

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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1. Name of Property

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Historic Name: Claremont Apartments

Other Name/Site Number:      THC Survey File: Phase IV-East Dallas DAL/DA 186

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2. Location

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Street & Number: 4636 Ross Ave

City/Town: Dallas

Not for Publication: N/A

State: TX      County: Dallas      Code: 113      Zip Code: 75204

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3. Classification

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
1	buildings
	sites
	structures
	objects
1	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:  
Historic & Architectural Resources of East and South Dallas

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. See continuation sheet.

Signature of Certifying Official

Date

State of Federal Agency or Bureau

In my opinion, the property meets does not meet the National Register Criteria. See continuation sheet.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. 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):

Blank lines for certification details

Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic

Sub: Multiple Dwelling

Current: Social

Sub: Civic

7. Description

Architectural Classification

Late 19th & Early 20th Century American Movements

Other Description

Mission/Spanish Colonial Rev.

Materials: foundation brick
walls brick
roof tile
other

Describe present and historic physical appearance.

\_x\_ See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

[ ] nationally [ ] statewide [X] locally

Applicable National Register Criteria: [ ] A [ ] B [X] C [ ] D

Criteria Considerations (Exceptions): [ ] A [ ] B [ ] C [ ] D [ ] E [ ] F [ ] G

Areas of Significance: Architecture

Period(s) of Significance: 1924

Significant Dates: 1924

Significance Person: N/A

Cultural Affiliation: N/A

Architect/Builder: unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

\_x\_ See continuation sheet.

9. Major Bibliographical References

See Historic Context List of References

Previous documentation on file (NPS):

- 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
- Other State Agency
- Federal Agency
- Local Government
- University
- Other -- Specify Repository:

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone/Easting/Northing Zone/Easting/Northing

A	B
C	D

Verbal Boundary Description

See continuation sheet

Boundary Justification

Property includes area historically associated with structure.

11. Form Prepared By

Name/Title: Daniel Hardy/Project Director  
Terri Myers/Historian

Organization: Daniel Hardy,  
Preservation Consultant

Street & Number: 2112 Rio Grande St.  
City or Town: Austin

Date: July 1991

Telephone: 512-478-8014

State: TX Zip: 78705

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7

Claremont Apartments

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The Claremont Apartments Building is a 2-story brick multi-family domestic building at the northeast corner of Ross Avenue and Grigsby Street. It is a frame structure with brick walls and a modified rectangular plan. The building displays architectural features characteristic of the Mission Revival style, such as a mission parapet and a decorative, red-tile, pent roof. The building is located in a mixed neighborhood consisting of both single- and multi-family dwellings, as well as small commercial buildings. The Claremont Apartments Building is in good condition with few alterations.

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The Claremont Apartments Building occupies an 85 x 140 foot lot in the Duncan Addition, and faces northwest onto Ross Avenue. The only noteworthy landscaping features are the hedges and the well-maintained front lawn that slopes slightly toward the street. The building footprint is rectangular in shape, with small extensions at the front corners and 3-sided bay windows on the northeast and southwest elevations. Sanborn maps confirm that the building utilizes wood-frame construction and has brick-veneer walls. A brick mission parapet obscures the roof form, materials and construction, but the roof is probably flat with tar and gravel used as covering.

The facade has a small 1-story porch with a red tile roof. The main entrance is set within a round segmental arch, and all other ground-floor windows are set within similar segmental arches. Second-floor windows, on the other hand, are grouped under flat arches. A red-tile pent roof caps the second floor, and a mission-style parapet with an inset panel crowns the middle bay. This panel is inscribed with "Claremont," the apartments' name. The side elevations have similar red tile work.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8

Claremont Apartments

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The Claremont Apartments Building at 4636 Ross Avenue is a Mission Revival-style, multi-family, domestic building that was constructed about 1924. Exceptionally intact and well-maintained, it is representative of the numerous flats and apartment complexes that inundated East Dallas in the 1920s, but it is uniquely deserving of recognition for its architectural design and integrity. A number of apartment buildings on Gaston and Swiss avenues are included in the accompanying East and South Dallas Multiple Property nomination, and one, Viola Courts (4845 Swiss Avenue), has already been listed in the National Register (1984). Perhaps none so exemplifies the Mission Revival style as the Claremont Apartments, which is nominated to the National Register under Criterion C as a noteworthy local example of this popular architectural style as applied to a multi-family domestic building.

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Ross Avenue, in East Dallas, was still a prestigious thoroughfare of large Classical Revival-style residences built shortly after the turn of the century when 2- and 3-story apartment buildings began to make their appearance on this and other principal streetcar lines in the late 1910s and 1920s. In 1922, there were only five residences in the 4600 block of Ross Avenue, but a number of large houses between Peak and Fitzhugh avenues listed several occupants per house in the city directory. The division of large older houses for rooming or boarding arrangements was not only the beginning of a trend away from single-family occupancy in East Dallas, but also the precursor of modern apartment buildings. As families moved further into the suburbs, close-in neighborhoods, like those in East Dallas, became havens for re-development for multi-family use. Apartment buildings were popular for small families and single residents who used the network of streetcar lines that crisscrossed the region to commute to work in downtown offices. Modern apartment buildings also appealed to businessmen and wage earners who did not have the time or inclination to maintain a house and yard and who preferred the convenience and efficiency of apartment life. Apartment dwellers also had easy access to shops, theaters, restaurants and other activities afforded by their proximity to the city. Residents of the Claremont Apartments, for instance, were located directly on one commuter streetcar that fed into the major crosstown lines on Bryan and Peak avenues. At the nearby Bryan-Peak

commercial node which developed along with the apartment buildings in the 1920s, area residents could enjoy a movie, dine at various restaurants, or go to the Shadowland dance hall. The overall perception of apartment living, at that time, was one of sophistication, an image reinforced by motion pictures of the era, and the Claremont Apartments, on prestigious Ross Avenue, were particularly stylish and modern.

By 1925, there were two major apartment buildings in the 4600 block of Ross Avenue, including the 16-unit Casa Grande and the 4-unit Claremont Apartments. Single-family residency on the street was waning with several houses vacant or occupied with multiple tenants. Those who resided in the Claremont during its first decade were most likely to be married and employed as business managers. For example, in 1925, the first year the Claremont was listed in the city directory, tenants included the proprietor of the Rainbow Pharmacy and the manager of The Little Theater, both at the Bryan-Peak intersection, the manager of a beauty parlor and the manager of the local Studebaker Corporation headquarters. Tenants in 1931, at the beginning of the Great Depression, included the president of Swan Furniture Company, the resident-manager of the Claremont Apartments, an agent for Tilton and Keeler Manufacturers and the wholesale manager of the Studebaker Corporation. Clearly, the Claremont Apartments housed a well-to-do clientele.

Today, the Mission Revival-style Claremont Apartments retains its original design and architectural features to a remarkable degree. The building is in good condition and functions as offices for the Texas Youth Council. The Claremont Apartments is one of the most outstanding local examples of Mission-influenced apartment design, and is worthy of preservation and recognition. Although many of East Dallas' older and more important thoroughfares have comparably sized multi-family domestic buildings, the Claremont Apartments is particularly noteworthy because of its high degree of craftsmanship, detailing, and historic integrity. Moreover, the Mission Revival style is an architectural expression that is somewhat rare in this section of Dallas, and the Claremont Apartments is one of the few multi-family domestic buildings to display this type of ornamentation.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 10

Claremont Apartments

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VERBAL BOUNDARY DESCRIPTION

From a point beginning at the southern intersection of Grigsby and Ross Avenues, proceed southeast along the property line 140 feet. Thence southwest and proceed 85 feet to the side property line. Turning northwest along the property line, proceed 140 feet to Ross Avenue. Thence northeast and proceed 85 feet to the point of origin.



