

Dallas Landmark Commission Landmark Nomination Form

1. Name

historic: Wales Apartment Building
and/or common: Wales Apartment Building date: 1928

2. Location

address: 4515 Live Oak
location/neighborhood: East Dallas
block: 725 lot: 9 & 10 land survey: tract size:

3. Current Zoning

4. Classification

| | | | | |
|---|---|---|---|--|
| Category <input type="checkbox"/> district <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object | Ownership <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both Public Acquisition <input type="checkbox"/> in progress <input type="checkbox"/> being considered | Status <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress Accessibility <input checked="" type="checkbox"/> yes: restricted <input type="checkbox"/> yes: unrestricted <input type="checkbox"/> no | Present Use <input type="checkbox"/> agricultural <input type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military | <input type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other, specify _____ |
|---|---|---|---|--|

5. Ownership

Current Owner: Prince of Wales Partnership
 Contact: Eric Anderson - Murchison Management Phone: 522-6280
 Address: 4123 N. Central Expy. City: Dallas State: TX Zip: 75204

6. Form Preparation

Date: Oct. 23, 1994
 Name & Title: Kate Singleton
 Organization:
 Contact: Phone: 821-7533

7. Representation on Existing Surveys

Alexander Survey (citywide) local state national National Register
 H.P.L. Survey (CBD) A B C D Recorded TX Historic Ldmk
 Oak Cliff TX Archaeological Ldmk
 Victorian Survey
 Dallas Historic Resources Survey, Phase high medium low

For Office Use Only

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y N

Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

original owner: Joseph B. and Ethel White

significant later owner(s):

9. Construction Dates

original: 1928

alterations/additions:

10. Architect

original construction: J. B. White, contractor

alterations/additions:

11. Site Features

natural:

urban design:

12. Physical Description

Condition, check one:

excellent

good

fair

deteriorated

ruins

unexposed

unaltered

altered

Check one:

original site

moved(date _____)

Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

The Wales, constructed in 1928 by local contractor J.B. White, is a fine example of the 1920's garden apartment. Stylistically, with it's rolled tile roof and stucco arcaded porch, the building is Spanish Eclectic. The U-shaped building is complimented by rusticated columns and pilaster strips on the arcade and by corbels or scroll brackets under the eaves. All the windows are wood, single pane one over one windows. They have brick soldier surrounds at the top and cast stone sills.

The building is three story red brick set on a slight rise from street grade. The set back was the same as other apartments and dwellings on the block. The building has a simple massed plan and a symmetrical facade. The roof is hipped, extending back to a flat roof which cannot be seen from street level. The hipped portion of the roof is red rolled terra cotta tile. On the front (south) facade, the hipped roof is punctuated by four small rounded top vents which are decorated by a small rosette. The roof on the east and west facades is punctuated by two of these small vents on each side. The north facade has four large wooden hipped dormer vents with three of the small vents.

Across the front (south) facade, inside the U, is a two story stucco arcaded porch. The arcade has rusticated columns forming the seven arches across the front. There pilaster strips, extending the height of the arcade, at the middle entry arch. There are seven arches, three arches on either side with the middle arch forming the entry on the first floor and the balcony door on the second. The name "Wales" is above the entry arch on the first floor. Above the middle arch on the second floor is the address, "4515". The roof of the arcade forms the third floor balcony. On the second floor arcade, between the arches is

Continuation Sheet

Item # 12

(Page 2 of 2)

a metal railing with curved details. During restoration, a simple metal railing was placed on the third floor to comply with City Code.

Beneath the arcade on the first floor is the main entrance which is a wide wood multi-pane door with sidelights. The pattern of windows on either side of the door is symmetrical: double large windows, a small window, a large single window and a french door. The second and third floor of the porch area are the same only the small windows have been renovated to be large single windows. The second and third story doors above the first floor door are regular size multi-paned doors.

By the arcaded porch, on the inside of the U on each facade, there is a door and a single window. On the second and third floors is double large windows above the door then a single window above the first floor single window. Again, all windows are single pane, one over one wood windows.

On the front (south) facades of east and west sides of the U, and on all stories, the window pattern is double large windows, a slim "blind" window and double large windows. A blind window is one expressing a window imprint but closed with solid material.

On the east and west facades of the building, the pattern is double large windows, two small single windows set apart, double large windows, a single large window, a door, a single large window, and another single large window. This pattern is repeated on the second and third floors of the east facade with the exception of the door which is a single large window. On the west facade, there is an original metal fire escape and the doors on the second and third floor open on to the fire escape.

On the north facade (back of the building), the pattern is single small window, double large windows, two spaced single small windows, double large windows, single large window and the vent stack. On the other side of the vent stack, the pattern continues with a door, a single large window, two spaced small windows, double large windows and a small single window. There is now a handicap access ramp from the back door. On the second and third floors, there a large window above the door.

On the interior, the original lobby space has been maintained. Some of the first floor apartment also retain their original floorplans. The apartments originally had Murphy beds which folded up behind french doors.

The exterior has had no changes over the years. The current property owners have cleaned and restored the exterior. They have made a minor change to four of the windows. On the second and third floors, across the arcade front, they have enlarged two windows on each floor. These

Continuation Sheet

Item # 12

(Page 3 of 3)

windows once small bathroom windows are now large single windows. This was done with in agreement with the Texas Historical Commission.

This Spanish Eclectic style apartment building, constructed in 1928 by local contractor J.B. White, is an excellent example of the garden apartments which were replacing the single family residences in East Dallas. The arcaded porch and rolled tile roof are features typical of the Spanish Eclectic style.

Garden apartments, like this one, were a new phenomena of this period. They had no historic precedent and, therefore, borrowed motifs from specific styles. The Spanish Eclectic style was well suited to apartments since a variety of elements could be borrowed to enhance the building form. The Wales is an excellent example of this with its prominent arcade and rolled tile roof.

13. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

The Wales Apartment Building, 4515 Live Oak, was constructed in 1928 by local contractor and oil operator, Joseph B. White. A fine example of the 1920's garden apartment, the building is a part of the transformation of East Dallas from a suburban, single family area to a more intensely populated urban hub. The street car lines which had promoted the growth of suburban East Dallas also promoted the commercial growth and its subsequent encroachment into the residential areas. This apartment building, always known as the Wales, is representative of the type of apartments located on street car lines that became popular in large metropolitan areas.

The development and redevelopment of East Dallas occurred over a period of more than five decades in response to the rapid evolution of Dallas from a rural community to a thriving commercial city. The cooperation between the street car owners and the real estate promoters accelerated the development of East Dallas and continued to effect its growth over more than fifty years.

The advent of commercial zones and multi-family dwellings in East Dallas signaled a change from the areas' traditional focus as a suburban single-family neighborhood to a more densely populated urban hub. The Wales was constructed on Live Oak at a time when the street was making this transition from single family residences to apartments and commercial establishments. The Wales was constructed where a large two story home once sat. J.B. White demolished the house to erect the Wales.

The Wales Apartment Building was constructed in response to the transition of the area from affluent to upwardly mobile middle class and because of the proximity to the street car lines. Live Oak was the principal access to East Dallas from downtown. This area was served by the 1300N street car line which began at Main and Ervay Streets and continued East along Live Oak. (Spencer's Street Guide) This property provided stylish garden apartments to young professionals, mid-managers, doctors and well-off widows. The tenants for the apartments in the 1920's and 1930's included doctors working at Baylor, business owners, oil operators (wildcatters), sales managers, and the like. Harry P. Lawther Jr., son of well-known Dallas lawyer Harry P. Lawther, Sr., lived at the Wales. Lawther was an engineer for Southwestern Bell Telephone Company. Dr. George F. Woodbury, instructor at Baylor College of Dentistry, also lived at the Wales in the early 1930's. The vice-president of Southwest Baking, E.S. Goodman resided in apartment 209 at the Wales. Dr. H.C. Perkins a physician, and Dr. P.E. Gibson, an ear, nose and throat doctor at Dallas Medical and Surgical Clinic, both resided at the Wales. The proximity to Baylor and other medical facilities made the Wales an ideal residence for doctors and other medical staff.

Continuation Sheet

Item # 13

(Page 2 of 2)

The building permit for the Wales was taken out on January 25, 1928 by J.B. White, a local contractor, who owned the property. (City of Dallas Building Permit #5176) The cost of the building was listed at \$57,500. for the 3 story brick apartment building. It was to have 30 apartments. White was a local contractor and oil operator. The term oil operator translates to "Wildcatter". White was in the oil business at the time he constructed the Wales. In the late 1920's, he worked with Columbus Joiner as Joiner-White Oil Properties. By 1934, he had a company, Ajo Oil Corporation, with Walter G. McCommas. White was the secretary-treasurer, McCommas was the president, E.M. White vice-president and W.S. McCommas vice-president. They had offices in the Gulf States Building in downtown. By the late 1930's, White is listed as Superintendent of Ajo Oil Corporation. (City Directory 1937) He apparently continued in the oil business until his death in 1952.

It is interesting to note that the Wales has a twin in Shreveport, Louisiana. The only difference between the two buildings is the color of the tile-green on the Shreveport Wales and red on the Dallas Wales. White was probably in Shreveport on oil business and saw a development opportunity.

The building had a succession of owners after White's death. In 1991, the property was purchased by the Prince of Wales Partnership. The building was restored for use as a Single Room Occupancy (SRO) apartment, the first of its kind in Dallas. The goal of this project is to provide secure, quality permanent housing for the homeless. The Wales Apartment Building represents an important transition of East Dallas from an affluent single family neighborhood to a middle class urban hub. The proximity of the street car lines made this area of Dallas perfect for the 1920's apartment development seen in other large metropolitan areas. This Spanish Eclectic style building, a fine example of this genre, epitomizes the role of the street car lines in the urban development of Dallas.

14. Bibliography

- Blumenson, John. **Identifying American Architecture.** Nashville, TN:AASLH, 2nd edition, 1981.
- Building Permit Index Books for the City of Dallas 1927 and 1928.
- City Directories 1927,1928, 1929, 1930, 1931, 1934, 1937, 1940, 1945-46, 1950.
- Hardy, Heck, Moore. **National Register Nomination for Peak Suburban Addition.** n.publ., 1990.
- Longstreth, Richard. **The Buildings of Main Street.** Washington, D.C.: Preservation Press, 1987.
- McDonald, William L. **Dallas Rediscovered.** Dallas: Dallas Historical Society, 1978.
- Poppeliers, John, Chambers, Allen and Schwartz, Nancy. **What Style Is It?** Washington, D.C.: Preservation Press, 1977.
- Sanborn Fire Insurance Maps 1922 corrected to 1949, Volume 3, Sheet 345.
- Texas Death Records 1959-1952.

15. Attachments

District or Site Map
 Site Plan
 Photos (historic & current)

Additional descriptive material
 Footnotes
 Other: _____

Designation Merit

- | | |
|--|--|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Dallas, State of Texas or the United States. _____</p> <p>B. Location as the site of a significant historical event. _____</p> <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. _____</p> <p>D. Exemplification of the cultural, economic, social or historical heritage of the city. <u> X </u></p> <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. _____</p> <p>F. Embodiment of distinguishing characteristics of an architectural style or specimen. <u> X </u></p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. _____</p> <p>H. Embodiment of elements of architectural design, detail, material or craftsmanship which represent a significant architectural innovation. _____</p> <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. _____</p> <p>J. Unique location of singular physical characteristics representing an established and familiar feature of a neighborhood, community or the city. _____</p> <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories or historic or prehistoric value. _____</p> <p>L. Value as an aspect of community sentiment of public pride. _____</p> |
|--|--|

Recommendation

The Designation Task Force requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Task Force endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Planning and Development.

Date: _____

Chair
Designation Task Force

Jim Anderson, Urban Planner
Historic Preservation

Exhibit A

PRESERVATION CRITERIA

Wales Apartment Building Historic District 4515 Live Oak

Except as otherwise provided in these Preservation Criteria, all public and private right-of-way improvements, renovation, repairs, demolition, maintenance, site work and new construction in this district shall conform to the following guidelines and a certificate of appropriateness must be obtained for such work prior to its commencement.

Except as otherwise provided in these Preservation Criteria, any such alterations to the property must conform to the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these Preservation Criteria control.

Unless otherwise specified, preservation and restoration materials and methods used shall conform to those defined in the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

1. DEFINITIONS

Unless provided below or the context clearly indicates otherwise, the definitions contained in Sections 51A-2.102 and 51A-7.102 of the Dallas City Code, as amended, apply.

- 1.1 APPLICANT means an owner of property within this district, or an owner's duly authorized agent.
- 1.2 CERTIFICATE OF APPROPRIATENESS means a certificate issued by the city in accordance with Section 51A-4.501 of the Dallas City Code, as amended, to authorize the alteration of the physical character of real property in the district or any portion of the exterior of a structure in the district, or the placement, construction, maintenance, expansion, or removal of any structure in or from the district.
- 1.3 COLUMN means the entire column, including the base and capital, if any.
- 1.4 COMMISSION means the Landmark Commission of the City of Dallas.
- 1.5 CORNERSIDE FACADE means a building facade facing a side street.
- 1.6 CORNERSIDE YARD means a side yard that abuts a street.
- 1.7 DIRECTOR means the director of the Department of Planning and

Development or that person's representative.

- 1.8 DISTRICT means the Wales Apartment Building Historic Overlay District. This district contains the property described in Section 1 of this ordinance.
- 1.9 ERECT means to build, attach, hang, place, suspend, fasten, fix, maintain, paint, draw or otherwise construct.
- 1.10 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 1.11 MAIN BUILDING means a building on a lot intended for occupancy by the main use.
- 1.12 NO BUILD ZONE means that part of a lot in which no new construction may take place.
- 1.13 PRESERVATION CRITERIA means the standards considered by the director and commission in determining whether a certificate of appropriateness should be granted or denied.
- 1.14 PROTECTED FACADE means a facade that must maintain its original appearance, as near as practical, in all aspects.
- 1.15 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

2. SITE AND SITE ELEMENTS

- 2.1 New construction is prohibited in an area designated as a "No Build Zone" on Exhibit B.
- 2.2 The existing original and historic structure must be retained and protected.
- 2.3 New sidewalks, walkways, steps, and driveways must be of brush finish concrete, brick, stone, or other material if deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.
- 2.4 Exterior lighting must be appropriate to and enhance the structure.
- 2.5 Landscape must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of the main building or from the main building.
- 2.6 Fences are permitted on all sides and cannot exceed nine feet in height from grade. Fences must be constructed of wrought iron and must be 90% open. Fences must be black or dark green.

3. STRUCTURE

Facades

- 3.1 All facades of the main structure are protected facades.
- 3.2 Reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.
- 3.3 All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
- 3.4 Brick must match in color, texture, module size, bond pattern and mortar color. Original brick on a facade may not be painted, with the exception that portions of the original structure that had previously been painted may remain painted.
- 3.5 Stone, cast stone, and stucco elements must be renovated or repaired only with materials similar in size, grain, texture, and color to the original materials. Those surfaces which have been previously painted may remain painted.
- 3.6 Original color and original materials must be preserved and maintained wherever practical. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions.
- 3.7 Exposing and restoring original historic finish materials is encouraged.
- 3.8 Exterior cleaning must be accomplished in accordance with Department of Interior standards. No sandblasting or other mechanical abrasive cleaning processes are permitted.
- 3.9 After the effective date of this ordinance, any new mechanical equipment may be erected on the roof and must not be visible to a person standing at ground level on the opposite right-of-way. Or, mechanical equipment may be placed at ground level on the north or west facades and screened appropriately.

Embellishments and Detailing

- 3.10 The following architectural elements are considered special features and will be protected and preserved unless otherwise determined by the Commission: original doors, windows, brick, stucco and terra cotta roof tiles.

Fenestrations and Openings

- 3.11 Original exterior doors and openings shall remain except those allowed to be modified as approved by the Dallas Landmark Commission and shown in attached Exhibit C. Such changes will

allow for the modification of small windows to match existing original windows. Replacement windows must express size, light configuration and material to match the original windows.

- 3.12 Where replacement of an original door and window is necessary, at all other locations not included in 3.11, due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration and material to match original. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.
- 3.13 Glass and glazing shall match original materials as much as practical. No reflective glazing or films is permitted.
- 3.14 The Department of the Interior standards should be referred to for acceptable techniques to improve the energy efficiency of historic fenestrations.
- 3.15 Replacement of existing window grills shall be done with grills of the same texture and material as that of the original.

Roofs

- 3.16 The slope, massing, configuration and materials of the roof must be preserved and maintained. Existing parapets, cornices, coping and roof trim must be retained and when repaired, should be done so with material matching in size, finish, module and color.
- 3.17 The following roofing materials are allowed: built-up, single-ply membrane, or other material if deemed appropriate. Pitch roof must be terra cotta tiles.
- 3.18 Solar panels and skylights must be set back or screened so that it is not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 3.19 Mechanical units are to be placed on the roof so it is not visible to a person standing at ground level on the opposite right-of-way. If visible, mechanical units must be screened.
- 3.20 Dumpsters must be screened with solid wood, brick or like materials.

Porches and balconies

- 3.21 Existing porches and balconies on protected facades must be retained and preserved and may not be enclosed.
- 3.22 All original columns, railings, and other trim and detailing that are original must be preserved.
- 3.23 New handrails for the balconies, porches and handicap ramp must be made of steel, painted black or dark green and a simple design.

The original fire escape must be painted black or dark green.

4. NEW CONSTRUCTION AND ADDITIONS

- 4.1 The form, materials, general exterior appearance, color and details of any new construction of accessory buildings or vertical extensions to existing non-protected areas of the structures must be compatible with the existing historic structure.
- 4.2 New construction, additions to historic structures, accessory buildings, porches, and balconies must be of appropriate massing, roof form, shape, materials, detailing and color and have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.
- 4.3 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures must not exceed the height of the historic structure in this district.
- 4.4 Carports will be permitted behind the north facade of the building. The structure must be of one or more of the following materials: steel and metal (roof material).
- 4.5 Vinyl and aluminum are not acceptable cladding materials for the construction of a new accessory structure in this district.
- 4.6 New construction and connections between new and existing construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new and existing construction shall be established and maintained.

Historic details in the parapet and coping must be preserved and maintained where abutting new construction.

- 4.7 A handicap accessible ramp on the north facade is permitted. The railing must comply with 3.22.

5. SIGNS

- 5.1 Temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) and real estate signs may be erected.
- 5.2 Street signs, protective signs, movement control signs, and historical markers may be erected. A certificate of appropriateness is required to erect one of these signs to ensure that the sign is sensitive and compatible with the appearance of the structure.
- 5.3 All signs must conform with all applicable provisions of the Dallas City Code, as amended.

5.4 Signs will be allowed on two street elevations and the water tower, and must be approved by the Landmark Commission.

6. REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

6.1 The review procedure outlined in Section 51A-4.501 of the Dallas City Code, as amended, applies to this district except that a certificate of appropriateness is not required to erect temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) or real estate signs.

October 22, 1994