

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. NAME OF PROPERTY

HISTORIC NAME: Dallas Downtown Historic District (boundary increase)
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by Jackson, North Harwood, Commerce, north-south line between South Pearl Expressway and South Harwood, Canton, South Harwood, Marilla, Cadiz, South St. Paul, Canton, and South Ervay Streets.
CITY OR TOWN: Dallas **VICINITY:** N/A **NOT FOR PUBLICATION:** N/A
STATE: Texas **CODE:** TX **COUNTY:** Dallas **CODE:** 113 **ZIP CODE:** 75201

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (nomination) (request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (meets) (does not meet) the National Register criteria. I recommend that this property be considered significant (nationally) (statewide) (locally). (See continuation sheet for additional comments.)

Signature of certifying official _____
Date

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____
Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:	Signature of the Keeper	Date of Action
____ 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): _____	_____	_____

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: private, public-local

CATEGORY OF PROPERTY: district

NUMBER OF RESOURCES WITHIN PROPERTY:

In revised and expanded district

CONTRIBUTING	NONCONTRIBUTING	
78	35	BUILDINGS
0	5	SITES
0	4	STRUCTURES
1	0	OBJECTS
79	44	TOTAL

In boundary increase only

CONTRIBUTING	NONCONTRIBUTING	
24	8	BUILDINGS
0	0	SITES
0	0	STRUCTURES
1	0	OBJECTS
25	8	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 1
 (Dallas Scottish Rite Temple); this is NOT included in the above Resources.

NAME OF RELATED MULTIPLE PROPERTY LISTING: Downtown Dallas Historic District, Dallas, Texas

6. FUNCTION OR USE

HISTORIC FUNCTIONS:
 COMMERCE/TRADE = business, retail, organizational, specialty store, restaurant, warehouse
 GOVERNMENT = government office
 INDUSTRY = industrial, manufacturing, utility services, vehicular service
 RELIGIOUS = church, religious facility

CURRENT FUNCTIONS:
 COMMERCE/TRADE = business, organizational, warehouse
 GOVERNMENT = social services
 INDUSTRY = utility service, automotive service
 VACANT/NOT IN USE
 RELIGION = church, religious facility

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:

Late 19th and 20th Century Revivals: Neoclassical, Beaux Arts, Italianate, Venetian Gothic, Romanesque, Gothic Revival, English Colonial, Spanish Eclectic,
 Late 19th and Early 20th Century American Movements: Sullivanese, Commercial Style
 Modern Movement: Art Deco; Zig Zag Moderne, Art Moderne, Mid-Century Modern
 Other: 1-part commercial block; 2-part commercial block; 2-part vertical block, 3-part vertical block, 3-part commercial block, Chicago School, Temple Front, Enframed Window Wall, Enframed Block, Vault with Wings, Modern, No Style.

MATERIALS:	FOUNDATION	CONCRETE
	WALLS	BRICK, STONE, TERRA COTTA, CERAMIC TILE, STUCCO, METAL, SYNTHETIC, ASBESTOS TILE
	ROOF	ASPHALT OR COMPOSITION, CLAY TILE, SLATE
	OTHER	WOOD, GLASS, STONE/MARBLE, TERRA COTTA

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-8).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Commerce, Architecture

PERIOD OF SIGNIFICANCE: 1911-1958

SIGNIFICANT DATES:

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Ahlschlager, Walter; Flint and Broad; Fooshe and Cheek; Hubble and Greene; Hill, Charles, D.; Mauran, Russell and Crowe; Harwood K. Smith and Partners; Weiss, Dreyfous and Seiffert.

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-11 through 8-39)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-40 through 9-41).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: Approximately 35.3 acres

UTM REFERENCES: Zone 14

	Easting	Northing
1.	x	x
2.	x	x
3.	x	x
4.	x	x
5.	x	x
6.	x	x
7.	x	x
8.	x	x
9.	x	x
10.	x	x

VERBAL BOUNDARY DESCRIPTION: (see continuation sheet 10-42)

BOUNDARY JUSTIFICATION: (see continuation sheet 10-42)

11. FORM PREPARED BY

NAME/TITLE: Marcel Quimby, FAIA with Quimby McCoy Preservation Architecture, LLP with Kate Singleton, Cornerstone Heritage Preservation Services

ORGANIZATION: for the City of Dallas **DATE:** April 8, 2008

STREET & NUMBER: 3200 Main Street, #3.6 **TELEPHONE:** (214) 977-9118

CITY OR TOWN: Dallas **STATE:** Texas **ZIP CODE:** 75226

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet MAPS-43-44)

PHOTOGRAPHS (see continuation sheets PHOTOS-45 through PHOTOS-60)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: On file with Texas Historical Commission

STREET & NUMBER: Various **TELEPHONE:**

CITY OR TOWN: Dallas **STATE:** Texas **ZIP CODE:** 75201

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Section 7 Page 5

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

The purpose of this nomination amendment is to increase the boundary of the Downtown Dallas Historic District (NR 2006) to include an area at the south-east boundary of this district; this area is roughly bounded by Jackson Street on the north, Harwood Street on the east, Canton Street on the south and S. Ervay Street on the west. This area encompasses the history and themes represented in the Downtown Dallas National Register Historic District and also includes commercial and industrial resources that supported the development of the adjacent central business district. As Dallas' central business district expanded, surrounding areas such as this evolved from residential neighborhoods to a commercial district with a diverse type of businesses (automobile orientated, film exchanges, printing, warehouses, distribution and public utilities) over the first fifty years of the century. The resulting structures represent the architectural evolution of a early twentieth-century downtown commercial area with buildings that range from one and two-story modest or vernacular commercial buildings to architecturally significant religious buildings of Dallas' leading congregations, fraternal buildings, ornate buildings of the 1930s and several buildings reflecting the modern movement that date from the late 1940s and mid-1950s as well as utilitarian industrial complexes that reflect their function and uses. Architectural styles represented in this area of boundary increase include Beaux-Arts, Italianate, Romanesque, English Colonial, Neoclassical, Venetian Gothic, Gothic Revival, Spanish Eclectic, Zigzag Moderne, Sullivanesque and the modern movement. Several of the high-style buildings in the district represent the work of the state's leading architects as well as out-of-state architects. These buildings represent the architectural evolution that is typical of a downtown commercial district associated with the commercial growth of Dallas from the early 1900's into the 1950's.

The vast majority of contributing buildings within this boundary increase retain a high degree of integrity with respect to design, workmanship, and materials.

The expansion of the Dallas Downtown Historic District is nominated under Criterion A in the area of Commerce at a local level of significance as it contains buildings that relate to the diverse and changing economic base of the city. It is also nominated under Criterion C in the area of Architecture at a local level of significance as it contains several significant historic buildings reflecting the work of master architects as well as numerous smaller, modern commercial and industrial buildings of the 1940s and mid 1950s.

DESCRIPTION

This boundary increase to the Downtown Dallas Historic District includes 22 contributing buildings, 10 non-contributing buildings and 1 object – the remains of the Houston and Texas Central Railroad tracks along Marilla Street between South Ervay and Park Avenue - and contains sufficient integrity for listing under Criterion A in the areas of commerce at the local level of significance and Criterion C, in the area of architecture, at the local level of significance. The properties in the original boundary have not been included and are not addressed in this nomination.

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

GENERAL CHARACTERISTICS OF THE PROPOSED BOUNDARY INCREASE TO THE DOWNTOWN DALLAS HISTORIC DISTRICT

The boundary increase to the Dallas Downtown Historic District lies at the south-eastern edge of this national register district and is near the heart of the city's Central Business District (CBD); this area is roughly bounded by Jackson Street on the north, Harwood Street on the east, Canton Street on the south and S. Ervay Street on the west and primarily include resources located along Jackson, Wood, Young, Marilla and Canton Streets. The resources within the boundary increase date from 1911 through the late 1950s and represent the post World War II period during which Dallas experienced major growth and developed as a major center for banking, the insurance industry, and retail for the Southwest.

Overview of Properties in the Boundary Increase to the Downtown Dallas Historic District

The boundary increase contains 32 buildings of which 24 buildings (not including one already NR-listed) contribute to the architectural and historical significance of this boundary increase. The buildings within the district were constructed between 1911 and 1958 with a small number dating from the 1960s through 2007. These later buildings tend to be larger in size and height, reflecting the dynamic development of the adjacent central business district. Twenty-eight buildings are four stories or less in height; only one of these larger buildings (the Butler Building) dates from the period of significance. The tallest building in this boundary increase is 12 stories in height.

The boundary increase contains 10 noncontributing buildings. Of these, 3 fall outside the period of significance, while the remaining noncontributing buildings are historic buildings that have been so altered that they no longer have sufficient integrity to be considered contributing to the district. The district contains no sites and structures and one object (Houston and Central Railroad switch, c. early 1900s). There are several large parking lots located at the north edge of this boundary increase; this is not uncommon for commercial areas on the edge of a major central business district such as downtown Dallas where smaller buildings were removed to accommodate surface parking lots. Several surface parking lots are sprinkled throughout the area of increased boundary and are indicated on the map, but are not counted as contributing or noncontributing features.

The buildings within this boundary increase to the Dallas Downtown Historic District range from modest, vernacular one-part and two-part commercial block buildings to high-style historic religious and fraternal buildings to later, mid-rise buildings. This represent the architectural evolution of these building types from the turn of the century through the mid-1950s, including Beaux-Arts and Neoclassical inspired ornamentation; Venetian Gothic, Gothic Revival, Renaissance Revival; Art Deco and Art Moderne forms; and the modern movement. The high-style buildings in the district represent the work of the state's leading architects. The vast majority of contributing buildings within the district retain a high degree of integrity with respect to design, workmanship, and materials.

Architecture in the District

As noted in the Downtown Dallas Historic District nomination, several surveys (*Downtown Dallas and Adjacent Neighborhoods Historic Resources Survey* (1998) by Norman Alston and Kate Singleton, the 1974 historic resources survey conducted by Drury B. Alexander and a 1980 survey of the CBD by Ellen Beasley sponsored by the Historic

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Preservation League, Inc. of Dallas) have provided information about the historic resources in this area of the boundary increase.

Property Types in the area of Boundary Increase

In addition to those property or building types noted in the Downtown Dallas Historic District (One-Part Commercial Block, Two-Part Commercial Block, Vault, Two-Part Vertical Block and Three-Part Commercial Block), buildings in the area of the boundary increase also include ‘Temple Front’ buildings, Chicago School, and Central Block with wings. These additional types, as established by Richard Longstreth in *The Buildings of Main Street* (1987), includes two basic categories based on (1) the manner in which a facade is divided into distinct sections, and (2) the arrangement of a few major architectural features or enframing wall surfaces. The first type of category based on facade divisions includes six sub-types: two-part commercial, stacked vertical block, two-part vertical block, three-part vertical block, enframed block and central block with wings. The second category based on defining features or enframed wall surfaces includes four sub-types: enframed window wall, temple front, vault and arcaded block.

In addition to these building types, this area of boundary increase includes several smaller utilitarian buildings with primarily blank or flush front facades with minimal windows; such buildings typically date from the 1940s and 1950s although later examples also occur; these buildings are a more utilitarian version of the early 20th century one and two-part commercial block type that are simpler in design. Typically office and warehouse uses, these buildings had smaller windows which reflected their use of central air-conditioning, concerns about security and the influences of post –WWII modern architectural influences; examples are 2017 Young Street and 1808 Canton Street.

Temple Front

This building type, unlike other types found in the district and area of boundary increases, was not typically used on commercial buildings in the late 19th and early 20th centuries in Texas, but on institutional, financial and religious buildings. The impetus of the academic movement at the turn of the 20th century and the availability of information about English classical architectural forms contributed to the popularity of this style during this time. Ancient Roman architecture provided inspiration, and as the ‘temple’ was typically an added feature to the façade, it served purely an ornamental role as it often was applied to large building forms that served as a backdrop. As such, the ‘temple’ was often gracefully designed with classical proportions and integrated to varying degrees with the building mass beyond.

Central Block with Wings

As succinctly described by Longstreth,¹ this building type has ‘a central block with wings characterized by a façade generally two to four stories high with a projecting center section and subordinate flanking units that are at least half as wide and often much wider.’ Its origins date to the Italian villas of Antonio Palladio, and has been used for residential as well as commercial buildings in a variety of architectural styles. In the United States, this building type has been used since the 1730s for residences and with the popularity of neoclassical style at the beginning of the twentieth century came into use for commercial and institutional buildings.

¹ Longstreth, Richard *Buildings of Main Street: A Guide to American Commercial Architecture*. Washington D.C.: National Trust for Historic Preservation, 1987.

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

This building type is suitable for free-standing buildings in areas surrounding the central business district where free-standing buildings are more common, and the sites can accommodate them. In the area of the boundary increase, the Masonic Temple with its higher central block and adjoining side wings that anchor the building to the site is the only building of this type, and was designed in the Art Moderne architectural style.

Methodology for the Evaluation of Buildings within the Boundary Increase

The methodology for the evaluation of buildings within the area of the boundary increase to the Dallas Downtown Historic District is addressed in that original nomination. The historic resources within a boundary increase to such districts must meet the same criteria as the original district: an area must be a well-defined area which contains a large concentration of resources at least 50 years old, and possess strong associations with at least one of the four National Register Criteria for Evaluation: historic events (Criterion A), significant persons (B), architecture (C) and archeology (D).

Of these 32 buildings in this boundary increase, twenty-two (22) are Contributing, five (5) are non-Contributing due to lack of Integrity and four(4) are post 1965 structures. The buildings within this boundary increase are clearly 'contributing' or 'non-contributing' with the exception of the Butler Building which agreeably has a 'lower' degree of integrity due to changes that have greatly altered the exterior of the building.

The Butler Building was reviewed in detail along with the recent investigation that have shown that the later additions (concrete panels) can be removed and the original ironspot brick exposed. The large granite buttresses at the base of these pilasters are intact, as are the original window openings although the wood windows have been replaced with aluminum. The strong vertical lines continue to provide a sense of the original design. Although these modifications have greatly altered the exterior of the building, this recent work to expose the original fabric below these alterations has proven that much of this fabric remains and can be restored or replicated. The Houston and Central Railroad spur that served the building remains at the south of the building (by the buildings' historic loading docks), evoking a sense of the original industrial nature of this building.

The Butler Building retains integrity of location, massing, scale and its setting, due to its association with the nearby buildings that date from the 1920s and 1930s. Even with these modifications and based on recent investigative efforts, the building materials retain sufficient design as much of the essential characteristics of its original materials and design remain or have been uncovered and may be exposed in the future.

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

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Inventory for the boundary increase to the Dallas Downtown Historic District, 1911-1958

Designations:
NR National Register of Historic Places
HWHD Harwood Historic District (City of Dallas; includes C and N/C bldgs)
D City of Dallas Landmark
RTHL Recorded Texas Historic Landmark

Historic (Current) Building Name	Address	Date.	Building Type	Style	Architect	Floors	C/NC Status	Designation
Farmers Market Restaurant	1823 Cadiz Street	1945	One-Part Comm. Block (modified)	N/A	Unknown	1	NC	
Dallas Power and Light Transportation Center (Oncor Service Center)	1701 Canton Street	1953	Enframed Block	Mid-Century Modern Movement	Harwood K. Smith & Partners & Joseph Molls	1	C	
N/A	1808 Canton Street	1935	One-Part Commercial Block	Commercial / Warehouse	Unknown	1	C	
(Vacant)	1820 Canton Street	1930	One-Part Commercial Block	Spanish Eclectic	Unknown	1	C	
Desco Tile (Idle Rich Bar)	1908 Canton Street	c. 1923	Three-Part Commercial Block	Venetian Gothic	Unknown	2	C	
N/A	400 Ervay, South	1920	Three-Part Commercial Block	Sullivan-esque	Unknown	2	C	
Hill Printing Co.	416 Ervay, South	1934	One-Part Commercial Block	Commercial	Unknown	1	C	
Streetside Café	418 Ervay, South	1948	One-Part Commercial Block	Art Deco	Unknown	2	C	
Thomas Blueprinting (Subways)	420 Ervay, South	1958	Enframed Window Wall (modified)	Altered	Unknown	2	NC	
Butler Building	500 Ervay, South	1911, 1916, 1952, 1970s	Three-Part Vertical Block (modified)	Romanesque Revival	Mauran, Russell and Crowe, St. Louis	9	C	
Parking Garage (part of Butler Building)	500 Ervay, South	1956	Parking Garage	N/A	Unknown	5	n/a (NC)	
Robb and Rowley Theatres (Film distribution)	312 Harwood Street S.	c. 1920s	Two-Part Commercial Block	Art Moderne	Unknown	2	C	HWHD
First Presbyterian Church and Activities Building Add'n (1928)	407 Harwood, Street	1913, 1928, 1989	Temple Front (Church)	Neo-Classical Rev.	C. D. Hill; Oglesby Group (1989)	3	C	HWHD, D
Herber Brothers Motion Pictures (Dog Day Care)	408 Harwood Street S.	c. 1930s	One-Part Commercial Block	Commercial	Unknown	1	C	HWHD
Paramount Pictures (Film Distribution)	412 Harwood Street S.	c. 1930s	Chicago School	Commercial	Unknown	3	C	HWHD
Sudie George Mem Chapel (First Presbyterian Church)	417 Harwood Street S.	1948	Church	English Colonial	Fooshe & Cheek	1	n/a (C)	HWHD
Scottish Rite Cathedral	500 Harwood, Street	1913	Temple Front (Church)	Neo-Classical Rev.	Hubbell and Greene	3	C	NR, HWHD RTHL

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Dallas, Dallas County, Texas

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Masonic Temple	507	Harwood, Street	1941	Vault (w/ wings)	Art Moderne	Flint and Broad, Architects; Hal C. Dyer, Contractor	3	C	HWHD
Parking Garage	1810	Jackson Street	1971	Parking Garage	N/A	Unknown	9	NC	
Office Building (Ensearch Building)	1900	Jackson Street	1979	Three-Part Vertical Block (modified)	N/A	HKS + Partners	12	NC	
Century Copy Co. (Vacant)	2008	Jackson Street	1946	Two-Part Commercial Block	Commercial / Warehouse	Unknown	2	N/C	HWHD
American Optical Center (Gateway Center)	1722	Marilla Street	1947	Central Block w/ wings	Mid-Century Modern Movement	Walter Ahlshlaager & Associates, New York	3	C	
Texas and Houston Central Railroad railroad tracks	1770 Blk	Marilla Street	c. 1911	N/A	N/A	N/A	N/A	C (object)	
Warner Brothers Film Building	508	Park Avenue	1929	Two-Part Commercial Block	Zig Zag Moderne	Weiss, Dreyfous & Seiffert, New Orleans	3	C	HWHD
Dallas Power and Light Distribution Center (Oncor)	515	Park Avenue	1920, 1951, unknown	Enframed Window Wall (modified)	N/A	Unknown	4	NC	
N/A	806	St. Paul Street	1966	One-Part Commercial Block	Commercial / Warehouse	Unknown	1	NC	
Office Building (Ensearch)	1815	Wood Street	1966	Two-Part Vertical	Commercial / Office	Unknown	8	NC	
Office Building (First Presbyterian Church)	1818	Wood Street	c. 1950s	Two-Part Commercial Block	Mid-Century Modern Movement	Unknown	2	C	
Amelia's B&B	1775	Young Street	1924	Two-Part Commercial Block	Commercial	Unknown	2	C	
TXU Service Center	1808	Young Street	1945	N/A	Mid Century Modern Movement	Unknown	1	C	
Parking Garage & Office (First Presbyterian Church)	1812	Young Street	c. 1950s	Enframed Window Wall (modified)	Commercial	Unknown	3	NC	
Otis Elevator Building (Presbyterian Church off)	1822	Young Street	1922	Two-Part Commercial Block	Italianate Revival	Unknown	2	C	
Vacant	1900	Young Street	1955	N/A	Mid-Century Modern Movement	Unknown	2	C	HWHD
First Presbyterian Church Parking Garage	1903	Young Street	1954	Parking Garage	N/A	Unknown	7	n/a (NC)	
United Artists Film Exchange (Fast Action Bail Bonds)	1910	Young Street	c. 1925	One-Part Commercial Block	Commercial	Unknown	1	C	HWHD
Dallas Scottish Rite	2011	Young Street	1955	Two-Part Commercial Block (modified)	Altered	Unknown	2	NC	
Unknown	2017	Young Street	1948	Two-Part Commercial Block	Commercial / Warehouse	Unknown	2	C	

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

STATEMENT OF SIGNIFICANCE

The proposed expansion of the downtown Dallas National Register Historic District includes the area roughly bounded by Jackson Street on the north, Harwood Street on the east, Canton Street on the south and S. Ervay Street on the west. This area encompasses the history and themes represented in the Downtown Dallas National Register Historic District. The proposed expansion of the district includes many significant buildings that represent the economic and social growth of Dallas from the early 1900s into the 1950s. The expansion of the district is nominated under Criterion A in the area of Commerce at a local level of significance as it contains buildings that relate to the diverse and changing economic base of the city. The is also expansion is nominated under Criterion C in the area of Architecture at a local level of significance for the variety of styles of buildings including Art Deco, Neo-Classical Revival, Modern movement and one and two part commercial structures. This proposed expansion includes several architecturally significant buildings including the Scottish Rite Cathedral, the First Presbyterian Church, Warner Brothers (508 Park), American Optical Center and the Desco and Son Tile building.

The area proposed for the expansion of the Downtown Dallas National Register District mirrors the economic trends and development detailed in that nomination. This proposed district expansion initially developed as a residential area around the 1880s. However, encroachment from the downtown soon turned this area into another commercial/industrial zone. The businesses that located here were adjunct to many of the existing uses occurring in downtown such as the automobile dealerships connected to automobile row on Commerce Street. Some of the business sectors located in this area because other industrial/commercial areas in downtown were already defined and full. The West End was fully developed and occupied by this time so the natural progression of growth from the west end of downtown and centered on the courthouse, would be to the east and then the south. As the city and the downtown grew, the residential neighborhoods between Jackson on the north, Harwood on the east, Canton on the south and Ervay on the west were displaced by commercial growth. The growth of downtown was not hindered by the small African American neighborhood located along Jackson and Marilla Streets nor was it hindered by the exclusive houses of the Cedars neighborhood. The changes experienced by this neighborhood from residential to commercial/industrial reflect the growth and development of downtown Dallas as a whole. The companies and industries that located in this area represent economic segments that were important to the growth of the city.

Pre- Railroad Development

Dallas slowly began to grow after Alexander Cockrell bought John Neely Bryan's claim. With the possibility of a railroad coming through the town, efforts at residential real estate development began in earnest. One of the first subdivisions was developed by William Tuberville (Teuberville) in 1869 and was bounded by Akard, Wood, Browder and Young Streets. It was so far away from the center of Dallas that locals thought of it as a separate town named Tuberville.² Henry Ervay's Ervay Addition was platted in 1871 and was bounded by Akard, Canton, Harwood and Pocahontas Streets. A third subdivision was begun by Reverend Young who had received the property as payment from his congregation, the Lamar Street Methodist Church. This subdivision was bounded by Wood, Canton, Harwood and Ervay Streets.³

² McDonald, William. *Dallas Rediscovered: A Photographic Chronicle of Urban Expansion, 1870-1925*. Dallas, Texas: Dallas Historical Society, p.103.

³ Ibid.

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Section 8 Page 12Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Arrival of the Railroad and Early Growth in the Area

As detailed in the Dallas Downtown Historic District nomination, Dallas did not experience successful economic growth and expansion until the arrival of the railroads in 1872. The Houston and Texas Central Railroad tracks ran north and south (along the current location of Central Expressway a block-and-a-half to the east of the boundary increase) with a railroad switch across downtown on Marilla Street⁴ providing an opportunity for future commercial growth in this area of downtown; a portion of this railroad switch remains in place within the boundary increase. The MK&T Railroad was on the west side of downtown at what is now Pacific Street. The downtown was centered on the courthouse at this time but began to grow along the railroad lines expanding eastward.

The area included in the expansion of the historic district had a diverse mix of races and uses during this time. Part of the area, south of Marilla extending along Ervay, was considered the Cedars, an early well-to-do residential area in Dallas. The area around the H&TC switch, mainly Jackson Street, had several African-American owned businesses including that of Dr. J.W. Anderson who had once practiced at the Bluit Sanitarium. Other African American businesses in the area included T.S. Scott Restaurant, Lowery and Son Grocery and C. Harry Miller Grocery. There were several African Americans living on Jackson Street.⁵ Marilla Street also had several African Americans living there as well as two African American owned restaurants.⁶ Also in this area was the St. James African Methodist Episcopal Church on Young Street between Veal (Park) and Ervay.⁷ This area represented the prevalent development patterns for African Americans; located on the west side of the H&TC north/south tracks and along their switch, this land was less desirable for residential growth than other downtown areas to the south. With the visual and physical barrier of US 75, it is hard to understand today that this area was an extension of Deep Ellum.

In 1887, at the corner of Harwood and Young Streets was the Dallas Turnverein Hall. The Dallas Turnverein housed the Turners, a German and Swiss singing society that held many activities.⁸ Located directly behind this building were "Negro Shanties" as listed on the Sanborn Fire Insurance Map; these smaller homes for African Americans existed at this area until the 1920s and 1930s.⁹ This was literally a block east of St. James A.M.E. Church. Just north of the A.M.E. Church was the Presbyterian Church located on Wood Street between Harwood and Ervay. There were also two public schools in the area, one at Harwood and Jackson and the other at Harwood and Cabell.¹⁰

It is interesting to note that the residences in the area range from small shotgun shacks to larger, rather impressive houses with several sheds and servants quarters. Such a house was located at the northeast corner of Ervay and Young Streets.¹¹ Another large home was that of Alexander Sanger, located at the northwest corner of Canton and Harwood streets. Sanger was one of Dallas' more prominent citizens; he and his brothers established Sanger Brothers Dry Goods and Department Store and he was involved in many civic endeavors and organizations.¹² Judge George Aldredge lived just south of Sanger at 315 Ervay (southwest corner of Ervay and Corsicana).

⁴ Sanborn Fire Insurance Maps, Dallas 1888, Volume 1, page 24.

⁵ Worleys, *Dallas City Directory*. 1905 p.60.

⁶ *Ibid.*, p. 78.

⁷ Sanborn Fire Insurance Maps, 1888, Vol. 1, p.24.

⁸ Dallas Morning News. *Dallas Turnverein*. September 25, 1887, p.4.

⁹ Sanborn Fire Insurance Maps, 1888, Vol. 1, p.24.

¹⁰ Sanborn Fire Insurance Maps, 1888, Vol. 1, p.24.

¹¹ *Ibid.*

¹² McDonald, p.108.

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Development in this area continued through the 1880s and 1890s with a subtle shift occurring from residential to commercial. It is also important to note that the quality of housing continued to vary significantly from shotgun houses to mansions of the merchant princes. Those streets closest to the major downtown streets of Commerce and Main were subjected to residual development pressures as the smaller buildings along Commerce and Main were replaced with larger buildings, as evidenced by Jackson Street between Ervay and Harwood Streets transition to commercial uses. On the south side of Jackson facing Ervay were small commercial buildings; and facing Jackson was a large livery stable with a house adjacent, then the Black and Tan Club (an Irish club), a couple of houses, YMCA (formerly Dallas Athletic Association), and more houses. Wood and Young Streets between Ervay and Harwood remained primarily residential in nature. There were a few commercial structures including Dallas Transfer and Car Company, the Second Presbyterian Church, St. James A.M.E. Church and St. Mathews Episcopal Church at Ervay and Canton. Small stores were located on the busier streets of Ervay and Harwood.¹³ Interestingly, the 1899 Sanborn Map does note a fairly substantial house being constructed at 261 Harwood between Cadiz and Corsicana.¹⁴

Post Railroad Development 1900-1920

The impact of the railroads on the development of this area cannot be underestimated. As the core of downtown Dallas moved eastward and south, the shift from residential to commercial became more pronounced. By 1905, this shift was evident as the core of downtown developed and expanded south and east, and more commercial enterprises moved in, extending south to Wood Street. The 1905 Sanborn Fire Insurance Map shows the Oriental Steam Laundry as “being built exterior constructed”.¹⁵ Next to the laundry there is a car and transfer building noted as the Dallas T&C Company Stables,¹⁶ and a building slated “to be bottling works”.¹⁷ The bottling works is identified in the City Directory as Coca-Cola.¹⁸ On the north side of Jackson at Prather there was a large livery stable and a few doors down, a building that housed a wagon and print shop.¹⁹ Later, printing shops would become a prominent business type in the area. Dr Anderson, the African American physician and surgeon, was still located on Jackson Street, near the YMCA in a small African American enclave.²⁰ St. James A.M.E. Church, on Young Street, had its parsonage on Cochran in the State-Thomas neighborhood.²¹ Harwood, Jackson Wood and Ervay Streets were becoming more commercial while Marilla, Veal (now Park) and Canton were predominately residential. The residential remained decidedly mixed; this area still had prominent citizens living in the vicinity including Alex Sanger, businessman William Cabell, Judge George Aldredge and Louis Blaylock. In close proximity, behind the Turnverien Hall were “tenements”.²²

¹³ Sanborn Fire Insurance Maps, 1899, vol. 1, pp. 18, 23.

¹⁴ Ibid, p. 23.

¹⁵ Sanborn Fire Insurance Maps, 1905, Vol.2, p.108.

¹⁶ Worleys .*Dallas City Directory*.1905, p.112.

¹⁷ Sanborn Fire Insurance Maps, 1905, Vol.2, p.108

¹⁸ Worleys .*Dallas City Directory*.1905, p.112.

¹⁹ Sanborn Fire Insurance Maps, 1905, Vol.2, p.108

²⁰ Worleys. *Dallas City Directory*.1905, p.60.

²¹ Dallas Morning News. *Negro Bishop Preaches*. October 5, 1905, p.4.

²² Sanborn Fire Insurance Maps, 1905, Vol.2, p.115

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Butler Building

In 1910 - 11, the city of Dallas saw construction of its largest building to date—Butler Brothers Building. In a Murphy Bolanz ad, this southeast area of downtown Dallas was touted as the “New Business Center of Dallas”. The ad noted that the Butler Brothers Building was going to be “the largest building of its kind in Texas ... five hundred thousand square feet of floor space. A new business center will be established. Enhancement of property values in this section is a foregone conclusion. Opportunity is knocking at your door.”²³ It would be almost fifteen years before another building of this size would be constructed in downtown Dallas – the four-building complex of the Santa Fe Railroad buildings in the 1920s (NR).

The Butler Brothers Company was one of the largest wholesale jobbing companies in the country and their expansion to Dallas was an economic development coup. The company sold products to large retail corporations, who then sold these goods in their own stores. Butler Brothers began in Boston in 1877, established by three brothers; they built their company on selling to local merchants who came into their wholesale store. One innovation was their practice of putting several items together and selling them for one price - the original five and dime concept; and they soon became a catalogue order company for merchants. In 1879, one of the brothers moved to Chicago to open a wholesale house and they soon followed with facilities in New York and St. Louis. Butler Brothers also constructed another facility in Minneapolis at the same time as the one in Dallas.²⁴ The company eventually became the exclusive and primary supplier to 2,350 Ben Franklin Variety Stores.²⁵

The Butler Brothers Building, still extant at 500 S. Ervay, was designed by Mauran Russell and Crowell Architects of St. Louis. Harre Bernet was sent from their office to supervise construction of the massive building and ended up staying in Dallas where he continued to practice architecture, designing fire stations for the city and several houses in Dallas and the Park Cities.²⁶

Local articles describe the construction of the building and the impact of Butler Brothers on Dallas with the cost of the structure is noted as \$1.5 million, the largest construction project for 1910-1911.²⁷ The September edition of the Chamber of Commerce magazine, *Dallas Spirit*, notes a higher construction cost of \$1.6 million. The article further states that “with the establishment in Dallas of an immense distributing house by Butler Brothers, it was up to the hotel interests to provide for the large increase of buyers and visitors that would result from such increases in facilities to the trade territory.”²⁸ The article also states that the Busch interests “immediately began the work of improving and enlarging their interests here”.²⁹ The article infers that the Butler Brothers Company and all the visitors and merchants that it would bring to town were the reason behind the Busch family’s investment in the Adolphus Hotel.

The Butler Brothers building was sold to Lowich Interests for use as a merchandising mart in 1952.³⁰ Over the years, space in the building has been leased to the U.S. Army, U.S. Department of Commerce, and City of Dallas

²³ Dallas Morning News. *Murphy Bolanz New Business Center of Dallas*. October 30, 1910, p.29.

²⁴ Dallas Morning News. *Will Locate Here*. May 12, 1906, Sec. 1, p.14.

²⁵ Dallas Morning News. *Butler Brothers Completes Change Over from Wholesale*. May 20, 1955, Clipping File.

²⁶ Dallas Morning News. *Harre Bernet, Architect, Dies*. October 12, 1932, Section 2, p.1.

²⁷ Dallas Spirit Magazine. *Skyscrapers In Sight*. June 1910, Vol. 1, No. 3, p. 2.

²⁸ Dallas Spirit Magazine. *Butler Building*. September 1910, Vol. 1, No. 4, p. 1.

²⁹ Ibid.

³⁰ Dallas Morning News. *Big Dallas Merchandise Mart Sold to Insurance Concern*. November 2, 1952, Sec. 4, p. 12.

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departments. In 1960, the building was given an extensive “face lift” but retained its use as the Merchandise Mart. By the 1980s the Merchandise Mart had moved out of the building and it was converted to office space.

Several other major buildings were constructed in downtown Dallas during this time including a new City Hall (Harwood at Main and Commerce, extant), the previously mentioned Adolphus Hotel (extant), Southwestern Life Insurance Building (demolished), an addition to the Wilson Building (extant) and many others. The city’s rapid growth meant the need for more schools; the school board asked for \$250,000 in bonds to be issued for new schools and additions.³¹

The change from residential to commercial in the area of the boundary increase continued. African Americans still continued to live along Jackson, Wood and Marilla Streets, while whites lived along Ervay and Young Streets; Canton Street had both white and African American residents. Wealthy merchant Alex Sanger was still living on Ervay.³² Yet, the 1911 City Directory shows more businesses in the area including Vilbig Brothers, an excavating company, located at 1707 Jackson.³³ Printing businesses were starting to move into the area. Blaylock Publishing was located at 1814 Jackson with Texas Christian Advocate, Ginner and Miller Publishing, Irwin Printing and Johnson Printing.³⁴ Although not completed the Scottish Rite Cathedral is noted at the southeast corner of Harwood and Cabell.³⁵

Scottish Rite Temple

Two significant buildings were constructed in the area of the boundary increase at this time: the First Presbyterian Church and the Scottish Rite Temple (NR, RTHL). Scottish Rite Freemasonry in Dallas was established with a permanent charter of the Lodge of Perfection granted on October 20, 1897. Prior to building the Temple at Harwood and Canton, the Dallas Scottish Rite bodies met at the Stafford Building located at 1704 Elm and at the Sullivan Building located at 219 Commerce Street. Reunions and degree conferrals were held at the Turnverien or Turner Hall located at Canton and Harwood Streets across from the future site of the Temple.

In February of 1902, at a meeting of the Dallas Lodge of Perfection, Sam P. Cochran and a committee of four members were appointed to find a permanent home for the Masons. Property was purchased for the temple in 1905³⁶ and construction was begun in 1906.³⁷ Hubbell and Greene Architects designed this impressive Beaux Arts monument for the Masonic organization; Herbert M. Greene was a mason and member of the Temple.³⁸ The dedication of the building in April 1913 was an important event that drew Scottish Rite Masons from all over the country as well as many interested Dallas citizens. James D. Richardson, Sovereign Grand Commander of All Masons, attended the dedication along with other Masonic dignitaries.

³¹ Dallas Morning News. *Many New Buildings Now Being Erected*. March 26, 1910, Section 1, p.15

³² Worleys. *Dallas City Directory*. 1911, pp.26, 37,58, 74, 83, 107, 119,158, 160.

³³ Worleys. *Dallas City Directory*. 1911, p. 83.

³⁴ Ibid.

³⁵ Ibid, p.74.

³⁶ Dallas Morning News. *New Masonic Temple*. April 4, 1905, p.18.

³⁷ Dallas Morning News. *Breaking Ground for Scottish Rite Temple*. April 22, 1906, p.8.

³⁸ Dallas Morning News. *The Proposed Scottish Rite Cathedral Soon to be Erected in Dallas*. September 3, 1905, p.5.

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Sam P. Cochran led one of the largest general insurance agencies in the Southwest, Trezevant and Cochran, with headquarters in Dallas.³⁹ In 1916, the insurance company's premiums exceeded \$2,000,000. In addition to being director of many of Dallas's largest businesses, Cochran was one of the most prominent Masons in Texas. He received many honors and held the highest official positions in Texas Masonry. He served as chairman of the Board of Trustees for the Shrine's Crippled Children's Hospitals (fifteen in the U.S. and Canada) from 1901 to 1934; president of the Scottish Rite Crippled Children's Hospital in Dallas; president of the Scottish Rite Educational Association of Texas which built the Masonic Girls Dormitory at the University of Texas in Austin; a Regent for the University of Texas, and member of the Dallas Park Board.⁴⁰

Other prominent Dallasites who were Scottish Rite Masons include E.M. Kahn, Alexander Sanger, Lewis Blaylock, Joseph Linz, Albert Linz, Ben Linz, Simon Linz, George B. Dealey, Royal Ferris and Herbert M. Greene. E.M. Kahn, the Linz brothers and Alex Sanger were some of the Merchant Princes of Dallas with their dry goods, jewelry and department stores. Kahn also was a real estate developer who had E.M. Kahn's Addition in South Dallas. The Linz brothers were jewelers who hired architect H.A. Overbeck to design their flagship Dallas store.⁴¹ George Dealey was instrumental in establishing of the Dallas Morning News and became its first business manager and later owner and publisher.⁴² Royal Ferris was a banker, a businessman who owned one of the many streetcar companies, and a real estate developer.

Herbert M. Greene was the senior partner in the architectural firm of Hubbell and Greene, later Greene and LaRoche, then Greene, LaRoche and Dahl. Greene's firms designed many of the significant buildings and homes in Dallas. He was born in Huntington, Pennsylvania and received his architectural degree from the University of Illinois. In 1897, he moved to Dallas and began his practice; he was one of the first architects in the South to be a member of the American Institute of Architects. He was a Mason and a member of the Rotary Club. Greene designed the Scottish Rite Temples in Dallas, Austin, San Antonio and Joplin, Missouri; the City National Bank Building, the First Church of the Christ, Scientist, the Belo Mansion on Ross Avenue, Parkland Hospital (old), and several buildings at the University of Texas in Austin.⁴³

First Presbyterian Church

Another significant building in the boundary increase constructed during this period of growth in the early 1900s was the First Presbyterian Church at the corner of Harwood and Wood Streets. The church is a visual and community landmark in Dallas with a main sanctuary, adjacent Activities Center (1928), Sudie George Memorial Chapel (1948) and later additions for church office/classroom uses. A parking garage (1954) is located on the rear of the site.

The First Presbyterian Church was started in 1856 by Reverend Hamilton Byers, who was the minister for churches in Rush and Henderson. However, with no permanent minister, the congregation dwindled to a few members. In 1868, Reverend Samuel King of Waco came to Dallas and reorganized the church with twelve members. The church attracted new members, many of whom were prominent early Dallas citizens including: Charles Bolanz of Murphy

³⁹ Holmes, Maxine and Saxon, Gerald. *WPA Dallas Guide and History*. Denton, Texas: University of North Texas Press, 1992, p.167.

⁴⁰ Singleton, Kate. *City of Dallas Designation Report Scottish Rite Temple*. 1979.

⁴¹ McDonald, p.76.

⁴² Holmes, Maxine and Saxon, Gerald. p.262.

⁴³ Singleton, Kate. Research file on the Scottish Rite Temple, personal collection.

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and Bolanz Land and Loan Company; Dr. George Ewell, real estate developer; John C. Greer, city alderman; Captain John C. McCoy, lawyer; J.E. Henderson owner of the Dallas Southeastern Pacific Railroad Company; Mayor and Mrs. John Brown, and William Caruth.

In 1910, Dr. William Anderson, a popular pastor who had previously left this church, was asked to return to Dallas, again as pastor. Dr. Anderson agreed with the condition that a new church be constructed and upon his return, plans were begun for the new building. By 1913 the new church building had been completed. The beautiful stained glass windows were designed by Roger McIntosh, considered one of the premier glass craftsmen in the Southwest. McIntosh's works include many churches and homes across Texas.

The church building was designed by locally prominent architect Charles D. Hill. He was born in 1873 in Edwardsville, Illinois and trained as an architect at Valparaiso University in Valparaiso, Indiana and the Chicago Art Institute. Hill returned to Edwardsville and practiced architecture there from 1893 to 1903. He came to Fort Worth, Texas in 1903 as general superintendent for the prominent firm of Sanguinet and Staats and in 1905, he moved to Dallas and established Sanguinet, Staats and Hill Architects. In 1907, Hill formed his own firm with D.F. Coburn and H.D. Smith. The firm of C.D. Hill and Company quickly rose to prominence in Dallas. Some of Hill's other buildings include Dallas City Hall (with Mauran, Russell and Crowell; NR), Oak Lawn Methodist Church (NR), the second Dallas Country Club, Perkins Dry Goods, East Dallas Christian Church, Rodgers-Meyers Furniture Company Building, Munger Place Methodist Church, the Wilson Building (NR), Hyer Hall at Southern Methodist University, Melrose Court Hotel (NR), and several of the buildings at Austin College in Sherman, Texas. His firm also had a residential practice and designed homes for Roy Munger, Fred Schoellkopf, H.L. Edwards and W.D. Felder.⁴⁴ Hill's own home is a starkly modern design in the Munger Place National Register Historic District.

The church itself was involved in community work establishing a free clinic for children in 1921. This clinic eventually grew into the current Children's Medical Center. The church has also served the community through numerous other programs that help the homeless and indigent in the city.

Sudie George Chapel

In 1948, the Sudie George Chapel was constructed next to the church as a memorial to Mrs. Sudie George, a long-time and active member of the church; Mrs. George was also active in Dallas philanthropic causes and civic affairs. The Chapel, designed by Foshee and Cheek, is used for weddings, funerals, church meetings and Sunday school classes.⁴⁵

Foshee and Cheek, well-known Dallas architecture firm founded in 1918 (Marion Foshee and James Cheek) are best known for their design of Highland Park Village (NHL). The partners were part of the Texas Centennial Architects firm that designed the Hall of State building, and with Hal Thompson and Flint & Broad, designed the Dallas Aquarium; other projects included the United States Federal Government Building, the WFAA-TV transmitter tower, John B. Hood Junior High School, Doctors Building at Gaston and Adair Streets, Parkway Hotel, and numerous homes in Highland Park. Marion Foshee also designed St. Michaels and All Angels Episcopal Church, a church he

⁴⁴ Dallas Morning News. *C.D. Hill of Dallas Dies*. January 4, 1926, Sec.2, p.7.

⁴⁵ Dallas Morning News. *New Chapel Given Church As Memorial to Mother*. April 6, 1947, Sec. 1, p. 18.

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helped to organize.⁴⁶ James Cheek is credited with artist Frank Reaugh's El Sibil Studio (RTHL; destroyed by fire in the 1980s).⁴⁷

Other structures associated with the First Presbyterian Church include the Activities Building, a classroom/administrative building and parking garage completed in 1928.

Dallas Labor Temple

Although no longer extant it is important to note the Dallas Labor Temple was located in the proposed expansion of the district at the north side of Young Street (1727-29), across the street from the Butler Building. Constructed in 1916, it replaced the former St. James A.M.E. church when the congregation moved their church to a new building in Deep Ellum. The Labor Temple housed almost 30 trade union headquarters; it was demolished in the 1970s and the site is currently a parking lot. The structure was designed by noted Dallas architects Lang and Witchell and constructed by Hughes and O'Rourke Company.⁴⁸ The firm of Lang and Witchell operated in Dallas from 1905 to 1938⁴⁹ and their prolific commercial career left an enduring visual effect on the downtown skyline.⁵⁰ The building served as a site for the A.F.L. meetings during the 1930s when there were labor struggles.⁵¹

1920-1950 Growth of Economic Sectors in the Area

During the 1920s through World War II, the area continued its transition from residential to commercial. By the end of this time, the once-elegant Cedars area was no longer home to Dallas' more prominent citizens. Many of the homes had been divided up for boarding houses or demolished to make way for new development in downtown. This area of the boundary increase developed distinct market segments of the economy: automobile, printing, motion picture distribution and related services, and small manufacturers. The African American enclave still remained centered around the 1700 to 1900 blocks of Jackson and Marilla Streets but many of the community's businesses, churches and entertainment entities were moving to Deep Ellum as it was developing a multi-ethnic culture that was appealing to the African American community at the same time it was evolving as a regional center of jazz and blues.⁵² The congregation of the African American neighborhood church, St. James A.M.E. located at 1729-29 Young Street was one of the first to leave this area and move to Deep Ellum as previously noted.⁵³

The growth of the auto associated businesses in downtown was due in part to the popularization of the automobile – which began with the introduction of Henry Ford's universal car, the Model T in 1908. In 1906, *Nation* magazine declared that "as soon as a standard cheap car can be produced, of a simple type that does not require mechanical aptitude in the operator and can be run inexpensively, there will be no limit to the automobile market."⁵⁴ With the introduction of the Model T, cars became a necessity for every family. Subsequently, Ford opened a plant in Dallas and became one of the largest employers. Other car manufacturers also provided jobs in the local economy.⁵⁵ A

⁴⁶ Dallas Morning News. *Marion F. Foshee, Architect, Succumbs*. January 5, 1956, Sec. 1, p.11.

⁴⁷ Dallas Morning News. *El Sibil to be Dedicated*. November 7, 1976, Sec. A, p.6.

⁴⁸ Dallas Morning News. *Dallas Labor Temple Are Adopted*. March 8, 1915, Sec. 1, p.9.

⁴⁹ Quimby, Marcel *Lang and Witchell – Shaping the Dallas Skyline*, Legacies, Fall 1997, p13-20.

⁵⁰ McDonald, p.92.

⁵¹ Dallas Morning News. *Once Bustling Labor Temple on Skids*. September 17, 1972. Clipping File.

⁵² Taylor, Larry *Crossroads – Roots Music in Dallas, 1920-1942* Legacies, Fall 2004, pp 12-23.

⁵³ Sanborn Fire Insurance Map, 1921 Uncorrected, Vol. 1, p.60.

⁵⁴ Singleton, Kate. *City of Dallas Designation Report Ford Assembly Plant/Adams Hat*, September 1996.

⁵⁵ Ibid.

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Dallas Spirit article proclaimed “*Dallas Automobile Market Covers the Southwest!*” The article went on to state that in Texas (1914) there was car to each 73 people. It continued by saying that 37% of all autos in Texas were owned within 100 miles of Dallas.⁵⁶ The development of automobile row along Commerce Street occurred in the early 1900s and included Ford, Overland, Winston, Columbia, Nash, Studebaker dealer and others.⁵⁷ In the early 1920s, there were 45⁵⁸ automobile associated businesses on Commerce Street including companies selling gasoline and oil, rubber tires, automobile tops and repair shops; additional services such as repair garages and parts stores were located on adjacent streets. Although the dealerships began to move closer to their customers, automobile related businesses and parking facilities remained in this area well into the 1950s.⁵⁹ This included seven garages; a combination garage and stable, Red Cap Battery, two gas stations, one livery, one black smith and two smaller auto repair businesses. The Coca-Cola Bottling Works on Wood Street was replaced with a garage.⁶⁰ Some of the garages also sold auto parts, tires and the like.

Another business sector that developed in this area of the boundary increase was motion picture distributing; the area around South Harwood Street including Park and Wood Streets was known as “Film Row”,⁶¹ As movies gained popularity as a form of entertainment, movie theaters proliferated around the country and Dallas was no exception. Movie theater chains and independently owned theatres were located along Elm Street, known as “Theater Row”. But there were also movie theaters in the suburbs and towns across the state; these theaters were chains and independently owned. The film industry recognized the need to set up a distribution network in regional centers. Certain cities around the country, due to their already established distribution abilities, became regional film distribution centers. In these cities, buildings were constructed or converted to accommodate film exchanges, headquarters for theater chains, and other film related businesses;⁶² these buildings were commonly referred to as ‘film exchange buildings.’ The heart of the film distribution industry was in this area of downtown Dallas and was bounded by Commerce Street on the north, South Pearl on the east, Young Street on the south and South Harwood on the west. The businesses in the area grew as the technology of film making became more sophisticated—from silent to sound and from black and white to color. Located in the area were Paramount Exchange, RKO Distribution, Pathe Exchange, and Warner Brothers and Robb and Rowley Theaters.⁶³ The main businesses were the film exchanges but other associated businesses were also in the area including Allied Theater, Owners, Vitagraph Incorporated and Lancaster Printing that printed theater programs.⁶⁴ Film Row Auto Park and Film Exchange Café were also located in the area, providing services to those who worked in the film industry.

According to the aforementioned article, there were a dozen movie theater chains that had offices on film row as well as a film service for the Army and Air Force, four providers of theatrical equipment and supplies, four firms that sold theater seating and companies that sold popcorn and confectionary merchandise.⁶⁵ All of these businesses provided hundreds of jobs in the local economy.

⁵⁶ Dallas Spirit. *Dallas Automobile Market Covers the Southwest*. January 1914, Vol. 2, No. 1, pp.1-3.

⁵⁷ Quimby, Marcel *National Register Nomination Purvin-Hexter Building*, 2005.

⁵⁸ Quimby, Marcel *National Register Nomination Purvin-Hexter Building*, 2005.

⁵⁹ Worleys. *Dallas City Directory*. 1955 Street Index.

⁶⁰ Ibid.

⁶¹ Rucker, Harry. *Film Row: From Vaudeville to VCR*. Legacies, Vol. 10, No. 1, Spring, 1998, pp.21-27.

⁶² Ibid.

⁶³ Sanborn Fire Insurance Maps, 1921 Corrected to 1952, Vol. 1, p. 15.

⁶⁴ Worleys. *Dallas City Directory*. 1934-35, pp.1766, 1785,1868, 1954.

⁶⁵ Rucker, p.23.

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Because theaters showed several movies a week, a theater could typically book 300 films a year. The distribution of every film had to be negotiated for each time it was booked into theaters. Theater owners came into town to order films, supplies and equipment for the whole year. On the other side, film exchange agents went out across the state to promote and book their films. The market territory for Film Row was Texas, and parts of New Mexico and Oklahoma. The major markets in Texas were Dallas, Fort Worth, Houston and San Antonio.⁶⁶ Several of the buildings related to the film industry in Dallas are extant, with the Warner Brothers Film Exchange as the most architecturally significant. The other extant buildings include 412 S. Harwood (Paramount), 1910 Young and 312-314 S. Harwood (Robb and Rowley Theaters).

Robb and Rowley Theater Enterprises, 312-314 Harwood, also known as R&R Theaters, was owned by C.R. McHenry, Harold B. Robb, E.H. Rowley, W. G. Underwood and David Bernbaum. These men held various positions in the company: Robb was president, Rowley was secretary, Underwood was vice-president, Bernbaum was treasurer and McHenry owned Oak Cliff Amusements, part of R&R Theaters. C.R. "Uncle Mac" McHenry, a local impresario, owned three theaters in the West Jefferson area of Oak Cliff: the Rosewin, the Midway and the Texas. Opened in July of 1922 on West Jefferson Boulevard, the Rosewin was the first theater in Oak Cliff. He purchased the Midway in 1927 and built the Texas Theater in 1931 (NR).⁶⁷

This industry continued as a major commercial force in Dallas throughout the 1950s. Dallas magazine⁶⁸ noted that Dallas ranked as the 'nations' Number One' film center in the number of theatres served (1600), and the number of film shipments made from any one point, and that Dallas also moved more films to drive-in movie theatres than any other distributing center in the industry – 400 throughout the Southwest and 16 in Dallas (with capacity for 8,700 automobiles). It further noted that Dallas had more motion picture theatres than any other city in Texas. The article also noted that there were 17 theatre companies with headquarters and offices in Dallas and approximately 10,000 people were employed by the film industry in the Dallas area. Estimated annual income by persons employed in Dallas' 'Film Row' in the early 1950s was estimated at \$35 million.

Warner Brothers Film Exchange Building

This remarkable building at 508 Park Avenue was designed by New Orleans architects Weiss, Dreyfous and Seifert in the Zigzag Moderne style and is the only film distribution building in Dallas that reflected the opulence of the film industry in its design. Brunswick Records had a warehouse in the building that served as a regional distribution center for their records.

In addition to being architecturally significant, this building is important for its association with Robert Johnson. Johnson (1911-1938) was one of the most famous Delta Blues musicians and is considered the first modern bluesman, linking the country blues of the Mississippi Delta with the city blues of the post-World War I era.⁶⁹ Born in Mississippi, he developed an interest and talent in music early in life; as a teenager he became an itinerant musician, traveling throughout the Mississippi Delta playing music in bars, juke joints and street corners.

⁶⁶ Rucker, p.24.

⁶⁷ Singleton, Kate. *City of Dallas Designation Report Texas Theater*. ,June 1996.

⁶⁸ Peyton, Ernest M. 'Dallas Film Industry', Dallas magazine, June 1951, pp8-13

⁶⁹ Rock and Roll Hall of Fame Museum (www.rockhall.com/inductee/robert-johnson).

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By the mid 1930s as his fame grew, Johnson became interested in recording his music and contacted H. C. Spier in Jackson, Mississippi, resulting in two recording sessions with Brunswick Records. The first was held over three days in November (23 – 25), 1936 in a make-shift recording studio at the Gunter Hotel (NR) in San Antonio, Texas. In June 1937, Johnson traveled to Dallas for a second recording session; this was held in Brunswick's recording studio at their warehouse at the Warner Brothers building at 508 Park Avenue. This session occurred on Saturday and Sunday, June 19-20 and resulted in eleven records being released over the coming year.⁷⁰ Among them were the three songs that would largely contribute to Johnson's posthumous fame: "Stones In My Passway," "Me And The Devil," and "Hellhound On My Trail". The terrifying "Hell Hound On My Trail" utilizes one of Johnson's common themes of fear of the Devil and this song is often considered to be the crowning achievement of blues-style music. He had been scheduled to perform at the first "*Spirituals to Swing*" concert at Carnegie Hall when he died.

Although Johnson wrote only 29 songs before his early death at the age of 27 (in August 1938), his impact on the world of music has been profound. His unique combination of remarkable singing, guitar skills and songwriting talent has influenced generations of musicians including Eric Clapton, Bob Dylan, The Grateful Dead, Keith Richards of the Rolling Stones, Phish, Lucinda Williams and the Johnny Winters band. Many consider him the father of Rock and Roll; he was posthumously inducted in the Rock and Roll Hall of Fame in 1986⁷¹.

Other musicians also recorded at the studios at 508 Park Avenue including Bob Wills and the Texas Playboys who held their first recording session in Brunswick's warehouse in September 1935, Roy Newman and His Boys, Gene Autry, W. Lee O'Daniel and his Hillbilly Boys, The Light Crust Doughboys and The Stamps Quartet.⁷²

Another industry that became prominent in this area was publishing and printing. The Advocate, an early newspaper that shared a building with a printing company⁷³ was the first printing shop in the area (as shown on the 1899 Sanborn Map) and was located on Jackson Street on the west side of S. Ervay. The 1905 Sanborn Map shows a two story building on Jackson Street that housed a wagon shop downstairs and upstairs was the print shop.⁷⁴ This may be Louis Blaylock's print shop although the address does not match that of the City Directory.⁷⁵ By 1911, Blaylock's publishing company was located at 1814-1816 Jackson and encompassed Blaylock Publishing, Texas Christian Advocate, Ginner and Miller Publishing, Irwin Printing and Johnson Printing.⁷⁶ By 1920, Blaylock's building housed Texas Christian Advocate, Texas Freemason, Franklin Press, Parr Photo, Blaylock Publishing, and Queen City Ink. Next door at 1806-1810 Jackson was Johnson Printing and Advertising Company.⁷⁷ Shaw-Powell Typesetting Company was located at 1717 Wood Street.⁷⁸ By the mid-1930's there were more printers and publishers in the area. Hill Printing was located at 408 South Ervay (extant); there were two printers located on Jackson Street including the Blaylock Building that housed printers and publishers; Gordon Printing was on St. Paul, and three

⁷⁰ 'Robert Johnson (musician)' entry in Wikipedia (www.wikipedia.com)

⁷¹ Rock and Roll Hall of Fame Museum; Johnson was inducted in the 'Early Influence' category, 1986 (www.rockhall.com/inductee/robert-johnson).

⁷² Johnson, Larry. *Crossroads – Roots Music in Dallas, 1920-42. Legacies*, Fall 2004.

⁷³ Sanborn Fire Insurance Maps, 1899, v. 1, p. 17.

⁷⁴ Sanborn Fire Insurance Maps, 1905 Vol. 2, p.108.

⁷⁵ Worleys. *Dallas City Directory*. 1905, p.60.

⁷⁶ Worleys. *Dallas City Directory*. 1911, p.83.

⁷⁷ Worleys. *Dallas City Directory*. 1920, p.1515.

⁷⁸ *Ibid*, p. 1603.

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printers were located on Wood Street.⁷⁹ Sanborn Fire Insurance Maps and City Directories indicate that the printing and publishing businesses stayed in this area well into the 1950s. Hill Printing remained in the area until the 1990s; while several printers remain in the downtown, none remain within the limits of the boundary increase.

Otis Elevator and Desco Tile buildings

Other commercial businesses located in this area that were not part of the film, automobile or printing/publishing sectors. Otis Elevator Company had previously occupied a building of S. Akard before deciding to construct a new facility.⁸⁰ They moved into the building located at 1822 Young Street in January 1922.⁸¹ The building cost \$75,000 to construct.

The Desco Tile building at 1908-1910 Canton Street was constructed in 1920. The Desco Tile Company had been in business since 1907 but was not located in this area. The Desco family had come from Trieste, Italy and settled in Vermont where the elder Desco worked for a marble company. The family decided to move to California and while stopping in Dallas, decided to stay and open J. Desco and Son. John N. Desco took over the company in 1920 and built the Desco Building. The company was responsible for the marble on many buildings in Dallas including the Dallas Morning News Building, the Praetorian Building, Baylor Hospital, Mercantile Bank, Gibraltar Life, the Baker Hotel and the Palace and Majestic Theaters.⁸² In 1942, the locally popular Idle Rich Bar moved into the street level space and remained there until the 1980s.

Dallas Power and Light Distribution buildings

Dallas Power and Light maintained facilities in this area starting in 1919 with facilities located at 1517 Jackson in 1920.⁸³ The Reclamation Division of DP&L was located at 514-522 St. Paul and the Distribution Department at 515-523 Park in 1925.⁸⁴ This configuration gave DP&L approximately one half block (Block 110) in the area. They also owned a small sliver of land between Evergreen and St. Paul facing onto Marilla that was used as their material yard. The structure at 515 Park Avenue was constructed in 1920 with numerous expansions made since then; the rest of the area around the building was used for materials, carpenter's shop and a transformer test house.⁸⁵

Dallas Power and Light Company had its roots in the Dallas Gas and Fuel Company started by Jules E. Schneider with help from W.C. Conner and Alexander Sanger in 1882. Over the next thirty-four years, eleven electric companies operated in the city and by 1917, Colonel J.F. Strickland finally bought out and consolidated the power companies. That year Dallas Power and Light was servicing 25,000 customers, employing 200 people and had a generating capacity of 18,300 kilowatts. World War I limited the growth of the company but after it ended, sales activities in the residential areas of Dallas increased. They added a 20,000 kilowatt extension, a 25,000 kilowatt unit in 1927 and another 25,000 kilowatt unit in 1930.⁸⁶

⁷⁹ Ibid, pp.1726, 1784, 1902, 1954.

⁸⁰ Dallas Morning News. *Otis Company to Erect Building*. August 8, 1922, Sec. 2, p.9.

⁸¹ Dallas Morning News. *Otis Elevator Company to Occupy New Building*. December 8, 1922, Sec. 2, p.13.

⁸² Dallas Morning News. *Final Rites Planned for J.N. Desco*. January 3, 1954, Sec. 3, p.10.

⁸³ Worleys. *Dallas City Directory*. 1920, p.1515.

⁸⁴ Worleys. *Dallas City Directory*. 1925, pp.2114, 2037

⁸⁵ Sanborn Fire Insurance Maps. 1921, corrected to 1952, Vo. 1, P. 60.

⁸⁶ Singleton, Kate. *City of Dallas Designation Report Dallas Power and Light Building*. August 31, 1979.

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Continuation SheetSection 8 Page 23Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas**American Optical Company building**

Located at 1722 Marilla is the American Optical Company building, an eyeglass manufacturer. This building was designed by Walter Ahlschlager and Associates and constructed in 1947 by Churchill-Barry Construction;⁸⁷ construction occurred in 100 days with the cost of the building at \$400,000. At 25,000 square feet, this was the company's largest plant in the Southwest when it was constructed. The plant housed facilities for making artificial eyes, bifocals and repair department for optical machinery and equipment. The Dallas building served as the regional headquarters for twenty-seven branches in Texas, New Mexico, Louisiana, and Oklahoma. The company originally started in Dallas as Dallas Optical Company and later merged with another company to become American Optical.⁸⁸

Walter W. Ahlschlager (1888 – 1965) was born in Chicago and attended the Armour Institute of Technology. He began practicing architecture at a young age and designed fifteen buildings for the Lutheran Concordia College campus in West Chicago while still a student at the Institute. He initially practiced in Chicago where he designed the Broadway Building, Sheridan Plaza Hotel, Shriners/Medinah Atlantic Club building (later the Intercontinental Hotel), the Peabody Hotel in Memphis, the Roxy Theatre in New York (referred to as the 'Cathedral of Motion Pictures'), the Beacon Hotel and Theatre, in Manhattan's Upper West Side⁸⁹ and 48-story Carew-Tower complex in Cincinnati, Ohio which remains the tallest building in that city today (as of 1965).⁹⁰ Ahlschlager moved to Dallas in 1940 to design the Mercantile Bank Building;⁹¹ later projects included the Inwood Shopping Center,⁹² the Volk Brothers building at Live Oak and Skillman⁹³ and the Wedgewood Apartments at Stevens Park in Oak Cliff. He died in Dallas in 1965.

Masonic Hall

The Masonic Hall was constructed in 1941 to house nine Dallas Masonic organizations. Previously, they had met in rented halls, the old Turner or Turnverien Hall and the Western Union Building.⁹⁴ The building housed the Blue Lodges of Dallas, the York Rite, eight chapters of the Eastern Star, the Ladies of the Beauceant and the Rainbow Girls. The building, designed by local architecture firm Flint and Broad, was one of the last major buildings constructed before World War II.⁹⁵ It was constructed at a cost of \$350,000.⁹⁶

The firm of Flint and Broad was established in 1923. They designed several buildings in Dallas and were part of the Centennial architects. Flint and Broad designed the Jefferson Boulevard Medical and Dental Building (extant) on Jefferson Boulevard in Oak Cliff.⁹⁷ They also designed the Reo Motor Building at 2106 North Harwood, the heart of

⁸⁷ Dallas Morning News. *Optical Firm Building Set*. July 23, 1947, Sec.1, p5.

⁸⁸ Dallas Morning News. *New Optical Company Plant Opens Monday*. November 11, 1947, Sec. 5, p.1.

⁸⁹ *Walter W. Ahlschlager* entry, Wikipedia (www.wikipedia)

⁹⁰ *Walter W. Ahlschlager*, Wikipedia (www.wikipedia)

⁹¹ Dallas Morning News. *W.W. Ahlschlager, Architect, Dies*. March 30, 1965, Sec. 4, p.3.

⁹² Dallas Morning News. *Swank Inwood Shopping Center Completes Unit, Plans Others*. January 30, 1950, Sec. 2, p.5.

⁹³ Dallas Morning News. *Volk to Open New Store in Skillman Trade Area*. March 21, 1948, Sec. 5, p. 1.

⁹⁴ Dallas Morning News. *Dedication of New Masonic Temple Set*. November 19, 1941, Sec.1, p.9.

⁹⁵ Fuller, Larry, ed. *The American Institute of Architects Guide to Dallas Architecture*. Dallas: McGraw-Hill Construction Information Group, 1999, p.34.

⁹⁶ Dallas Morning News. *Fast Work Done on Masons \$350,000 Home*. February 23, 1941, Sec. 2, p.6.

⁹⁷ Dallas Morning News. *Metropolitan Business Center in Oak Cliff to Cost \$750,000; Medical and Dental Building Basis of Building Project to Occupy Entire Block Frontage on Jefferson Boulevard*. Sec. Real Estate, p.1.

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“automobile row”⁹⁸ The firm designed schools including the Seagoville High School and Lelia P. Cowart School. They were architects for the Dallas Park Board in the 1930s. One of their most notable projects was the Administration Building at Love Field.⁹⁹ The firm also designed the Longview Air Terminal in Longview Texas, the Grand Lodge in Waco and the Experimental Science Building at the University of Texas in Austin.¹⁰⁰

Thomas Broad was in the first graduating class from the School of Architecture at the University of Texas in Austin in 1915. He was president of the Dallas Chapter of the American Institute of Architects, a member of the Jury of Fellows and a trustee of the American Architectural foundation. From 1946 to 1962, he was a partner in the firm of Broad and Nelson.¹⁰¹ Lester Flint was involved with the establishment of the State Board of Architectural Examiners. He also helped to develop the city of Dallas’ building code.¹⁰²

Period of Significance 1911-1958

The period of significance for the boundary increase reflects the 1958 end date of the Downtown Dallas National Historic District while 1911 reflects the date of the oldest building (the Butler Building) within this boundary increase. As with the Downtown Dallas Historic District, 1958 represents the full extent of the post-World War II building boom. There are several buildings representing mid-century modern design and they continue to reflect various aspects of the postwar modernist movement found in small and medium buildings built in the early 1950s. Because the majority of properties in the district are over fifty years old, and the district exhibits a continuity of development and reflects contemporary architectural trends through the mid 1950s, the district does not have to meet Criteria Consideration G (*Properties that have achieved significance within the past fifty years*).

The boundary increase to the Dallas Downtown Historic District contributes to the districts architectural significance with the inclusion of commercial and industrial resources that supported the nearby commercial development of a growing central business district as well as the inclusion of many of the significant early twentieth century religious and fraternal organizations in downtown Dallas. These additional resources provide a more inclusive representation of the historic buildings that comprise Dallas’ downtown including Classical Revival, Venetian Gothic, Art Deco, Zig Zag Art Moderne, and Mid-century modern architectural styles.

These additional buildings represents those historic supporting uses that typically accompanied a larger commercial downtown – public utility buildings (Dallas Power and Light automotive services, distribution and warehouses) as well as buildings that reflect the earlier industries such as film distribution (Paramount, Robb & Rowley, Warner Brothers, and United Artists), printing (Hill Printers), religious and fraternal organizations (First Presbyterian, Scottish Rite and the Masonic Temple), manufacturing (American Optical) and retail and warehouse uses (Butler Buildings and Desco Tile). These resources reflect excellent examples of period and modern design applied to a variety of buildings from high-style religious buildings to smaller industrial and service buildings dating from the

⁹⁸ Dallas Morning News. *New \$250,000 Building for Reo Motor Company to Open*. July 21, 1928, Automobile, p.2.

⁹⁹ Dallas Morning News. *Love Field’s Office Edifice Being Rushed*. June 23, 1940, Sec. 1, p.11.

¹⁰⁰ Dallas Morning News. *Service Friday for Thomas D. Broad*. September 20, 1985, Sec. News, p. 22a.

¹⁰¹ Ibid.

¹⁰² Dallas Morning News. *Architects Laud Late Colleague*. Sec. 1, p. 13, January 21, 1938.

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1920s to the 1950s; this range of building size and types is typical of similar 'fringe' areas to central business districts in American cities in the early 20th century.

This expansion to the Dallas Downtown Historic District is nominated under Criterion A in the area of Commerce at the local level of significance, as it contains buildings that relate to the diverse and changing economic base of the city and is also nominated under Criterion C in the area of Architecture at the local level of significance, as it contains several significant historic buildings reflecting the work of master architects as well as numerous smaller modern commercial and industrial buildings of the mid 1950s.

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REPRESENTATIVE BUILDINGS

Contributing Buildings:

- Butler Building (1911)
- First Presbyterian Church (1913)
- Desco Tile (1923)
- Warner Brothers Building (1929)
- Hill Printing Company (1934)
- Masonic Temple (1941)
- American Optical (1947)
- Dallas Power and Light Transportation Center (1953)

Non-Contributing Buildings:

- Dallas Power and Light Distribution Center (1920, 1951)
- Thomas Printing (1958)
- Office Building (Ensearch, 1979)

CONTRIBUTING BUILDINGS

Butler Building (1911)

500 South Ervay Street



Photo: Courtesy of the Dallas Public Library



Photographer by Marcel Quimby, October 27-29, 2007

The Butler Building was built as a warehouse and distribution center for Butler Brothers, a Chicago based wholesale distributor of products sold in 'five and dime' stores and other retail businesses. When originally constructed in 1911 at a cost of \$1,600,000,¹⁰³ the 9-story, 510,000 square foot building faced South Ervay Street and was

¹⁰³ *Historic Preservation Certifications Application, Part 1 for the Butler Building*; January 4, 2007 (available from building

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rectangular in shape. At that time it was the largest building in Dallas. By 1917, Butler Brothers had need of additional space and added a wing at the Southeast corner of the building; this wing contained 167,000 square feet at a cost of \$300,000. The design, details and materials of this addition match the original building. The building was serviced by a rail spur from the Houston and Central Railroad, at Marilla Street where their loading docks were located. In 1932 the company created a 'merchandise mart' to showcase their products and at the same time opened their own chain of stores to sell their products: Ben Franklin stores.

In 1951 the company elected to re-locate to the Santa Fe Oak Cliff Industrial District and built a new 150,000 square feet warehouse and air-conditioned offices there. This new warehouse was serviced by trucks in addition to the railroad. This was one of several new warehouses the company built during this time to serve their 2,274 Ben Franklin stores across the country;¹⁰⁴ these warehouses were located in suburban area to reflect the change in distribution and transportation to large trucks.

Following the construction of this new warehouse, Butler Brothers sold the building to J. N. Fisher, who converted the building to a merchandising mart and office building.¹⁰⁵ A ballroom and five-story garage were added to the building and modifications were made to the building exterior: concrete panels added at the vertical pilasters, and tiling over the brick. However, competition from the new Market Center in the Oaklawn area of Dallas was too strong, and the merchandise mart closed and the building was converted to office space. Changes to the building exterior were made at that time including stucco added to the façade, the windows replaced, new storefronts added at the first floor, and metal cladding added to the parking garage. The City of Dallas leased much of the building until the new City Hall was completed in 1978; at that time the building had multiple tenants until it closed in the late 1980s; it is now vacant.

The architects for the original building and its 1917 expansion were Russell, Mauran & Crowell of St. Louis. This building was designed in the Romanesque Revival Style, frequently used for major commercial buildings in the early 1900s. The with large, arched windows, strong vertical lines, corbelling and other brick ornamentation are typical of this style. However, the castelled parapet is reminiscent of the Gothic Revival style which often appeared as a 'stone castle' appearance.

Although modifications have been made to this building, recent investigation has shown that the concrete panels can be removed and the original ironspot brick exposed. The large granite buttresses at the base of these pilasters are intact, as are the original window openings although the wood windows have been replaced with aluminum. The strong vertical lines continue to provide a sense of the original design. Although these modifications have greatly altered the exterior of the building, this recent work to expose the original fabric below these alterations has proven that much of this fabric remains and can be restored or replicated. Even with these modifications and based on recent investigative efforts, the building retains much of the essential characteristics of its architectural style, detailing and massing. It also retains integrity of location, feeling and association with the nearby buildings that date from the 1920s and 1930s. In addition, the Houston and Central Railroad spur that served the building remains at the south of the building (by the buildings' historic loading docks), evoking a sense of the original industrial nature of this building.

owner).

¹⁰⁴ 'Construction Begins on Butler Building', Dallas magazine, November 1954; p54.

¹⁰⁵ 'Three Expansions Announced on Dallas Wholesaling Scene', Dallas magazine, November 1951.

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View illustrates the remaining historic fabric that has been uncovered at this building façade.

Photographer: Marcel Quimby, October 27-29, 2007.

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First Presbyterian Church (1913) 407 South Harwood



Historic Presbyterian Church
Photographer: Marcel Quimby, October 27-29, 2007.



Activities Building Addition (at west)
Photographer: Marcel Quimby,
October 27-29, 2007.



New 'link' between Activities building and 1818 Wood,
viewed from the south.
Photographer: Marcel Quimby, October 27-29, 2007.

This church is the fourth building for this congregation; the site was purchased in 1910, and has a compelling location at the corner of South Harwood and Wood Streets. An Activities Building, located at the west side of the church was added in 1928 to accommodate the growing congregation; this addition utilized the same exterior materials and although is a simple building form, it respects the original church and matches the height and roof

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detailing of the church. In 1948 a small, country-style chapel was added at the site (Sudie George Chapel); this was physically connected to the church building with a glass entry in 1989, designed by Oglesby Architects. A large parking garage was constructed at the site in 1954. The physical complex of the church has expanded with the purchase of the adjacent 2-story office building at 1818 Wood Street; a linear link to this recent addition (early 2000s) provides an connection between the church, the activities building and 1818 Wood Street as well as provides a much needed vehicular drop-off facility for the school and provides a new 'front' façade for the rear of these buildings and the parking lot.

Architect C. D. Hill, a prominent Dallas architect, developed a refined Neo-Classical Revival design with pedimented entry porticos that faced both Harwood and Wood Streets; this is one of a few buildings remaining in Dallas from the early decades of the 20th century that successfully incorporated entries of equal prominence on two façades. Clad in limestone with its original windows, the building is topped with a green tile dome that retains its original stained glass interior dome. Each portico is supported by four limestone Corinthian columns, and Biblical references are included in the detailing including 'God is Love' inscribed in the architrave over the doors at the Harwood Street elevation, and stone carvings of an open bible and wreathes. The stained glass dome is the best preserved dome in Dallas and is a remarkable design. It and the stained glass windows were designed and crafted by local artist Roger McIntosh; the premier glass craftsman in Texas at the time.

Desco Tile (1923)

1908 Canton Street



Photographer: Marcel Quimby, October 27-29, 2007.

This small colorful example of Venetian Gothic architecture was built in the early 1920s by John Desco, as the offices and retail store of J. Desco and Son, a tile, marble, and terrazzo company established in 1907. This building was constructed as a showplace for the workmanship of Mr. Desco and his son to illustrate the various materials and colors they were capable of. Throughout the building's interior and exterior the architectural appointments are of decorative tile and terrazzo. The second story was the tile showroom and is now occupied by an architectural firm. In 1942, the Idle Rich Bar was established on the street level, and remained there as a legend until the late 1980's.

The Venetian Gothic style of architecture combines the use of the Gothic lancet arch with Byzantine and Arab influences. This style originated in 14th century Venice where styles from Constantinople intermingled with Moorish

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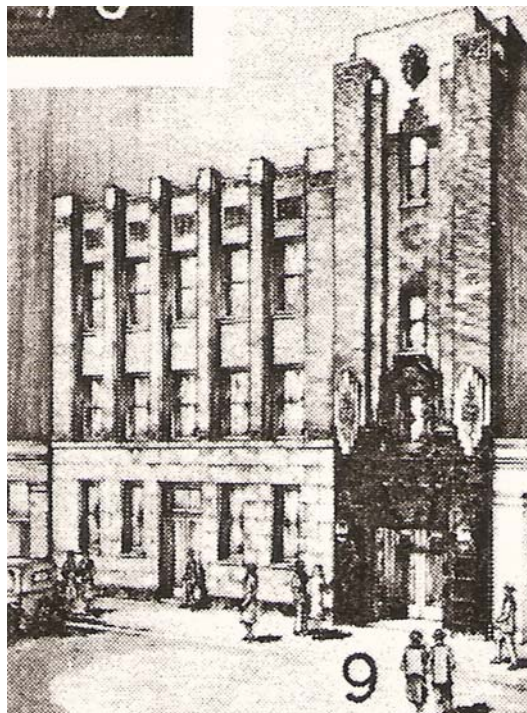
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features from Spain. The style was revived during the 19th century as a result of architectural critic John Ruskin and his treatise, *The Stones of Venice*. Though several examples of this style exist along the eastern seaboard, very few buildings of this type were constructed in North Texas. The Desco Tile Building is a two story structure on a concrete beam foundation and masonry wall construction. The front façade, which faces north, contains large shop windows on the first floor each decorated by six cast stone, gothic arches above. The second floor contains more detailing with green tile laid out in a diagonal grid. The design is only interrupted by three sets of double arched windows which are ornamented with stone pilasters and cast iron grillwork. While the front façade has been clad with yellow tile, the rest of the structure has been left with exposed brick masonry. The roof is flat with a parapet wall which is accompanied by projected shed roof clad with terra cotta roofing tiles.

Warner Brothers Building (1929) 1508 Park Avenue



Photographer: Marcel Quimby, October 27-29, 2007. Dallas Morning News

This remarkable building at 508 Park Avenue was constructed by Warner Brothers in 1929 as a regional distribution center for their films; it was one of many such 'film exchange' buildings in the area. Brunswick Records leased space for their regional distribution center for their records. A variety of businesses have occupied the building over the years including as a Rubber test facility, and Services Dispatch. Now vacant, the building retains its architectural character and is considered one of the best examples of the Zig Zag Moderne style in Dallas.

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In addition to being architecturally significant, this building is significant for its association with Robert Johnson. Johnson (1911-1938), is one of the most famous Delta Blues musicians and is considered the first modern bluesman, linking the country blues of the Mississippi Delta with the city blues of the post-World War II era.¹⁰⁶ In June 1937, held his second and last recording session in Brunswick Records recording studio in this building. Robert Johnson's music has a strong following today, and those songs recorded at this building comprise a large part of his recorded music.

The building of tan brick has a black granite entry surround with cast stone ornamentation above. This entry element has strong vertical lines and extends above the adjacent bulk of the building. At the main 3-story mass of the building, articulated vertical brick columns create a three-dimensional relief to the façade and are capped with cast stone parapet caps. The original metal 1/1 windows remain at the front façade. The base of the building was cast stone cladding and remains although the original window openings have been filled in with stone; it is not known if the original windows remain behind this or not. The rear and side facades are red common brick.

Art Deco, a decorative style stimulated by the Paris Exposition Internationale des Arts Decoratifs et Industrielles Modernes in 1925, featured vertical massing, and surface ornamentation of angular geometric forms such as zigzags, chevrons, and stylized floral motifs. This style was embraced in America, as it was truly 'modern' and renounced revival styles and applied ornamentation; it was widely used in skyscrapers in the late 1920's and 1930's throughout the United States. Of buildings considered to be Art Deco, there are three (3) modes that are generally accepted: Zigzag Moderne, Streamlined Moderne and WPA Moderne. Zigzag Moderne incorporates classically inspired ornamentation and some vertical Gothic influence and is the most decorative of the three modes. This mode is characterized by a strong vertical emphasis, sharp angular or zigzag surface forms and ornaments, and combines contrasting materials such as light colored stone or terra cotta with darker marbles and granites, often used with extensive use of metals in decorative applications. A unique aspect of this mode is the serrated or faceted building form, with setbacks of different vertical planes of the building, often with prominent, ornamented building entrances. Ornamentation was often incorporated into the building materials, with cast or cut stone reflecting shapes, stylized animal or floral designs; these were often combined with geometric shapes such as circles, linear motifs and the ever-popular zigzag.

508 Park Avenue is one of the finest examples of Zigzag Moderne style in Dallas and reflects many of the typical characteristics of this style: strong vertical emphasis, stepped-back or faceted vertical planes, cast stone decorative cornice (with a stylized broad-leafed abstracted plants), and Art Deco accents.

Designed by New Orleans architects Weiss, Dreyfous and Seifert, this is the only film distribution building in Dallas that reflected the opulence of the film industry in its design.

¹⁰⁶ Rock and Roll Hall of Fame Museum (www.rockhall.com/inductee/robert-johnson).

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Hill Printing Company (1934)
416 South Ervay Street



Photographer: Marcel Quimby, October 27-29, 2007

Mr. B. B. Hill, owner of Hill Printing Company built this building in 1934, and his printing company remained there until his death in 1943. When constructed, Hill Printing was one of many printing companies in this area of Dallas. In 1949, another printing and lithographic company owned by Hugh Sellers, moved into the building and utilized the name on the front of the building – Hill Printing; this company remained in this building until the 1980s.

Mr. B. B. Hill (1867-1943) was publisher of the Brownwood News, the local paper in Brownwood, Texas until moving to Dallas in 1924, where he began his printing company.

This commercial style, brick masonry structure sits on a concrete beam foundation and is single-storied. The front façade, which faces west, is fitted with large storefront windows with a single glass door at the southern end of the wall. The historic transom windows have been covered with plywood and painted. The roof is flat with a masonry parapet extending above the roof line at the side and rear facades. The parapet at the main façade (west façade) is pediment form and is capped with cast stone. The north façade of the building is exposed to an adjacent parking lot and contains no windows while the south wall is immediately adjacent to an adjacent building.

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Masonic Temple (1941) 501 Harwood Street



Photographer: Marcel Quimby, October 27-29, 2007

Dallas' second Masonic temple, constructed in 1941, was one of the last downtown buildings constructed prior to World War II; and continues to serve as home to several Masonic lodges, including the oldest lodge in Dallas. The interior spaces remain intact with their original finishes.

Clad in limestone, with simple detailing, this Art Moderne style building includes many features typical of this style: smooth, planar walls without surface ornamentation, strong horizontal lines, individual 'punched' windows, large building massing. Black granite surround is used at the 2-story high recessed entry with aluminum storefront with aluminum, stainless steel and bronze ornamentation at the entry. The central entry massing is flanked by identical 2-story wings at each side the building is unique for that era as all walls are load-bearing masonry, providing a lodge for Masons that was built of masonry by Masons. This building has had few alterations since 1941.

Prominent Dallas architect Thomas B. Broad of Flint and Broad Architects designed the building. Hal C. Dyer was the contractor; the building was constructed for \$350,000. Flint and Broad Architects was a prominent Dallas architectural firm and were responsible for many of Dallas' downtown buildings.

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American Optical (1947)
1722 Marilla Street



Photographer: Marcel Quimby, October 27-29, 2007

American Optical Company constructed their Regional Laboratory and offices in 1947; this was the company's largest plant in the southwest at the time with 25,000 square feet. The building housed facilities for making artificial eyes, fusing plant for bifocals and repair department for optical machinery and equipment.

The company began in 1843 in Southbridge, Massachusetts and made eyeglasses and became known as American Optical in 1904. They purchased a local Dallas firm – Dallas Optical Company and later called F. A. Hardy Company – in 1923, and this office became a regional center for the national company. American Optical was purchased by Warner-Lambert in 1967, and the company relocated to Mesquite in 1968.

The building was purchased by the City of Dallas in the early 1980s and houses the Gateway Center which provides social services such as interim housing for families in need and children's services. The modifications made at this time include replacing the historic windows with new aluminum ribbon windows with dark glass and painting the building exterior. The small garden area at the south side of the building has been converted to a children's playground.

W. W. Ahlschlager & Associates of Dallas were the architects for this building; Ahlschlager had established a Dallas office in 1940 in conjunction with working on the Mercantile Building. Designed in the Mid-Century Modern Movement style, the strong horizontal lines, smooth and uniform wall surfaces, large expanse of horizontal windows reflect typical characteristics of this style.

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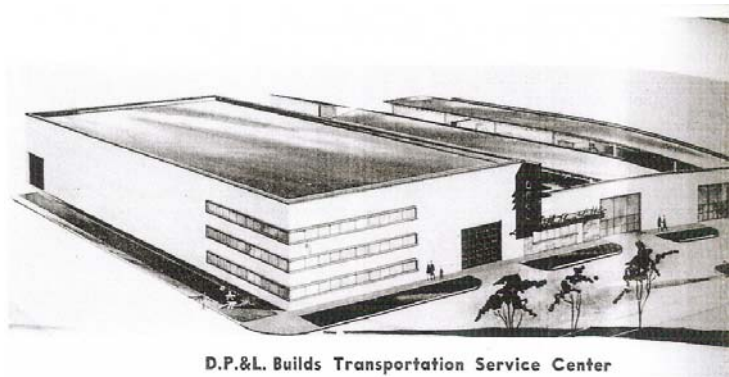
Section 8 Page 36

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Dallas Power and Light Transportation Center (1953) 1701 Canton Street



Photographer: Marcel Quimby, October 27-29, 2007



From *Dallas* magazine, 1953.

Dallas Power and Light, owned by the City of Dallas, has long had a presence in the area of the boundary increase with distribution and service facilities dating from the 1910s. The first portion of this property was purchased by the City in 1923 (used for 'open storage of materials'¹⁰⁷) with subsequent purchases made in 1950 to create this building site. In 1953 this Transportation Service Center was constructed. This building contained 130,000 square feet and contained facilities to repair and re-construction of all automotive equipment (cars and trucks) owned by DP&L. Such services were previously accommodated at DP&L's Park Avenue facility which would then house distribution unit repair facilities for meters and fittings. Dallas Power & Light subsequently became Texas Power & Light, then Texas Utilities and is now Oncor. The building is still used for its original use – a transportation center – for Oncor.

The architect for this building was Harwood K. Smith and Partners and Joseph Mills; the contractor was Cowdin Brothers and the construction cost was \$500,000. Designed in the mid-Century Modern Style, the strong horizontal lines, smooth and uniform wall surfaces, large expanse of horizontal windows reflect typical characteristics of this style. This modern style was appropriate for a new facility that housed modern transportation facilities for a utility company at that time.

¹⁰⁷ 'Dallas Power Company Buys Lot for Storage' Dallas Morning News, May 20, 1923.

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

NON-CONTRIBUTING BUILDINGS

Dallas Power and Light Distribution Center (1920, 1951)

515 Park Avenue



Photographer: Marcel Quimby, October 27-29, 2007

This building was constructed in 1920 as the Headquarters for Dallas Power and Lights' Meter and Distribution facility;¹⁰⁸ it was originally 2 stories tall and of a concrete, brick and steel structure. The first floor was utilized as a garage while the second story contained a clubroom, lockers for the 135 employees of this department. The buildings structure was designed to carry an additional two floors. In 1951, this Dallas Power and Light Distribution Headquarters was expanded¹⁰⁹ and regulators and other modern equipment was added; it is thought the additional two floors and new entry were added at this time.

Subsequent modifications have been made to the facility including a large industrial (metal-building) addition to the west and the roof capped with a metal roof including a metal 'cap' at the top of the building. Parking for vehicles now is located at an adjacent site at the corner of Young and St. Paul (500 St. Paul Street). Dallas Power & Light subsequently became Texas Power & Light, then Texas Utilities and is now Oncor. This building is considered non-contributing due to its lack of integrity.

¹⁰⁸ 'Let Contract for \$135,000 Building', Dallas Morning News, November 22, 1919.

¹⁰⁹ 'Outlay of \$441,300 Approved for DP&L', Dallas Morning News, December 20, 1951.

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Thomas Blueprint (Thomas Reprographics) Building (1958) 420 South Ervay



Photographer: Marcel Quimby, October 27-29, 2007



Thomas Blueprint building at right (partial view).
From *'Dallas City Hall Photographs'* by I. M. Pei Architects with Harper and Kemp Architects, 1966 and 1968. Original photographs on file with the City of Dallas, Development Services Department, Historic Preservation Division. Digital images provided to City of Dallas Development Services Dept.

Thomas blueprint building, constructed in 1958, reflected the modernism of its age with its strong form, large storefront at the first floor, horizontal lines within a light outline or frame in concrete around the second floor.

This building served as Thomas Blueprints downtown office and opened only 2 years after the company formed in 1956. Thomas provided printing services to architectural and engineering firms as well as a variety of business printing needs for many different types of companies. In 1973 the company changed its name to Thomas Reprographics in keeping with the wide variety of printing and reprographics services they offered. The firm is still in business in Dallas.

Thomas Reprographics, occupied this building in its original condition until the late 1980s. Unfortunately, alterations made by later owners have permanently altered its historic, mid-Century Modern Movement architectural integrity. This building is considered non-contributing due to this lack of integrity.

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Office Building (Ensearch Building; 1979)

1900 Jackson Street



Photographer: Marcel Quimby, October 27-29, 2007

This free-standing office building was built in 1979 as a speculative office building; although it is at the corner of Wood and South Saint Paul Street, its address is on Jackson Street. Due to its proximity to the Lone Star Gas company headquarters on Harwood Street, this building was subsequently purchased by Lone Star. However, with Lone Stars' purchase by Oncor and relocation of their offices, this building (as with the historic Lone Star buildings (NR) is now vacant.

This steel framed, 12-story building was designed by Harwood K. Smith and Partners (now HKS Architects), and is clad with white marble. It has a strong vertical emphasis and is capped with a top floor with recessed windows, providing a modern capital to the building. This building is considered non-contributing due to its age.

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

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'*Dallas City Hall Street Photographs*' by I. M. Pei with Harper and Kemp Architects, 1966/68; courtesy of City of Dallas, Development Services Department.

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Section 10 Page 42Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Verbal Boundary Description

From the intersection of South Ervay Street and Jackson Street, proceed east along Jackson Street to approximately 307' past the intersection with South Saint Paul Street, hence proceed South, intersecting Block 98½, to Wood Street; hence proceed east along Wood to the intersection with South Harwood Street; hence proceed North along South Harwood Street to the South boundary of lots 1, 2, 3 and 4 of Block 127; then proceed south along the east boundary of lot 8; hence proceed south-east across lot 30/128 to the east side of 2017 Young Street; hence south to incorporate property of 500 South Ervay (Scottish Rite temple); hence west along south boundary of 500 South Harwood; hence west along Canton Street; proceed south along east boundary of 1908 Marilla Street (Desco Tile building); hence west along Marilla Street; proceed south along Park Avenue; proceed south-west approximately 135' to center of block 102/2; proceed south-east along center of block; at intersection with South St. Paul Street, proceed north-west to intersection with Canton Street. At intersection with Canton Street, proceed south-west along Canton Street; at intersection with South Ervay Street, proceed north-west to Intersection with Marilla Street; continue north along South Ervay Street to the intersection with Jackson Street at which point the boundary description begins.

Boundary Justification

This boundary increase to the Downtown Dallas Historic District includes a concentration of contributing properties that reflect significant aspects of the historic and architectural development of downtown Dallas within the context of the Central Business District, and is complementary to the historic district.

This area of boundary increase is to the south of the existing district. Properties to the immediate east of this boundary increase include several one and two-part commercial buildings that date from the period of significance; however a sense of continuity to this areas is diminished by several large expanses of parking lots. The blocks to the south and south-east contain buildings that date primarily from the 1930s and 1940s with many modern intrusions associated with the Farmers Market, new multi-family residential housing and a large number of surface parking lots that destroys a sense of continuity with the downtown area. The blocks to the west are comprised of larger, civic buildings with associated open space including Dallas' City Hall and plaza, the Convention Center and Mustang Park, Dallas Public Library and police memorial. These buildings and spaces collectively comprise the 'civic heart' of Dallas; while this area shares a common history with the area of boundary increase, the existing buildings have a much larger scale than the historic buildings in the boundary increase with the sole exception of the Butler Building.

The history and themes represented in this boundary increase to the Downtown Dallas National Register Historic District and the resulting smaller commercial and industrial resources support the development of the adjacent central business district (as does the original district). As Dallas' central business district expanded, surrounding areas such as this evolved from residential neighborhoods to a commercial district with a diverse type of businesses (automobile orientated, film exchanges, printing, warehouses and distribution and public utilities) over the first fifty years of the century. The resulting buildings represent the architectural evolution of a early twentieth-century downtown commercial area with buildings that range from one and two-story modest or vernacular commercial buildings to architecturally significant religious and fraternal buildings of Dallas' leading congregations, ornate buildings of the 1930s and several buildings reflecting the modern movement that date from the late 1940s and mid-1950s as well as utilitarian industrial complexes that reflect their function and use. These buildings represent the architectural evolution that is typical of a downtown commercial district associated with the commercial growth of Dallas from the early 1900's into the 1950's.

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Section MAPS Page 43

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

District Map

Proposed Expansion to the
Dallas Downtown National
Register District



Quimby McCoy Preservation Architecture, LLP
3200 Main Street #3.6
Dallas, Texas 75226
April 2008

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

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District Map w/ Photograph references



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Section PHOTOS Page 45

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Historic Photographs 1H – 7H:



Historic Photograph 1H: 1722 Marilla Street (American Optical Co) at right. View of Saint Paul Street at intersection of Marilla Street; buildings at left side of street have been demolished. Camera facing Southwest.

Source: From *'Dallas City Hall Photographs'* by I. M. Pei Architects with Harper and Kemp Architects, 1966 and 1968. Original photographs on file with the City of Dallas, Development Services Department, Historic Preservation Division. Digital images provided to City of Dallas Development Services Dept.



Historic Photograph 2H: Hill Printing Company (416), 418 and 420 South Ervay Street.. Camera facing East.

Source: *ibid.*

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Historic Photograph 3H: Harwood Street from intersection at Wood Street. 408 Harwood and Paramount Pictures (412) at left with First Presbyterian Church at right. Camera facing South.

Source: ibid



Historic Photograph 4H: South Ervay Street from intersection at Wood Street. 400 South Ervay at left with 416, 418 and 420 marginally visible on other side of 2nd (white) building which has been demolished. Buildings at right side of street have been demolished. Butler Building is tall building in background. Camera facing South.

Source: ibid

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Historic Photograph 5H: South Ervay Street from intersection at Young Street, Butler Building is at left; buildings at right have been demolished (site of Dallas City Hall). Camera facing South.

Source: ibid



Historic Photograph 6H: Near Marilla Street near intersection at South Ervay; Butler Building is tall building at left; building in foreground has been demolished. Camera facing Northeast.

Source: ibid

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Historic Photograph 7H: South Ervay Street from intersection at Marilla Street. Butler Building is at right; buildings at left side of street have been demolished (site of Dallas City Hall). Camera facing North.

Source: *ibid*

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Section PHOTOS Page 49

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Current Photographs 1 - 12



Photograph 1: Young Street near intersection at Park Avenue, looking east to buildings at the south side of Young St. Camera facing East.

Photographer: Marcel Quimby, January 21, 2008. Negatives on file with the Dallas Public Library.



Photograph 2: Ervey Street near intersection at Marilla Street, looking north towards center city (in Dallas National Register District). Hill Printing (416). 318 and 420 South Ervey Street is on right side of street. Camera facing North.

Photographer: Marcel Quimby, January 21, 2008; negatives on file at the Dallas Public Library.

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Photo 3: Butler Building; Intersection at South Ervay Street and Marilla Street, looking south-east to the Butler Building. Camera facing South-East.

Photographer: Marcel Quimby, January 24, 2008; negatives on file at the Dallas Public Library.

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Section PHOTOS Page 51

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Photo 4: Wood Street between St. Paul and Harwood Streets. Camera at parking lot just north of Young Street, facing North.

Photographer: Marcel Quimby, January 21, 2008; negatives on file at the Dallas Public Library.

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Section PHOTOS Page 52

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Photo 5: 508 Park Avenue, looking north-west building façade.
Camera facing North-West on Park Avenue.

Photographer: Marcel Quimby, January 24, 2008; negatives on file at the Dallas Public Library.

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Section PHOTOS Page 53

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

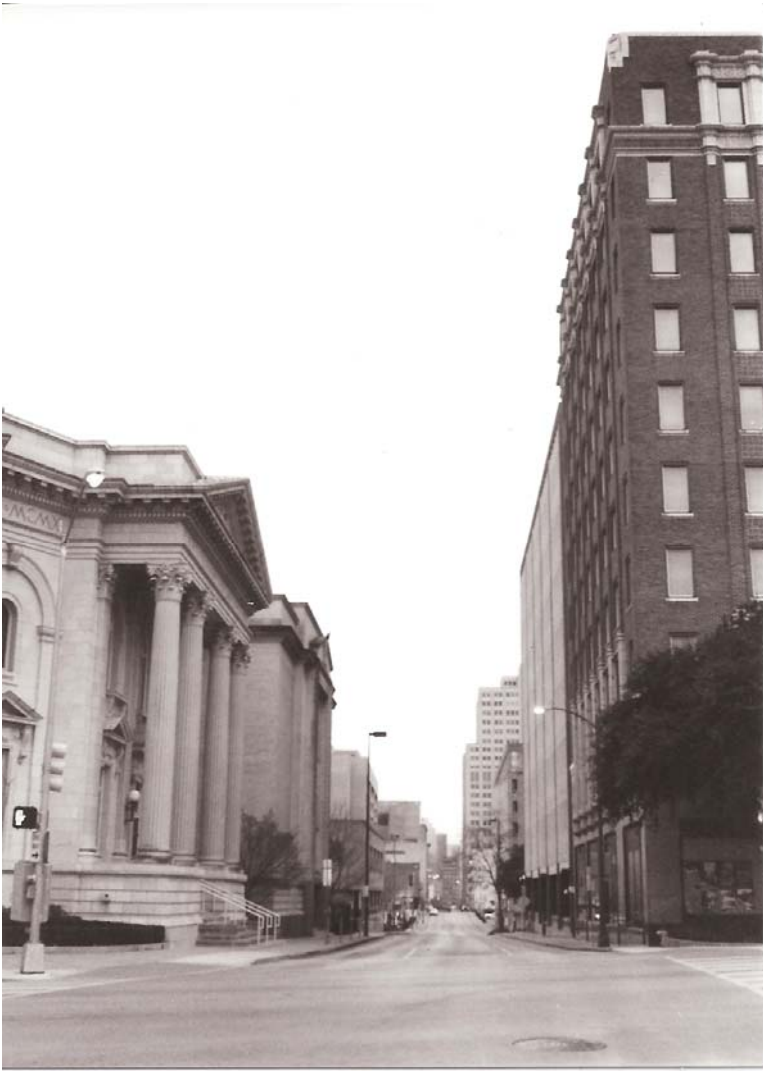


Photo 6: Wood Street at intersection at Harwood Street, looking west down Wood Street. Camera facing West.

Photographer: Marcel Quimby, January 21, 2008; negatives on file at the Dallas Public Library.

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Section PHOTOS Page 54

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Photo 7: Harwood Street near intersection with Canton Street, looking north-east to center city. Camera facing North-East.

Photographer: Marcel Quimby, January 21, 2008; negatives on file at the Dallas Public Library.

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Section PHOTOS Page 55

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Photograph 8: Young Street from intersection at Park Avenue. Otis Building, parking garage and DP&L Service facility at left with Butler Building in background. Camera facing Southwest.

Photographer: Marcel Quimby, October 27 – 29, 2009; digital images on file at the Dallas Public Library.



Photograph 9: Wood Street from parking lot just north of Young Street. Camera facing northeast.

Photographer: ibid

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Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Photograph 10: Island between Evergreen and South St. Paul Streets from intersection at Marilla Street, This 'island' has been used by DP&L and successive companies for service uses since the 1920s. Camera facing North.

Photographer: *ibid.*



Photograph 11: Houston & Pacific Central Railroad switch at Marilla Street at intersection with Evergreen Street. Camera facing West.

Photographer: Marcel Quimby, October 27 – 29, 2009; digital images on file at the Dallas Public Library.

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Section PHOTOS Page 57

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas



Photograph 12: Marilla Street from intersection at St. Paul Street. DP&L Distribution Headquarters at left. Camera facing Northeast.

Photographer: Marcel Quimby, October 27 – 29, 2009; digital images on file at the Dallas Public Library.

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Section PHOTOS Page 58

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Photograph Log:

Historic Photos 1H – 7H

These photos share the following information:

1. Downtown Dallas Historic District (Boundary Increase)
2. County and State: Dallas, Dallas County
3. Sources: 'Dallas City Hall Street Photographs' by I. M. Pei with Harper and Kemp Architects, 1966 and 1968.
5. Original photographs on file with the City of Dallas, Development Services Department, Historic Preservation Division. Digital images provided to City of Dallas planning district.
6. Location of original negative: unknown.

Photograph 1H

1722 Marilla Street
Northeast Oblique
Camera facing Southwest

Photograph 2H

Hill Printing Company (416), 418 and 420 South Ervay Street
West Façades
Camera facing East

Photograph 3H

Harwood Street from intersection at Wood Street
North, east and west facades
Camera facing South.

Photograph 4H

South Ervay Street from intersection at Wood Street
North Oblique
Camera facing South

Photograph 5H

South Ervay Street from intersection at Young Street
North Oblique
Camera facing South

Photograph 6H

Near Marilla Street near intersection at South Ervay
Southwest Oblique
Camera facing Northeast

Photograph 7H

South Ervay Street from intersection at Marilla
South Oblique
Camera facing North

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Section PHOTOS Page 59

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Current Photographs 1 - 7

These photos share the following information:

1. Downtown Dallas Historic District (Boundary Increase)
2. County and State: Dallas, Dallas County
3. Name of Photographer: Marcel Quimby, FAIA
4. Date of Photograph: January 21-24, 2008.
5. Photographs are 35MM, Black and white negatives printed on archival paper. Original negatives on file with the Dallas Public Library.

Photograph 1

Young Street, from intersection at Park Avenue
Southwest Oblique
Camera facing East

Photograph 2

Southwest Oblique of Hill Printing Company, 416, 418 and 420 South Ervay Street.
Camera facing Northeast

Photograph 3

Butler Building from intersection of Ervay Street at Young Street
Northwest Oblique
Camera facing Southeast

Photograph 4

View of buildings on Wood Street, between South St Paul Street and Harwood Street.
Camera facing North.

Photograph 5

508 Park Avenue from across street, between Marilla and Young Streets.
Southwest Oblique
Camera facing Northeast

Photograph 6

Wood Street at intersection at Harwood Street, looking west down Wood Street.
Camera facing West.

Photograph 7

Harwood Street near intersection with Canton Street, looking north-east to center city.
Camera facing Northeast.

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Section PHOTOS Page 60

Downtown Dallas Historic District (Boundary Increase)
Dallas, Dallas County, Texas

Current Photographs 8 – 12

These photos share the following information:

1. Downtown Dallas Historic District (Boundary Increase)
2. County and State: Dallas, Dallas County
3. Name of Photographer: Marcel Quimby, FAIA
4. Date of Photograph: October 27 – 29, 2007.
5. Photographs are digital; Compact Disc with digital images on file with the Dallas Public Library.

Photograph 8

Young Street, from intersection at Park Avenue.
Southwest Oblique
Camera facing Southwest

Photograph 9

Wood Street, between South St Paul Street and Harwood Street.
Southwest Oblique
Camera facing Northeast.

Photograph 10

Island between Evergreen Street and South St. Paul Streets from intersection with Marilla Street
Camera facing North

Photograph 11

Houston and Central Railroad switch at Marilla Street at intersection with Evergreen Street.
Camera facing West.

Photograph 12

Marilla Street from intersection at St. Paul Street.
Southwest Oblique
Camera facing Northeast