

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: Levi-Moses House

Other Name/Site Number: THC Survey File: Phase IV-South Dallas DAL/DA 16

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2. Location

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Street & Number: 2433 Martin Luther King, Jr. Boulevard

City/Town: Dallas

Not for Publication: N/A

State: TX County: Dallas Code: 113 Zip Code: 75214

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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: Single Dwelling

Current: Domestic

Sub: Single Dwelling

7. Description

Architectural Classification

Late 19th & 20th Century Revivals

Late 19th & Early 20th Century American Movements

Other Description

Italian Renaissance

Prairie School

Materials: foundation brick
walls brick
roof tile
other concrete

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: ca. 1915

Significant Dates: ca. 1915

Significance Person: N/A

Cultural Affiliation: N/A

Architect/Builder: Overbeck, H. A.

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: Edgewood Block: 12/1295 Lot: 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

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
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Levi-Moses House

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The Levi-Moses House is a 2 1/2-story brick domestic building located at 2433 Martin Luther-King Jr. Boulevard (MLK). The house is eclectically detailed, incorporating elements of Italianate Renaissance and Prairie School styles. Brick and cast stone are the primary finishes on the walls, and ceramic tiles are used on the hipped roof. The focus of the facade is a 1-story portico with a broad segmental-arched opening. The Levi-Moses House is located in a mixed commercial/residential area near the South Boulevard/Park Row Historic District (N.R. 1979), a neighborhood which includes many similarly detailed houses. The Levi-Moses House, however, fronts onto MLK, which has a large number of post-World War II intrusive commercial buildings. Thus, the Levi-Moses House and others fronting MLK were excluded in the South Boulevard/Park Row Historic District. The Levi-Moses House is in good physical condition and has changed little since it was originally built. The only noticeable exterior alterations include the installation of metal-sash screens over some of the windows and the front entrance. Otherwise, the building retains much of its historic character and integrity.

The Levi-Moses House is on a lot at the northwest intersection of MLK and Latimer Street. The property is well above street grade, and a stone retaining wall reveals the incline of the well-maintained lawn. Concrete steps link the sidewalk in front of the house to another sidewalk that extends to the primary entrance. There are several trees, bushes, and other plantings on the lot. According to Sanborn maps, the house has brick-veneer exterior walls and wood-frame construction. Brick and cast stone obscure the foundation, which probably rests on brick piers and wood beams. The low-pitched, multi-hipped roof has red ceramic tiles.

The facade, which faces southeast, displays a rich architectural vocabulary, with elements of Italian Renaissance and Prairie School styles. A 1-story portico is the front's most dominant feature, and has a single, broad, segmental arch framed with cast stone. Cast stone is also used on the coping of the balcony, immediately above the portico. Panels with a Prairie School geometric design are at each end of the balcony. A small single-door opening provides access to the balcony. To the south of the portico, a 3-sided bay window extends from the ground to the second floor, and attached Doric columns

divide the window openings. The windows are double hung and have multi-light upper sashes and single-light lower sashes. The eaves are broad and extended, with intricate brackets. A low-pitched dormer with similarly detailed eaves extends from the southeast slope of the roof, directly above the main entrance. An exterior brick chimney is on the northeast elevation which has similar, but more subdued, detailing than that on the facade.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Levi-Moses House

The Levi-Moses House is an exceptional example of an eclectic residence that displays Italian Renaissance and Prairie School stylistic influences. Further, it is one of the few original residences of the prestigious Edgewood Addition (1912) surviving on Martin Luther King Boulevard, Jr. Boulevard -- (MLK, formerly Forest Avenue), the principal streetcar route across South Dallas. Designed by popular Dallas architect, H. A. Overbeck, and built around 1915, the Levi-Moses House was part of the last exclusive addition of fine residences developed in South Dallas. Many of the Edgewood Addition's original Revival-style residences remain intact along South Boulevard and Park Row, two streets that run parallel and north of MLK. However, of the handful of original residences remaining on MLK, few retain their original architectural design. MLK, the only major east-west crosstown streetcar line in South Dallas, succumbed to the incremental commercialization and re-development that is typical along such carlines. Today, it is hard to recognize MLK for what it once was -- the most prestigious address in an exclusive neighborhood. The near total destruction of MLK's original architectural fabric prevented its inclusion in the South Boulevard/Park Row Historic District (N.R. 1979). However, two noteworthy houses on the street, the Levi-Moses House (2433 MLK) and the Levi-Topletz House (2603 MLK), are among the most outstanding individual residences in all of South Dallas. Furthermore, the Levi-Moses House is an exemplary model of the type of prestigious home promoted in South Dallas by real estate-streetcar partnerships spanning four decades. The Levi-Moses House is nominated to the National Register under Criterion C for its outstanding architectural features.

The Edgewood Addition was the culmination of a quarter-century of development spawned by the construction and extension of streetcar lines through South Dallas to promote real estate sales in the area. New, fashionable trends in residential architecture found full expression in the Revival styles and Prairie School-influenced designs of the addition, distinguishing this neighborhood from earlier ones with Victorian-era and Craftsman houses. The identity of the addition was further defined by the many prominent Jewish families who built their homes near Temple Emanu-El

(razed) when it was relocated in 1913 from The Cedars, an earlier prestigious Jewish neighborhood, to the corner of South Boulevard and Harwood Street.

The original owner of the house, Charles G. Levi, and his son-in-law who succeeded him, were among the many influential Jewish business and civic leaders who built homes in the Edgewood Addition between 1912 and 1932 that reflected their wealth, position and taste. Charles Levi was an investment banker when he commissioned H. A. Overbeck to build his house around 1915. Levi lived in the house with his wife, Virginia, his children, and his son-in-law, from 1915 until his death in 1918. Mrs. Levi continued to reside in the house with her daughter, Mina, and son-in-law Jacob Moses, until her own death about 10 years later. Jacob Moses was president of the Slaughter Mayfield Company, a tailoring and merchandising firm, when he came to live on Forest Avenue in 1915. By 1935, Moses was primarily involved in brokering oil and gas leases and other investment real estate. Moses and his wife resided in the family home until about 1945 when the house was sold. Moses and his father-in-law, Charles G. Levi, were typical of the prosperous Jewish businessmen who owned the architect-designed homes of the Edgewood Addition during the first part of the 20th century.

Dallas architect H. A. Overbeck was responsible for a number of other fine houses in the Edgewood Addition, including the Marcus Levi House at 2707 South Boulevard, a contributing structure in the South Blvd./Park Row Historic District (N.R. 1979) and the Levi-Topletz House at 2603 MLK. In addition to his domestic buildings, Overbeck designed many of Dallas' commercial and institutional buildings of the period, including the Missouri, Kansas, and Texas Building (1912) and the Dallas County Criminal Court and Jail building (1913) (West End Historic District, N.R. 1978).

The Levi-Moses House is indicative of the type of houses built in the prestigious Edgewood Addition and is one of the best-preserved and most significant architectural landmarks in South Dallas. The home incorporates features of the Italian Renaissance and Prairie School movements, and many similarly detailed houses are found nearby, most notably the Levi-Topletz House and structures in the South Boulevard/Park Row Historic District. The Levi-Moses House is also a vivid reminder of the type of dwellings that once fronted onto MLK (formerly Forest Avenue) but have been replaced with post-1945 commercial buildings.

