

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Levi-Moses House

OTHER NAME/SITE NUMBER: Phase IV-East Dallas DAL/DA 16

2. LOCATION

STREET & NUMBER: 2433 Martin Luther King, Jr. Blvd.

CITY OR TOWN: Dallas

STATE: Texas

CODE: TX

COUNTY: Dallas

NOT FOR PUBLICATION: N/A

VICINITY: N/A

CODE: 113

ZIP CODE: 75214

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.)

Laurel J. J. J. J.

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

Edson B. Beall

Entered in the
National Register

Date of Action

3.23.95

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

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: Single Dwelling

CURRENT FUNCTIONS: DOMESTIC: Single Dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND 20TH CENTURY REVIVALS: Italian Renaissance

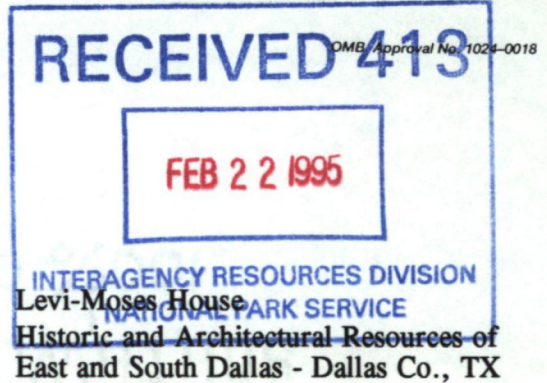
MATERIALS: FOUNDATION Brick
WALLS Brick
ROOF Ceramic Tile
OTHER Concrete; Wood; Glass

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-6).

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Description

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

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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.

A 2-story garage/apartment is behind the house, and though it has wood siding rather than a brick veneer exterior, it has similar proportions. The hipped roof has extended overhangs just like the main house. Despite the outbuilding's poor condition, the building is an important physical element on the property, and is considered to be contributing to the overall historic character.

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: A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: c. 1915

SIGNIFICANT DATES: c. 1915

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Overbeck, H.A.

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

9. MAJOR BIBLIOGRAPHIC REFERENCES

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:

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Levi-Moses House

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

Significance

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, which is nominated under Criterion C in the area of Architecture, and is associated with the historic context, The Development of East and South Dallas: 1872-1945.

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

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to design 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, who designed this house, was responsible for a number of other similarly detailed houses in the Edgewood Addition, including the Marcus Levi House at 2707 South Boulevard, a contributing building in the South Blvd./Park Row Historic District (N.R. 1979) and the Levi-Topletz House at 2603 MLK. Although more remains to be learned about Overbeck's career, the Levi-Moses House appears to be typical of his early 20th century residential designs. In addition to his domestic buildings, Overbeck served as the architect of many commercial and institutional buildings in Dallas during the 1910s, 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 buildings 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. The 2-story garage/apartment behind the house is also significant because of its close association with the house and its similar architectural features.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

| UTM REFERENCES | Zone | Easting | Northing | Zone | Easting | Northing |
|----------------|------|---------|----------|------|---------|----------|
| 1 | 14 | 708680 | 3627300 | 3 | ## | ##### |
| 2 | ## | ##### | ##### | 4 | ## | ##### |

VERBAL BOUNDARY DESCRIPTION Edgewood Addition, Block: 12/1295, Lot: 16

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

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 Elezine Lacy

STREET & NUMBER 2433 MLK, Jr., Blvd. **TELEPHONE** N/A

CITY OR TOWN Dallas **STATE** TX **ZIP CODE** 75215

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Levi--Moses House

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: 95000316

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



LEVI - MOSES HOUSE
2433 MARTIN LUTHER KING
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 10 of 69

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

Multiple Property Cover Sheet Reference Number: 64500635