1. NAME OF PROPERTY

HISTORIC NAME: Lancaster Avenue Commercial Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by E. Jefferson, S. Marsalis, E. 10th, 9th, and N. Lancaster
CITY OR TOWN: Dallas
STATE: Texas
CODE: TX
COUNTY: Dallas
VICINITY: N/A
CODE: 113
ZIP CODE: 75203

3. STATE/FEDERAL AGENCY CERTIFICATION

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

Signature of certifying official

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is: entered in the National Register _See continuation sheet.
__ determined eligible for the National Register _See continuation sheet.
__ determined not eligible for the National Register
__ removed from the National Register
__ other (explain): __________

Signature of the Keeper

Date of Action
5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building(s)

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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

CURRENT FUNCTIONS: COMMERCE/TRADE: Specialty Store

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).
DESCRIPTION:

The Lancaster Avenue Commercial Historic District is in the western part of the original town site of Oak Cliff, about two miles southwest of downtown Dallas. The district consists of a three block J-shaped area along North Lancaster Avenue between E. 9th Street to the north and Oak Cliff’s primary commercial artery (E. Jefferson Boulevard) to the south. Unadorned vernacular commercial brick buildings from the 1920s to the 1930s are prevalent, although Art Deco and eclectic designs with revival influences can be found. All but two of the buildings are one-part commercial block forms. The 12 Contributing properties were built between 1920 and 1930, and retain a high degree of integrity. The five Noncontributing properties include one built after 1944, and four others with major alterations or additions that comprise their architectural integrity.

The Lancaster Avenue Commercial Historic District is about three blocks west of the Tenth Street Historic District, and eight blocks east of the North Bishop Avenue Historic Commercial District (both part of this Multiple Property nomination). The area is flat with wide concrete sidewalks and tall utility poles.

The Lancaster Avenue commercial district grew north from the business transacted at a busy streetcar stop on Jefferson Boulevard (also known as Jefferson Avenue). The buildings in the district face North Lancaster, East Tenth and Jefferson, forming a uniform row of facades disrupted only along the lower part of Lancaster, where three buildings were demolished. Buildings along Jefferson have facades that are parallel to the angled street.

Most of the buildings within the historic district have facade detailing based on basic geometrical designs. Many share common characteristics such as brick facades embellished with stone and cast stone detailing, and multiple-bay wood and glass storefronts with transoms windows above. Most have parapet elaborations such as a stepped parapet, finials or ceramic tile pent roofs.

Typical examples include the buildings at 111 N. Lancaster (1915, Site No. L7-7462), 113 N. Lancaster (1921, Site No. L7-7463, Photo 1) and 611 E. Jefferson Boulevard, (1925, Site No. L7-2114, Photo 2) with stepped parapets and simple geometric details expressed in the brick facades above the transoms. The unusual plans of the properties facing Jefferson are a response to the oblique angle that Jefferson Boulevard and intersecting north-south streets form. (see site plan).
(Oak Cliff MPS) Dallas, Dallas Co., Texas

The rounded cast stone parapet of the building at 115 N. Lancaster (c. 1925, Site No. L7-7464; Photo 1) evokes an abstract Mission Revival influence. However, the brick dentils and the fenestration of the building continue the rhythm of the two buildings to the south.

The last Contributing building on the block, at 117-121 N. Lancaster, breaks the storefront rhythm. This extensively renovated one-part commercial block building (1925, Site No. L7-7465A, Photo 3) has an eclectic blend of Tudor Revival and Spanish Revival details including a faux side gable Spanish tile roof with cross gables and an arched doorway. However, the building’s 1-story mass, brick facade and transom fenestration link it to other buildings in the district.

The building at 606-608 East 10th Street (1925, Site No. L7-1885, Photo 4) is also Spanish Revival-inspired, with a ceramic tile awning just below the roofline and finely detailed wood brackets. Its original openings appear intact, but the owners painted the brick facade during a recent renovation.

Art Deco style details can be found in some of the earliest buildings in the district. Chevron pilasters lend verticality to the large storefront of 619-623 E. Jefferson (1930, Site No. L7-2115; Photo 5). The building at 607-609 Jefferson (1930, Site No. L7-2113) combines brick pilasters that express an Art Deco motif with a ceramic tile parapet coping.

Although a large percentage of the buildings in the historic district are vacant and boarded up, it retains a high degree of integrity. The Lancaster Street Historic District is one of the few relatively intact commercial areas in Oak Cliff, despite recent demolition has adversely impacted the district. Common unsympathetic changes to historic buildings include the application of stucco or some other non-historic materials over the original exterior. Examples of recent renovation efforts are most evident in the 600 blocks of 10th Street and Jefferson Boulevard.

The porcelain enamel and neon "Boedeker’s," "Maytag Appliances," and "Frigidaire" signs are significant reflections of the history of the buildings at 113 to 121 N. Lancaster Avenue and contribute to the feeling of the district.

Unsympathetic changes such as blocked transom windows and painted masonry detract from the character of individual buildings, but the overall feeling and setting of the district remains largely intact. Only one post-1944 building detracts from the district. Several building owners initiated rehabilitation efforts in recent years, but the destruction of buildings east of the historic district threatens this important commercial area.
INVENTORY OF PROPERTIES - LANCASTER AVENUE COMMERCIAL HISTORIC DISTRICT

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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.

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: 1920-1944

SIGNIFICANT DATES: N/A

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/PLIER: 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:
STATEMENT OF SIGNIFICANCE:

The Lancaster Avenue Commercial Historic District is Oak Cliff’s oldest business district and one of the best concentrations of historic commercial buildings there. The district includes the heart of the suburb’s original mercantile center that grew north along Lancaster Street from Jefferson Boulevard. Only one post-1944 property intrudes upon the district’s historic character and ambiance. The district is eligible under Criterion C at the local level in the area of Architecture, and is related to the historic context Suburban Development in Oak Cliff, Dallas, Texas 1887-1944. The period of significance is from the construction in 1920 of the oldest extant building to 1944, fifty years ago. Although no buildings date to the initial development of the area in the late 19th century, the extant properties remain symbolic of the long standing role of the Lancaster Avenue commercial district in Oak Cliff’s history.

The historic district lies within the original township of Oak Cliff dedicated on October 31, 1887. Before the suburb opened for development, its founders built a streetcar line linking the area with downtown Dallas. This line ran southeast along Jefferson Boulevard past Lancaster Avenue and the Historic District. One of the first buildings erected in Oak Cliff was a station house for the light railway near the intersection of Lancaster and 10th. Lancaster was an important north-south route in the early years of the original Oak Cliff township. The busy Lancaster and Jefferson intersection and the streetcar station created an ideal locale for the establishment of a commercial district.

The Lancaster commercial district became the primary business center in Oak Cliff in the late 19th and early 20th centuries. In 1892, a small collection of 1- and 2-story commercial buildings facing Lancaster Avenue housed 11 stores, a bakery, a plumber and a drugstore. The district changed little during its first decade, adding only four stores and two livery stables by 1899.

Other business districts later sprouted up as Oak Cliff pushed eastward. The North Bishop Avenue commercial district (part of this Multiple Property nomination) and the district at the intersection of Jefferson Boulevard and Beckley Street were notable examples. The commercial district along E. 10th Street in the 10th Street Addition developed in large part due to institution of Jim Crow policies after the turn of the century. The color line was very fine in this case. Predominantly African-American owned businesses just three blocks away from the Lancaster Avenue commercial district were sustained by a large African-American population, encouraged to dissociate itself from the white majority.
By the 1910s and 1920s, commercial development along Jefferson Boulevard accelerated rapidly, reflecting the importance of the streetcar and interurban lines that ran along that thoroughfare (Sanborn: 1892, 1899). These new development pressures meant that some new commercial buildings would be constructed on lots that domestic buildings or older commercial buildings previously occupied. Other buildings within the historic district were constructed on vacant property either as infill, or by pushing the boundary of the district further west along Jefferson. All of the Contributing buildings in the historic district share a common vocabulary of brick construction, 1- to 2-story massing, regular setbacks, and transom windows.

The properties within the historic district can be divided roughly into two groups. The oldest buildings, constructed from the mid 1910s to the mid 1920s, reflect the massing and simple vernacular lines of their 19th century counterparts. The two vernacular one-part commercial block buildings at 111 N. Lancaster (c. 1915, Site No. L7-7462A), 113 N. Lancaster (1921, Site No. L7-7463) and the three-part building at 610-614 E. 10th Street (c. 1920, Site No. L7-1886) are excellent examples of this type. They have simple cornice and stepped parapets that allude to the wood frame commercial buildings of another era.

The second category comprises buildings constructed from the mid 1920s to mid 1930s. Detailing has become more elaborate and particular style influences became evident. Note the eclectic combination of ceramic tiles and Tudor Revival side- and cross-gables on the building at 117-121 N. Lancaster (1925, Site No. L7-7465A). Spanish Colonial Revival influences also can be discerned on 606-608 E. 10th Street (1925, Site No. L7-1885). Such details include the ceramic tile awning and elaborately carved wood brackets on the front facade.

Art Deco detailing can be found in the pilasters on 607-609 E. Jefferson (1930, Site No. L7-2113) Avenue and the chevron pilasters on 619-623 E. Jefferson Boulevard (1930, Site No. L7-2115; Photo 5). Two buildings considered examples of a transition between the above categories are the one-part commercial block building at 611 E. Jefferson (1925, Site No. L7-2114) and the abstract Mission Revival store at 115 N. Lancaster (c. 1925, Site No. L7-7464; Photo 1). The former is much larger than any of the other retail buildings of its time and the latter blends demure stylistic details with materials, form and massing common to its older neighbors.

Lancaster Avenue Commercial Historic District reflects the prevailing tastes in commercial architecture in Oak Cliff and Dallas during the early 20th century. Except for the North Bishop Avenue Commercial Historic District (also part of this Multiple Property nomination), no other area in Oak Cliff boasts such a rich and well preserved concentration of historic commercial architecture. The Lancaster Avenue Commercial Historic District has largely retained its cohesiveness and most of its buildings their integrity.
10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 5 acres

UTM REFERENCES

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_VERBAL BOUNDARY DESCRIPTION_ (see continuation sheet 10-6)

_BOUNDARY JUSTIFICATION_ (see continuation sheet 10-6)

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

NAME/TITLE: Daniel Hardy


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-7)

PHOTOGRAPHs (see continuation sheet Photo-8)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME  Multiple Owners

STREET & NUMBER  TELEPHONE

CITY OR TOWN  STATE  ZIP CODE
UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET  

LANCASTER AVE. COMM. HIST. DISTRICT  
10 6 (OAK CLIFF MPS) DALLAS, DALLAS CO., TEXAS  

SECTION NUMBER  ____  PAGE  ____

GEOGRAPHICAL DATA:

UTM REFERENCES
Zone Easting Northing
1 14  704740  3625440
2 14  704820  3625440
3 14  704840  3625280
4 14  704660  3625180
5 14  704660  3625280
6 14  704760  3625280

VERBAL BOUNDARY DESCRIPTION
Beginning at the northwest corner of Block 96/3079, lot 5, City of Dallas, thence east along said lot to its northeast corner. Thence south along Block 96/3079, City of Dallas, continuing across 10th Street to the southeast corner of Block 106/3089, lot 3, City of Dallas. Thence southwest along Block 106/3089, City of Dallas, to the southwest corner of said Block, lot 1. Thence north along Block 106/3089 to the northwest corner of said Block, lot 2. Thence east along said lot to its northeast corner. Thence north across 10th Street and continuing through the alley of Block 96/3079, City of Dallas, until reaching the point of beginning.

JUSTIFICATION OF BOUNDARIES
The Lancaster Avenue Commercial Historic District includes a well-defined concentration of historic commercial buildings. Property to the east, west, and north, formerly occupied by buildings that were similar to those in the district, presently is vacant or used for parking for nearby auto dealerships. A church and its associated outbuildings stands to the southwest and shares few physical traits and direct historical associations with buildings in the district. Property on the south side of the district includes a large number of historic commercial buildings; however, few retain enough integrity to be considered as Contributing properties. Moreover, Jefferson Boulevard, which defines the district’s southern boundary, is an effective barrier that separates the district from commercial buildings to the south.
SEE REVERSE
United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet  

Section number PHOTOS Page 8  

(Oak Cliff MPS) Dallas, Dallas Co., Texas  

PHOTOGRAPH INVENTORY  
The following information applies to all photographs except where noted:  

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<td>Daniel Hardy, Hardy-Heck-Moore</td>
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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

See camera angle map on reverse

(Oak Cliff MPS) Dallas, Dallas Co., Texas
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page ______

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000605 Date Listed:

Lancaster Avenue Commercial Historic District
Property Name

Dallas TX
County 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]
Signature of the Keeper

6/17/94
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 NAME: Lancaster Avenue Commercial Historic District
MULTIPLE NAME: Oak Cliff MPS
STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 5/16/94 DATE OF PENDING LIST: 6/01/94
DATE OF WEEKLY LIST: 
REFERENCE NUMBER: 94000605

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: Y NATIONAL: N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 6/17/94 DATE

ABSTRACT/SUMMARY COMMENTS:
The Lancaster Avenue Commercial Historic District is significant as the oldest commercial district in Oak Cliff and one of the most intact concentrations of historic commercial block in the MPS area.

RECOM./CRITERIA
REVIEWER
DISCIPLINE
DATE

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

__count __resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

__historic __current

DESCRIPTION

__architectural classification
__materials
__descriptive text

SIGNIFICANCE

Period

Areas of Significance--Check and justify below

Specific dates Builder/Architect

Statement of Significance (in one paragraph)

__summary paragraph
__completeness
__clarity
__applicable criteria
__justification of areas checked
__relating significance to the resource
__context
__relationship of integrity to significance
__justification of exception
__other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

__acreage __verbal boundary description
__UTMs __boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

__sketch maps __USGS maps __photographs __presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

____________________ Phone __________________

Signed __________________ Date _____
111, 113, 115, 117-121, 123 North Lancaster
Lancaster Avenue Commercial Historic District
Dallas, Dallas Co., Texas

Photograph 1 of 5
117-121 North Lancaster
Lancaster Avenue Commercial Historic District
Dallas, Dallas Co., Texas

Photograph 3 of 5
606-608 EAST TENTH
LANCASTER AVENUE COMMERCIAL HISTORIC DISTRICT
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 4 OF 5
Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number: 64500648