

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: Mary Apartments

Other Name/Site Number: Live Oak Court THC Survey File: Phase IV-East
Dallas DAL/DA 15

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2. Location

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Street & Number: 4524 Live Oak

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Not for Publication: N/A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):

Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic

Sub: Multiple Dwelling

Current: Domestic

Sub: Multiple Dwelling

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7. Description
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Architectural Classification
Late 19th & 20th Century Revivals

Other Description
Tudor Revival

Materials: foundation brick
 walls brick
 roof asphalt
 other wood

Describe present and historic physical appearance.

 x See continuation sheet.

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8. Statement of Significance
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Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria: A B C D

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

Areas of Significance: Architecture

Period(s) of Significance: 1925

Significant Dates: 1925

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

Addition: Blankenship & Blakes Block: 2/735&736 Lot: 8 26.25ft.16

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

Date: July 1991

Street & Number: 2112 Rio Grande St.

Telephone: 512-478-8014

City or Town: Austin

State: TX Zip: 78705

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Mary Apartments

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The Mary Apartments Building at 4524 Live Oak Street is a 2-story, multi-family, domestic building with Tudor Revival-style detailing and an H-shaped building footprint. The walls are finished with brick, although some gable ends have stucco and wood that creates a half-timbered effect, a feature characteristic of the Tudor Revival style. The multi-gabled roof has asphalt shingles. The front faces northwest onto Live Oak Street, and is distinguished by exterior chimneys and the sweeping inward-extensions of the gabled roof. The building is located in an area with many contemporaneous and similarly scaled, multi-family structures, and the grounds are relatively overgrown and somewhat neglected. Although the Mary Apartments Building is in only fair condition, it remains virtually unaltered.

The Mary Apartments Building is in the middle of the 4500 Block of Live Oak, on land that is flat and level. The building has an H-shaped plan, and features wood-frame construction with a brick veneer. The facade is symmetrically arranged with projecting gable-roof wings at the northeast and southwest sides. Access to apartments that front Live Oak Street is gained by way of round-arched openings set within the extensions of the gabled roof. The double-hung windows with 1/1 lights are set within round- or flat-arched openings. Exterior brick chimneys extend through the eaves near the apex of the front gables. Cross-gabled wings on the second floor extend toward the recessed courtyard, which is located between the two front projecting wings.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Mary Apartments

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The Mary Apartments Building, an H-shaped building containing 12 separate units facing a central courtyard, was built about 1924 and is representative of the many modern apartment buildings that began to replace the large Victorian-era mansions of East Dallas during the second and third decades of this century. Of the many apartment buildings constructed in Dallas during this time, the Mary Apartments Building is of particular interest because its unique site plan in which the apartments address each other, rather than the street, forming a central court between them. In addition, the English-influenced, picturesque design lends the complex a domestic atmosphere that is not evident in other, more-utilitarian apartment buildings of the period. The Mary Apartments Building is a noteworthy example of an early apartment building, and is nominated under Criterion C for its contribution to East Dallas' architectural heritage.

Apartment buildings began to appear in East Dallas on a large scale after World War I, as families left older neighborhoods for new suburban additions like Highland Park, to the north, and Munger Place, immediately to the east. While the new additions featured investment protection amenities such as deed restrictions, stylish designs, and family recreation facilities that appealed to home buyers, central city neighborhoods, such as those in East Dallas, with their excellent streetcar service to downtown offices and shops and increased neighborhood businesses, maintained their appeal to renters without family and investment concerns. Modern apartment buildings and the lifestyle associated with them as portrayed in motion pictures were also considered sophisticated, again appealing to single renters. Such apartment buildings were also more likely to have modern conveniences, such as electric refrigerators and gas heat, than boarding or rooming houses, and they had the added advantage of privacy and independence (Eidt, 1990).

Apartment buildings in East Dallas were also attractive to investors because large parcels of land suitable for their construction could be purchased at bargain prices once the outmoded Victorian-era homes fell into disfavor. Many of the large estates dating from East Dallas' initial period of development (1879-1893) were broken up after the turn of the century for more intensive single-family development. However, in the decades that

followed World War I, apartment buildings began to surpass single-family redevelopment as replacements of older houses when demographics of the central city shifted in favor of single residents and small families. Multi-family apartments, such as the Mary Apartments Building, that made maximum use of the land with the least amount of investment were particularly appealing to small entrepreneurs who often resided in one of the apartment units while they received an income from the others. When the Mary Apartments Building was built in 1924, it was the first of a number of apartment buildings to replace the single-family homes which themselves had earlier displaced older estates.

As a building type, the Mary Apartments Building helped usher in a new era in domestic construction in East Dallas; however, it is also noteworthy for its Tudor Revival-style detailing. This architectural expression was quite popular in Dallas during the 1920s and 1930s, but it was seen most often on single-family residences. The Mary Apartments Building, on the other hand, is a somewhat rare illustration of a multi-family domestic building that incorporates elements of the Tudor Revival style. Relatively few alterations detract from its historic character, and it retains its historic integrity to an unusual degree.



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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

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Historic Name: Bianchi House

Other Name/Site Number: THC Survey File: Phase IV-East Dallas DAL/DA 599

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2. Location

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Street & Number: 4503 Reiger Ave

City/Town: Dallas

Not for Publication: N/A

State: TX County: Dallas Code: 113 Zip Code: 75246

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3. Classification

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

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1	buildings sites structures objects
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