

(Oct. 1990)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. NAME OF PROPERTY

HISTORIC NAME: 4928 Bryan Street Apartments
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 4928 Bryan Street
CITY OR TOWN: Dallas
STATE: Texas **CODE:** TX **COUNTY:** Dallas

NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 75206-8626

CODE: 113

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

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:

Signature of the Keeper

Date of Action

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):

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5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

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

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

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic and Architectural Resources of East and South Dallas, Dallas County, Texas (1995)

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/multiple dwelling: apartment building

CURRENT FUNCTIONS: DOMESTIC/multiple dwelling: apartment building

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:

LATE 19TH AND 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival = Mediterranean

MATERIALS: FOUNDATION CONCRETE
WALLS BRICK
ROOF CERAMIC TILE
OTHER

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

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: Community Planning and Development, Architecture

PERIOD OF SIGNIFICANCE: 1928-1957

SIGNIFICANT DATES: 1928

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown/Jenkins, Cobb & Massey

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-8 through 8-12).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-13).

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:

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	14	708607	3631597

VERBAL BOUNDARY DESCRIPTION Block 9/730 Lot 1, College Hill Addition

BOUNDARY JUSTIFICATION Includes all of the property historically associated with the building

11. FORM PREPARED BY

NAME/TITLE: Mark Vanston

ORGANIZATION: The Carillon Group

DATE: May 2007

STREET & NUMBER: 9202 Esplanade Drive

TELEPHONE: 214/351-1157

CITY OR TOWN: Dallas

STATE: Texas

ZIP CODE: 75220

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Map-14 through Map-15)

PHOTOGRAPHS (see continuation sheets Photo-18 through Photo-24)

ADDITIONAL ITEMS (see continuations sheets Image-16 through Image-17)

PROPERTY OWNER

NAME: Bryan Apartments, LLC David Chandler

STREET & NUMBER: 4027 Main Street

TELEPHONE: 214/212-7065

CITY OR TOWN: Dallas

STATE: Texas

ZIP CODE: 75226

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4928 Bryan Street Apartments
Dallas, Dallas County, Texas

Summary

The 4928 Bryan Street Apartments building was rehabilitated in 2006 through the Federal Tax Incentives Program. The twelve-unit buff and orange brick building, constructed in 1928, retains its original eclectic Mediterranean features and floor plan, and it has a high level of integrity. With a modified rectangular plan and symmetrical façades, the building's appearance is simple, but flourishes like the recessed arched entryway with emphasized keystone, engaged pilasters capped with decorative urns, a wrought iron balconet, and the variegated color of the brick, as well as the historic—but non-original—red ceramic tile roof, the building presents a refined and eclectic elegance typical of Mediterranean and other 1920s revival styles in Dallas.

Exterior Description

The building at 4928 Bryan Street is a two-story multi-family apartment building that occupies the southeast corner of the intersection of Bryan Street and Bennett Avenue in Dallas, Texas. The wood-frame building with brick veneer has a modified rectangular plan measuring approximately 48' wide by 81' deep. The building displays many of the architectural features associated with the Mediterranean style.

The symmetrical front façade faces northwest toward Bryan Street and has three sections. The outer two feature four sets of paired double-hung one-over-one windows. A wide center mullion divides each pair of windows, which also feature Mission-style screens with a geometric pattern composed of a large center square surrounded by a band of rectangles overlapping at the corners to form smaller squares. The windows have brick header-course sills below each pair, and the first floor window pairs are spanned by soldier-course lintels.

The northwest façade's slightly projecting central section, one-bay wide, has a modest entry pavilion. The twenty-light door is surrounded by four arches, diminishing in size, creating a recessed entry. The outer-most arch, which features a cast stone keystone, slopes outward at the base to connect to low brick pedestals, with cast stone capitals, that flank the doorway and feature urns. Tucked behind the outer-most arch, two brick pilasters extend above the doorway to the mid-point of the second floor. The pilasters are also capped with cast stone capitals and topped with finials. They flank a larger one-over-one double-hung window, which features a brick soldier-course lintel and wider Mission-style screen. An iron balconet runs between the pilasters in front of the window, and a decorative brick roundel is centered above it. The façade has a hipped roof with a centered gable at the roof ridge above the doorway. Flanking this gable are hipped dormers that are set into the roof. The entire building has wide boxed eaves, and a simple wood cornice extends down to the top of the second floor windows.

The northeast and southwest elevations are symmetrical and identical to each other, with slightly projecting hipped wings at both ends of the building. The windows on these elevations are all double-hung one-over-one sash with the same fenestration pattern on both floors. The projecting wings, if visualized in half, feature two sets of windows. On the outer edges, a paired set. The inner half features a small, higher square window and then a pair of windows similar to but smaller than the outer paired set. The middle bay of the façade has, from

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left to right, a small window, then a set of three, then a shorter pair. As on the other façades, the first-floor windows feature brick header-course sills and soldier-course lintels, and the second-floor windows just have the sills. At the center of the roof on the northeast and southwest elevations is a hipped dormer flanked by a pair of exaggerated chimney stacks.

The rear, or southeast, elevation is also symmetrical, with double-hung one-over-one sash windows in eight pairs with wide wooden center mullions. As on the other façades, the first-floor windows feature brick header-course sills and soldier-course lintels, and the second-floor windows just have the sills. The hipped roof has a centered hipped dormer set into it. A centered rear entrance, with a fifteen-light door, is sheltered with a hipped roof supported by plain wooden brackets. Above the doorway is a single one-over-one sash window. Adjacent to the doorway on the southwest side is an exterior chimney that was used to vent the incinerator that is located in the basement. The design of this stack matches the building's other smaller chimneys.

Condition and Modifications

The exterior of the building is in good condition. With the exception of the roof material, the building appears to be virtually unaltered with a high degree of integrity. Built in 1928, the original building permit states that the roof will be composition shingle. In 1937, a permit was obtained to re-roof with the existing red clay tiles. Sanborn maps indicate there once was a one-story garage along the southeast end of the property but no sign of it remains.

Interior Description

The original floor plan has not been altered and the building has a total of twelve units. Each floor has two one-bedroom apartments at the northwest end and also two one-bedroom apartments at the southeast end of the building with two efficiency apartments in the middle. The projecting wings described previously indicate the location of the one-bedroom units. Entering either through the main entry door that faces Bryan Street or the rear entry door that faces the parking area, one encounters a central hallway that leads to the apartment entrances and the two stairways located at either end that lead to the second floor. The hallways have hardwood floors and the walls are painted gypsum board. There are small access doors ("ice doors") in the hallway that once opened into each apartment's dining area closet. These doors were all sealed shut at some point in the past. Small fuse boxes for each apartment are also located on the walls of the hallway. A door located under the front stairway and facing northwest leads to a small mechanical closet and a door located under the rear stairway and also facing northwest leads to a small basement.

The original entry doors to the apartments have all been replaced over time and now each has a plain wood door that opens to a living room. From the living room, entry to a small dinette is through a rectangular opening. Opposite the kitchen, a door opens from each dinette into a closet that contains the "ice door" that once opened to the hallway. Opposite this closet and across the dinette, an arched opening leads to the kitchen. Adjacent to

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the archway is a foldout ironing board. The kitchens still retain their original wood upper and lower cabinets. Most still retain their original ceramic tile countertops but some of these have been replaced. The eight one-bedroom apartments have a two-panel wood door off the living room that opens to a bedroom. The bedrooms each have one closet and a bathroom. The bathrooms have white porcelain tile floors and built-in linen cabinets. There is a variety of wainscoting present throughout the bathrooms; the wainscoting is most commonly a heavily painted beaverboard material with a horizontal running bond brick pattern. All of the original tubs are in place and some bathrooms still have their original sinks, toilets and medicine cabinets, but the replacements are of a variety of types. Windows are located above each bathtub. Aside from not having a bedroom, the four efficiency apartments only differ in their layout. They open to large living rooms with the dinette and kitchens to one side and the bathroom on the opposite side.

With the exception of the kitchens and bathrooms, the floors throughout the apartments are covered with hardwoods. Some of the apartments have been carpeted and the dinette and kitchen floors have been covered with non-original linoleum. Most of the light fixtures are believed to be replacements.

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The 4928 Bryan Street Apartments building is an eclectic Mediterranean Revival style, multi-family domestic building constructed in 1928. Its original features remain largely intact and unaltered. The only major alteration occurred in 1937 when the original composition shingle roof was replaced with the existing red clay tiles that were also popular in this area at that time. It is nominated under Criterion A for Community Planning and Development as an example of a trend in Dallas's settlement and workforce evolution during one of the most historically significant times in the city's development. It is also nominated under Criterion C for Architecture as a good example of a Mediterranean-style apartment building; it has a high level of integrity.

Historical Significance

Evolution of East Dallas

The City of Dallas began to develop in the 1840s and followed a typical pattern of settlement during the subsequent decades. By 1870, about 3,000 people lived in the community. A separate community, which came to be known as East Dallas, began developing around that same time, beginning with the Beeman family that settled there in the 1860s. Settlement of the area—initially 40 acres—increased when William H. Gaston began promoting it. Gaston also gave railroads money and free right-of-way through his property, and the Houston & Texas Central (H&TC) arrived at the East Dallas Union Depot in July 1872, and the Texas & Pacific arrived in February the next year. Streetcars brought families from Dallas to East Dallas, which offered horse-track racing, state fairs (Fair Park opened in 1887), and other recreational activities.

The City of East Dallas incorporated in 1882, by which time the settlement had grown to 1,400 acres; by 1889, almost all of the city's houses had running water. The town was considered the nicest in the county, with prominent residents including rancher Christopher C. Slaughter.¹ In the following decades, men like Jefferson and Junius Peak, Thomas Field, C.E. and W.J. Keller, and others developed suburban neighborhoods, many of which are now National Register Historic Districts (including Peak's Suburban Addition, listed 1995; Swiss Avenue, listed 1974). The proliferation of streetcar lines between 1887 and 1893 was probably the most important factor in the successful development of East Dallas during that time, and developers worked closely with streetcar companies—or were owners or partners in said companies—to insure continued growth.² Dallas continued to grow as a regional industrial and commercial center, and many residents followed the streetcar lines out of the bustling, developing center to find housing. Dallas annexed East Dallas in 1890, making Dallas the most populous city in Texas with 38,067 residents. Although the national financial panic of 1893 greatly impacted Dallas business, the city's economy recovered and by the year 1900 reportedly led the world in saddlery and cotton-gin machinery manufacturing, and served as the center for many other wholesale markets in the Southwestern United States.³ Accessible transportation for goods and workers proved to be key to the city's success.

¹ TSHA East Dallas, Texas; Texas Historical Commission Official Texas Historical Marker: East Dallas

² Texas Historical Commission files: Historic and Architectural Resources of East and South Dallas, Dallas County, Texas

³ TSHA Dallas, Texas

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The building at 4928 Bryan Street is located on the Bryan streetcar line, one of the major cross-town lines in Dallas at the time. The Bryan streetcar line was opened in 1888, and became the major cross-town line. From its opening, the Bryan Street line drew real estate developers, and by 1892, Middleton Brother's Addition, Hunstable's College Hill Addition, Livingston Place, Peak's Addition, Caruth Heights, Nussbaumer and McCoy's Addition and Belmont Addition were platted. In 1908, the Bryan line of the Interurban railway was opened. The Interurban line also ran along Bryan Street, and it further increased growth, especially commercial development and multiple family residential housing along Bryan and at its intersection with Peak Avenue. By 1922, little undeveloped land remained within East Dallas.⁴

The developments that grew from the streetcar lines spanned over five decades and reflect the architectural styles utilized throughout the time period. The neighborhood containing 4928 Bryan Street and nearby districts such as Peak's Suburban Addition (about one-third mile to the south) exemplify architectural styles such as Queen Anne, Prairie, Mission Revival, Tudor Revival, Classical Revival, and Craftsman. Peak's Suburban Addition also contains other multiple family properties similar to 4928 Bryan Street, such as the Viola Courts Apartments at 4845 Swiss Avenue.⁵ Apartment buildings of this kind gained popularity in East Dallas after 1915, and especially in the early 1920s when upper middle class and upper class individuals and families, as well as young professionals (including single women in the workforce) sought convenient housing along the streetcar line that could take them to and from work in the city. Signifying the transition from small town to commercial and industrial center, multiple family residences became numerous in East Dallas.⁶

Its location would have afforded the tenants of 4928 Bryan Street easy access to their jobs at downtown offices as well as the many shops, restaurants and entertainment venues located along the street car lines, particularly at the nearby Bryan-Peak commercial node just a few blocks away. The classified "for rent" ads at that time usually always mentioned that it was on the street car line ("on car") and emphasized "Murphy beds," ceiling fans and a Frigidaire.⁷ With the massive influx of people into Dallas, the building quickly filled with residents soon after its completion in 1928.

Early Occupants and Women in the Work Force

In many ways, this building is a reminder of the societal changes affecting Dallas around the time it was built. At least eight single working women were among the first occupants of the twelve units. The tenant list for the first few years of operation included postal clerks, stenographers, a PBX operator, cashiers, a credit manager, a draftsman and a variety of salesmen.⁸ Women's roles in the workplace, especially within urban centers, changed dramatically during the early 1920s. Many women moved to the city from rural communities to work in the

⁴ Hardy and Myers 1995.

⁵ City of Dallas 1995.

⁶ Texas Historic Sites Atlas, Viola Courts Apartments.

⁷ Dallas Morning News, various dates 1928-1931

⁸ Dallas City Directories 1928-1931

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industrial and commercial center that Dallas had become. Seeking convenient, comfortable, affordable, and safe housing, many sought the apartment buildings that the newer East Dallas neighborhoods could provide.⁹ The census numbers shown below for Dallas show steady growth leading up to the 1920s followed by a big jump in the 1920s and then a slow down during the Depression years.

1900 – 42,638
1910 – 92,104
1920 – 158,976
1930 – 260,475
1940 – 294,734¹⁰

Many women (especially those who were single) who worked in Dallas in the early decades of the 20th century obtained clerical positions, which was a rapidly growing profession. Other positions sought by women included those in the printing, publishing, retail and wholesale businesses, and at insurance companies. An especially growing industry, there were 100 fire insurance companies and 50 life insurance companies in Dallas by 1920.¹¹ Dallas had jumped from the country's 58th largest city to number 42 and it was the top city in Texas for percentage of women in the workforce, and by 1925 Dallas ranked in the top six cities providing insurance coverage. It was also the top issuer of building permits in the south.¹²

The evolution of places like Dallas from rural frontier communities into maturing urban cities had meant changes in the roles played by the younger generation of women. "Needed less for the production of goods at home, unmarried daughters of middle class families had the highest level of education yet achieved by any segment of the population. Not only were they the largest group in American society with the degree of literacy needed for office work, but they also possessed the good manners that enhanced the firm's image. For numerous reasons, the new positions fit well with the current notions about what women could – or should – do."¹³ By 1927, there were 15,000 women working in 125 occupations, trades and professions in Dallas.¹⁴

Property Ownership

The original owner of 4928 Bryan Street was a gentleman named Fred Schrock of Dallas, Texas. He purchased the property in 1927 and construction commenced less than six months later in March 1928. Mr. Schrock retained ownership until his death in 1958. Little else is known about him. Since the death of Fred Schrock in 1958, the history of the building is not clearly known.

9 Hardy and Myers 1995.

10 Dallas Historical Society website – www.dallashistory.org/history/dallas.htm

11 Women and the Creation of Urban Life, Dallas, Texas 1843-1920 – Elizabeth Enstam

12 WPA Dallas Guide and History – edited by Maxine Holmes and Gerald Saxson

13 WPA Dallas Guide and History – edited by Maxine Holmes and Gerald Saxson

14 The Handbook of Texas Online – Jackie McElhaney and Michael V. Hazel

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Architectural Significance

No architect for the building could be located but the contractor listed on the building permit is the firm of Jenkins, Cobb & Massey, which may indicate that the contractor designed the apartment building. During their 1994-95 survey of historic resources in East and South Dallas (MPS: Historic and Architectural Resources of East and South Dallas, Dallas County, Texas; 1995), Daniel Hardy and Terri Myers surveyed an area bounded by Ross Avenue and Main Street on the northwest and southeast, and Haskell and Fitzhugh avenues on the southwest and northeast. The 4928 Bryan Street Apartments lay on block northeast of Fitzhugh Avenue, on the corner of Bryan Street and Bennett Street. Although outside the 1995 survey boundaries, the building's style and history clearly indicate it as a property type considered significant in the East Dallas area.

"Apartment buildings with two to ten units are numerous in East Dallas. These buildings initiated the third wave of development that changed residential neighborhoods to higher density, commercial uses from the 1920s to the 1960s. Typical apartment buildings are two-story, four-plex blocks of brick-veneer construction. Each unit has four to six rooms, including a bathroom and one or two bedrooms. A slightly projecting bay, or infrequently, an inset courtyard, distinguishes the entry. The brick or stucco buildings incorporate popular or revival-style motifs, which often determines the roof forms."¹⁵

A large number of the apartment buildings of the era were built in the Tudor or Mission revival styles, although the Mediterranean style of the 4928 Bryan Street Apartments is most likely not unique. It remains, however, a good local example of the style, with Mediterranean decorative elements. These are most apparent in the building's entry pavilion, which features the recessed arched opening with emphasized keystone, and the stuccoed panels and wrought iron balconet above the doorway. The red tile roof, although not original, adds to the Mediterranean appearance. The Prairie-style influences most evident in the screen designs, the urns, typical of Classical Revival, and the symmetrical façades common to Beaux Arts designs also capture the eclectic nature of 1920s architectural styles. The building continues to serve its original purpose, offering tenants a small community of comfortable, well-designed residences, with special features like arched interior doorways, tiled counter tops, ironing board cabinets, and telephone niches.

Mediterranean Style

The Mediterranean style was one of many design revivals in the early 20th century. Its decorative elements alluded to buildings of the Italian Renaissance, as well as those built during the Classical, Spanish, and Beaux Arts eras. The Mediterranean style was especially popular in California and Florida, and commonly used for resorts and hotels. In Dallas, architects such as Clifford Hutsell, Hal Thompson, David Williams, and Foeshee & Cheek utilized the style, which reached its height locally in the late 1920s and early 1930s. Mediterranean-style structures are typically rectangular in plan with multiple stories, featuring symmetrical façades and flat or low-pitched roofs. Common elements include scrolling, tile, articulated door surrounds, and wrought iron.

¹⁵ Historic and Architectural Resources of East and South Dallas, Dallas County, Texas, p. F-53. 1995.

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Summary of Significance

The 4928 Bryan Street Apartments building is an excellent example of the early apartment buildings that developed East Dallas in the 1920s as part of the suburbanization of the area following the streetcar lines. In 2005, renovations to the building began, and the building has been sensitively restored to its original appearance. It once again serves the multiple family residents of East Dallas. Not many apartment buildings from this period still exist in this part of Dallas and only a precious few retain most if not all of their original charm and character as this one does.

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Bibliography

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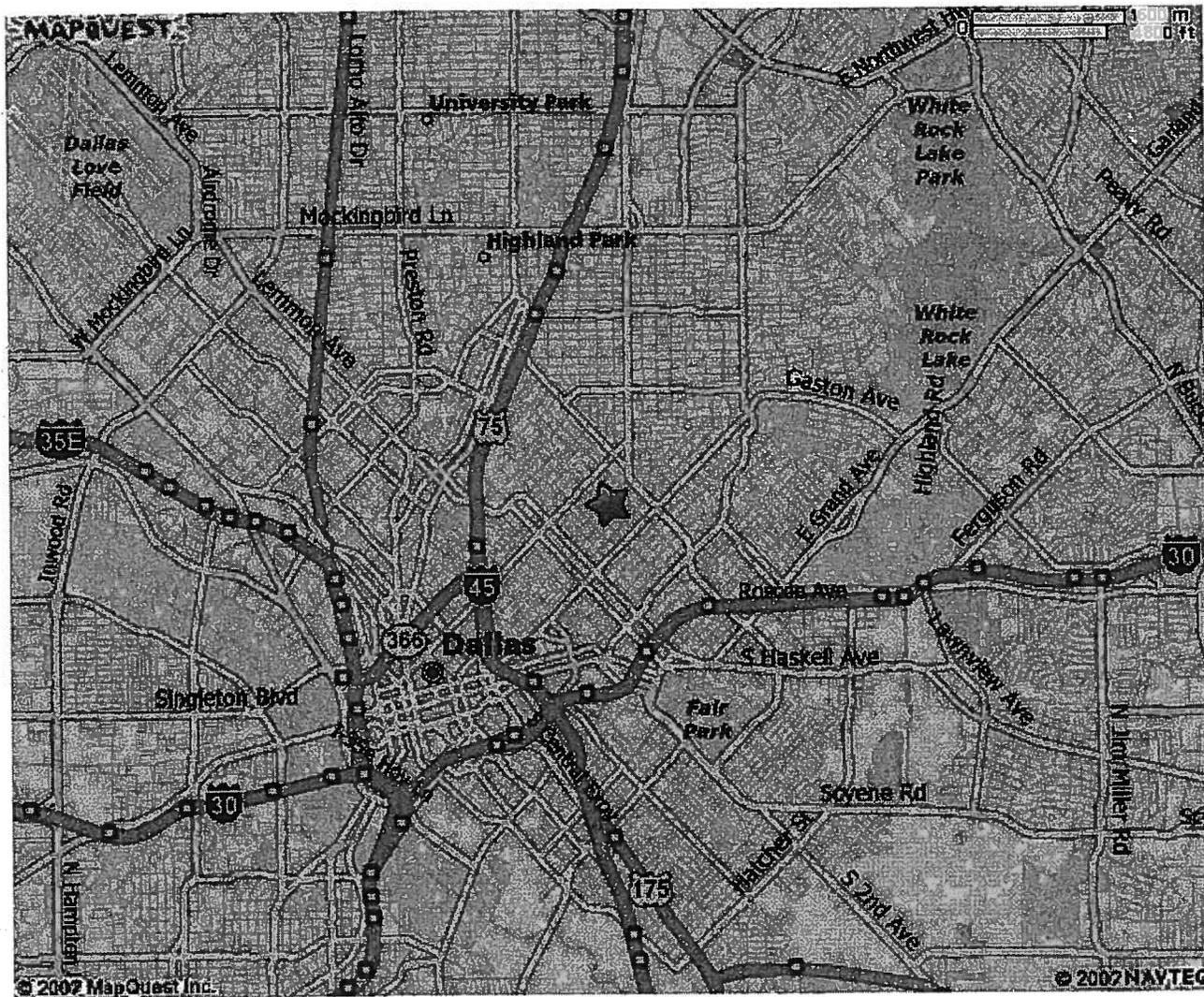


FIGURE 1: MapQuest map showing property in relation to other Dallas areas; accessed July 16, 2007

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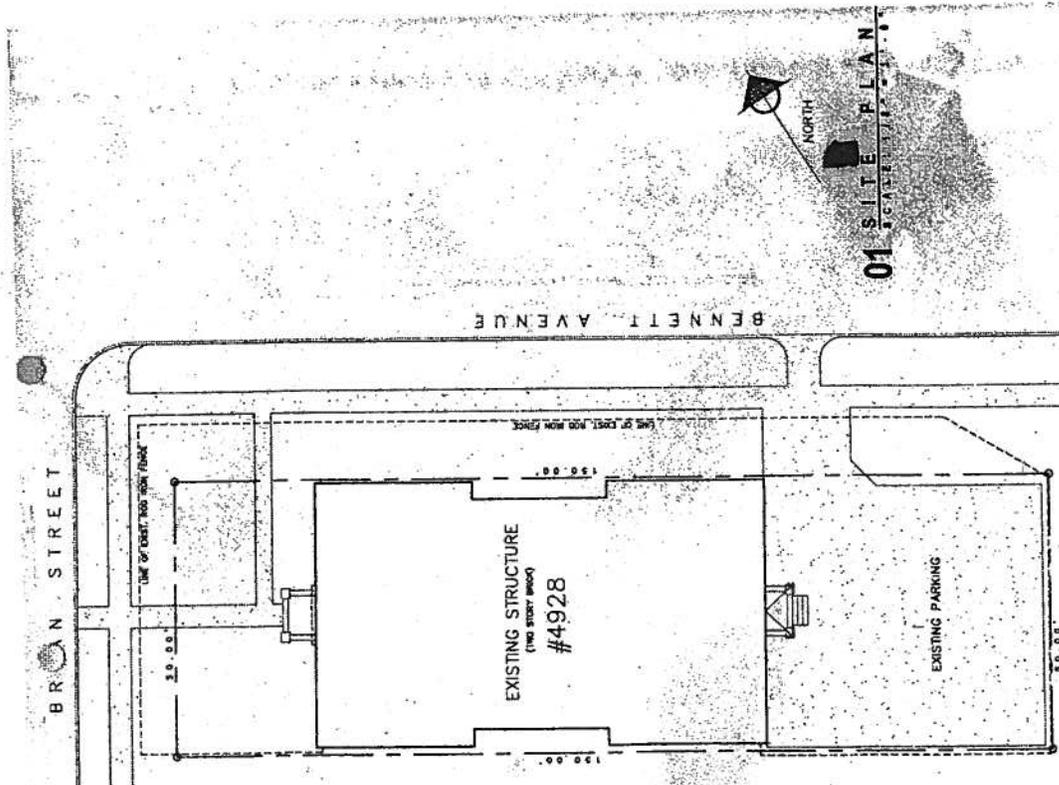


FIGURE 3: Site plan

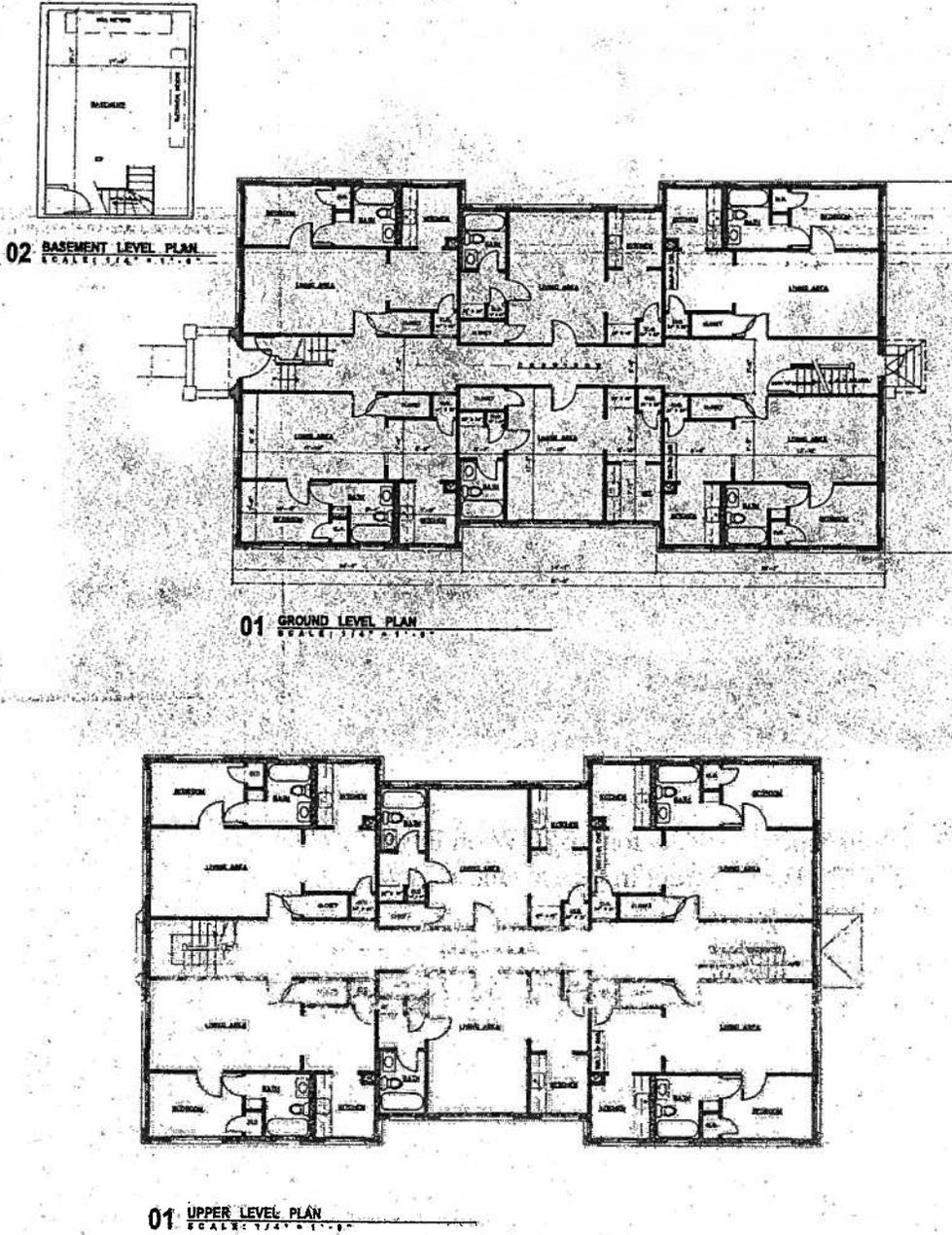
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FIGURES 4 AND 5: Basement and Ground Floor (top); Upper Floor (bottom)

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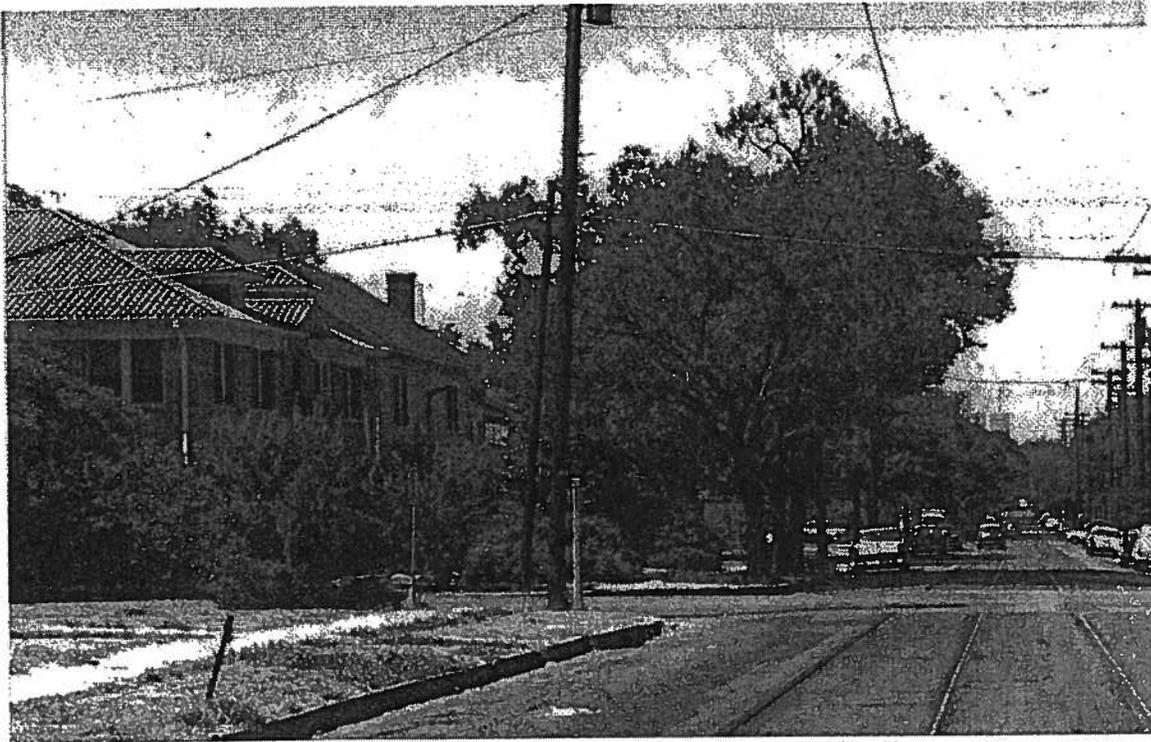


FIGURE 6: Historic streetscape (c. 1957) looking SW on Bryan Street;
North oblique of 4928 Bryan Street in foreground on left.

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FIGURE 7: Northwest (front) façade, 2006, post rehabilitation.

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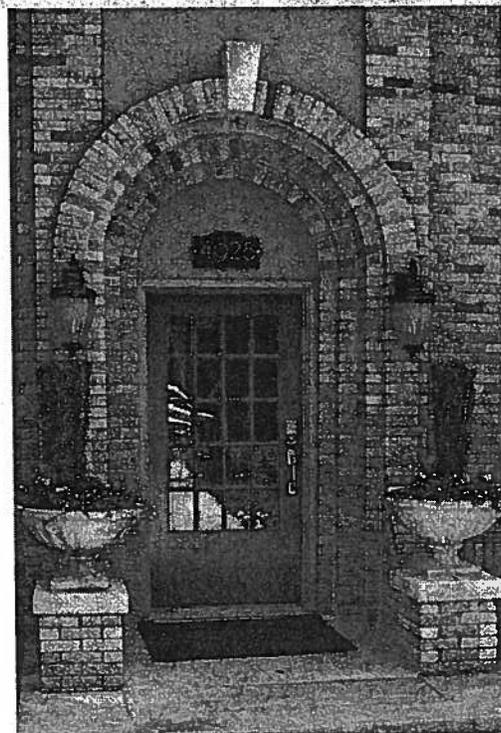
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FIGURES 8 AND 9: NW or Front façade details and entryway, 2006.



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FIGURE 10: Bennett Street elevation (Northeast), 2006.



FIGURE 11: Northwest elevation, 2006.

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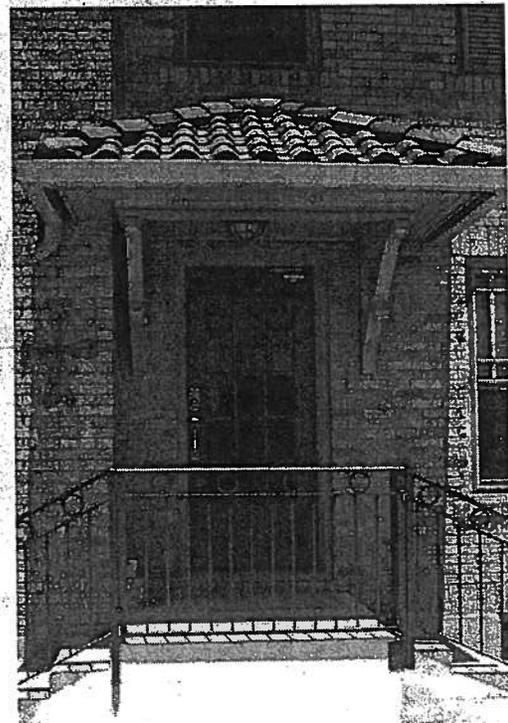
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FIGURES 12 AND 13: Southeast (rear) elevation and entry detail, 2006.



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4928 Bryan Street Apartments
Dallas, Dallas County, Texas

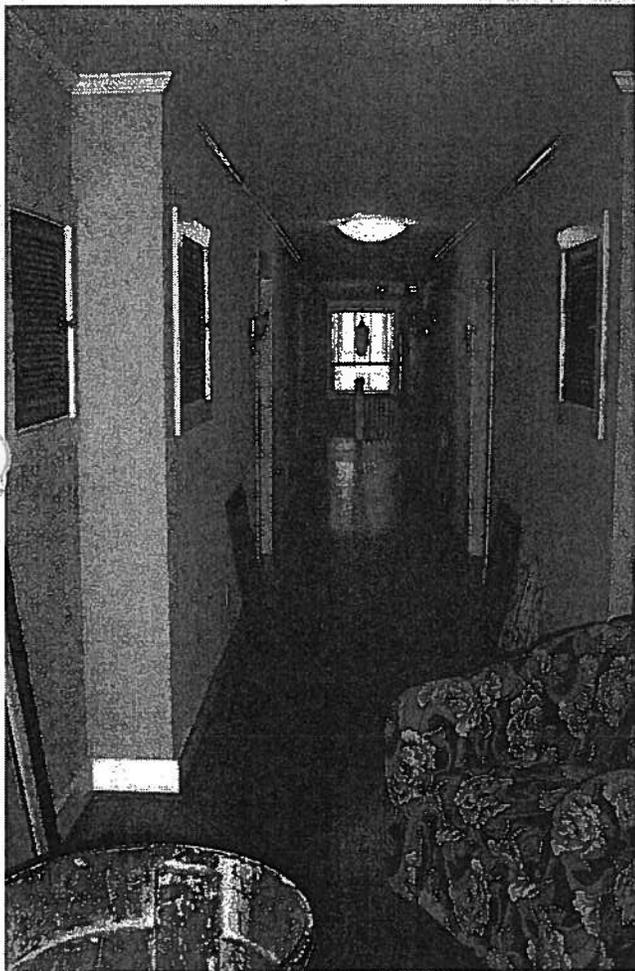


FIGURE 14 (left): Interior, corridor showing "ice doors," 2006
FIGURE 15 (right): Interior, typical kitchen with many original features, 2006.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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4928 Bryan Street Apartments
Dallas, Dallas County, Texas

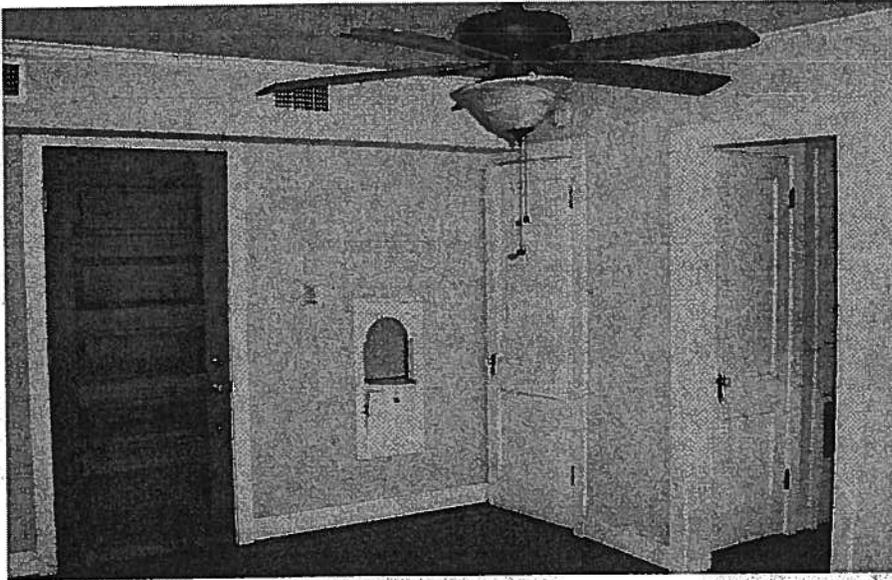


FIGURE 16: Interior, phone niche, 2006.

FIGURE 17: Interior, arched doorway and ironing board cabinet, 2006.

