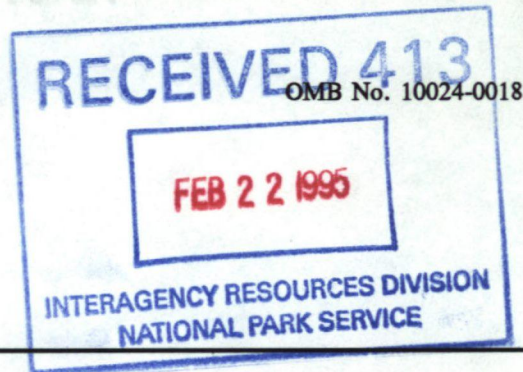


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Mary Apartments

OTHER NAME/SITE NUMBER: Phase IV-East Dallas DAL/DA 15

2. LOCATION

STREET & NUMBER: 4524 Live Oak

CITY OR TOWN: Dallas

STATE: Texas

CODE: TX

COUNTY: Dallas

NOT FOR PUBLICATION: N/A

VICINITY: N/A

CODE: 113

ZIP CODE: 75204

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x 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 x meets    does not meet the National Register criteria. I recommend that this property be considered significant    nationally    statewide x locally. (    See continuation sheet for additional comments.)

Signature of certifying official

14 Feb. 1995

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:

☒ 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

3-23-95

Entered in the  
National Register



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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	1	1 <b>BUILDINGS</b>
	0	0 <b>SITES</b>
	0	0 <b>STRUCTURES</b>
	0	0 <b>OBJECTS</b>
	1	1 <b>TOTAL</b>

**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

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS: DOMESTIC:** Multiple Dwelling

**CURRENT FUNCTIONS: DOMESTIC:** Multiple Dwelling

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**7. DESCRIPTION**

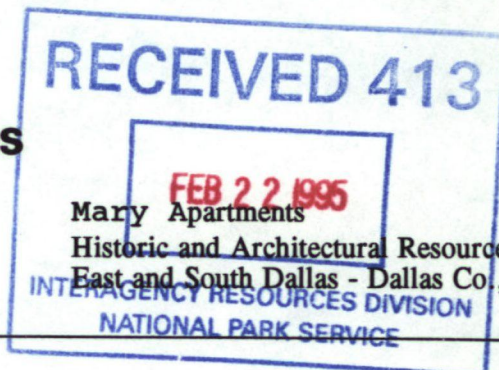
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**ARCHITECTURAL CLASSIFICATION:** LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival

**MATERIALS:** FOUNDATION Brick  
WALLS Brick  
ROOF Asphalt  
OTHER Wood; Glass

**NARRATIVE DESCRIPTION** (see continuation sheet 7-5).



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 5

## Description

The Mary Apartments (1925) at 4524 Live Oak Street are a 2-story, multi-family, domestic building with Tudor Revival detailing in an H-shaped building footprint. The walls are finished with brick, although some gable ends have stucco and wood creating a half-timbered effect, a feature characteristic of the Tudor Revival style. Asphalt shingles cover the multi-gabled roof. The building faces northwest onto Live Oak Street, and is distinguished by exterior chimneys and the inward sweeping extensions of the gabled roof. The building is in an area with many contemporaneous and similarly scaled, multi-family buildings. The grounds are relatively overgrown and somewhat neglected. A garage (c. 1960) is at the rear of the property and classified as Noncontributing. Although the Mary Apartments are in only fair condition, it remains virtually unaltered with a high degree of integrity.

The Mary Apartments (1925) is in the middle of the 4500 Block of Live Oak, on a flat and level lot. The building's H-shaped plan 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 between the two front projecting wings.

Although a 1- and 2-story garage once stood behind the apartment building, according to Sanborn maps, this building was probably razed to make way for the construction of c.1960 wood-frame garage with corrugated-metal siding that presently stands on the property. The garage is Noncontributing.



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**8. STATEMENT OF SIGNIFICANCE**

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**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:** Architecture

**PERIOD OF SIGNIFICANCE:** 1925

**SIGNIFICANT DATES:** 1925

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** unknown

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-6 through 8-7).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see Section I).

**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:



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 6Mary Apartments  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX**Significance**

The Mary Apartments, an H-shaped building containing 12 separate units facing a central courtyard, was built about 1925. It 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 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 not evident in other, more-utilitarian apartment buildings of the period. The Mary Apartments is a noteworthy example of an early apartment building, and is nominated under Criterion C in the area of Architecture at the local level. The building is also significant as a representative multi-family domestic buildings became popular between the two world wars, and is associated with the historic context, The Development of East and South Dallas: 1872-1945.

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 apartments 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 houses 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, that



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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 7

**Mary Apartments**  
Historic and Architectural Resources of  
East and South Dallas - Dallas Co., TX

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 1925, 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 helped usher in a new era in domestic construction in East Dallas; however, it they are also noteworthy for the Tudor Revival 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, 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.

**10. GEOGRAPHICAL DATA**

**ACREAGE OF PROPERTY:** less than one acre

See Map 1 DA 15

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1	14	708340	3631060	3	##	#####
2	##	#####	#####	4	##	#####

**VERBAL BOUNDARY DESCRIPTION** Blankenship & Blakes, Block: 2/735 & 736; Lot: 8 and 26.25 feet of Lot 16

**BOUNDARY JUSTIFICATION** Nomination includes all property historically associated with the property.

**11. FORM PREPARED BY** (with assistance from Dwayne Jones, THC)

**NAME/TITLE:** Daniel Hardy/Terri Myers

**ORGANIZATION:** Hardy-Heck-Moore **DATE:** 7/91; 9/94

**STREET & NUMBER:** 2112 Rio Grande Street **TELEPHONE:** (512) 478-8014

**CITY OR TOWN:** Austin **STATE:** TX **ZIP CODE:** 78705

**ADDITIONAL DOCUMENTATION**

**CONTINUATION SHEETS**

**MAPS**

**PHOTOGRAPHS**

**ADDITIONAL ITEMS**

**PROPERTY OWNER**

**NAME** Alvin B. Hocutt

**STREET & NUMBER** P.O. Box 4335

**TELEPHONE** N/A

**CITY OR TOWN** Dallas

**STATE** TX **ZIP CODE** 75208



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Mary Apartments

MULTIPLE NAME: East and South Dallas MPS

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 2/22/95 DATE OF PENDING LIST: 3/07/95  
DATE OF 16TH DAY: 3/23/95 DATE OF 45TH DAY: 4/08/95  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95000310

NOMINATOR: STATE

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 3/23/95 DATE Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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







MARY APARTMENTS

4524 LIVE OAK

DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 4 of 69



Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64500635