

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: Emanuel Lutheran Church

Other Name/Site Number: THC Survey File: Phase IV-East Dallas DAL/DA 194

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2. Location

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Street & Number: 4301 San Jacinto

City/Town: Dallas

Not for Publication: N/A

State: TX County: Dallas Code: 113 Zip Code: 75204

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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: Religion

Sub: Religious Structure

Current: Religion

Sub: Religious Structure

7. Description

Architectural Classification
Late 19th & Early 20th Century American Movements

Other Description
Late Gothic Revival

Materials: foundation brick
walls brick
roof asphalt
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 locally

Applicable National Register Criteria: A B C D

Criteria Considerations (Exceptions): A B C D E F G

Areas of Significance: Architecture

Period(s) of Significance: 1931

Significant Dates: 1931

Significance Person: N/A

Cultural Affiliation: N/A

Architect/Builder: unknown

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: Peak's Suburban Block: 16/647 Lot: pt. 12, 78' San Jancinto 101' Peak Avenue

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
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Emanuel Lutheran Church

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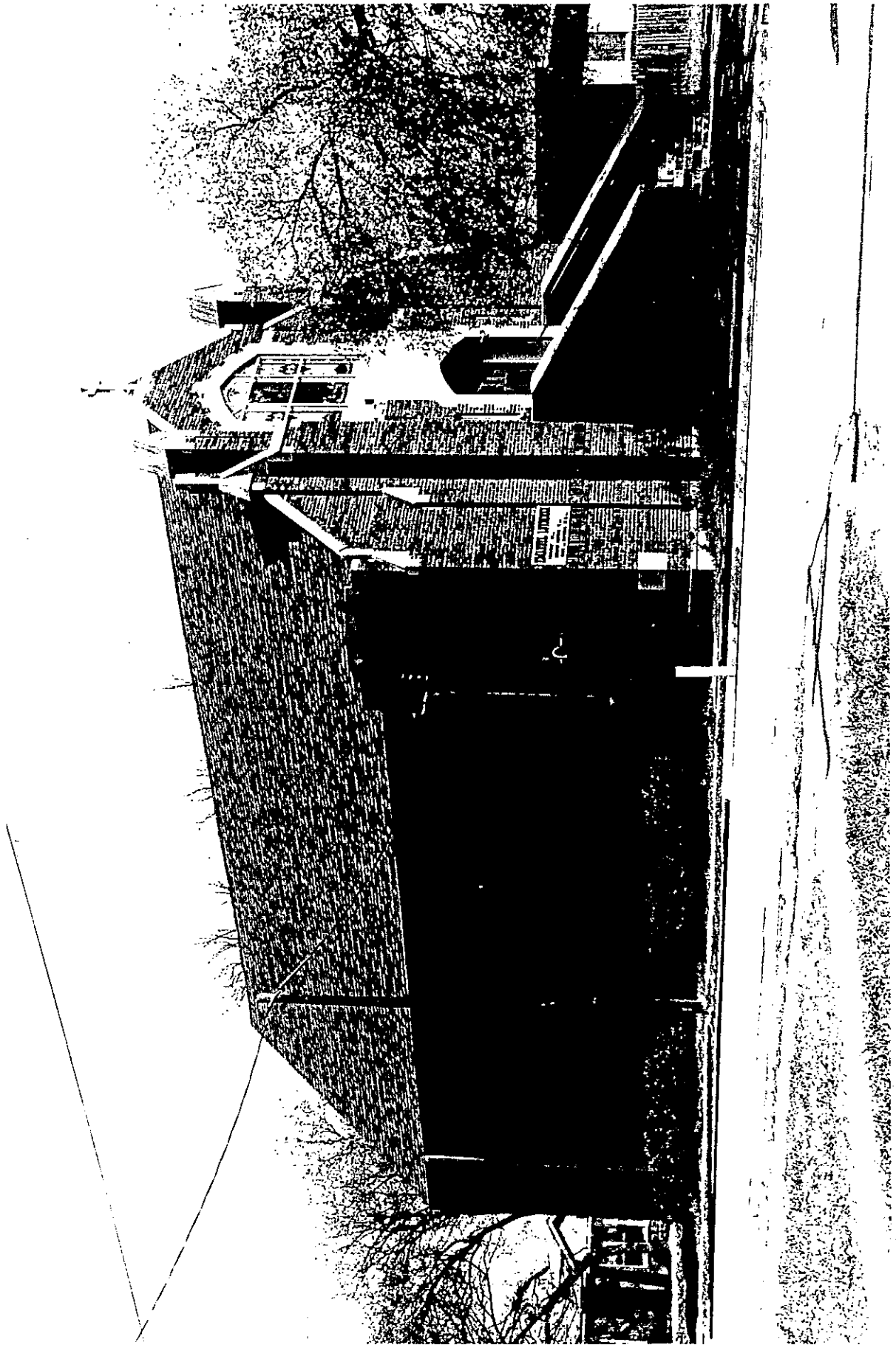
The Emanuel Lutheran Church at 4301 San Jacinto is a brick institutional building with Gothic Revival-style detailing. The church is one story in height and has a rectangular plan. Light-colored cast-stone detailing highlights the facade, and contrasts with the dark brown brick used on exterior walls. Two, large, pointed-arched openings and decorative buttresses also distinguish the facade. The gabled roof is covered with asphalt shingles. The church, which fronts southeast onto San Jacinto, is located in a mixed residential and commercial area of East Dallas comprised of single-family houses built between 1900 and 1930, and commercial and office buildings spanning the period from circa 1920 to the present. The church is in good condition with virtually no alterations.

The Emanuel Lutheran Church stands upon a relatively flat lot at the northeast corner of San Jacinto and N. Peak. There are no major landscaping features, although a large tree shades the front of the property, and small shrubs have been planted along the base of the structure. Concrete sidewalks parallel the streets, and one broad sidewalk extends from San Jacinto Street to the concrete steps that lead to the front entrance. The church is of wood-frame construction with a brick-veneer exterior. Though obscured by the full, raised basement, the foundation likely is made of concrete. The front-facing gabled roof has asphalt-shingle covering.

The most noteworthy architectural details are seen on the southeast-facing facade. Concrete steps with a solid brick balustrade and cast-stone coping provide access to the double-door front entrance, which is set within a large Gothic arch. A cast-stone panel inscribed with the church's name is located above this arch. Non-structural, 2-story buttresses frame the entrance bay and contribute to the building's overall vertical emphasis, a typical Gothic Revival feature. A large, recessed, stained-glass, pointed-arched window hangs above the entrance. The apex of the front gable is capped with a small Latin cross of cast stone.

Side elevations are less ornately detailed than the facade, but nonetheless exhibit Gothic Revival architectural elements. While the basement has conventional double-hung windows, most of those on the ground floor are

fixed with stained glass and grouped in pairs under pointed arches. The end bays are exceptions, and contain only single windows.



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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

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Historic Name: Proctor & Gamble Plant

Other Name/Site Number: THC Survey File: Phase IV-South Dallas DAL/DA.2032

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2. Location

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Street & Number: 3609 S Lamar

City/Town: Dallas

Not for Publication: N/A

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

=====

3. Classification

=====

Ownership of Property: Private

Category of Property:

Number of Resources within Property:

Contributing	Noncontributing
3	buildings sites structures objects
3	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

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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: Industry/Processing/Extraction
Sub: Manufacturing Facility

Current: Industry/Processing/Extraction
Sub: Manufacturing Facility

7. Description

Architectural Classification No Style

Other Description

Materials: foundation	concrete
walls	brick
roof	unknown
other	metal

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 locally

Applicable National Register Criteria: A B C D

Criteria Considerations (Exceptions): A B C D E F G

Areas of Significance: Industry

Period(s) of Significance: 1920

Significant Dates: 1920

Significance Person: N/A

Cultural Affiliation: N/A

Architect/Builder:

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):

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Primary Location of Additional Data:

- X State Historic Preservation Office
Other State Agency
Federal Agency
Local Government
University
Other -- Specify Repository:

10. Geographical Data

Acreage of Property:

UTM References: Zone/Easting/Northing Zone/Easting/Northing

A B
C D

Verbal Boundary Description

Addition: Block: E1205&1215

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.
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Proctor & Gamble Plant

The Proctor & Gamble Plant complex is an expansive industrial plant that is dominated by a ___-story brick structure centered on the site. Several masonry additions and auxiliary structures, as well as metal storage tanks, walkways, and support structures of varying construction age, are sited on the roughly triangular-shaped property (see site plan). Although the construction is strictly utilitarian, the complex is an imposing landmark due to its siting, size, and form.

The Proctor & Gamble Plant is located on a ___-acre parcel along the southwest side of the ___ to _____ blocks of S. Lamar Street, approximately _____ miles from Dallas' Central Business District. The primary building and most other structures are aligned to Lamar, although ingress to the facility is to the sides and rear, on the southwest side. _____ Railroad tracks are to the southwest, between Proctor & Gamble and the Trinity River floodplain. Spurs from the main track enter the plant at the northwest corner, near Lamar Street.

Three primary buildings and their additions comprise the production facilities. These include the "Finished Products/Soap Factory Building," the "Deodorizer Building," and the combined "Machine Shop/Soap Process Building," as identified by ca. 1950 Sanborn Fire Insurance maps. The Finished Products/Soap Factory Building is the _____-story, load-bearing-brick building that has a significant ___-story brick wing on the southwest elevation and a smaller, ___-story metal "Chemical Mixing Plant" on the northeast elevation, amid numerous steel tanks and large, unenclosed metal structures of pipes, tanks, and other processing equipment. Behind this large structure is the _____-story brick "Deodorizer/Boiler House," with several small appendages and free-standing ancillary structures. Also behind the primary structure to the southwest and approximately 70 feet northwest of the Deodorizer Building is the ___-story Machine Shop/Soap Process Building. The Machine Shop is approximately 75 x 100 feet, and the Soap Process Building is 340 x 45 feet. Aligned with and attached to the northwest elevation of the Soap Process Building by a metal walkway is a post-1950, ___-story brick building approximately the same width and 70 feet long. Minor buildings include two, brick, 1-story, guard houses, one along S. Lamar between where Cooper and

_____ Street intersect from the northeast, and one at the northwest end of the property where the rail spur enters the site. Behind both sets of rail spurs, at the back of the site near the Southern Pacific Railroad, is an elongated, steel-frame, metal-sheathed building, approximately 70 feet wide and 400 feet in length. In 1950, the southeast portion of this building was identified as the "Oil Refinery." It is the only structure that has a gable roof; the rest have flat roofs, with built-up tar-and-gravel covering.

Several structures augment the factory buildings, including a cluster of _____ steel tanks of varying size at the northwest end of the Soap Factory Building, and another line of tanks along the northeast side of the Soap Process Building. Several of these are shown on the 1950 Sanborn map, and others have been added. A double row of steel oil, caustic oil, and _____ tanks are southwest of the two sets of rail spurs and backed up by the main line of the Southern Pacific Railroad, which forms the southwest site boundary. Parking lots cover much of the area on the southeast side of the complex, where a brick Hardening Plant, Gas Plant, and additional steel tanks stood until the mid-1980s. The site is enclosed with a chain-link security fence that has two access points on S. Lamar and one on Loomis Street, which bounds the property to the southeast.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Proctor and Gamble Plant

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The 1920 Proctor and Gamble Company Deodorizer and Finish Products buildings, situated between the east bank of the Trinity River and the lower Colonial Hill additions of far South Dallas, represent the continuation of industrial development patterns that had taken shape along the river since the arrival of the Houston and Texas Central (H&TC) railroad in 1872. Particularly since the 1890s, when landowner Alexander Cockrell II encouraged companies such as the Trinity Cotton Oil Company, the Dallas Cotton Mills, and the Armstrong Packing Company to establish plants along the Rock Island Railroad sidings, the river and adjacent network of railroad tracks have defined the path of industrial development in South Dallas (McDonald, 1976). By the turn of the century the proliferation of such plants contributed to Dallas' growing industrial and manufacturing role which, in the early 20th-century, led to its pre-eminence in trade and commerce throughout the Southwest. The extant Proctor and Gamble buildings are two of the first four brick manufacturing buildings, all constructed in 1920, as part of Proctor and Gamble's nationwide expansion plan. The Dallas site was the sixth manufacturing center outside Cincinnati, Ohio, and was chosen for its location as a regional trade center, the home of other successful industries and for its cross-country railroad access. The Dallas plant's initial success in edible cottonseed oil products led to the plant's expansion in 1940 as a soap manufacturing site and again in 1946 for the manufacture of new chemical cleaning agents (detergents). The plant became Proctor and Gamble's distribution center for the entire Southwest region and contributed both to the success and expansion of the Proctor and Gamble company and to the economic status of the city of Dallas. The two 1920 industrial buildings represent Dallas' growth as a manufacturing and distribution center during the first half of this century and are therefore nominated to the National Register under Criterion A for their significance in the area of trade and commerce in Dallas.

While the railroads spawned residential growth in South Dallas during the 1880s and early 1890s, they also encouraged the proliferation of heavy industries and workers residences along the rights-of-way that eventually led to the deterioration of exclusive neighborhoods such as The Cedars and

Edgewood Place. The Houston and Texas Central (H&TC) Railroad began developing its right-of-way, along what is now Central Expressway between Harwood and Good-Latimer streets, for industrial use in the 1880s. During an industrial and real estate boom in which Dallas' population nearly tripled from 1880 to 1890, such heavy industries as the Gulf Refining Company, the Howard Oil Works and the Dallas Waste Mills were established in the H&TC Addition. Concomitant with the industrial development was a demand for housing for the mill workers and middle- to lower-class additions were platted near streetcar lines that began open all of South Dallas to development starting in 1888. (McDonald, 1976). After a period of economic stagnation in the mid- to late-1890s, Dallas' industries rebounded after the turn of the century and new companies, attracted to the success of previous ones as well as the established rail service, began to extend the reach of industrial development south along the Trinity River.

The Proctor and Gamble soap company originated in Cincinnati, Ohio in 1837, but it wasn't until 1903 that the company began to expand its manufacturing plants to other regions of the country, when they opened a plant in Kansas City, Kansas. The Dallas manufacturing center, constructed in 1920 and operating by 1921, was the sixth plant outside Ohio and represented the expansion of Proctor and Gamble's operations from a soap manufacturing operation to food production. The Dallas plant was originally intended to produce edible oil and the initial four buildings all contributed to that product. They included an edible oil refinery and hydrogenation building (both demolished 1990), an oil deodorizing building and an edible oil finishing and processing building. Auxiliary buildings constructed on the premises at the same time included a power plant and mechanics building and these are also slated for demolition if they have not already been removed. Subsequent buildings relate to the expansion of manufacturing concerns at the Dallas plant and include a continuous hydrolizer and a soap finished products building (both 1940) and the growth of chemical cleaners with a synthetic granules-making building and a packaging building (both 1946). By 1946, there were essentially three different products and three different businesses operating from the Dallas site; the edible oil operation, the manufacture of soap products, and the processing of synthetic chemical cleaners. The businesses represent different directions for the company, as well, with the original oil business established to aid in the company's distribution of edible products while later businesses were the result of new technologies, such as the continuous hydrolizer in soap manufacture and the development of new chemical cleaning formulas for detergents in the post-war era.

The site of the Proctor and Gamble Company in Dallas is consistent with the siting of Dallas' earliest industrial sites along the east banks of the Trinity River with access to the railroad shipping lines of the Houston and

Texas Central railroad. Prior to its establishment three miles south of downtown Dallas, the Proctor and Gamble complex was planted in cotton in the Trinity River flood plain. Because the Trinity frequently overran its banks, most destructively in 1908, the land was not heavily populated or developed for residential use. After the disastrous 1908 flood that put half of South Dallas under water, a more comprehensive flood control plan was instituted to prevent future such occurrences, although the entire Proctor and Gamble plant was inundated in the flood of 1990. Nevertheless, the land was considered good enough for industry but unsafe for residential development. Proctor and Gamble chose the site because it had immediate access to the railroad lines that increased its distribution capabilities. A bonus of the location included a ready-made supply of blue-collar workers in neighboring lower Colonial Hill and South Park additions to the east.

Throughout the 1920s and into the 1940s, Proctor and Gamble's Dallas plant continued to expand and in the 1950s a 200,000 sq. ft. Finish Products warehouse was constructed on the site. The plant was productive in the 1960s and contributed to the growth of the company. Last year Proctor and Gamble grossed \$24,000,000,000. Dallas, however, will not be part of Proctor and Gamble's continuing success. The 1990 demolition of the two 1920 edible oil buildings was the result of the consolidation of the company's shortening and oil business at another center and marks the end of the food products plant at the site. The deodorizer building is still standing and the Oil Finish Products building houses all the plant's administrative offices. Within the next one-to-five years, Proctor and Gamble will shut down both the soap and the chemical plants and its employees will either move with the company, take early retirement or be terminated as Proctor and Gamble manufacturing leaves Dallas (Heinie, 1991).

The 1920 edible oil Deodorizing Building and Finish Products Building are among the only surviving early 20th-century industrial buildings sited on the Trinity River banks in South Dallas that still retain their original architectural design and materials. The buildings represent a vital part of Dallas' physical and economic development and are closely related to the middle- and working-class housing in additions such as those in lower Colonial Hill and South Park.