

Dallas Landmark Commission Landmark Nomination Form

1. Name

historic Columbus A. Langley Grocery and Feed Store
and/or common Beaumont Buildings

2. Location

address 1501, 1503, 1505 Beaumont land survey
location/neighborhood The Cedars block,lot tract size

3. Current Zoning

4. Classification

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

5. Ownership

Current Owner: Traditional Development Phone: 421-1511
Address: 1503 Beaumont City: Dallas State: TX Zip Code:

6. Form Preparation

Name & Title Bennett Miller Organization Traditional Development
Contact Bennett Miller Phone 421-1511

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
1985 Historic Resource high medium Tx Archaeological Ldmk
Oak Cliff _____
Victorian Survey _____
1987 Historic Resource high medium Other _____

For Office Use Only

8. Date Rec'd: 12/88 Survey Verified: Y N by: RE 9. Field Check by: RE

10. Nomination:

Archaeological Structure(s) District
 Site Structure & Site Petitions needed

11. Historic Ownership

original owner Columbus A. Langley

significant later owner(s)

12. Construction Dates

original c. 1891

alterations/additions 1903

13. Architect

original construction unknown

alterations/additions

14. Site Features

natural

urban design corner site in immediate proximity to late Victorian Cottage neighborhood

15. Physical Description

Condition
 excellent
 good
 fair

Check One:
 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 Langley grocery-warehouse is a two-story brick and wood structure built as a combined grocery and commercial warehouse after 1891 for a Langley family enterprise. The original owner, Columbus A. Langley, purchased a grocery store in 1891 located on the same site. Although building records do not exist to document the exact date of construction, the building's detail reflects many features of an unsophisticated but sturdy warehouse turned out in a vernacular style with typical forms and proportions found during the 1890-1900 period in Texas. The structure is well proportioned, with a front facade divided into three bays of display windows. The perimeter brick bearing wall sits on a brick beam with wood columns and beams supporting the interior.

Side and second floor windows are set under segmented brick arches. Exterior decorative details consist of beltcourses, modest corbels, and brick inset details. They are spare, but neatly designed and well crafted. An "I" beam, a newly available in Dallas "fireproof" material in the period of construction, has been set in the front facade to serve as a lintel and as a decorative element, with six cast rosettes applied to it. Five chimneys rise above the east and west parapets. The original site was on the edge of the street. A public sidewalk, added later, now separates the building from the street.

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The building, a 52 foot by 70 foot rectangle, is supported by 12" brick beams under 12" perimeter bearing walls. A 12" beam also runs down the center of the building. On the first floor nine and one-half inch columns support fourteen inch wood beams made of five 1-3/4 x 14s bolted together. The second floor has columns of five and one-half inches supporting three 1-3/4 x 14 bolted members making up the roof beam. There are no "T" heads capping off the columns.

The face brick is a red, sand molded, low fire standard unit with no brickyard identification. The building faces south and east, the original streets. Multicolor common brick is used as wall filler. Except for the show windows on the first floor south, the window arches are built with a two course rowlock. All window sills are rough finished limestone. The parapets on the south and west sides are corbelled, and finished off with a dentil effect by setting the brick at a 45 degree angle one course from the cap. Two projected courses are set just below the corbelling. Five chimneys that vent stove holes exist. Three on the west side are corbelled. Two on the east side are straight. A steel "eye"-beam lintel with rosette decorations lays over the show windows. Three other exterior openings were included: A main entry on the west three feet from the corner, a west freight entry on the street with a six foot sliding door, and a rear entry. The rear entry with a six foot sliding door, and a rear entry. The rear entry was enlarged at some later date causing the expanded lintel to deteriorate and the north wall to sag. This entry has now been bricked up leaving a solid wall. Each entry is topped with a rowlock used as an inset dentil. Each entry also has a full cast iron threshold. A new structure was built against the east wall in 1903; on that wall there is no evidence of openings having been in existence prior to that time.

The building and its 1903 neighbor sit in the southwest corner of a 7,868 square foot lot which once abutted the street. A five foot public sidewalk now runs along the south and west walls. Fifteen feet above the street level a beltcourse defines the location of an original sheet metal protective awning. Though no pictures exist, the awning is identifiable because of the corrugation on the lower side of the beltcourse. Broken pieces were duplicated during recent restoration.

A one story building at 1503 Beaumont Street was built in two parts. The first, 700 square feet in 1909, and the additional 600 square feet at some time after that. The west wall is common with 1501 Beaumont Street, and was penetrated for business convenience during its existence. The structure is brick loading bearing construction with no interior supports. Rafters and cross members support the roof in a three foot attic. The rafters are covered with a wood breaded paneled ceiling. The

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twenty-two foot facade is interrupted by three major openings: Two twelve foot high four paned windows with small paned non-opening transoms, and a double door, also with a transom. Three two course insets are directly over the openings. Two cast iron decorated grills ventilate the attic. A single wood stove interior flue shows no sign of a former chimney on the roof. A two course cornice caps the facade.

The completely separate single story building at 1505 Beaumont Street was built in 1916. It is constructed of clay tile covered with stucco. A plate glass show window covers most of the front. The doorway is inset on an angle in the southeast corner. Two foot high operating transoms topped the large window and doorway on the south and four feet of the east side. An original rigid sidewalk awning was supported by four steel hooks set into the front wall parapet. The awning has long since been removed, but the supports remain. A seven inch plaster cornice tops the facade. The exterior finish is very simply applied plaster with no decorative work whatsoever. The ceiling of both the doorway inset and the interior ceiling is made of pressed tin attached directly to ceiling joists, with no attic.

An interior stair case originally existed in the northeast corner. This was badly deteriorated and canted. To remove the deterioration, to better use the interior space, and to meet city of Dallas fire codes a steel outdoor gallery was constructed for the second floor with two staircases positioned to meet safety and aesthetic needs. Presently a canvas awning tops the gallery.

To facilitate the movement of heavy objects to the second floor a hand operated elevator was installed. Structural integration indicates that the elevator was in the original structure. A large flywheel turns gears, and a counterweight system brought up to 300 pounds to the second floor on a wooden 3' x 3-1/2' platform. City building codes required the old shaft to be closed. But the elevator and the works are preserved in their original position on the second floor.

During restoration both pine floors had to be replaced. In each case the pine tongue and groove flooring was placed directly on the floor joists. The pine was replaced by plywood covered by gypsum cement in preparation for carpeting. During the reflooring process each floor joist was turned upside down, so that the good side bears on the brick. Use of the building as an electro-plating mill for 12 years during the 1950s and 1960s added to the deterioration.

The oldest second floor rotted windows with four panes were replaced by wooden double hung with two pane windows. The first floor windows were all scraped clean, repaired and reglazed. On the first floor all the interior window trim and molding, including original bullet corner molds were salvaged and used.

The system of venting under the first floor omitted any outside grates. Three 4" x 12" air chases run down from the parapet inside the bearing walls on the east and west sides. The six vents open under the building between the earth and the first floor joists.

16. Historical Significance

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

In the area immediately south of downtown Dallas a neighborhood of fine homes called The Cedars was developed between 1880 and 1910. Many of Dallas' wealthy citizens built mansions and large residences in blocks between South Akard and South Harwood Streets, south of Corsicana Street and north of Corinth Street. The city's first park, City Park, as well as Dallas' first water supply were located in the center of the neighborhood. The district contained a few commercial establishments, mainly on the fringes of the area. The Langley grocery complex, at the corner of Beaumont and Browder Streets, represents the most intact remnant of the Commercial establishments that served the Cedars residential community at the turn of the century. One such business was established in 1888 by Anton Ludwig, grocer. In 1891 his business was purchased by Charles O. Box, who in turn sold to the Langley family some time after 1891. At that time, Columbus A. Langley built a two-story red brick commercial building on the site for use as a general merchandise and feed establishment. A survey by the applicant reveals only five buildings of that age and style are still standing in Dallas today. One has been restored as a residence. The others have been substantially altered or allowed to deteriorate. Of these five, only the Langley building has been maintained on its original site as an example of nineteenth century commercial architecture.

Columbus A. Langley was born in Georgia in 1853, and later moved to Copiah County, Mississippi. He married and moved to Dallas, Texas during the 1880s. First Columbus, and then his sons William, Delbert Jefferson, and Columbus (Dock) found work at the Dallas Cotton and Woolen Mill located on the southern edge of The Cedars district.

About 1891-92 Columbus Sr. purchased a grocery business from Charles Box located at the corner of Beaumont Street and what was then Crossthwaite

17. Bibliography

See continuation sheet

18. Attachments

- | | |
|--|--|
| <input type="checkbox"/> District or Site map | <input type="checkbox"/> Additional descriptive material |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Footnotes |
| <input type="checkbox"/> Photos (historic & current) | |

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Street (later named Browder for nearby Browder Springs, the city's first water supply). The property was purchased from Jules E. Schneider and Alfred Davis, who had purchased it from Anton Ludwig, the first grocer on that site. The address was 171 Beaumont Street until the city changed street numbers in 1911 and the address became 1501 Beaumont. At that time the Langley family purchased the Ludwig-Box grocery it was apparently housed in a frame building which contained a residence. This building was razed for the new construction. The two-story red brick building in existence today shows no evidence of ever being a residence. The top floor was never finished. Bare brick open raftered ceilings remain. A pine floor (rotted by 1983) was the only finished carpentry. A hand operated elevator, which still exists but cannot be used, was available to pull heavy goods to the second floor. A sliding door shielded a loading dock on the street in the rear, effectively preempting any living quarters.

Since the Langleys operated a "general merchandise, feed, and grocery store", the larger building was apparently a necessity. The address next door is shown in the city directory as the Langley residence from 1894 until 1903.

The small commercial building located at 1503 Beaumont Street (173 prior to 1911) was built on land previously used as a Langley residence. In 1909 the original 700 square foot building was constructed and used as a meat market. The market had four proprietors between 1908 and 1916. At that time it became the office for the Langley family enterprises, and connected to the original Langley warehouse and store. It remained so until 1924 when it was once more a market operated by several owners during subsequent years. By 1932 the markets closed, and the building was successively used as a variety store, a plumbing shop, a Baptist mission, with some years spent empty. In 1945 an electro-plating works was set up. Both buildings were converted at the same time. Some time during the period of mixed use, a 600 addition was added to the rear. The plating mill operated until the 1950s, when the building was foreclosed by Republic National Bank. It was finally purchased from the bank by Leslie Schiller who used it as a warehouse for his birdfeeder manufacturing business. The two buildings were purchased by the current owner in 1983.

In 1916 when Langley took over 1503 Beaumont, one of the proprietors of the existing grocery store, E. L. Crowl built and occupied a small commercial structure immediately to the east at 1505 Beaumont. Mr. Crowl lived next door at 1507. The 1,200 square foot clay tile and stucco building was used as a grocery and meat market until 1950, when it was vacated. In 1960 Leslie Schiller set up a woodworking shop, and operated his birdfeeder manufacturing business until the present owners purchased the property in 1983. Only once, in 1929 and 1930 were all three buildings used for a common purpose: As the Palace Grocery and Market. The Palace operated from each location from time to time over the eleven year period from 1921 until 1931. Because of the inconsistency of ownership of others than the Langley family, it is apparent that the structure deteriorated with the decline of the neighborhood.

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Over the years the Langley business was operated under various family names. In 1894 the Dallas City Directory indicates C. A. Langley & Son. This name was succeeded in 1898 by William H. Langley & Company. In 1904 it was changed to William H. Langley & Bros. The final name in 1929 was Langley Bros.

The Langleys briefly owned two other businesses, the Langley Oil Company in 1919 and the Sam Hill Cafe in 1927. Neither operated from the family business address.

C. A. Left the business in 1898 to return to the Dallas Cotton and Woolen Mill as a foreman. William ran the business, which by 1904 included his brothers Delbert and Columbus. C. A. farmed briefly in Camp County, Texas, and died in 1904. He was preceded in death by his first wife, Mattie, in 1897. C. A.'s second wife, Lizzie, died in 1930. C. A. Langley's sons appeared to have retired by 1929. Records show William's death in 1928, Columbus' in 1932, and Delbert's in 1952. Columbus, Mattie, William, and a daughter who died in 1889 at age 15 are all buried at Oakwood Cemetery in Dallas. Cemetery records and newspaper obituaries show no survivors.

After the Langleys retirement the building housed the Palace Grocery for one year in 1930. After a year's vacancy it was turned into a Pentecostal church, and then in 1935 the Lighthouse Mission. Five more years as a grocery, then two as a church left it available for use by an electro plating company until the 1960s. At that time it was foreclosed on by Republic National Bank of Dallas. Leslie Schiller, proprietor of a bird feeder manufacturer business next door bought the building from the bank and used it as storage for lumber. In 1983 it was purchased by Beaumont Associates, the restorers and present owners.

The structure sustained a great deal of deterioration during its life, particularly when used as a plating mill. Acid baths took their toll on wood and brick alike. The buildings are currently a mixed use residential and office complex.

The neighborhood has changed over the years, particularly after each of the two world wars. After World War I the area lost its fine homes and became a middle class residential neighborhood. During the 1920s many apartment buildings were constructed, and a number of other commercial establishments were built as well. Dallas' first zoning ordinance, passed in 1929, classified the neighborhood as "Light Commercial". This zoning category continued through a 1942 reassessment. Following World War II the area lost most of its respectability and became a haven for prostitutes and criminals. Low income housing and inexpensive services also developed on the fringe of downtown. Owner occupied housing became quite rare. The city changed the zoning to "Heavy Commercial" in 1965, and that accelerated the decline by adding factories. Numbers of very

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inexpensive low income apartment buildings were built in the 1970s. Those structures, now deteriorating, add to the desolation.

Old City Park was chartered in 1966 on the site of the city's first recreational park and water works. Its development along with the restoration of the Ambassador Park Hotel in 1984, and other restorations in the neighborhood suggest a chance for the area to stabilize.

The building at 1501 Beaumont Street and one other around the corner on Durant Street (an 1885 structure) represent the only two pre-1900 masonry structures left in their original setting in the old Cedars Neighborhood. Both are examples of a smaller nineteenth century commercial style that has now been all but eliminated from the city limits of Dallas.

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Dallas City Directory, 1882 - 1958.

Dallas, Texas. Building Department Records.

Dallas, Texas. Death Records. 1900 - 1941.

Dallas Times Herald, 9 August 1928; 24 December 1932.

Oakwood Cemetery (Dallas, Texas) Association, Inc. "Burial Records."

United States Bureau of Census. Census of the United States. Camp
County, Texas. 1900.

United States Bureau of Census. Census of the United States. Copiah
County, Mississippi. 1880.

United States Bureau of Census. Census of the United States. Dallas
County, Texas. 1910.

Designation Merit

- | | | | |
|--|----------|---|----------|
| 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. | <u>X</u> | H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation | _____ |
| B. Location as the site of a significant historical event | _____ | 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 | _____ |
| C. Identification with a person or persons who significantly contributed to the culture and development of the city. | _____ | J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city | <u>X</u> |
| D. Exemplification of the cultural, economic, social or historical heritage of the city | <u>X</u> | K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value | _____ |
| E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style | _____ | L. Value as an aspect of community sentiment or public pride | _____ |
| F. Embodiment of distinguishing characteristics of an architectural type or specimen | <u>X</u> | | |
| G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city | _____ | | |

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: Feb 2, 1989

Debra Mitchell
Debra Mitchell, Chairman
Designation Task Force

Ron Emrich
Ron Emrich, Senior Planner
Historic Preservation

A P P E N D I X

Preservation Criteria: 1501, 1503 and 1505 Beaumont St.

Renovations, repairs, new construction and maintenance to the building and site shall conform to the following guidelines and be approved through the Certificate of Appropriateness process.

Preservation and restoration materials and methods shall conform to those defined by the Preservation Briefs published by the United States Department of the Interior as listed herein unless specifically noted otherwise in these Criteria.

1. Site and Site Elements

- All existing structures shall be preserved and protected as described in these Criteria except for "lean-to", metal clad additions on the northeast side of 1505 Beaumont, and the frame shed building to the rear.
- The height of all new construction shall be no greater than the top of the Parapet of the existing historic building on the site.
- Landscape and exterior lighting shall enhance the structure and surroundings without obscuring significant views of the building or from the building.
- Public and Right-of-Way Improvements shall be reviewed and approved through the Certificate of Appropriateness process prior to commencement of work.

2. Facades

- Protected Facades shall be those fronting Beaumont and Browder and any repair, maintenance or remodeling shall conform to the following guidelines:
- Surface Materials:
 - Any reconstruction, renovation or repair of the opaque elements of the building facades shall employ only materials similar to the original materials in texture, color, pattern and module size as much as practicable.
 - Brick shall match in color, texture, module size, bond pattern and mortar color. Original face brick shall not

be painted. Existing painted brick to be restored to original finish shall be cleaned per Department of Interior standards.

- Masonry cleaning shall be accomplished in accordance with Department of Interior standards. Sandblasting or other mechanical abrasive cleaning processes will not be allowed.

- Stone and cast stone elements shall be renovated or repaired only with materials similar in size, grain, texture and color to the original materials.

- Wood trim and detailing shall be carefully restored wherever practicable. Replace historic materials only when necessary. Badly deteriorated paint should be removed in accordance with Department of Interior standards prior to refinishing. All exposed wood shall be painted, stained or otherwise protected. Resurfacing with vinyl or aluminum siding will not be allowed.

- Stucco shall be repaired and patched with material of similar texture and finish to original.

- Existing historic finish materials should be uncovered and restored wherever practicable.

- Color of original materials shall be preserved and maintained whenever practicable. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions and shall be reviewed through the Certificate of Appropriateness process.

3. Embellishments and Detailing:

- Existing historic security bars at windows shall be preserved and maintained.

4. Fenestrations and Openings

Existing door and window openings shall remain intact and be preserved and renovated as much as practicable. Where replacement is proposed, doors and windows shall express mullion size and lite configuration to match existing. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.

- New door and window openings are permitted where there is evidence that original, historic openings have been infilled with other material.

- Refer to Department of Interior standards for acceptable techniques to improve the energy efficiency of historic fenestrations.

- Glass and glazing shall match original, historic materials as much as practicable. Tinted or reflective glazing will not be allowed.

- Non-Protected facades are encouraged to maintain existing symmetry and solid-to-void ratios as much as is practicable. All additions and alterations shall be architecturally sensitive and appropriate to the overall design of the existing building.

- The existing metal stair at the rear of 1501 and the roof deck on 1503 are not original and may be altered or removed through the Certificate of Appropriateness process.

3. Roof

- The slope, massing, configuration and materials of the roof shall be preserved and maintained. Existing parapets, cornices and copings shall be retained and repaired or replaced with material matching them in size, finish, module and color.

- Existing masonry chimneys shall remain and be preserved and maintained.

- No new vertical extensions will be allowed.

- Mechanical equipment shall be screened from view. Equipment screen material and methods shall be compatible with the existing roof as determined through the Certificate of Appropriateness process.

4. New Construction

- New construction shall be limited to those areas of the site defined in Section 1.

- Height limits as set forth in Section 1 of these

criteria shall be adhered to.

- New construction shall be of appropriate massing, shape, materials, detailing, color and have appropriate and complimentary fenestration patterns and solids-to-voids ratio.

- New construction and connections between new and existing structures shall be designed and detailed so that new construction is clearly discernible from the existing historic structures as recommended by the Department of Interior Standards.

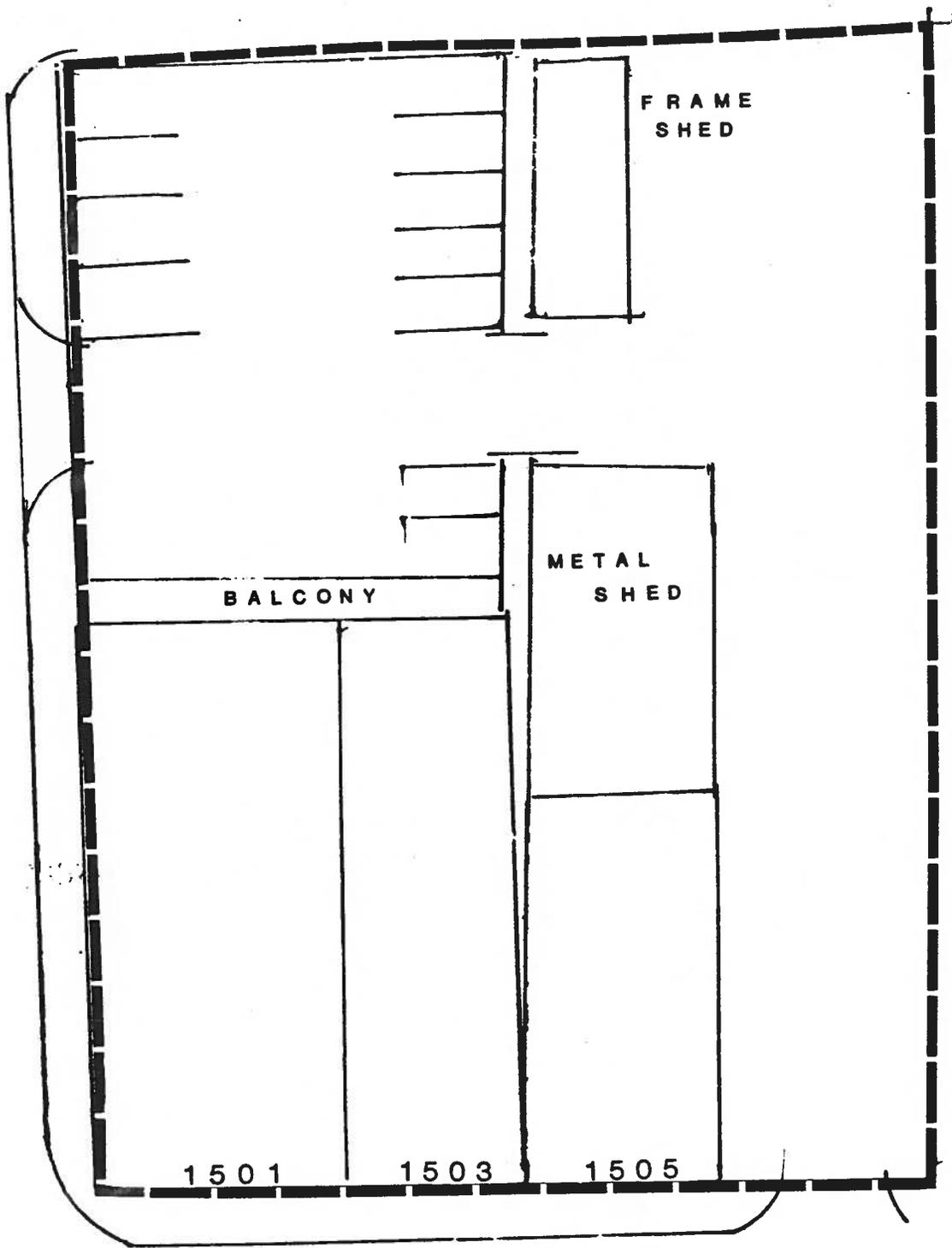
- Where an existing facade abuts new construction, a clear definition of the transition between new and existing construction shall be maintained. Existing friezes, cornices and parapets shall be preserved and maintained where they abut new construction.

5. Signage

- All signs shall be designed to be compatible with the architectural qualities of the original structure and shall be approved by the Landmark Commission and conform to appropriate City Codes prior to the issuance of a sign permit.

BROWDER STREET

ALLEY



BEAUMONT STREET

SITE PLAN



Columbus A. Langley Grocery
and Feed Store
1501-1505 Beaumont Street