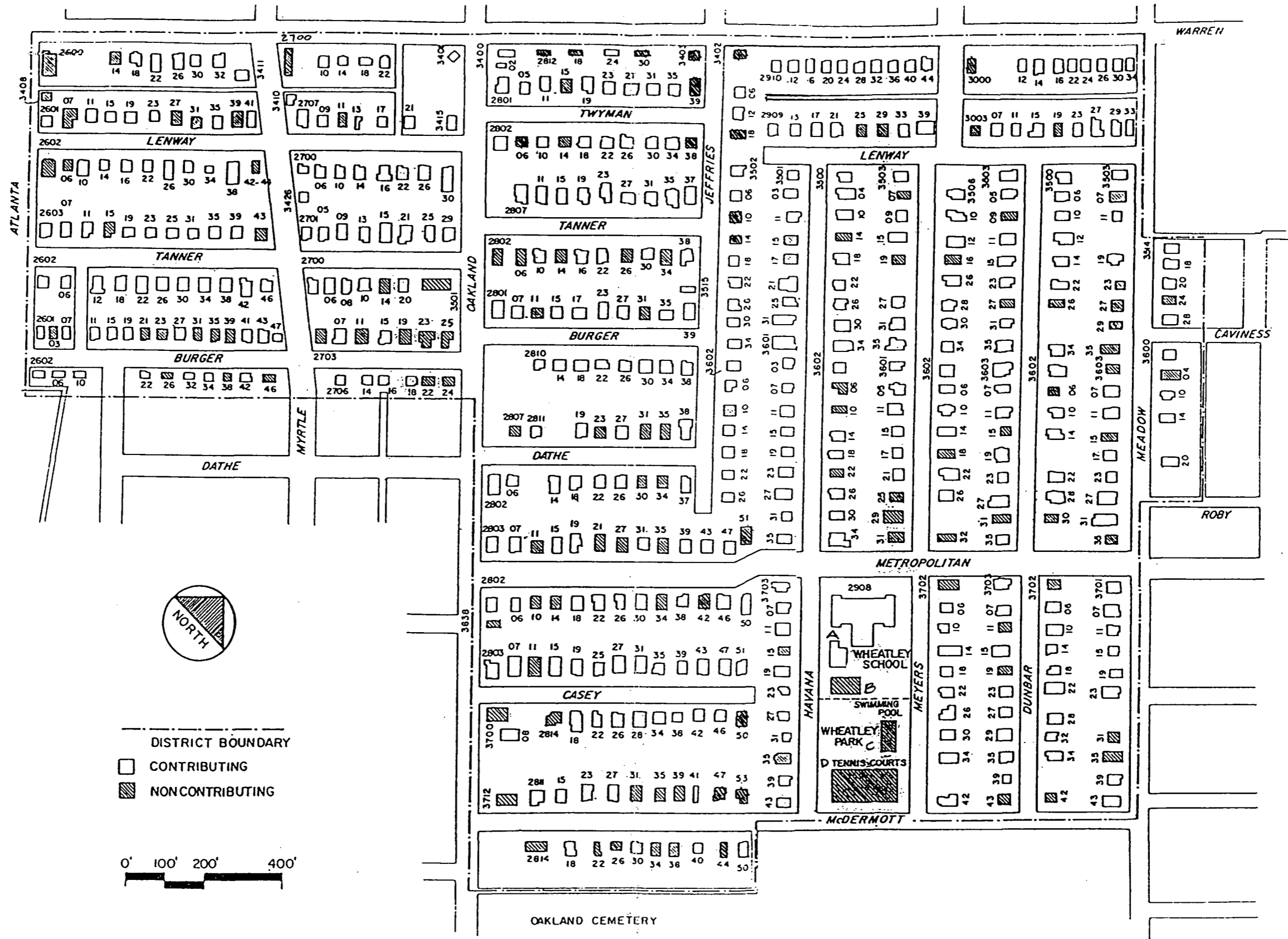
2834 Twyman	501	ca. 1925	Domestic	Contributing
2835 Twyman	498	ca. 1930	Domestic	Contributing
2838 Twyman	500	ca. 1930	Domestic	Noncontributing
2839 Twyman	499	ca. 1925	Domestic	Noncontributing
2600 Warren	N/A	post 1945	Religious	Noncontributing
2614 Warren	419	ca. 1925	Domestic	Noncontributing
2618 Warren	418	ca. 1925	Domestic	Contributing
2622 Warren	417	ca. 1925	Domestic	Contributing
2626 Warren	416	ca. 1925	Domestic	Contributing
2630 Warren	415	ca. 1925	Domestic	Contributing
2632 Warren	414	ca. 1925	Domestic	Contributing
2700 Warren	413	1956	Religious	Noncontributing
2710 Warren	412	ca. 1925	Domestic	Contributing
2714 Warren	411	ca. 1925	Domestic	Contributing
2718 Warren	410	ca. 1930	Domestic	Contributing
2626 Warren	416	ca. 1925	Domestic	Contributing
2722 Warren	409	ca. 1930	Domestic	Contributing
2812 Warren	408	ca. 1930	Domestic	Noncontributing
2818 Warren	407	ca. 1930	Domestic	Noncontributing
2824 Warren	406	ca. 1930	Domestic	Contributing
2830 Warren	405	ca. 1930	Domestic	Noncontributing
2910 Warren	N/A	N/A	N/A	Contributing
2912 Warren	404	ca. 1925	Domestic	Contributing
2916 Warren	403	ca. 1925	Domestic	Contributing
2920 Warren	402	ca. 1925	Domestic	Contributing
2924 Warren	401	ca. 1925	Domestic	Contributing
2928 Warren	400	ca. 1930	Domestic	Contributing
2932 Warren	399	ca. 1925	Domestic	Contributing
2936 Warren	398	ca. 1930	Domestic	Contributing
2940 Warren	397	ca. 1930	Domestic	Contributing
2944 Warren	396	ca. 1935	Domestic	Noncontributing
3000 Warren	395	ca. 1925	Domestic	Noncontributing
3012 Warren	394	ca. 1925	Domestic	Contributing
3014 Warren	393	ca. 1925	Domestic	Contributing
3018 Warren	392	ca. 1925	Domestic	Contributing
3022 Warren	391	ca. 1925	Domestic	Contributing
3024 Warren	390	ca. 1925	Domestic	Contributing
3026 Warren	389	ca. 1925	Domestic	Contributing
3030 Warren	388	ca. 1925	Domestic	Contributing
3034 Warren	387	ca. 1925	Domestic	Contributing

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See Reverse



WHEATLEY PLACE HISTORIC DISTRICT

HARDY-HECK-MOORE

AUSTIN, TEXAS

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; Community Planning and Development; Ethnic Heritage-black

PERIOD OF SIGNIFICANCE: 1916-1945

SIGNIFICANT DATES: 1916

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-20 through 8-25).

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:

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Wheatley Place Historic District is an intact neighborhood of early 20th century bungalows that is significant as one of the first and most successful residential subdivisions developed specifically for black families in Dallas. Situated in South Dallas, Wheatley Place lies between the Trinity River to the west and the State Fairgrounds to the east, four blocks south of Martin Luther King Boulevard, which was the route of the Forest Avenue crosstown streetcar line. Platted in 1916 by Alex Camp, Wheatley Place was a planned residential community complete with a neighborhood school and par. It became a model for other additions geared to black clientele in South Dallas but enjoyed a status of its own within the black community as an exclusive residential neighborhood similar to those offered to white families in Highland Park and Munger Place. The neighborhood including, and immediately to the west of the original Wheatley Place Addition, is a remarkably intact grouping of substantial bungalows dating from 1916 to the mid-1930s. The district is eligible under Criterion C in the area of Architecture. The district is also eligible under Criterion A in the areas of Community Planning and Development and Ethnic Heritage because of its role in the rise of Dallas' black middle-class during the 1920s and 1930s. Many of Dallas' citizens who came to prominence in the areas of education and civil rights lived in the Wheatley Place Historic District at that time, creating a community devoted to the betterment of its African-American citizens. Although it has been overshadowed by the more elegant houses along nearly South Boulevard and Park (NR 1979), now a predominantly African-American district. Wheatley Place is significant because it was designed and built for Dallas' black citizens from its inception, making it an important and unique part of Dallas' suburban development. The district is associated with the context The Development of East and South Dallas: 1872-1945.

The origin and development of the Wheatley Place Historic District is closely associated with an older black community parallel and several blocks to the west, centered on Atlanta and Latimer (then Vine) streets. There is evidence of a black farming community in South Dallas, called The Prairie, shortly after the Civil War which formed the basis for the thriving suburban enclave that existed by the turn of the century. By 1905, Queen City, as the area became known, contained a number of churches including Mt. Moriah Baptist Church (3611 Latimer Street) and St. John Primitive Baptist Church (3633 Atlanta Street) whose congregations in the area are dated to 1902 and 1892, respectively. Small commercial enterprises flourished in the early years of the century as well. Louis Hayden had a frame store on Atlanta Street by 1910 and in 1925 he replaced it with the 2-story brick building at the corner of Romine and Atlanta streets (3735 Romine Street). The area was well outside the city limits and was separated from Dallas by a large tract of undeveloped land belonging to the Mrs. W.A. Warren, the widow of Aaron C. Camp, a partner of William H. Gaston in Dallas' first banking enterprise, and later widow of James Warren, a south Dallas farmer and real estate developer.

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When Mrs. Warren's South Dallas lands began to develop, about 1902, the advent of improved city services and streetcar access had an appreciable effect on the adjacent tracts of land in her South Park Addition (1888; replatted 1902), a middle- and working-class white neighborhood. Simultaneously, former farmland, below South Park, was being developed for African-American housing, particularly in the Queen City area. It is apparent, from church records and early city directories, that some of the land in the Queen City area was already occupied by African-Americans before it was platted into city additions. By the time the Queen City Heights addition was platted, in 1908, the surrounding community had become established as an enclave of African-American settlement in South Dallas.

In response to increased development in the area, the Myrtle Street carline was drawn into far South Dallas about 1912, making it possible for African-American residents to commute into the city for work. Shortly afterward, in 1916, Alex Camp, Mrs. Warren's son by her first husband submitted the plat for Wheatley Place to the south of the Warren lands (see figure 1). Wheatley Place, named for the 19th century American poet, Phyllis Wheatley, was promoted in the same manner as many other contemporaneous subdivisions: with city services and sidewalks and in close proximity to streetcar service. Unlike those subdivisions, Wheatley Place was developed as a residential addition exclusively for black families. Although Camp continued to be involved in its development through the early 1920s, Wash Russell, a black resident of Wheatley Place, was actively promoting the sale of the lots and houses in the subdivision through advertisements in a black newspaper, by 1918. Although much of the history of Dallas' early African-American developments is unknown and remains to be discovered, Russell's involvement lends credence to the local belief that Wheatley Place was not only developed for blacks but also by blacks.

Russell advertised Wheatley Place,

For Colored People. An ideal addition with 33 completed homes and 100 lots sold. All streets at city grade, cement sidewalks, city water and sewerage, complete bath room in every house. Easy monthly payments. I want you to see it. (Dallas Dispatch, July 19, 1918)

A comparison of the advertisement with those promoting Munger Place, a restrict white subdivision and the Ideal Addition, a black residential community, helps put Wheatley Place in perspective. Munger Place was promoted in a 1909 advertisement as having,

all the advantages possible for money to obtain" with "all streets paved with Bitulithic. side-walks, curb and gutter of first class cement" (McDonald, 1976: 162).

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In the 1920s the Ideal Addition, a black subdivision south and west of Wheatley Place, was touted as having "No mud" and for the owner's ability to "have a garden, raise chickens, [and] keep a cow" (Dallas Express, October 30, 1920: 6) Clearly, while Wheatley Place was not on par with exclusive Munger Place, neither was it a semi-rural community of farmers. The amenities and lifestyle Wheatley Place afforded its resident was very similar to the suburban ideal promulgated throughout Dallas. Wheatley Place, therefor, represented a significant opportunity for the black middle class to enjoy some measure of economic and social parity - if not true equality - with white families of similar standing within their respective communities.

At first glance, early residents of Wheatley Place were occupied quite modestly a plumbers, porters, and laborers, even when judged by middle-class standards of the day. This reflects the lack of professional and skilled jobs available to blacks more than their status within the black community. As Wheatley Place developed, a number of professionals bought or built houses in the subdivision. Wheatley Elementary school, originally called Queen City School, and Wheatley Park, were both part of the original plan and were attractive amenities to black families. The Wheatley Place Social Club had a regular column reporting its activities in the Dallas Express during the 1920s. By the mid-1930s, Wheatley Place was home to a number of influential black citizens including D.B. Garner, a businessman and dietitian who built the first house in Wheatley Place (3703 Dunbar Street) and brought the Negro Chamber of Commerce tot he area; John B. Rice, (3603 Dunbar) teacher, principal of Booker T. Washington High School and editor of the Dallas Express, a historic black newspaper with a large readership throughout the state of Texas; Herbert Newell Gibson, Dallas' first black mail carrier (3725 Havanna); and Dr. Harold Wendell Land, Sr., noted educator, scholar and historian (2830 McDermott). In the 1940s, Juanita Jewell Shanks Craft moved to 2618 Warren Avenue, adjacent to Wheatley Place, where she helped found 182 branches of the NAACP in Texas and worked to effect the integration of the State Fair in 1954. Both Lyndon Johnson and Martin Luther King, Jr., visited Mrs. Craft in her home to discuss the future of the civil rights movement.

The success of Wheatley Place prompted other black subdivisions in South Dallas. From 1922 to 1934, the area between the Wheatley Place addition and the Queen City area was developed as English Place Additions One, Two, and Three, with houses similar tot hose built earlier in Wheatley Place. The first houses were built in the blocks closest to Atlanta Street and later ones in blocks abutting Wheatley Place. Although the orientation o houses to the streets in the subdivisions is oppositional, the houses in Wheatley Place face one another on the north/south streets of Havana, Meres, Dunbar and Meadow while those in English Place face one another on the east/west streets of Twyman, Tanner, Burger, Dathe (then Waverly), Metropolitan and Casey. The close resemblance to one another and virtually all the houses conform to the popular cottage and bungalow forms displayed in plan books of the 1910s,

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1920s, and early 1930s. Promotional advertisements of the day usually offered potential buyers the option of purchasing a 3-5 room house already built by the development company or hiring the company to build a new house from their plans. In either case, there was little variation in the housing styles and floor plans typical of those produced by Dallas-based Ye Planery or national companies like Sears.

One of the most attractive "amenities" of Wheatley Place was the elementary school and playground at the southern end of the addition. The original frame school, built about 1919, was first called Queen City School after the established African American neighborhood to the west, but it was soon changed to honor black poet Phyllis Wheatley (Schiebel, 1966;40). Although there had been several African American schools in South Dallas prior to Wheatley School, they were either church-related or rural one- or two-room schoolhouses. Wheatley School, absorbed by the Dallas School District in 1921, was the first substantial school for African American children in South Dallas and, as such, was a boon to real estate sales that targeted aspiring middle-class black families. In 1929, the current Wheatley School building was constructed on the site of the original frame school. It was designed by Flint and Broad, architects, and built by the construction firm of L.M. Burford and Son (plaque).

Because of its adjacent location, similarity of development and construction style and contextual relationship, this area is included in the Wheatley Place Historic District. In addition to this connection with Wheatley Place, the area is significant as the first black subdivision to abut the traditionally white additions to the north. The subdivision pushed the limits of the "color line" drawn roughly along Warren Avenue by members of the South Dallas Improvement League, a white neighborhood organization that tried to contain black development south of the line. In the following decade, the growth of the black community led to the abandonment of neighborhoods north of Warren by their white occupants. Black families moved into those areas during the 1940s and 1950s until all of South Dallas eventually became identified with the black community.

Today the Wheatley Place Historic District is a remarkable intact neighborhood of similarly styled bungalows and cottages dating from about 1916 through the mid-1930s. The current Wheatley School (1929) and adjacent Wheatley Park, which was the playground for the original school built about 1920, were part of the long-range plan for Wheatley Place and are integral elements of the district (see figure 2). There are few non-residential buildings and few intrusions in the district. The district, with its well-maintained yards and gardens, retains much of its historic character despite some alteration to the original historic fabric of the houses including covering original wood siding with synthetic materials and replacing original wood porch posts with wrought iron. In addition to its architectural characteristics, the district is

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significant for its role as one of the first planned residential additions for black families in Dallas. Historically, Wheatley Place remains a symbol of the aspirations and achievements of Dallas' black citizens in the early decades of the 20th century and, as such, is worthy of recognition and preservation.

PARCHMENT DEED
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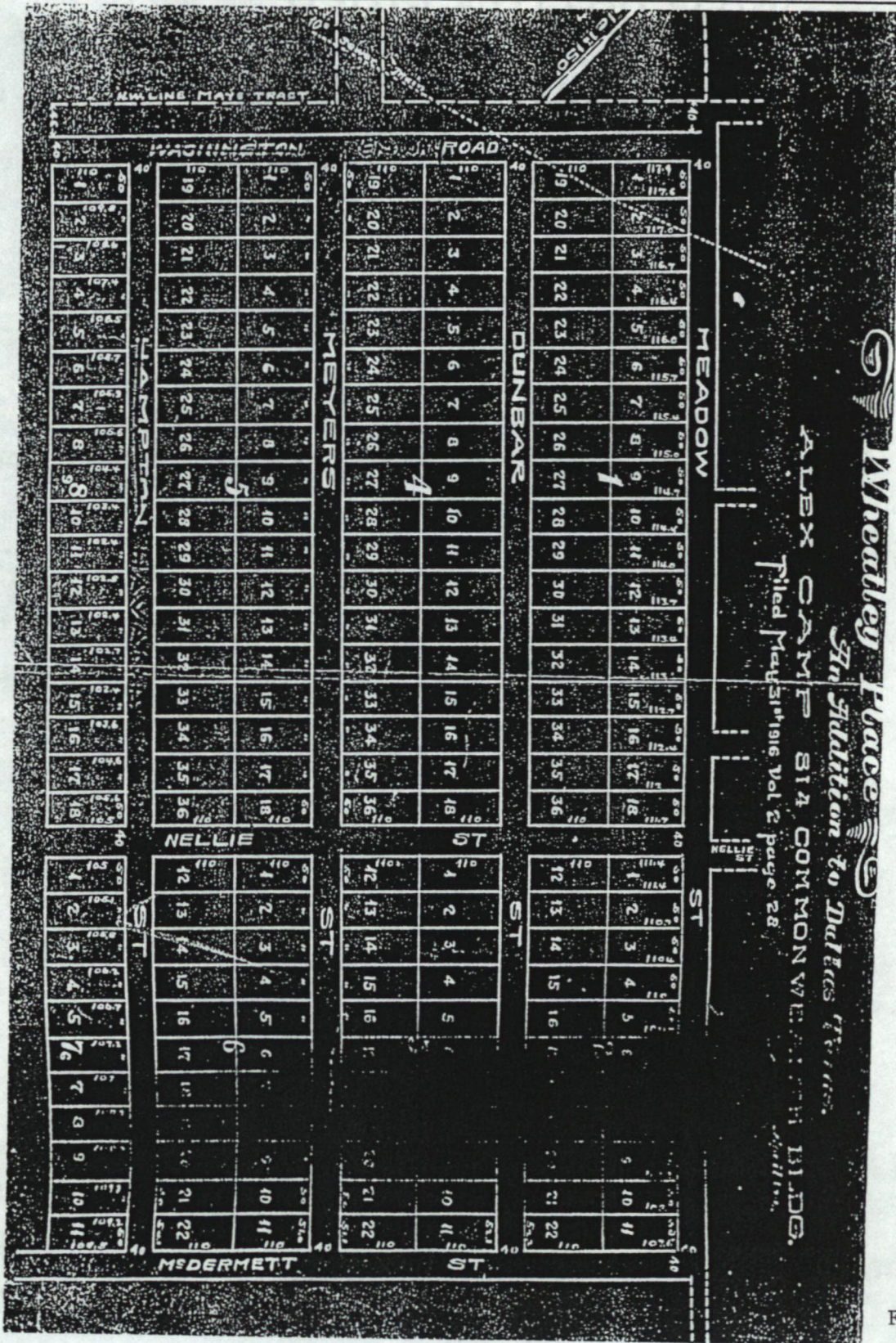


Figure 1

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 98 acres

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

(x_see continuation sheet 10-26)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-26 and 27)

BOUNDARY JUSTIFICATION (see continuation sheet 10-27 and 28)

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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UTM REFERENCES

	Zone	Easterly	Northing
1	14	709160	3627140
2	14	709700	3627740
3	14	709800	3627640
4	14	709840	3627680
5	14	709980	3627640
6	14	709940	3627500
7	14	710100	3627360
8	14	709900	3627140
9	14	709940	3627120
10	14	709820	3626980
11	14	709560	3627220
12	14	709340	3626960

VERBAL BOUNDARY DESCRIPTION

Beginning at the northwest corner of Lot 1, Block A/1694, City of Dallas, thence east along Warren Avenue and continuing until reaching the northeast corner of Lot 11, Block 24/1959, City of Dallas. Thence south along Meadow Street until reaching the northwest corner of Lot 1, Block 1/1540, City of Dallas. Thence east to its northeast corner. Thence south along the back property line of said lot and continuing across Caviness Street and along the alley between Meadow Street and Roberts Avenue until reaching the southeast corner. Thence south along Meadow Street and continue until reaching the southeast corner of Lot 11, Block 2/ 196'. Thence west along McDermott Avenue until reaching the northeast corner of Lot 10, Block 1970, City of Dallas. Thence south to its southeast corner. Thence west until

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reaching the southwest corner of Lot 1, Block 1970, City of Dallas. Thence north along Oakland Avenue until reaching the southwest corner of Lot 1, C/1696, City of Dallas. Thence west along the back property line of said lot and continuing west across Myrtle and Ruskin streets until reaching the southwest corner of Lot 12, Block F/1699, City of Dallas. Thence north along Atlanta Street until reaching the point of beginning.

JUSTIFICATION OF BOUNDARIES

The Wheatley Place Addition comprises most of the northeastern half of the district as Dallas' most intact early suburban development for African Americans. The district extends southwest of the original Wheatley Place Addition to include the Oakland Avenue, English Place and South Side additions, that were platted few years after Wheatley Place and continue the high quality and cohesive bungalow character of Wheatley. For the most part, Wheatley Place Historic District boundaries follow the original plat boundaries of these additions. The district has a high level of architectural integrity, with very few gaps and a nominal number of seriously-altered dwellings. Wheatley has strong historical associations with the emergence of black middle class and the concept of the exclusive or restricted suburban development, adapted and marketed to their needs. Areas around the district are generally of the same character, but either have less integrity or were developed with different impetus.

Meadow Street forms a strong boundary on the northeast with new commercial development and altered popular plan-type housing, across from Wheatley Place. Houses facing southwest onto Meadow Street in the 3500 and 3600 blocks are consistent with the housing stock in Wheatley Place and boundary jogs 1/2 block to the northeast to include both sides of Meadow.

More than half of the southeastern boundary is along McDermott Street, which separates the district from the large Oakland/Opportunity Cemetery to the southeast. A row of compatible houses southeast of McDermott in the 2800 block is backed by the cemetery southwest to Oakland Avenue. Oakland Avenue, a medium-volume neighborhood artery, forms part of the southwestern edge. It is largely commercial across from the district to the southwest, with a mix of modern and pre-1945 commercial buildings crossing Oakland between Dathe and Burger streets. The boundary extends southwest and includes both sides of the 2600 and 2700 blocks of Burger Streets.

The area south of Dathe Street and west of Oakland, contains buildings similar to the district's properties and character, but the integrity of this area has been compromised by

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alterations and demolitions. Atlanta Street forms the remainder of the southwest boundary between Burger and Warren streets and also serves as a clear demarcation between the more intact streetscapes within the district and less cohesive neighborhoods to the southwest, across Atlanta Street.

Warren Avenue, another artery, functions as the northwest boundary and separated the more intact neighborhood along its southwestern side from the older, but less cohesive residential area northwest of Warren. This area was originally platted in 1902 for white middle-class residents and has larger lots. Overall this area has experienced more change than the Wheatley Place and South Side additions in the district.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Wheatley Place Historic District

MULTIPLE NAME: East and South Dallas MPS

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: 95000331

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



2614-22 WARREN
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 57 of 69



S
CANDY & POPPS

THE HOUSE
3120 W. 12th St.
S.W. OKLAHOMA CITY, OKLA.

2707 LENWAY
WHEATLEY PLACE H. D.
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 58 of 69 County, Texas



3007-3033 LENWAY
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS

3007-3033 Lenway

Dallas, Dallas County, Texas

PHOTOGRAPH 59 of 69



2638-2614 TANNER,
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 60 of 69



2700-2720 TANNER
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS
PHOTOGRAPH 61 of 69 TEXAS



2601-2619 BURGER
WHEATLEY PLACE H. D.
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 62 of 69



2838-2814 BURGER
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 63 of 69



2838-2810 METROPOLITAN
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS

2838-2810 METROPOLITAN
PHOTOGRAPH 64 of 69



KEEP
OFF
GRASS

KEEP
OFF
GRASS

KEEP
OFF
GRASS

WHEATLEY SCHOOL
2908 METROPOLITAN
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS
PHOTOGRAPH 65 of 69



3601-3627 HAVANA
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 66 of 69



3528-3626 MEYERS
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 67 of 69 TEXAS



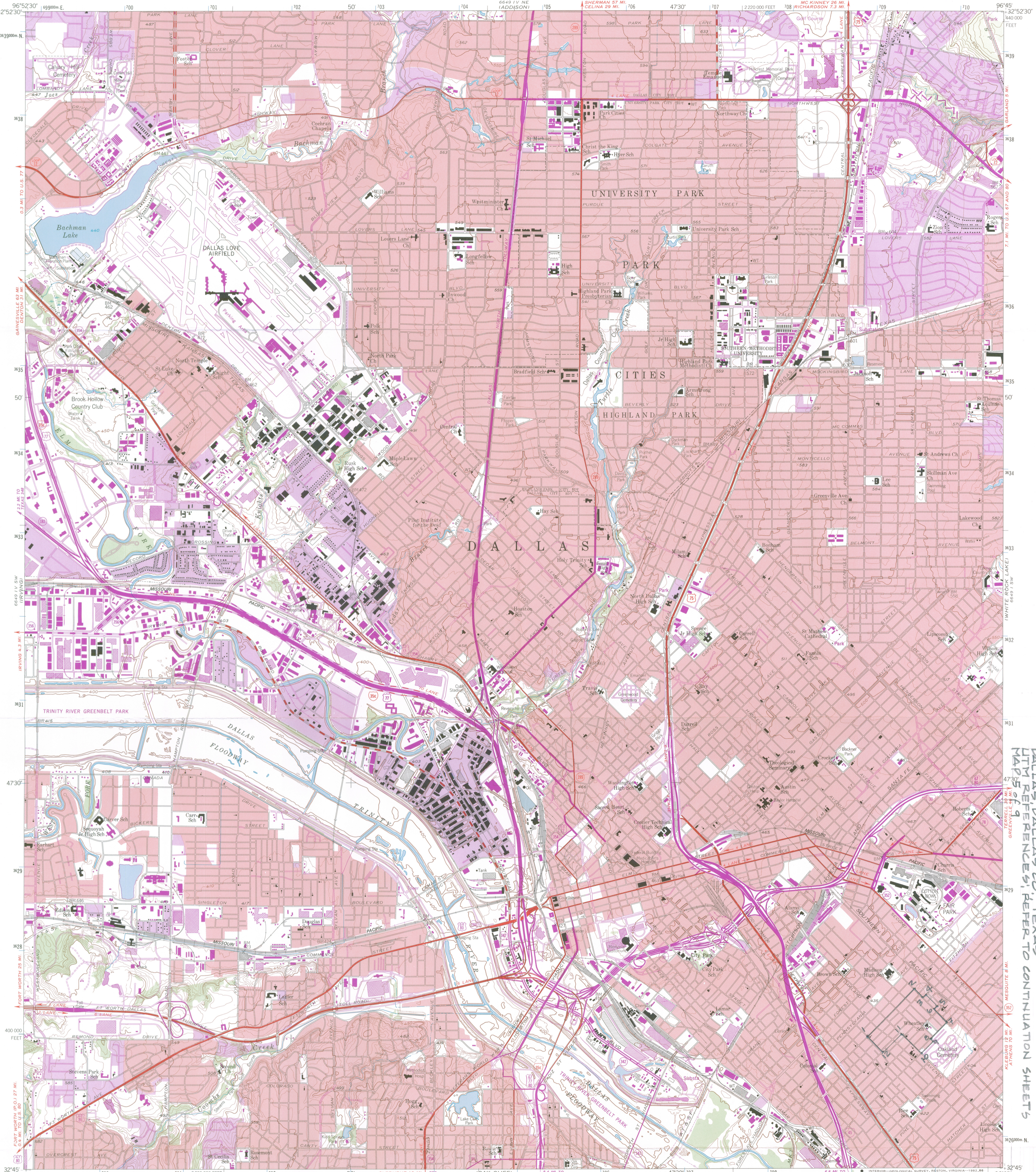
3702-3730 MEYERS
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS

3702-3730 MEYERS
PHOTOGRAPH 68 of 69 TEXAS



3702-3729 DUNBAR
WHEATLEY PLACE H.D.
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 69 of 69



Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

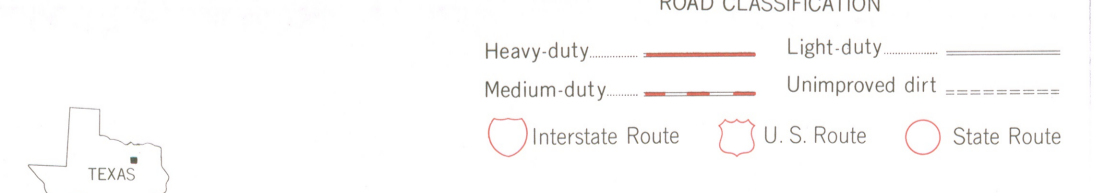
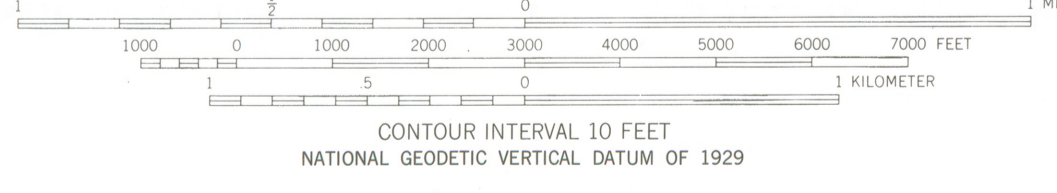
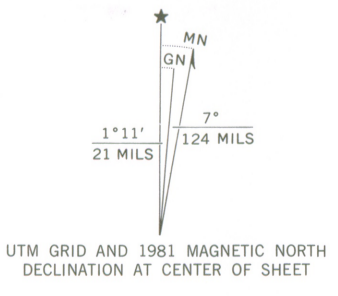
Culture and drainage in part compiled from aerial photographs taken 1952 and 1956. Topography from City of Dallas surveys 1954 and by planetable surveys 1958

Polyconic projection. 10,000-meter grid ticks based on Texas coordinate system, north central zone. 1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue. 1927 North American Datum. To place on the predicted North American Datum 1983 move the projection lines 10 meters south and 26 meters east as shown by dashed corner ticks

Red tint indicates areas in which only landmark buildings are shown

Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other sources. This information not field checked. Map edited 1981.

Purple tint indicates extension of urban areas



DALLAS, TEX.
SE/4 CARROLLTON 15' QUADRANGLE
N3245-W9645/7.5

1958
PHOTOREVISED 1981
DMA 6649 IV SE-SERIES V882

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

3296-331

HISTORIC ARCHITECTURAL RESOURCES OF EAST & SOUTH DALLAS
WHEELER PLACE HISTORIC DISTRICT
DALLAS, DALLAS CO. TEXAS
UTM REFERENCE MAPS OF 9
MAPS REFERENCED; REFER TO CONTINUATION SHEETS