

Z001-111/11314-C(JA)

Landmark Commission Action

2200 Young Street

District: Olive and Myers Building

Request: Landmark Designation

Motion: Approval.

Maker: Poggi

Second: Clow

Results: 12/0

Ayes: Weinstein, Hickman, James, Ball, Poggi, McAlester, Goolsby, Clow, Tharp, Glazbrook*, Piper, Emrich

Absent: Valdez-Scott

* Alternate

**DALLAS LANDMARK COMMISSION
LANDMARK NOMINATION FORM**

Figure 1: NAME

OLIVE & MYERS MANUFACTURING BUILDINGS Date: May 25, 2000

Figure 2: LOCATION

Address: 2200 YOUNG STREET, DALLAS, TEXAS

Location/Neighborhood: Inner City/Farmers' Market, Dallas, Texas

Figure 3: CURRENT ZONING

Zoning: CA-1 (A)

Figure 4: CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
4 Buildings	Private	Vacant	None
ACCESSIBILITY	Yes - Restricted		

Figure 5: OWNERSHIP

A.	SMA L.P. 2616 Hibernia Dallas, TX 75204 ATTN: Sherry McKinley 214-871-7997	B.	WHEEL FACTORY L.P. P. O. Box 595700 Dallas, TX 75359 ATTN: Rowland Edwards, Jr. 214-912-4191
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Figure 6: FORM PREPARATION

Date: May 25, 2000
Name & Title: Bill Galloway, Consultant
Organization: Galloway Commercial, Inc.
Contact: 214-744-4900

Figure 7: REPRESENTATION ON EXISTING SURVEYS

Yes - H.P.L. Survey (CBD) & Dallas Historic Resources Survey

Figure 8: HISTORIC OWNERSHIP

Original Owner: Olive & Myers Manufacturing

Figure 9: CONSTRUCTION DATES

Four (4) Story - 1903	One (1) Story - 1920
Two (2) Story - 1921	Two (2) Story - 1921

Figure 10: ARCHITECT

Not Known

Figure 11: SITE FEATURES

Urban Site. Flat, with limited vegetation

Figure 12: PHYSICAL DESCRIPTION

Condition	Good - Window infill and loading dock alterations evident
Original Site:	Yes

The four Olive & Myers Manufacturing Buildings that were constructed by Mssrs. Olive & Myers from 1903-1921, along with the campus they created from 1900 through 1925, are significant structures in the City of Dallas. These buildings were the result of the vibrant economy in Dallas at the turn of the century, allowing Olive & Myers to continue to expand their furniture, bedding, and springs manufacturing businesses. The buildings are located adjacent to the old H. & T.C. railroad tracks.

Indicative of industrial construction of the period, the buildings are skinned in commercially manufactured brick on "true-cut" heavy timbered columns with tongue-in-groove plank flooring, 2 x 12 floor joists, and natural red brick walls (some of which have been painted over). In two locations on the first and second floors, and one location on the third and fourth floors, operable steel service doors exist. These doors exited onto bridges and cat-walks between various other Olive & Myers' factory buildings. The original building entry points were most probably located on Young (Cabell) Street. The various entry possibilities, and the first floor fenestrations have been modified, changing window configurations, modifying many windows to metal frame from the original wood frame, infilling many windows with brick, the construction of a loading dock in the 1940's, and the covering of the original red brick with a yellowish paint. All four sides exhibit an attention to geometric symmetry between all floors and all buildings with the original fenestration and matching double-hung windows (most of which are nine-light), with metal shutters over the windows of the 4 story building on the East and the South sides, including the last facade and addition that was built in 1921 at 2206 Young Street. The former owner recently had all the buildings reroofed with modified bitumen.

The building site became a part of the City of Dallas in 1871. The location of the buildings is approximately 450' southwest of the first railroad station in the City of Dallas. (See Bracey's Block Maps of the City of Dallas, 4th edition, 1949, with research notes courtesy of Harry W. Rucker.) The site generally falls from the northeast to the southwest and is 95% paved at this time. All parking is surface on the east and the north facades of the buildings, and there is a concrete sidewalk on the west side of the buildings. Camden Properties' proposed town home project is to the south and east of the property.

The four story building had a steel bridge on the second floor of the East facade connecting this building to the second floor of the original Olive & Myers Man Building according to the Sanborn Insurance Maps. Vertical interior access was accomplished by a set of stairs on the westerly side of the building, and an electric elevator adjacent to the easterly side of the building. An elevator penthouse is located on the roof of the four story building directly above the elevator.

Figure 13: HISTORICAL SIGNIFICANCE - Property

The Olive & Myers Manufacturing Company Buildings, along with the “campus” they created from 1904-1925, are significant original structures in the City of Dallas. Manufacturing, which was once located in the core of most major cities, played a vital role in the Dallas economy. These structures represents one of the last remaining factory buildings in downtown Dallas and are a remnant of one of Dallas' first manufacturing companies.

These buildings were the result of the vibrant economy in Dallas in the early 20th century, as Olive & Myer had absorbed the Texas Spring Bed Company buildings and needed more space. Built to last and built for expansion, they are excellent examples of the economic heritage of the City. While the brick eyebrows over all of the windows reflects an acknowledgement to the architect (whose name has not been found), the straight forward industrial style embodies the functional priority given such buildings. More recently (1955-1991), the property was known as the Modern Sale & Service Building. Modern Sales was a theatrical supply businesses serving a majority of the film businesses located on Park, Harwood, and other close-by streets. Today, these buildings possess significant value to the City of Dallas as a reflection of the commercial and industrial spirit and vision that drove the Dallas economy at the turn of the century.

As evidenced by the newspaper article from the Dallas Times Herald, Sunday, May 31, 1903, a copy of which is included in this application, these buildings housed significant custom wood working, furniture making, spring manufacturing, and related services in the newly established “industrial district” on the east side (adjacent to the H. & T.C. Railroad) of the turn-of-the-century Dallas. The four story building itself was a testament to the company’s view of the business opportunity in Dallas, and its height created great vistas of the downtown Dallas area from this “high-rise”.

Prior to the development of the Olive & Myers Manufacturing complex here, the property was the site of several small houses utilized by the local workers. These “shotgun” houses faced both Polk Street (now Canton Street) and Cabell Street (former Young Street). According to research provided by Frances James, three of the seven houses had people living in them that worked at the Troy Laundry ar 2211 Cabell (Young). One of the tenants work as a domestic at the YMCA, one was a porter, and one was a cook. Additionally, of the six houses that faced Cabell, one was occupied by a saloon owner, one by a bottler at the Logsdon Manufacturing and Bottling Company, and at a later date one was occupied by the Sales Manager for Olive & Myers, Mr. H.G. Moore. At this period of time, both streets were macadamized.

Figure 13: HISTORICAL SIGNIFICANCE - People

The Olive & Myers Manufacturing Company was founded in 1899 by William S. Myers and Edward R. Olive. The company made furniture, mattresses, springs, beds, linoleum, rugs, pillows, tents, awnings and wagon covers. Originally located in one building, the firm eventually grew to occupy four city blocks. Greater Dallas illustrated (p. 170) lists Olive & Myers as "...manufacturers and jobbers of high class furniture of all kinds". The article also stated, "The plant...is one that never fails to attract the attention to the visitor to Dallas who is generally surprised to find a works of such size." (Dallas Illustrated, p.170). Capital stock in the company had been repaid at \$350,000. Olive & Myers and the Awalt Company were the only furniture "jobbers" in Dallas. A 1934 Dallas Morning News article showed the impact of the furniture industry on the Dallas economy. Furniture stores in Dallas sold over \$9.6 million annually. (DMN 9-15-34)

Not much is known about Edward R. Olive. He apparently came to Dallas in 1899. By 1912, he was no longer with Olive & Myers and had left Dallas. However, William Scott Myers was involved with the company until his death on September 14, 1934. William S. Myers was born in Orville, Ohio, and came to Dallas in 1899. In that same year he started the firm of Olive & Myers with Edward R. Olive. Myers was president of Olive & Myers. In 1905, with his vice-president Horace E. Spalti, he started the firm of Myers and Spalti in Houston. This company was an extension of the Dallas firm.

Myers spent a few years (ca. 1913 - 1917) in Denver, Colorado as president of the mining company Sutton, Steele and Steele. He was still president of Olive & Myers in Dallas. The other officers of the mining company were Edwin G. Steele, Walter L. Steele and Henry M. Sutton. The company offered a variety of services including mining engineering; ore manufacturing; concentrators; coal separators, and specific gravity separators for cleaning, separating and grading seeds, grains and other dry cereals.

By about 1917, Myers was back in Texas, having moved to Houston to be president of Myers and Spalti. He was chairman of the board for Myers and Spalti and Olive & Myers. The company increased its number of employees to 350. At the time of his death at the age of 73, Myers was in Dallas to implement a new employee plan he developed. This plan, an early version of employee profit sharing, was being used in Houston and was working well.

An interesting aspect of Myers' life was his "auto touring". He was considered a "Pioneer Auto Tourist" in Texas. (DTH 9/15/34). In the early 1920's, Myers traveled across the country in a "house on wheels". One of the first of its kind, Myers had the cottage constructed on a lengthened Cadillac chassis. The miniature house had a kitchen, sitting room, bed and bath. The house on wheels was constructed at the Houston plant by Munger Automobile Company of Dallas. They, and Myers, gained national publicity with stories and pictures of this unusual vehicle.

Figure 13: HISTORICAL SIGNIFICANCE - People (Continued)

Myers was succeeded by Horace E. Spalti who had been with Olive & Myers since the early 1900's. Spalti was born in Pleasantville, Iowa, and attended Drake University. After college he returned to Pleasantville to enter the furniture manufacturing business. He came to Dallas in 1900, just after William Myers. Spalti was very active in Dallas society. Aside from being president and chairman of the board of both Olive & Myers and Myers and Spalti, he was director of a local insurance company. He also served on the board of the Dallas Chamber of Commerce for many years. Spalti was a member of several organizations including Hella Shrine, Masons, High Noon Club and Elks Lodge. Horace Spalti died unexpectedly in Dallas on April 4, 1944.

Olive & Myers and Myers and Spalti were then taken over by his son, Horace D. Spalti. Along with Trammel Crow, Spalti developed the Furniture Mart in Dallas. Before that he helped organize the furniture shows at the State Fair. He merged Olive & Myers and Myers and Spalti in 1957 and moved manufacturing operations to a new \$2.5 million plant in Athens, Texas. In 1958, Curtis Mathis purchased controlling interest in the company and closed the Athens factory. At this point, Olive & Myers ceased to exist as a company, ending over 50 years of local manufacturing.

The Olive & Myers Buildings, along with 2220 Canton (also developed by Olive & Myers), are a few remaining examples of factory architecture in downtown Dallas. The Olive & Myers Company represents the entrepreneurial spirit of Dallas. This company, begun in 1899, with one building grew to include four downtown city blocks. These buildings represent a facet of downtown, the manufacturing factory, which, with the advent of industrial parks, is long gone. It is for the above reasons that these buildings are eligible for designation as a City of Dallas Landmark.

Figure 14: BIBLIOGRAPHY & ACKNOWLEDGEMENTS

Individuals

- Harry W. Rucker for his continuing research into the railroad in early Dallas
- Kate Singleton for her research and preparation of the Landmark Application for 2220 Canton, much of which is applicable to, and used within, this application as the original ownership was the same

Magazines

- Dallas Chamber of Commerce. Dallas Magazine. December 1924, page 19.

Newspapers

- Dallas Times Herald - 5-31-03 (Copy attached)
9-15-1934, section 1, p. 6
4-20-1944, section 2, p. 14
- Dallas Morning News 9-15-1934 clipping file
2-28-1954 clipping file

Other Sources

- Dallas City Directories - 1900-1996
- Sanborn Fire Insurance Maps - 1877-1951
1921 corrected volume 1, p. 16
- Texas Death Records
- Friends of the Dallas Public Library. Greater Dallas Illustrated 1908,
p.170. Dallas, Texas: Dallas Public Library, 1992.
- Polk, R.L. and Company. Dallas City Directory, 1899, 1900-01, 1905-06, 1912, 1913, 1920,
1927, 1930, 1934, 1940. Dallas, Texas: R.L. Polk and Company.



**LANDMARK DESIGNATION FORM
CRITERIA FOR ELIGIBILITY**

History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

Historic event: Location of or association with the site of a significant historic event.

Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

Unique visual feature: Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

Archeological: Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

National and state recognition: Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

Historic education: Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.