1. NAME OF PROPERTY

HISTORIC NAME: Old Town Historic District
OTHER NAME/SITE NUMBER:

2. LOCATION

STREET & NUMBER: roughly bounded by Sanford, Elm, North, Prairie, and Oak streets
CITY OR TOWN: Arlington
STATE: Texas

VICINITY: N/A
NOT FOR PUBLICATION: N/A

COUNTY: Tarrant
CODE: 439
ZIP CODE: 76011

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; public-local

CATEGORY OF PROPERTY: district

NUMBER OF RESOURCES WITHIN PROPERTY:  

<table>
<thead>
<tr>
<th>CONTRIBUTING</th>
<th>NON-CONTRIBUTING</th>
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</thead>
<tbody>
<tr>
<td>73</td>
<td>69 BUILDINGS</td>
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<tr>
<td>0</td>
<td>0 SITES</td>
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<td>0 OBJECTS</td>
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74 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 1

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic and Architectural Resources of Arlington, Texas

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling; DOMESTIC/secondary structure;
DOMESTIC/multiple dwelling; LANDSCAPE/object; EDUCATION/ school

CURRENT FUNCTIONS: DOMESTIC/single dwelling; DOMESTIC/secondary structure;
DOMESTIC /multiple dwelling; LANDSCAPE/object; EDUCATION/ school

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:  
Late Victorian: Queen Anne
Late 19th and 20th Century Revivals: Colonial Revival
Late 19th and Early 20th Century American Movements: Bungalow
Modern Movement: Art Moderne
Other: L-plan house
No Style

MATERIALS: FOUNDATION BRICK; CONCRETE
WALLS WOOD; BRICK; STUCCO
ROOF ASPHALT; CERAMIC TILE
OTHER CONCRETE

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-10)
The Old Town Historic District encompasses approximately seven blocks of late 19th and early 20th century residential properties. These resources consist primarily of frame and brick dwellings erected between about 1890 and about 1950 on lots at the northern edge of the Original Town plat (1876) and in early additions including the Fitzhugh and Collins Addition (1904), the Thomas Heirs Addition (1907) and the Ditto & Bone Addition (1907). Vernacular and nationally popular architectural forms contribute to the district’s character, with some of the best local examples of the L-plan form coexisting with bungalows and post war tract housing. Contemporaneous outbuildings, historic landscaping features such as street trees and historic institutional buildings reinforce the identity of this neighborhood. With 74 of 143 resources classified as contributing, the district retains a sufficient degree of its historic integrity of location, design, setting, materials, workmanship, feeling and association to remain recognizable to the period of significance.

The district occupies the northern reaches of the initial residential development within the city of Arlington in the Cross Timbers region of Texas. Large oak trees lace the slightly sloping terrain. Approximately seven partial and whole blocks within the Original Town plat and three early subdivisions constitute the most cohesive surviving collection of a once extensive neighborhood of historic residential properties. Successive historic resource surveys identified this area as one of Arlington’s few remaining historic neighborhoods. District boundaries are drawn to include all surviving intact portions of the neighborhood. Buildings to the north of Sanford (northern boundary) consist primarily of contemporary apartments, while the southern portion of the historic neighborhood between North St. and Division St. has fallen victim to expanding automobile dealerships.

The generally rectilinear grid established by the 1876 Original Town plat continues throughout the district. Lots averaging 50’ wide by 140’ deep characterize the neighborhood. Most dwellings occupy several lots, lending a spacious appearance to the neighborhood. This development pattern encouraged uniform setbacks allowing room for historic outbuildings, garage apartments and large oak trees throughout the district.

Despite the broad period of significance and range of stylistic influences, residences in the neighborhood exhibit similarities of scale and materials. Single family dwellings predominate, generally frame constructions of one or one-and-a-half stories. Modest garage apartments arose on the rear of some lots late in the period of significance. Weatherboard siding predominates, although brick or stone veneers found favor in the 1920s and 1930s. Generous wood front porches typify most residences constructed in the neighborhood. Concrete porch flooring gained in popularity after 1920, however, culminating in almost universal use of this material in the 1930s and 1940s. Steep rooflines generally rely on hipped or gable forms, originally sheathed in wood shingles but now usually clad in composition shingles.

The neighborhood’s role as a middle class haven throughout the period of significance resulted in an eclectic mix of house forms and stylistic influences. The earliest examples relied on vernacular traditions such as the L-plan (Douglas-Potts House, 206 West North, see Photo 3) and hall-parlor (405 North Oak) forms, typically with modest Queen Anne or Classical Revival detailing. Local builder J.O.Crawley built several examples of these modest cottages, including 206 W. North and 415 N. Elm (see Photo 4). Subsequent development led to construction of many examples of the bungalow form incorporating details demonstrating Prairie (Pulley House, 201 East North, see Photo #) and Craftsman (Taylor House, 431 North Mesquite, see Photo 5) influences, including a single example of the duplex form (Hornsby Duplex, 210-12 West North, see
Photo 7) built in the 1920s. The later years of the period of significance brought examples of the Tudor Revival style to the neighborhood with cladding of either brick (315 N. Pecan, see Photo 8) or field stone veneers (203 E. North, photo 15). A final trend of post war tract homes completed development of the neighborhood. These modest houses (414 N. Elm, see Photo 9) retained the scale, exterior materials and front porches common to earlier housing stock.

Because historic development left few vacant lots, little modern intrusion is found in the district, and the majority of post-1950 properties are secondary buildings, such as sheds and garages. As a result, both the spatial character and housing stock of the district retain sufficient integrity to be recognizable to the period of significance, despite a gradual diminishing of historic character over time. North Street in particular retains a strong identity as the focus of the earliest development in the neighborhood. With the exception of Center Street, the north-south streets also retain a strong visual character as tree-lined residential streets. Kookan School (423 N. Center, photo 23) and its associated grounds and the Houston House (101 E. North, at Center St., photo 13) continue to serve as anchors of Center Street. Redevelopment as church parking and new office space, however, damaged the historic character of this block. Two houses were removed in the 1930s to make room for the 1938 school. Houses south of the school were demolished or moved between 1966 and 1992 to allow for an expanded school playground, and to allow additional parking for the Methodist church at the southernmost end of the block. Retained landscaping elements such as fence lines and street trees nevertheless convey the historic lot configuration and ameliorates this loss of housing stock.

Housing stock elsewhere in the district generally retains sufficient integrity, and represent a very rare surviving enclave of late 19th and early 20th century residences in a community vastly reshaped by suburban development following 1950. Many properties experienced rehabilitation in recent years, some as restorations and others as simple updates. To evaluate this effect, a methodology based on the extent of changes was used to assess integrity and assign Contributing or Noncontributing status. Buildings with minor alterations to materials such as roof shingles, porch detailing or fenestration materials were classified as Contributing as long as these changes did not alter the form or stylistic attributes of the building. Additions were acceptable features of Contributing properties unless, like the enclosure of a front porch, they affected character defining features. Asbestos siding was assumed to be a historic material in the district and therefore an acceptable feature of Contributing properties. Other types of synthetic siding such as aluminum or vinyl, however, were automatic cause for classification as Noncontributing. Buildings with multiple alterations, such as both wrought iron porch supports and aluminum windows, were classified as Noncontributing. Historic properties currently classified in the following inventory as Noncontributing* as a result of these types of changes could be reclassified following sensitive rehabilitation. The few post-1950 buildings that intrude in the neighborhood are all classified as Noncontributing.

Building dates have been verified through research with county records, unless denoted by “c.” (circa) in the following inventory. Estimates based on form, stylistic attributes and other documentary evidence are attributed to the remaining resources. Dates of subsequent remodeling are included if they altered the form or stylistic appearance of the building. Outbuildings are assumed to be contemporaneous to the house unless materials or forms are obviously modern.
### Old Town Historic District
Arlington, Tarrant County, Texas

<table>
<thead>
<tr>
<th>Ref #</th>
<th>ADDRESS</th>
<th>DATE</th>
<th>PROPERTY TYPE</th>
<th>CATEGORY</th>
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</thead>
<tbody>
<tr>
<td>1</td>
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<td>1938</td>
<td>Institutional: school</td>
<td>Contributing</td>
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<tr>
<td>2</td>
<td>440 North Center</td>
<td>c.1995</td>
<td>Commercial: office</td>
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<td>3</td>
<td>404 North Elm</td>
<td>c.1948</td>
<td>Residential: garage apartment</td>
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<tr>
<td>4</td>
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<tr>
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<tr>
<td>75</td>
<td>108 West North</td>
<td>1947</td>
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<td>Contributing</td>
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# National Register of Historic Places
## Continuation Sheet

**United States Department of the Interior**  
**National Park Service**  
**Old Town Historic District**  
**Arlington, Tarrant County, Texas**

<table>
<thead>
<tr>
<th>Section 7</th>
<th>Page 9</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>76</strong> 108a West North</td>
<td>c.1955  Residential: shed  Noncontributing</td>
</tr>
<tr>
<td><strong>77</strong> 206 West North</td>
<td>1907  Residential: L-Plan  Contributing</td>
</tr>
<tr>
<td><strong>78</strong> 206a West North</td>
<td>c.1938  Residential: garage apartment  Contributing</td>
</tr>
<tr>
<td><strong>79</strong> 207 West North</td>
<td>1938  Residential: Bungalow  Contributing</td>
</tr>
<tr>
<td><strong>80</strong> 210-12 West North</td>
<td>c.1900/1925  Residential: Bungalow  Contributing</td>
</tr>
<tr>
<td><strong>81</strong> 211 West North</td>
<td>c.1920/1944  Residential: Hall-Parlor  Contributing</td>
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<tr>
<td><strong>82</strong> 211a West North</td>
<td>c.1960  Residential: shed  Noncontributing</td>
</tr>
<tr>
<td><strong>83</strong> 306 North Oak</td>
<td>c.1930  Residential: Bungalow  Contributing</td>
</tr>
<tr>
<td><strong>84</strong> 306a North Oak</td>
<td>c.1930  Residential: garage  Noncontributing</td>
</tr>
<tr>
<td><strong>85</strong> 306b North Oak</td>
<td>c.1930  Residential: shed  Noncontributing</td>
</tr>
<tr>
<td><strong>86</strong> 308 North Oak</td>
<td>c.1920  Residential: Bungalow  Contributing</td>
</tr>
<tr>
<td><strong>87</strong> 308a North Oak</td>
<td>c.1920  Residential: garage  Contributing</td>
</tr>
<tr>
<td><strong>88</strong> 310 North Oak</td>
<td>1955  Residential  Noncontributing</td>
</tr>
<tr>
<td><strong>89</strong> 310a North Oak</td>
<td>1955  Residential: shed  Noncontributing</td>
</tr>
<tr>
<td><strong>90</strong> 312 North Oak</td>
<td>1896  Residential: Queen Anne  Contributing (NR)</td>
</tr>
<tr>
<td><strong>91</strong> 312a North Oak</td>
<td>1984  Residential: garage  Noncontributing</td>
</tr>
<tr>
<td><strong>92</strong> 312b North Oak</td>
<td>c.1990  Residential: garage apartment  Noncontributing</td>
</tr>
<tr>
<td><strong>93</strong> 312c North Oak</td>
<td>c.1990  Residential: shed  Noncontributing</td>
</tr>
<tr>
<td><strong>94</strong> 405 North Oak</td>
<td>c.1900  Residential: Hall-Parlor  Noncontributing</td>
</tr>
<tr>
<td><strong>95</strong> 405a North Oak</td>
<td>c.1960  Residential: shed  Noncontributing</td>
</tr>
<tr>
<td><strong>96</strong> 308 North Pecan</td>
<td>c.1925  Residential: Bungalow  Contributing</td>
</tr>
<tr>
<td><strong>97</strong> 311 North Pecan</td>
<td>c.1985  Residential  Noncontributing</td>
</tr>
<tr>
<td><strong>98</strong> 312 North Pecan</td>
<td>c.1938  Residential: garage apartment  Contributing</td>
</tr>
<tr>
<td><strong>99</strong> 314 North Pecan</td>
<td>1905  Residential: Eclectic  Contributing</td>
</tr>
<tr>
<td><strong>100</strong> 315 North Pecan</td>
<td>1933  Residential: Tudor  Contributing</td>
</tr>
<tr>
<td><strong>101</strong> 400 North Pecan</td>
<td>1918  Residential: Bungalow/Craftsman  Contributing</td>
</tr>
<tr>
<td><strong>102</strong> 400a North Pecan</td>
<td>1918  Residential: garage  Contributing</td>
</tr>
<tr>
<td><strong>103</strong> 401 North Pecan</td>
<td>1950  Residential  Contributing</td>
</tr>
<tr>
<td><strong>104</strong> 402 North Pecan</td>
<td>1947  Residential: Massed Plan  Contributing</td>
</tr>
<tr>
<td><strong>105</strong> 402a North Pecan</td>
<td>c.1955  Residential: garage  Noncontributing</td>
</tr>
<tr>
<td><strong>106</strong> 403 North Pecan</td>
<td>c.1938  Residential: Massed Plan  Noncontributing</td>
</tr>
<tr>
<td><strong>107</strong> 403a North Pecan</td>
<td>c.1938  Residential: garage  Contributing</td>
</tr>
<tr>
<td><strong>108</strong> 406 North Pecan</td>
<td>1950  Residential: Duplex  Noncontributing</td>
</tr>
<tr>
<td><strong>109</strong> 406a North Pecan</td>
<td>c.1950  Residential: shed  Noncontributing</td>
</tr>
<tr>
<td><strong>110</strong> 407 North Pecan</td>
<td>c.1938  Residential: garage  Contributing</td>
</tr>
<tr>
<td><strong>111</strong> 410 North Pecan</td>
<td>c.1905  Residential: Center Passage  Noncontributing</td>
</tr>
<tr>
<td><strong>112</strong> 412 North Pecan</td>
<td>c.1938  Residential: garage apartment  Contributing</td>
</tr>
<tr>
<td><strong>113</strong> 414 North Pecan</td>
<td>1950  Residential: Bungalow  Contributing</td>
</tr>
</tbody>
</table>
### National Register of Historic Places
#### Continuation Sheet

**Old Town Historic District**

**Arlington, Tarrant County, Texas**

| Section | Address | Year | Type | Contributing
|---------|--------|------|------|---------------
| 114     | 414a North Pecan | c.1950 | Residential: garage | Noncontributing
| 115     | 415 North Pecan | c.1940 | Residential: Bungalow | Contributing
| 116     | 415a North Pecan | c.1940 | Residential: garage | Contributing
| 117     | 415b North Pecan | c.1940 | Residential: garage | Contributing
| 118     | 417 North Pecan | 1933 | Residential: L-Plan | Noncontributing
| 119     | 417a North Pecan | c.1933 | Residential: garage | Contributing
| 120     | 419 North Pecan | 1940 | Residential: Massed-Plan | Noncontributing
| 121     | 419a North Pecan | 1940 | Residential: garage apartment | Contributing
| 122     | 422 North Pecan | c.1951 | Residential: L-Plan | Noncontributing
| 123     | 422a North Pecan | c.1951 | Residential: garage apartment | Noncontributing
| 124     | 423 North Pecan | 1930 | Residential: Massed Plan | Contributing
| 125     | 423a North Pecan | c.1930 | Residential: garage | Contributing
| 126     | 424 North Pecan | c.1945 | Residential: Bungalow | Contributing
| 127     | 424a North Pecan | c.1955 | Residential: shed | Noncontributing
| 128     | 425 North Pecan | 1940 | Residential | Contributing
| 129     | 425a North Pecan | c.1940 | Residential: garage | Contributing
| 130     | 426 North Pecan | c.1940 | Residential: Bungalow | Noncontributing
| 131     | 426a North Pecan | c.1940 | Residential: garage | Contributing
| 132     | 427 North Pecan | c.1955 | Residential | Noncontributing
| 133     | 427a North Pecan | c.1955 | Residential: garage | Noncontributing
| 134     | 428 North Pecan | 1930 | Residential: Bungalow/Craftsman | Contributing
| 135     | 428a North Pecan | c.1955 | Residential: shed | Noncontributing
| 136     | 428b North Pecan | c.1955 | Residential: shed | Noncontributing
| 137     | 429 North Pecan | 1945 | Residential: Massed Plan | Contributing
| 138     | 430 North Pecan | 1930 | Residential: Bungalow/Craftsman | Contributing
| 139     | 430a North Pecan | c.1930 | Residential: garage | Contributing
| 140     | 430b North Pecan | c.1955 | Residential: garage | Noncontributing
| 141     | 204 East Sanford | c.1960 | Residential: garage apartment | Noncontributing
| 142     | 204a East Sanford | c.1960 | Residential: shed | Noncontributing
| 143     | 210 East Sanford | c.1980 | Residential: apartment | Noncontributing
8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

_x_ 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: Community Planning and Development; Architecture

PERIOD OF SIGNIFICANCE: c.1890-c.1950

SIGNIFICANT DATES: c.1890 1900 1917 1921 1941

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/Builder: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-11 through 8-20)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-21 through 9-22)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

preliminary determination of individual listing (36 CFR 67) has been requested.

_x_ previously listed in the National Register (Hutcheson-Smith House, NR 1984)

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

_x_ Other -- Specify Repository: Grapevine Heritage Foundation
The Old Town Historic District encompasses one of the last surviving collections of late 19th through mid-20th century residential properties in this community. Inauguration of east-west rail service in 1876 and parallel interurban-rail commuter service to nearby Dallas and Fort Worth in 1902 fueled population expansion in Arlington at the turn of the century. As a result, this neighborhood developed on the northern fringes of the original town site. Erected of rail supplied materials, residences in the neighborhood reflected the economic prosperity of the community’s leading merchants and professionals, as well as farmers, traveling salesmen and other wage earners. This pattern of growth continued throughout the early 20th century, culminating in a final postwar boom fostered by the establishment of nearby industrial manufacturing facilities. Evaluated within the context of Community Planning and Development in Arlington, Texas, this district reflects the broad historic and architectural trends that shaped development patterns in the community. It is therefore nominated at the local level of significance under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture.

THE HISTORY OF ARLINGTON

On November 24, 1854, the State of Texas granted Solomon Davis a 640 acre tract of land located in eastern Tarrant County. About 3 1/2 miles south of the west fork of the Trinity River, the well watered tract proved fertile agricultural land. Middleton Tate Johnson paid the Davises $160 for the north half of the tract the following year, adding the acreage to his existing cotton plantation. He also established Johnson Station as a trading post to serve southern farmers settling in the area. Drawn by fertile soils good for growing cotton, fruits and vegetables, these new settlers rapidly expanded the region’s population over next few decades.

Under Congressional charter, the Texas and Pacific Railway planned a transcontinental route through this region in the 1870s. In 1876 the company established a fueling stop just west of the Tarrant County line, then platted a one-mile-square city midway between Dallas and Fort Worth to service the farms surrounding Johnson Station. The new town site was carved out of farmland sold to the railroad by Seth Ramsey, M.V. Thomas, William Samuel Thomas, Thomas J. Heath and Lewis Finger (see Map #). The plat for the town site incorporated five east-west streets and seven north-south streets covering one square mile, with North, East, South and West streets marking the respective boundaries. Center Street ran north-south through the midpoint of the plat, with parallel streets named Elm, Mesquite, Pecan and Oak after native trees. The rail line bisected the townscape on the east-west axis (see Map #).

James Ditto and R.S. Johnson bought the first lots in the new townsite. Ditto relocated his grocery and dry goods store to the new town from Johnson Station. In his capacity as the first postmaster, Ditto helped name the new community after Robert E. Lee’s Virginia home. Rail service was inaugurated with the arrival of Engine No. 20 on July 19, 1876. Rail service brought a continual stream of new citizens pushing the population to 275 by the end of the decade. Attracted by this growing market and the benefits of rail service, merchants such as I.L. Hutcheson relocated their businesses to the new town. By 1880 the town hosted five general merchants, three dry goods merchants, three druggists and a lumber dealer. Services were also available from five physicians, three carpenters, three preachers, two blacksmiths, two hostlers and several cotton ginners. This level of goods and services led nine farming families to settle within the town limits and attracted families from
outlying farms to the community on Saturday trade days. In response, new buildings arose throughout the business district and surrounding residential areas during this period.

This growth led the town to initiate incorporation in 1884. It met the 1000-resident threshold specified by state statute for legislative charter within a year and elected Willis M. Timmerman its first mayor. Institutional developments soon followed. The First Methodist Church laid its cornerstone in May 1885 and the Arlington Presbyterian Church organized in April 1888. In 1895, contributions of land and materials facilitated the establishment of Arlington College.

Despite these civilizing influences, however, Arlington remained a fairly unruly town. City marshal W.M. Douglass, for example, witnessed a shoot-out at the railroad depot between members of two feuding families. Settling arguments by shooting it out proved such a problem that the town council issued a series of ordinances during the 1880s and 1890s to impose order and morality. Carrying firearms in town was prohibited and liquor sales curbed in these efforts. By 1901, however, five saloons still operated in the town, prompting the women of Arlington to embark on a Prohibition campaign. Their efforts culminated in a 1902 city election that voted the town dry by a slim margin.

The Commercial Club (a chamber of commerce precursor) formed around the turn of the century, its 33 initial members pledging that the club would “do much in every way for Arlington.” An early club success led to the establishment of the Carlisle Military Academy in 1902. The same year witnessed the inauguration of interurban service linking Arlington’s 1,072 citizens to Fort Worth and Dallas. Built by the Northern Texas Traction Company, the interurban trolley line operated from a depot at the northeast corner of Center and Abram streets, two blocks south of the T&P railroad depot. Interurban and T&P “steam-road” schedules to Fort Worth offered access to more than 70 rail connections in all directions.

As a result of Arlington’s strategic transportation position, salesmen began settling their families in Arlington. One resident recalled that “we used to go to the Traveling Man’s Day at the State Fair of Texas in Dallas and about half the people there were from Arlington.” Gone during the week, the salesmen responded to Arlington’s growing reputation as a small community with good schools and churches. This growth fostered an increased demand for new houses in the community. With only 227 households, primarily single family homes, in town at the beginning of the century, this growth soon led to new developments outside the original town plat. In 1904, W.B. Fitzhugh and Arch. W. Collins subdivided their property along North Elm and North Mesquite streets between Griffin (later Sanford) and North streets. The Fitzhugh and Collins Addition proved the first subdivision of land outside the original townsite boundaries. The success of this initial effort led to the platting of the Ditto and Bone Addition along North Elm and North East streets by J.W. Ditto and J.W. Bone in 1907. That same year, W.S. Thomas platted the Thomas Heirs Addition encompassing North Pecan Street. A contemporaneous editorial noted "more building going on in Arlington just now than ever before in the history of town at any one time. Over a hundred thousand dollars in brick and residences accordingly. It all looks good to us." Arlington was witnessing its second building boom.

Services for new (and primarily white) residents were the focus of infrastructure improvements during this period. A corncob-fueled steam engine provided the town’s first crude electric service in 1904. In the
following year A.W. Collins, president of the Arlington Light and Power plant, obtained a franchise to put in a system of water works. He also invested in a larger, more stable electric plant in 1906 with partners, W.C. Weeks, and W.M. Dugan, and Colonel Spruance, although full time service did not arrive until the Northern Texas Traction Company purchased the local system seven years later. A 1907 bond election authorized a $15,000 school building on the north side of town at Sanford and Center streets. With new utilities, updated school facilities, a new waterworks, commuter service to nearby cities and eight daily trains on the Texas and Pacific Railway, Arlington was developing a reputation as a progressive small city.

This reputation continued to attract new residents to the community during this period. The Arlington Commercial Travelers Association boasted more that 50 members by 1915. The local newspaper noted the effect of this trend on the community:

Never before in the history of this city has there been a greater demand for modern homes, and especially rent houses. Arlington is recognized over the state as a residential city of exceptional advantages. More than 100 salesmen and their families have chosen the quietude of Arlington for their homes in preference to the noises of Fort Worth or Dallas. There seems to be a greater demand for bungalows and cottages of the modern type.

The paper went on to observe that “with the high price of cotton and everyone feeling the return of prosperity, now is the time for the building of new residences and overhauling the older ones.” This trend was fueled in part by organization of a cooperative cottonseed gin and warehouse by the Arlington Farmers Union. Controlling the processing of the local cotton crop bolstered the farmers’ profits and enabled many to establish their families in houses in town.

Another linchpin of the local economy fell into place as Texas Agriculture & Mechanical College sought a suitable North Texas location for a branch. Wishing to serve young men in the region as a two-year facility in preparation for matriculating at the College Station campus, the regents were attracted to Arlington’s central location, easy access to transportation, proximity to farmland and reputation as a quiet moral town. Moreover, boarding opportunities with the residents of the city would save the expense of building dormitories. In 1917 local residents obtained support from the state legislature to establish the Grubbs Vocational College as a junior college with a high school department. The citizens offered the college grounds and 100 acres for the farm as inducement. The school opened in the fall of 1917 with an enrollment of 66 students. Renamed the North Texas Junior Agricultural College and then the North Texas Agricultural College in the next decade, the campus became a significant component of the local economy.

The college also played a significant role in the diversification of local farming practices as cotton production declined in the 1920s. With cotton prices plummeting for the first time in most farmer’s memories, banks changed their lending policies to encourage dairying and other diversified activities. The college provided critical training to the local agricultural work force to ease this transition.

One example of this diversification involved transforming 2,400 acres of cropland into the 3-D Stock Farm, approximately two miles east of Arlington, just north of the T&P railroad. Colonel W.T. Waggoner turned
this farm—named for his famous ranch headquartered in Dectaur, Texas—into a horse breeding facility, investing more than half a million dollars in the effort. He also set aside 400 acres to build a race track along the newly improved highway linking Dallas and Fort Worth. Waggoner spent $3 million building a 8,000 seat grandstand, a brick clubhouse and an artificial lake in the center of the oval track. The grand opening of Arlington Downs in November 1929 brought thousands of visitors to the area, often as many as 40,000 in an afternoon. Regular racing became a weekly activity in the area, with government officials, opera singers and other dignitaries joining the locals until 1937 legislation outlawed racing in the state. After the closing of the race track, the 3-D Stock Farm continued to raise champion quarter horses and other livestock for the next two decades.

The success of this endeavor demonstrates a significant shift in transportation modes during the period. As automobiles became more prevalent in the region, construction of the Dallas-Fort Worth Turnpike (a segment of the coast-to-coast Bankhead Highway, portions of which were designated U.S. Route 80 in the 1920s) provided newfound freedom to area residents. Running parallel to the railroad tracks between the two cities, the Pike brought new architectural forms to the built environment to serve the needs of the burgeoning class of automobile tourists. Its route along Division Street through Arlington soon hosted garages, filling stations, restaurants and tourist lodgings despite the economic effects of the Great Depression. Many of Arlington’s approximately 5,000 citizens took new jobs with these enterprises that catered to the constant flow of travelers.

Less fortunate citizens found temporary work with the public improvements campaigns financed by New Deal era programs. In 1938, plans were drawn for the construction of a new North Side School (now the public school system’s Kookan Education Center) at the corner of Center and Sanford streets. Construction workers were supplied by the Works Progress Administration (WPA). Public funding also created a new post office for the community during the period, replete with a WPA-funded mural in the lobby. WPA workers also installed curbs and gutters along many newly paved streets during the period. North side streets such as Pecan, Elm and Mesquite finally were transformed from dirt roads to accommodate increasing automobile traffic in the area during this period. Unfortunately, this wave of automotive transportation also contributed to the decline of the Interurban, which ceased operation on Christmas Day of 1938.

Such federal involvement in local governments and industries fueled phenomenal growth in the region’s workforce in the subsequent decade. In 1940, President Roosevelt challenged the U.S. aircraft industry to produce 50,000 aircraft for the war effort. In response, the North American Aviation concern established a new production facility at Hensley Field in nearby Grand Prairie. Nearly simultaneously, the Consolidated Aircraft Corporation announced construction of a $10 million plant near Fort Worth to build bombers. Following its 1941 dedication, the North American plant contributed more than 20,000 aircraft to the war effort, including P51 Mustang fighters and T6 Texan trainers. Workers at Consolidated produced an additional 3,000 B-24 Liberators at its new plant between 1942 and 1944. These firms hired workers primarily on the local level, with only a small percentage coming from existing operations outside the state. By the end of the war, more than 39,000 employees daily worked three 8-hour shifts at the North American plant alone. This tremendous expansion bolstered the local industrial workforce from 126,996 wage earners in the region’s industries in 1939 to 380,000 by early 1945, according to war agency records. Arlington’s location at the heart of this industrial expansion made it an ideal spot to live and commute to work in the nearby factories.
The postwar period witnessed continued growth in the region's manufacturing and industrial concerns. Elected mayor in 1951, Tom J. Vandergriff soon convinced General Motors to build an assembly plant in greater Arlington about two miles east of downtown between the T&P railroad and Abram Street. The city annexed an additional 13,731 acres in the next few years. The resultant influx of new residents, and postwar financing through the Federal Housing Administration and veterans' loan programs, fostered construction of new homes as infill in older neighborhoods and throughout the expanding community. This growth in turn prompted the Arlington Independent School District to extend its territory to 90 square miles in 1952, adding to existing schools and building new ones throughout the community. In 1955 the Booker T. Washington School for Negroes, so named since about 1940, moved into a new public building at 500 Houston Street (now a church facility).

In 1956 the Great Southwest Corporation spurred additional industrial growth through their redevelopment of the old Arlington Downs tract east of the city and northeast of the new General Motors plant as a sprawling industrial area known as the Great Southwest Industrial Park. By the end of the decade, Arlington's prewar population grew tenfold from 4,240 to 44,775, forever transforming the small town into a suburban focus of growth in the Dallas-Fort Worth metropolis.

HISTORICAL DEVELOPMENT OF THE NEIGHBORHOOD

After the 1876 platting of Arlington by the Texas and Pacific Railroad, the company built several small frame homes for their employees about three blocks north of the railroad tracks. Although now demolished, these houses on West North and North Oak streets proved the beginnings of the North Arlington neighborhood. One employee, C.D. King Sr., returned to Arlington to raise his family after the construction crews moved on. By 1881 he purchased farm acreage in the area, building a small house (301 East North, now altered) on several lots at the northern boundary of the townsite in 1890. He served terms as mayor of Arlington in 1876-77 and 1899, as well as 13 terms as justice of the peace.

Like King, many farmers moved their families to town to take advantage of the rail connection and educational opportunities for their children. They often built frame houses with supplies from the Arlington Lumber Company. The earliest examples within the original town boundaries often shared their block with only six or seven homes. These spacious tracts allowed for vegetable gardens, barns or sheds, and even livestock. Following patterns found in most small rural communities in Texas, houses outside the town boundaries occupied even more generous tracts. Among the farmers to move his family to the new town from Johnson Station in the 1870s, Henry McKee paid $70 for two lots in Block 89 in December 1892 and built a 2-story house for $800.

Merchants also moved into the neighborhood during this period to take advantage of lots available in proximity to their work downtown. In 1895, for example, I.L. Hutcheson purchased five lots a few blocks north of the railroad tracks for $600. His Queen Anne style residence (312 N. Oak; NR 1984) was soon joined by that of A.W. Collins. Another downtown merchant, Collins built his stately Victorian residence (now demolished)
three blocks to the east at the corner of North and Mesquite streets. Charles B. Berry's work as a cashier at the Citizens National Bank enabled him to purchase three lots from A.W. Collins at North and Pecan in 1904. He built a 1½-story frame house at 314 North Pecan in the following year. Berry was among the first members of the Arlington School Board, a post he held for 38 years.

The arrival of the Interurban Electric Railway System in accelerated the town's growth. The speculative market for original town lots quickly outstripped supply. This prompted A.W. Collins, already an active speculator, to team with W.B. Fitzhugh, a Presbyterian minister, in platting one of Arlington's first subdivisions in April 1904. The two-block area between North and Griffin (now Sanford) streets along Elm and Mesquite featured lots 50 feet wide by 140 to 200 feet deep. The developers advertised shady lots in their new Fitzhugh and Collins Addition (see Map 29) for $250 per lot. Construction of the new North Side School at Sanford and Center streets in 1906 proved an asset to the new addition. Among the new residents attracted to the area were city officials such as city marshal W.M. Douglass. In 1907 Douglass commissioned a five room cottage at 206 West North from builder Joe Crawley for $1,500. The same year saw the Arlington Methodist Church replacing its frame sanctuary with a brick building at Center and Division streets to better serve the growing neighborhood.

This growth in turn fostered additional subdivisions platted along the northern boundaries of the original town. W.S. Thomas subdivided a tract along Pecan and Oak streets in February 1907. The large 145 foot square lots (see Map 31) of his Thomas Heirs Addition attracted mostly speculators, although homes were not built on the lots until many years later. At about the same time, J.W. Ditto and J.W. Bone platted an area just east of the Fitzhugh and Collins Addition as the Ditto and Bone Addition in June 1907. Its 28 lots were a uniform 50 feet wide by 140 feet deep and sold for approximately $200 each (see Map 30). While newspaper advertisements reveal that speculative buying was anticipated, these more modest lots apparently attracted homeowners building family residences. Many bought multiple lots to provide ample room for their new residences. J.C. Cox paid $400 for two lots in the Ditto and Bone Addition in 1908, for example, as the site of his L-plan cottage at 415 North Elm. Development in the Fitzhugh and Collins Addition continued apace during this period, with larger dwellings concentrated along Center more modest frame houses arising on Mesquite and Elm streets. In 1914, for example, salesman W.J. Pulley bought several lots facing the corner of North and Elm streets, spending $1,000 to build the modest frame house at 211 East North.

Arlington remained a largely rural community with dirt streets throughout this period. One long time resident of North Elm street remembered it as a cattle herding route along the way to the loading dock at the railroad tracks. By 1920, however the popularity of the automobile was transforming this community midway between Dallas and Fort Worth. New families of varying income levels moved to Arlington, often building larger modern homes to accommodate their growing families. In 1920 successful businessman, Benjamin F. Houston, built a stylish brick airplane bungalow at 101 East North. In the next block W.J. Pulley built a new 2-story brick bungalow in 1921 adjacent to his earlier home. Bungalows assumed prominence during this period as a new housing form suited to the demands of postwar consumers. With open plans and detached garages to house the increasingly popular automobile, the bungalow soon multiplied along the neighborhood's streets. Many families were attracted to Arlington by the availability of jobs and the ease of commuting to them. Vester M. Sibley, for example, moved his family to Arlington in 1920 to work on the Interurban line. His house at 419 North Elm Street typifies this trend of modest bungalow construction in the neighborhood. Commuting for the
new residents became easier as the city moved to improve its streets. As the route of the Dallas-Fort Worth Turnpike, for example, Division Street (just to the south of the neighborhood) was paved and widened to 26 feet in 1925. Center Street received a new gravel surface in 1927. This trend accelerated in the next decade as WPA funding paved or graveled all remaining streets in the white community, while roads in African-American neighborhoods - such as “The Hill,” to the immediate west of the historic district - remained unpaved until the 1960s.

Escalating construction costs and the onset of the Great Depression, however, slowed housing development in the neighborhood. As property owners defaulted and banks implemented more cautious lending practices, building trends turned to smaller housing such as that in the 400 block of Pecan or the small Tudor cottages such as that at 315 North Pecan. Property owners also remodeled their older houses rather build anew. As residents turned to boarders for supplemental income, they often converted their homes into duplexes. The influx of people attracted by horse racing at Arlington Downs accelerated this trend. As a result, the larger residences such as the A.W. Collins House were often torn down or relocated. In 1943, for example, C.W. Christman and his wife Beth tore down the large Victorian mansion on their property at 106 West North Street and used the salvaged lumber to build a more modest home. Similarly, a large 2-story Colonial Revival house on North Pecan was moved to the 400 block of Elm in 1948 to make way for a used car lot.

Much of the new development during this period was focused in the Thomas Heirs Addition, a portion of which was subdivided again as the S.R. Yates Addition in 1946 (and which stands beyond the district boundary due to significant loss of integrity). As the expanding workforce at the Consolidated and North American aircraft factories brought more families to live in Arlington, this tract in particular attracted intensive development in the immediate postwar period. Sanford R. Yates, one of the earliest real estate developers in Arlington, purchased a portion of the Thomas Heirs Addition along the 400 block of North Oak Street, which had previously served mainly as a buffer zone between segregated white and African-American neighborhoods. He reduced lot sizes from 140 feet wide to 60-65 feet wide by 142 feet deep (see Map 31). In 1947 and 1948 small 2-bedroom tract houses such as the one at 429 Pecan arose throughout the neighborhood, essentially completing its discernible development patterns.

The resulting neighborhood differs greatly from its surroundings by the relatively cohesive qualities of its late 19th and early 20th century streetscapes. This pedestrian-scaled pattern was shattered elsewhere in the community by the intensive development that accompanied suburbanization in the 1950s and 1960s. Compatibility of scale, materials, setback and landscaping contribute to the neighborhood’s identity. Unfortunately, the neighborhood is struggling to maintain its integrity in the face of ever-present development pressures. The relocation and destruction of historical housing began with the introduction of used car lots along Division Street. By the 1970s zoning changes in the area encouraged apartment and duplex development to meet increasing demand from students at the nearby university. As a result, several homes along Elm, Oak and Center streets were lost to redevelopment. Recent efforts to rehabilitate the district’s older houses, however, established a newfound identity as an attractive, vibrant central city neighborhood.
BUILDERS AND THE DISTRICT

The majority of houses built in the district are frame constructions by various local contractors. The earliest known contractors were L.B. Smith and G.F. Thomas. Their advertisement in the Arlington Business Directory of 1894 lists fine cabinet work as a specialty. Joseph Oakley Crawley came to Arlington from Tennessee in 1891 and first worked for Frank Thomas. It was not long before he bought the business, earning a reputation for fine craftsmanship. He built the first three Presbyterian churches, where he was a member, and helped build Carlisle Military Academy. His own home, built in 1904 on South Pecan Street, boasted a concrete foundation and running water. In addition to known examples of his work, the district features several L-Plan and modified L-Plan dwellings bearing the hallmarks of his craftsmanship. The 1907 home built for W.M. Douglass at 206 West North, for example, is more modest than the larger homes he built. Extra detail in the exterior and interior woodwork suggest the careful craftsmanship of his work. He is also credited with building the home at 415 North Elm in 1908. This 1 1/2-story modified L-Plan carries the same molding detailing. Crawley was in charge of building and construction at North Texas Agricultural College in the decade preceding his death on November 20, 1938. Other known builders include R.E. Smith (400 North Pecan, 1919) and Roscoe E. Owens (431 North Mesquite, 1922).

REPRESENTATIVE PROPERTIES OF THE DISTRICT

The following properties represent development trends that shaped the historic and architectural character of the neighborhood. In addition to descriptive and historical background, each entry details the historic name, address, subdivision location, date of construction, stylistic influence, architect/builder and photo reference for the property. Properties are presented chronologically.

HUTCHESON-SMITH HOUSE 312 North Oak Date: 1896 Photo 1

Previously listed in the National Register, this 1 1/2-story frame house (NR1984; RTHL 1982) is built on the modified L-plan form. Its elaborate Queen Anne detailing includes ornate turned and jigsawn trim which is nearly all intact. All interior rooms lead off the central hall and feature 12 foot ceilings. Similar, albeit more simply ornamented, vernacular frame dwellings typify early development in the neighborhood. Also known as the plains cottage, this form assumed its overall shape from a central hipped roof cube flanked by gable-roofed ells. The milled materials such as turned porch posts and jigsawn brackets that lent such cottages their stylistic appearance was available due to the local rail connection. Socially this house type sheltered every class of dweller, in this case the family of a prosperous local merchant.

BERRY-THOMPSON HOUSE 314 North Pecan Date: 1905 Photo 2

Built in the central hall form with a prominent gabled dormer, this 1 1/2-story dwelling features modest columns referencing the Classical Revival style. The cottage was built for C.B. Berry, whose civic involvement included service as a member of the Arlington Independent School board from its inception in 1902 until his
DOUGLASS-POTTS HOUSE  
206 West North  
Date: 1907  
Photo 3

Constructed by local builder, J.O. Crawley, this dwelling (RTHL 1999) represents the endurance of the L-plan vernacular form in the neighborhood. The steeply pitched roof features several intersecting gables with pent roof ends. The interior is arranged around a central hall, with transoms over the doors, ornamental woodwork and 10 foot ceilings. W.M. “Bud” Douglass and his wife Clara built the house for $1,500. One of the first Marshals in Arlington in 1896, Douglass served in law enforcement all his life, including terms as deputy sheriff, constable and chief of police. He was given the honorary appointment of Deputy United States Marshal by J.R. Wright. W.A. Potts and his wife, Clara, bought the house in 1919. He was a traveling salesman for a Dallas company. Their daughter lived there until 1987. Other houses of this type include 412 North Elm, 414 North Mesquite and 415 North Mesquite.

COX-CARNAHAN HOUSE  
415 North Elm  
Date: c.1908  
Photo 4

Another example of builder J.O. Crawley’s work, this 1 1/2-story frame dwelling also represents the modified L-plan form. A complex roof comprised of hipped and gabled forms and centered dormers surmounts the composition. The 6-bay porch wraps around west and south elevations, ornamented by slender Doric columns. The original owners were the J.C. Cox family, although the Carnahan family bought the house within a decade of its construction.

W.J. PULLEY HOUSE  
201 East North  
Date: 1921  
Photo 5

The simple ornament of this 2-story brick dwelling displays the influences of the Prairie School. The boxy form, broad overhanging eaves and horizontal front porch supported by tapered box supports on brick piers provide hallmarks of the style. Its open bungalow interior features regular access to the outdoors through porches and terraces. A traveling salesman for the local Rogers and McKnight concern for many years, W.J. Pulley built his family residence in conjunction with his wife, Nannie McKnight, the city’s first telephone operator. Pulley subsequently opened Pulley’s Footwear downtown in 1929. The availability of brick from the local brick works facilitated construction of this impressive residence and prompted other homeowners in the district to reface their homes in brick during the 1920s.
TAYLOR HOUSE
431 North Mesquite
Date: 1922
Photo 6

This intact example of a Craftsman Bungalow features the front gabled porch form typical in the neighborhood. The 1-story frame dwelling features hallmarks of the Craftsman style, including a battered foundation wall, geometric porch supports on brick piers and exposed rafter ends and knee brackets in the eaves. Its multi-paned front door and vertical window mullions continue the geometric emphasis. Elmer L. Taylor contracted with Roscoe E. Owens to build this house for $1,800 in 1922. Featured in the local newspaper upon its completion, this house presaged the trend away from the larger houses of the turn of the century to more modest bungalows in the neighborhood during the late 1920s and 1930s.

TYLER DUPLEX
210-12 West North
Date: 1925
Photo 7

This solitary example of the duplex form was remodeled from an older frame house in 1925. The symmetrical facade features identical entry porticoes flanked by box columns on brick piers. C.H. “Punch” Wright bought this home in 1920, just before opening the Wright Bros. Garage around the corner at Division and West Street. His garage earned a reputation for 24-hour service for the increasing flow of automobiles along the Dallas-Fort Worth Turnpike’s route through town. The house was transformed after he sold the property to Walter A. Tyler in 1924. Tyler paid $1,000 to S.A. Wiley the next year to add two rooms and the brick veneer. The demand for inexpensive, comfortable and even stylish housing advanced with the town’s increasing population during the period, leading many neighborhood residents to take in boarders or add apartments to their existing houses.

WEAVER-SMITH HOUSE
315 North Pecan
Date: 1933
Photo 8

Built in the bungalow form popular in the district, this brick residence is distinguished by Tudor Revival detailing such as the steeply pitched gable roof, arched porch and massive chimney. style with the façade dominated by a steep pitched front-facing gable with round-arched entry porch. This period finally brought development to North Pecan Street in the Thomas Heirs Addition, creating modest change in the neighborhood during the Great Depression.
MAJOR BIBLIOGRAPHIC REFERENCES

_Arlington Citizen-Journal_. Various dates. Special Collections Division, University of Texas Libraries, Arlington, Texas.

_Arlington Daily News_. Various dates. Special Collections Division, University of Texas Libraries, Arlington, Texas.


Joyner Papers. Special Collections Division, University of Texas Libraries, Arlington, Texas.


Tarrant County, Texas. *Deed Records*. Tarrant County Courthouse, Fort Worth, Texas.

Tarrant County, Texas. *Lien Records*. Tarrant County Courthouse, Fort Worth, Texas.


10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 38 acres

UTM REFERENCES

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VERBAL BOUNDARY DESCRIPTION
(see continuation sheet 10-23)

BOUNDARY JUSTIFICATION
(see continuation sheet 10-23)

11. FORM PREPARED BY
(with assistance from Bruce Jensen, THC Architectural Historian; Gregory Smith and James Steely, THC Historians)

NAME/TITLE: Kristina Rumans

ORGANIZATION: Old Town Neighborhood Association

STREET & NUMBER: 312 North Oak Street

CITY OR TOWN: Arlington

DATE: January 1999

TELEPHONE: (817) 265-0666

STATE: TX

ZIP CODE: 76011

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Map-24 through Map-32)

PHOTOGRAPHS (see continuation sheet Photo-33-36)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: List on file with the Texas Historical Commission

STREET & NUMBER: 1511 Colorado

TELEPHONE: (512) 463-5853

CITY OR TOWN: Austin

STATE: TX
ZIP CODE: 78701
VERBAL BOUNDARY DESCRIPTION

The district includes the following Block/Lots in Arlington, Tarrant County, Texas:

- Original Town, all of blocks 65, 66, 85, 86, 87, 88; Block 84, Lots 4-6; Block 34, Lots 3-5; Block 36, Lots 2-5; Block 67, Lots 1-4.
- Ditto & Bone Addition, Lots 15-28
- Thomas Heirs Addition, Lots 1-8
- Fitzhugh & Collins Addition, all blocks

BOUNDARY JUSTIFICATION

The boundaries encompass the cohesive core of late 19th and early 20th century residential development in the neighborhoods north of Arlington’s commercial area. These mostly residential properties occupy lots in the northern reaches of the Original Town plat and in the earliest subdivisions above its northern boundary, North Street. Boundaries in most instances correspond with centerlines of streets and alleys established by these plats. Lot lines establish the boundaries on the southern edge of the district, demarcating historic residential properties from commercial properties along Division Street, the historic highway route through town. Typically developed after the period of significance, such commercial properties are not compatible with the residential character of the nominated district. Residential properties predominate in areas outside the boundaries on the north, east and west, although they tend to postdate the period of significance. Those built within the period of significance demonstrate significant loss of historic integrity. Many properties in these areas were redeveloped within the past two decades, resulting in vacant lots, parking facilities or modern apartment units.

Racial segregation resulted in dissimilar development patterns in the Anglo portion of North Arlington (roughly east of Oak Street) and the African-American neighborhood to the west. Most dwellings east of Oak occupy multiple lots, while houses west of Oak remain on single lots. West of Oak, streets remained unpaved as late as the 1960s, and houses consisted largely of shotgun houses lacking water, gas, or electricity; no shotgun houses remain. The vast majority of properties in the historically African-American neighborhood west of the district lack architectural integrity, and no evidence supports strong historic connections or developmental continuity between the segregated neighborhoods during the period of significance.
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section MAP Page 24
Old Town Historic District
Arlington, Tarrant County, Texas

Map of Contributing and Noncontributing resources (see reverse)
Source: City of Arlington and Texas Historical Commission
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section  MAP  Page 25
Old Town Historic District
Arlington, Tarrant County, Texas

Arial photograph of Old Town Historic District (see reverse)
Source: City of Arlington
National Register of Historic Places
Continuation Sheet

Old Town Historic District
Arlington, Tarrant County, Texas

MAP OF SUBDIVISION PLATS IN ARLINGTON

[Diagram of Old Town Historic District]
Old Town Historic District
Arlington, Tarrant County, Texas
Old Town Historic District
Arlington, Tarrant County, Texas

MAP OF FITZHUGH AND COLLINS ADDITION (JUNE 18, 1904)
Old Town Historic District
Arlington, Tarrant County, Texas

MAP OF DITTO AND BONE ADDITION (JULY 21, 1907)
Old Town Historic District
Arlington, Tarrant County, Texas

MAP OF W.S. THOMAS HEIRS ADDITION (FEBRUARY 19, 1907)
Old Town Historic District
Arlington, Tarrant County, Texas

MAP OF S.R. YATES ADDITION (DECEMBER 17, 1948)


Scale: 1" = 100'.
PHOTO INVENTORY

Old Town Historic District
Arlington, Tarrant County, Texas
Kristina Rumans - Photographer
Negatives on file with the Old Town Neighborhood Association

312 N. Oak (NR 1984)
Southeast oblique
Camera facing NW
January 1999
Photo 1 of 25

314 N. Pecan
Southeast oblique
Camera facing NW
January 1999
Photo 2 of 25

206 W. North
Northeast oblique
Camera facing SW
January 1999
Photo 3 of 25

415 N. Elm
Southwest oblique
Camera facing NE
August 1999
Photo 4 of 25

201 E. North
Southwest oblique
Camera facing NE
January 1999
Photo 5 of 25

431 N. Mesquite
Northwest oblique
Camera facing SE
January 1999
Photo 6 of 25
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# National Register of Historic Places
## Continuation Sheet

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**Old Town Historic District**
Arlington, Tarrant County, Texas

427 N Elm  
Southwest oblique  
Camera facing NE  
August 1999  
Photo 14 of 25

203 E. North  
North elevation  
Camera facing south  
January 1999  
Photo 15 of 25

207 W. North  
Southeast oblique  
Camera facing NW  
January 1999  
Photo 16 of 25

431 N. Elm  
Northwest oblique  
Camera facing SE  
January 1999  
Photo 17 of 25

400a N Pecan  
South elevation  
Camera facing north  
August 1999  
Photo 18 of 25

412a N. Elm  
South elevation  
Camera facing north  
August 1999  
Photo 19 of 25

400 block, N. Pecan  
Camera facing SW  
August 1999  
Photo 20 of 25
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| Section | PHOTO | Page | Old Town Historic District  
Arlington, Tarrant County, Texas |
|---------|-------|------|-----------------------------|

400 block, N. Elm  
Camera facing SW  
August 1999  
Photo 21 of 25

North Pecan streetscape, at intersection with West North  
Camera facing north  
August 1999  
Photo 22 of 25

Kookan School, 423 N. Center  
Northwest oblique  
Camera facing SW  
December 1999  
Photo 23 of 25

410 Pecan - (NC)  
Southeast oblique  
Camera Facing NW  
January 1999  
Photo 24 of 25

407 N. Elm - (NC)  
East elevation  
Camera facing W  
January 1999  
Photo 25 of 25
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Old Town Historic District

NAME:

MULTIPLE Arlington MRA

NAME:

STATE & COUNTY: TEXAS, Tarrant

DATE RECEIVED: 2/16/00       DATE OF PENDING LIST: 3/03/00
DATE OF 16TH DAY: 3/19/00     DATE OF 45TH DAY: 4/02/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00000247

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 DATE

ABSTRACT/SUMMARY COMMENTS:

District is a "rare surviving enclave of late 19th and early 20th century residences in a community mostly shaped by suburban development following 1950. Period 1890 reflects the economic prosperity, style of living, and lifestyle of community leaders, farmers, shopkeepers, merchants, men, and other wage-earners. In the large lot, the set-backs and the large tree provide a setting that reflects the rural village origins of Arlington. Although some homes have been altered through sympathetic siding (non-contributing), a strong sense of cohesion exists throughout the district."

RECOM./CRITERIA

REVIEWER L. McCullough DISCIPLINE Suburban

TELEPHONE 202-343-9544 DATE 3/23/00

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

on 

and substantial loss has occurred while a strong sense of cohesion exists throughout the district. 
312 N. OAK (NR 1984)
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 1 of 25
314 N. PECAN
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS
PHOTOGRAPH 2 of 25
206 W. NORTH
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 3 of 25
431 N. MESAQUITE
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 6 of 25
414 N. ELM
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 9 OF 25
206 W. North
Old Town Historic District
Arlington, Tarrant Co., Texas

Photograph 10 of 25
409 N. ELM
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 11 of 25
412 N. ELM
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 12 of 25
101 E. NORTH
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS
PHOTOGRAPH 13 OF 25
427 N. ELM
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 14 of 25
203 E. NORTH
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 15 of 25
431 N. ELM
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO, TEXAS

PHOTOGRAPH 17 OF 25
400A N. PECAN
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 18 of 25
412A N. ELM
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO, TEXAS

PHOTOGRAPH 19 of 25
400 BLOCK, N. PECAN
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO; TEXAS
PHOTOGRAPH 20 of 25
400 BLOCK, N. ELM
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS
PHOTOGRAPH 21 OF 25
NORTH PECAN STREETSCAPE
AT INTERSECTION WITH WEST NORTH
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 22 of 25
KOOKEN SCHOOL, 423 N. CENTER
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 23 OF 25
410 PECAN
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 24 OF 25
407 N. ELM
OLD TOWN HISTORIC DISTRICT
ARLINGTON, TARRANT CO., TEXAS

PHOTOGRAPH 25 of 25
September 24, 1999

Dear Ms. Carol Schull,

I am writing to you to express my concern about the passing of the Proposed Historical District in Arlington, Texas.

My husband and I restored our 1908 home 20 years ago, along with a few others in this proposed district. At that time, about five couples formed an association to try and protect the neighborhood, along with our own homes, from decade and the wrecking ball. We soon found that the city we were living in was extremely visionary and had little use, for the most part, in our concerns for preserving the homes on the north side of Arlington. Most of us after a few years just give up and resigned ourselves to the fact that although Arlington is a great place to live, the powers that be were not going to help preserve anything in our neighborhood. Thank goodness there was one couple whose love for the historical was more steadfast. I am speaking of Kris and Walter Rumans.

When Kris and Walter informed us we could possibly receive an historical district status, we were very excited. We watched, with our hands tied, while many homes of our period were bulldozed or left to "fall down". Now Kris gave us hope, that maybe we were not too late to see "something" saved of significance for that time period. Now we face another dilemma!

I know you are aware of the problems we face with the proposed district. I must say Ms. Schull, I find it very disturbing to see what lengths people will go to promote their own agenda. When Mr. Larry Oaks first became involved I felt he was ready to do what he could to help reach our goal of becoming an historical district. But it wasn't long before his real intentions were, to forget whom and what he represented, and give way to pressures from people whose agenda had nothing to do with historical structures. I don't feel he has represented, us or the State of Texas, honorably.

When Kris asked for guidelines on boundaries from the Historical Commission, she was told to confine the boundaries to a smaller section so as to conform to the requirements of the commission. She did that. By doing so she received the wrath of Mount Olive Baptist Church because the part that was in question was property they owned or wanted to own. My question has been where were these people 20 years ago, 5 years ago, if they were concerned about their history in the neighborhood? Many of them have said there was nothing there of historical significance. Well there was until they torn it down because they saw no need to save it. As I am writing this letter at least two more houses are planned for demolition. These houses are in terrible shape but with loving hands and adequate money they could be saved. There is not anyone to protect these unless we provide protection. As you can see our frustration with this is mammoth.

I would just ask that you help us preserve what little we can in the time we have before most of it is gone forever. My hat is off to Kris and Walter for their sacrifices, physically and emotionally, on behave of this north side neighborhood.

Thank you for your time and if you would like to talk with me about any of this please don't hesitate to contact me.

Sincerely,

Dorothy Howell
415 N. Elm St.
Arlington, TX  76011
817-261-0064
dorothy_howell@hotmail.com