

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Westend Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER Bounded by Lamar, Griffin, Wood, Market and Commerce Streets
and the MKT Railroad Tracks.

CITY, TOWN

Dallas

___ VICINITY OF

___ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

3

STATE

Texas

CODE

048

COUNTY

Dallas

CODE

113

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Multiple Ownership (see continuation sheet Item 4).

STREET & NUMBER

CITY, TOWN

___ VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dallas County Courthouse

STREET & NUMBER

CITY, TOWN

Dallas

STATE

Texas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Sites Inventory/Dallas Historic Landmark Survey

DATE

1978/1974

___ FEDERAL STATE ___ COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Texas Historical Commission/ City of Dallas

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 2

<u>BLOCK</u>	<u>OWNER</u>	<u>PROPERTY</u>	<u>MAP REFERENCE</u>
6,7,8,9 10,17,18 19	MKT Railroad Co. of Texas 701 Commerce, Dallas, TX	Land west of Record and Houston	8,22,23
10	Dallas, County of 500 Main, Dallas, TX	409 Elm	24
11,12, 13	Dallas, City of Dallas, TX	Dealey Plaza	41
20	Beer, A. Robert 12800 Hillcrest Rd Suite 220, Dallas, TX	NW corner Pacific and Record	21
21	Bradburn, Marvin, Tr. 509 Elm, Dallas, TX	209-211 Record	26
21	Rose Melville R. 712 Commerce, Dallas, TX	501 Elm	25
21	Goldberg, Arthur S., Tr. 509 Elm, Dallas, TX	509 Elm	27
22	County of Dallas-Hall of Records & County Jail	500 Main	38,39,40
22½	County Courthouse	Houston and Commerce	42
27	Shepard, Alva P. 3527 Westminster Dallas, TX	1815 N. Market	7
27	Oil Well Supply Co. P.O. Box 478, Dallas, TX Diun US Steel	Parking lot- Corbin and Market	
28	First Natl. Bank TR# 151-03302-0 Nadine S. Cockrell C/O Meredith Ethal	1713 Market	9

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 3

<u>BLOCK</u>	<u>OWNER</u>	<u>PROPERTY</u>	<u>MAP REFERENCE</u>
28	First Natl. Bank TR# 151-03302-0 Nadine S. Cockrell C/O Merdith Ethal	1701-1707 Market	11
29	Beer, Robt. A., Trustee 12800 Hillcrest, Suite 200 Dallas, TX	SW corner Mar- ket and Ross 301-307 Market 602 Ross	18 19 20
30	Abernathy, R.E. et al 4350 N. Central Expwy. Dallas, TX	Parking lot- Elm and Market	
30	Jolliff, Lindsay G. 4524 Lorraine, Dallas, TX	605 Elm	29
30	Purse & Co. 601 Elm, Dallas, TX	601 Elm	28
31	Dallas, County of Exempt 1962	Founder's Plaza	37
32	Dallas, County of Exempt 1963	Courthouse Plaza	43
37	Richner, Irwin et al 701 Ross Avenue Dallas, TX	701 Ross	12
37	Swan, Hugo 3801 Normandy, Dallas, TX	705 Ross	13
37	Missouri-Kansas-Texas RR Co. of Texas	RR lines Corbin to Ross	
38	Rader, Jane Bolton C/O Grissaffi & Assoc.	Parking lot- Ross and Austin	
38	Abernathy, R.E. et al 4350 N. Central Expwy. Dallas, TX	310 Market	16

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

4

PAGE

4

<u>BLOCK</u>	<u>OWNER</u>	<u>PROPERTY</u>	<u>MAP REFERENCE</u>
38	Roberts, Summerfield G. 2415 Adolphus Twr. Dallas, TX	302 Market	17
39	Beer, Robt. Tr.	Parking lot- Austin and Pacific	
39	Awalt Properties 208 N. Market Dallas, TX	208 Market	30
39	Dallas Co. Community College District Exempt 1975	Market and Elm	31
39	Beer, Robt. Tr.	711 Elm	32
40	DCCCD-El Centro Exempt 1967	Elm and Market	36
41	Rader, Homer J. Jr. C/O Grissaffi & Assoc.	Parking lot- Main and Austin	
41	Southwestern States Management Co. 701 Commerce, Dallas, TX	Parking lot- Main and Market	
41	Lawyers Bldg of Dallas C/O First TX Sav. Assn.	706 Main	45
41	Southwestern States Management Co.	701 Commerce	44
41	Strangi, Albert 10473 Epping Lane Dallas, TX	Parking lot- Commerce and Austin	
42	Mel Rose 712 Commerce, Dallas, TX	712 Commerce	49
42	North American Mortgage Investment Co.	Parking lot- Market and Commerce	

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 5

<u>BLOCK</u>	<u>OWNER</u>	<u>PROPERTY</u>	<u>MAP REFERENCE</u>
43	Gulf-Tex Construction, Inc. Mr. Al Gonzalez, Pres. 2346 Joe Field Rd. Dallas, TX	714 Jackson	57
43	R.J. Realty Co. P.O. Box 1768 Dallas, TX	Parking lot- Wood and Market	
46	Alexander, Wm. et al 6131 Curson C/O Mrs. F.M. Dougherty Fort Worth, TX	Parking lot- Pacific and Lamar	
46	Jackson, AA III 4111 W. Lawther Dallas, TX	Parking lot- Lamar and Pacific	
46	Scales Dr. John G. et al 1241 Lausanne Dallas, TX	Parking lot- Elm and Pacific	
46	Muntzel, Marvelle A. et al C/O JP Awalt 208 N. Market, Dallas, TX	NW corner-Elm and Austin	33
46	Muntzel, Marvelle	807 Elm	34
47	DCCCD-El Centro Exempt 1967	Elm and Lamar	35
48	Dallas Texas Corp. 1 Main Place Dallas, TX	800-804 Main 810 Main 801-809 Main	46 47 48
49	R.L. Abney Greyhound Lines 205 S. Lamar, Dallas, TX	SW corner - Commerce and Lamar	51
50	William Davis Trust #2 800 Jackson Dallas TX	800 Jackson	56

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

4

PAGE

6

<u>BLOCK</u>	<u>OWNER</u>	<u>PROPERTY</u>	<u>MAP REFERENCE</u>
50	Schoell Kops C/O Webb B. Cooley Jr. 3131 Turtle Creek #1002 Dallas, TX	Parking lot- Lamar and Wood	
56	Laurence S. Pollock Jr. P.O. Box 22027 Dallas, TX	900-904 Commerce 915 Jackson	52 54
56	R. Hood Chaney 912 Commerce Dallas, TX	912 Commerce	53
57	Higginbotham-Bailey Mr. John Williams P.O. Box 255177 Dallas, TX	914 Jackson	55
204	Green, Dorothy et al 4206 Briar Creek	2019 Lamar	2
204	MKT	RR lines McKinney to Munger	
204	Oil Well Supply Co. P.O. Box 478 Dallas, TX	2001 Lamar	3
204	Hart, T.F. Invest. Co. C/O MTG. & Trust Inc.	603 Munger	1
205	Rothpletz, John K. & Max D. Chapman TRS. 1307 Pacific Dallas, TX	Parking lot- Market and Munger	
205	City Sewing Mach. Co. 1911 N. Lamar Dallas, TX	1911 Lamar 1907 Lamar	4 5
205	Dahl. Braden et al	NE corner-	6

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 7

<u>BLOCK</u>	<u>OWNER</u>	<u>PROPERTY</u>	<u>MAP REFERENCE</u>
206	MKT	RR tracks- Corbin to Hord	
206	General Center Realty 6623 Stefani Dr.	1801-1811 Lamar	15
207	United Fund of Metro Dallas, TX Exempt 1973	Parking lot- Lamar and Ross	
208	Jayson, Rbt. 912 Commerce Dallas, TX	Parking lot- Pacific-Lamar- Ross	
208	Smith, Clustor Q., Jr. 4147 Myerwook	Parking lot- Pacific-Austin- Ross	

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

father (37) is now relocated in Founders Plaza directly east of the County Records building.

Many of the Westend buildings constructed in the first decade of the 1900's were more sophisticated in design than the earlier buildings that represent a burgeoning commerce town. The direct rail connection to St Louis and Chicago brought contemporary ideas to Dallas and the new architecture expressed this contact. The 1901 Southern Rock Island Plow Company Building (24), 409 Elm Street, though devoid of any Sullivanese detail, imitates the turn-of-the century Chicago highrise. The verticality expressed in the continuous pilasters on floors two through six as the mid-part of the three part horizontal composition are common to the Chicago style heightened by Louis Sullivan.

An outstanding building constructed during the early development of the commercial/warehouse area is the John Deere Plow Company Building (25), built in 1902. Located on the northeast corner of Elm and Houston, the building displays distinctive Chicago School elements. Notable details are the solidarity of the massing with broad corner solids flanking the three bay window and unbroken pier central section. The Sullivan-inspired three part composition is evident in a shortened scale and capped with a projecting cornice. Broad bands of geometric floral designs define the main entrances.

Another important early structure is the 1907 Kingman-Texas Building, 209-211 Record Street (26). The decoratively corbelled round arches that spring from the ground, second, and fifth stories on the east and north elevations create a composition reminiscent of H.H. Richardson's Marshall Field Store in Chicago. Above each series of arches is a corbelled string course that divides the building into a distinctive three part mass.

The Moline Plow Company Building (17), 302 N. Market, the Emerson Manufacturing Company (33), Austin at Pacific, and the B.F. Avery & Sons Building (30), 208 N. Market, best exemplify the image of the Westend with their five and six story solidly massed brick edifices and their physical similarities. Brick corbelled cornices, various brick patterns on spandrel panels, pier elements, and intrados of round or segmentally arched windows are common architectural details. The wood door and sash windows are intact, and though the buildings have been painted, they retain their architectural integrity. These three structures were built just before or during the first decade of this century.

Two structures of the early 1900's that represent a "transitional" per-

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

at 602 Elm, and the building at 712 Commerce, 1901 (49). The intricate brick diapering pattern on 712 Commerce and other finely detailed brick work on both multi-storied structures demonstrate a restrained use of nineteenth century craftsmanship applied to a functional twentieth century structure. Classically detailed cast iron columns on the Parlin and Orrendorff Building are unique among the remaining buildings of the period. Of the smaller buildings in the district, the two story former city jail (13) is notable. Built in 1906, it is a masonry structure with decorative brick pilasters and a classical pediment over the doorway.

During the second decade of the 1900's, the Chicago School made its largest impact on the architecture of Dallas' Westend. The structural steel frame embodied in the Sanger Brothers Building (35-National Register) and the Missouri, Kansas, & Texas Railway Company of Texas Headquarters Building (44), 701 Commerce, make them outstanding examples of the commercial style, with the broad expanse of glass separated by continuous pier elements and slightly recessed unadorned spandrel units. The 1911 MKT Building retains the three part Chicago School composition like many of the other Westend buildings, but its terra cotta ornamentation and cornice detailing applied to the top story are unique to the district.

An industrial and wholesale building, the Higginbotham-Bailey-Logan Company (55), 914 Jackson, expresses its function more clearly than any earlier building in the Westend District. The strongly horizontal seven story composition with geometrically detailed raised corner towers covers an entire city block. One block west is a smaller, but similarly detailed structure, the Office Equipment Company (56), 800 Jackson, that is a truer commercial style building in its lightness of structure and the tripartite Chicago windows.

The 1920's represented the last decade of railroad influenced building activity in the Westend District before vehicular transportation diminished the industry's dependency on the railroad. Large commercial office buildings were constructed, such as the Wholesale Merchants Building (53) at 906-918 Commerce, the Oil Well Building (3), 2001 N. Lamar, State General Life Building (57) at 915 Jackson Street, and the Dallas County State Bank (47), 810 Main (1920), that expressed an industrial aesthetic. Architectural detailing on these buildings is secondary to their mere mass and structural design. The floor to floor height and fenestration is more regular and reduced in scale than previous commercial construction. These examples continue to use the three part composition with base and top floors emphasized by added detailing to more clearly define them from the middle portion or shaft of the building. Stone, terra

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

Vertical emphasis is expressed in almost unbroken pier elements with alternating slightly recessed window-spandrel bays. Steel frame construction allowed for multi-grouped window openings which offered additional light and air to the offices. Cornices on these buildings are reduced to a minimum with projecting moldings or decorated low-relief ornament applied to the top story.

During this late railroad period a few buildings were used solely by the railroad for freight transportation. The elongated one story Missouri, Kansas, Texas shed (8) bordering on the west side of Record Street between Ross and Munger is starkly functional with a raised concrete loading dock, repetitive door openings and a low pitch gabled tin roof.

Three major intrusive structures appear within the district. Under construction is the annex to El Centro Junior College (36), adjoining the Sanger Brothers Building on the site of the demolished portion of the Sanger complex extending to cover the entire block to the west. The Greyhound Bus Company building (51) at 205 S. Lamar and the parking garage for the Texas Commerce Bank (48) at Lamar and Congress are both contemporary buildings which detract from the historic character of the district.

Buildings included in the complete inventory of the district are:

- 1.* Home Furniture Building, 603 Munger - 1910's, contributing: seven-story brick main building with four-story wing along Record Street.
2. Coca-Cola Building, 2019 N. Lamar - 1915, contributing: three-story brick with a two-story wing, continuous lintels.
3. Oilwell Building, 2001 N. Lamar - 1920's, contributing: five-story brick, eight bay front facade, stone lintels, recessed spandrels.
4. City Sewing Machine Building, 1911 N. Lamar - date uncertain, contributing: three-story brick, recessed spandrels, corbelled brick cornice and string courses above first and third story windows.
5. Nick's BarBQ, 1907 N. Lamar - intrusion.
6. Allis-Chalmer Building, NE corner Market and Corbin - 1920-21, contributing: small four-story brick, recently renovated.
7. Old Spaghetti Warehouse, 1815 N. Market - 1908, contributing: two-story brick warehouse, arched entrance with keystones.
8. MKT Freight Station, 555 Ross - circa 1925's, contributing: one-story brick, addition on southern portion (date unknown).

*Numbers refer to building locations on the Westend Historic District Map included in the nomination.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

9. Fairbanks-Morse Building, 1713 N. Market - 1912, contributing: three story brick, raised parapet, elaborate molding on top portion of corner piers.
10. Howell Building, 1709 N. Market - 1912, contributing: five-story brick, first floor altered, fourth and fifth floors added in 1923.
11. Higginbotham-Pearlstone Building, 1701-1707 N. Market - 1910's, contributing: four-story brick, corbelled string courses above first, third and fourth floors.
12. Big D Sewing Machine Building, 701 Ross - compatible one story brick
13. Old City Jail, 705 Ross - 1906, contributing: two-story brick, pedimented front entrance, cornice missing.
14. Tom's Cafe, 700 block Ross - intrusion.
15. General Electric Building, 1801-1811 N. Lamar - 1914/1922, contributing: six-story brick, top three floors added in 1922.
16. Andy's Auto Center, 310 N. Market - 1930's, compatible one-story brick
17. Texas Moline Building, 302 N. Market - 1903, contributing: five-story brick, tripartite Chicago School Warehouse.
18. Briggs-Weaver Building, SW corner Market and Ross - circa 1905, contributing: three-story brick, altered severely, most openings brick
19. Interstate Forwarding Building, 301,307 Market - 1924, contributing: seven-story brick, recessed spandrels, reinforced concrete and steel construction.
20. Haddock Engraving Building, 602 Ross - intrusion.
21. MKT Freight Station, NW corner Pacific and Record - 1921, contributing: small two-story brick, first floor altered, used for parking.
22. Railroad Switch-control Station, near western district boundary - circa 1920, contributing: two-story frame building, wide overhanging eaves.
23. Railroad related structure - near western district boundary - compatible, small one-story shed.
24. Southern Rock Island Building, 409 Elm Street - 1901, contributing: seven-story brick, first floor altered, three part with round arch openings on sixth floor.
25. John Deere Building, 501 Elm - 1902, contributing: seven-story brick rear addition in first decade of 1900's, heavy corner piers, Chicago School - Sullivan-esque detailing.
26. Kingman-Texas Building, 209-211 Record - 1905, contributing: five-story brick, Richardsonian Romanesque influence.
27. 509 Elm - circa 1902, contributing: six-story brick, first floor altered, recessed spandrels, decorative masonry.
28. Parlin and Orrendorff Building, 601 Elm - 1905, contributing: six-story brick, first floor altered, elaborate molding on front facade.
29. Record Grill, 605 Elm - intrusion
30. B.J. Avery and Sons Building, 208 N. Market - circa 1905, contrib-

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 6

- first floor altered.
31. El Centro Building, NE corner Market and Elm - compatible.
 32. 711 Elm - circa 1910, contributing: five-story brick, second through fifth floors gutted to allow parking space.
 33. Emerson-Brantingham Building, NW corner Elm and Austin - 1900's, contributing: five-story brick with three story addition, heavy corbel brick string course (above first and fourth floors) and cornice.
 34. 807 Elm - 1900's, contributing: five-story brick, two bays, raised parapet.
 35. Sanger Brothers Building, SW corner Elm and Lamar - 1910, contributing: National Register - 1975.
 36. Dallas County Community College, SE corner Elm and Market - currently under construction - intrusion.
 37. John Neeley Bryan Cabin, Founder's Plaza - contributing: reconstruction of city founder's cabin.
 38. County Records Building, 500 Main - 1922, contributing: six-story stone veneer, Tudor arched first floor openings.
 39. 500 Main - compatible, late 1950's addition onto Criminal Courts Building.
 40. Criminal Courts Building, 500 Main - 1911, contributing: eight-story brick Neo-Classical influence.
 41. Dealey Plaza, 1937, contributing.
 42. Old Dallas County Courthouse, Houston and Commerce - 1891-92, contributing: National Register - 1976.
 43. JFK Memorial, Courthouse Plaza, contributing.
 44. MKT "Katy" Building, 701 Commerce - 1911, contributing: seven-story brick terra cotta detailing, recently refurbished.
 45. Texas News Building, 706 Main - circa 1911, compatible: original facade severely altered.
 46. 800-804 Main, compatible.
 47. Dallas County State Bank, 810 Main - 1920, contributing: twelve-story brick office building, first and second floors altered, top three floors highlighted with terra cotta or stone detailing.
 48. Parking Garage, NE corner Austin and Commerce - intrusion.
 49. 712 Commerce - 1901, contributing: five-story brick, polychromatic brick detailing on parapet, pilastered corners.
 50. 800-802½ Commerce - 1910's, contributing: three-story brick, first floor altered, flat-arched second story windows, round arch third floor windows.
 51. Greyhound Bus Station, SW corner Commerce and Lamar - intrusion.
 52. Texas Drug Building, 900-904 Lamar - circa 1896 (earliest date found contributing: four-story stuccoed brick, pressed metal cornice.
 53. Wholesale Merchants Building, 906-918 Commerce - 1928, contributing: eight-story brick, recessed panels, first three and top floors

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

54. Baron Building, 915 Jackson - 1924, contributing: four-story brick, stone string course above first floor, stone cornice.
55. Higginbotham-Bailey Building, 914 Jackson - 1914, contributing: seven-story brick, additions in 1917 and 1923, horizontal bands.
56. Office Equipment Building, 800 Jackson - circa 1918, contributing: five-story brick, segmentally arched first floor opening, finials cap the pier.
57. States General Life Building, 714 Jackson - 1920's, contributing: ten-story brick, stone detailing on first, second, ninth and tenth floors, Greek fret between second and third floors, elaborate stone cornice.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Representing Dallas' oldest sections of town, the Westend District has played a vital role in the city's development and remains as one of the richest historical areas in Dallas. Much of John Neely Bryan's original townsite is included within the district, which encompasses an area over thirty blocks west of the city's central business district. The high concentration of early twentieth century commercial warehouses within the district provides a vivid reminder of the economic boom experienced by Dallas during the first two decades of this century. These structures stand as testimony to Dallas' establishment as one of the most important wholesale distributing centers in the Southwest and illustrate the close economic and architectural relationship between Dallas and Chicago. Several outstanding examples of Chicago School and Commercial style architecture are included within the district along with a small complex of county government buildings, Dealey Plaza, the JFK Memorial and Founder's Plaza, which constitute the remainder of the contributing sites within the Westend District.

Established in the early 1840's, Dallas was laid out near the Trinity River in a grid plan by John Neely Bryan, the city's founder. The state legislature created Dallas County in 1846, and the city of Dallas was designated the temporary county seat. Subsequent county elections established Dallas as the permanent county seat, and the city's future appeared more promising. An entire city block was donated by Bryan as the site for the first county courthouse, and presently, "Old Red," the old Dallas County Courthouse (42), stands on the site of the original courthouse square. The courthouse square served as the early focal point for the community, and much of the city's early growth occurred within the square's immediate area.

During Dallas' first thirty years, the population steadily increased despite a disastrous flood in the 1860's. Many of the townspeople believed that Dallas possessed tremendous potential as the major north Texas trading center to complement Houston and Galveston to the south. Numerous attempts were made to dredge the Trinity, thereby making the river navigable and also providing Dallas with an inland harbor, a cheap means of transporting goods and material, and easy access to the open seas. This dream of establishing Dallas as a major inland port never materialized, as the Trinity today remains unnavigable.

Providing the inexpensive transportation of which many Dallasites had dreamed, the coming of the railroad in the early 1870's proved to be one of

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

city as well. Prior to the arrival of the Houston and Texas Central Railroad in 1872, Dallas had been a small community of approximately 3,000. The Houston and Texas Central linked Dallas with Houston and with Galveston's well-established deep-water port. In 1873 after a long and bitter struggle, the Texas and Pacific Railroad built its line through Dallas. The T & P was one of the state's earliest and most important east-west railways and established Dallas as a vital rail crossroads.

Running just two blocks north of the courthouse, the T & P tracks provide an economic catalyst to the area between the courthouse and the tracks. The renaming of Burleson Street to Pacific Avenue illustrated the profound effect which the railroad had upon the area as many local retail and wholesale firms located near the tracks. Herman Brosius' "Bird's Eye View of the City of Dallas, Texas" indicated the increased economic activity along the tracks. The Missouri, Kansas and Texas Railroad extended a line through Dallas in the 1880's and eventually located its general offices in the city. This railroad played a critical role in the warehouse district's development.

By 1890 the rapid delivery of goods from the Mid-west and the shipment of agricultural products in return had contributed to a construction boom in the warehouse area. A great number of commercial buildings had been erected by this time; however a subsequent boom in the early 1900's witnessed the razing of many of these Victorian commercial buildings. Today few nineteenth century commercial buildings remain in Dallas. The oldest warehouse within the district, the Texas Drug Building (52) at 902 Commerce, can be traced as far back as 1896 and represents the only Victorian commercial warehouse still standing within the Westend District.

The last decade of the nineteenth century proved to be a difficult period for Dallas. The prosperity which the city had experienced from 1870 to 1890 (the population increased from 3,000 to 38,000) slackened considerably. The national economic recession of the 1890's (the Panic of 1893) and a severe drought in Texas caused a slowing of the city's growth, as Dallas' population increased by only 4,000 during this ten-year period.

The completion of the county courthouse (National Register) in 1891-92 represented Dallas' most significant civic event in the 1890's. Erected on the original courthouse square, "Old Red," as it has come to be known, was the county's fifth courthouse and served in its original capacity until 1965. The five-story structure with its central tower, later removed because of structural inadequacies, dominated the city's skyline for many years. Designed by a Little Rock, Arkansas architect, M.A. Orlopp, the

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

buildings and upon completion, was regarded as one of the most handsome structures within the state. The courthouse was renovated in 1968 and is currently used by the county as supplemental office space for the new courthouse, opened in 1965.

The coming of the twentieth century brought new optimism to Dallas and to the warehouse district which had developed along the railroad tracks. At this time 82.9 percent of the state's population resided in rural areas and agriculture strongly dominated the state's economy. Because of the well-established railroad system, the fertile hinterlands surrounding Dallas, and the manufacture and marketing of cheap, mass-produced agricultural equipment, the city grew as a farm implement distributing center for north Texas. Many out-of-state farm machine producers established branch offices in Dallas, and the demand for multi-story warehouses to store the products reached a peak. The majority of these firms were based in Illinois, particularly the Chicago area, and offered such products as plows, cultivators, farm and spring wagons, carriages, buggies and other agricultural supplies. Parlin and Orrendorff, John Deere, and Southern Rock Island were among the many Illinois companies who established regional offices in Dallas. Constructing warehouses which exhibited a strong influence of the Chicago School and Commercial styles of architecture, these firms brought to Dallas a new and progressive attitude toward architecture, and created a strong economic and architectural tie between the two cities.

Most of the multi-story warehouses erected in the first decade of the twentieth century were directly related to farm-implement enterprises. In 1901 the Southern Rock Island Plow Company constructed a seven-story brick building (24) at the northwest corner of Houston and Elm. The building served as the company's Texas headquarters for many years. Better known as the Texas School Book Depository, the structure is believed to be the site from which Lee Harvey Oswald allegedly shot President John F. Kennedy. Recently, the county of Dallas purchased the building. The John Deere Plow Company Building (25) at the northeast corner of Houston and Elm represents one of the most architecturally significant buildings within the district. Completed in 1902, the seven-story brick structure was designed by the local architectural firm of Hubbell and Greene. The building displays Sullivan-esque detailing and exhibits form and massing unique to Dallas' architecture. Other structures erected in the first decade of the twentieth Century included the Parlin and Orrendorff Implement Company Building (20, completed in 1905 and designed by the Dallas architect, J.A. Padgett), Texas Moline Building (17), the Kingman-Texas Building (26), the warehouse at 912 Commerce (49), the Emerson-

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 4

All of these structures (except 912 Commerce) were located within one block of the T & P tracks and illustrate the close relationship between the railroad and the warehouses.

The Missouri, Kansas and Texas Railroad (MKT) proved to be the most influential company within the warehouse area. Besides the railroad track terminals, MKT constructed several buildings which are included within the district's boundaries. The MKT office building (44) completed in 1911 was designed by H.A. Overbeck of Dallas. The building was recently refurbished, and MKT still maintains offices within the seven-story structure. The railroad company also erected a freight station (21) in 1921 and an eight-story warehouse (19) at Pacific and Market in 1924. Designed by the St. Louis architect, A.L. Sparks, the warehouse was constructed of reinforced concrete and steel and served as the headquarters for the Interstate Forwarding Company.

The city's growth also facilitated an expansion of government structures. In 1906 a new city jail (13) was constructed on Ross Avenue. Serving in its original capacity until World War I, the building was used as an unclaimed freight store until its conversion in 1966 into storage space. Designed by Peterman and Overbeck of Dallas, the 1913 County Criminal Courts Building (40) at the northeast corner of Houston and Main exhibits Neo-Classical architectural elements. Lang and Witchell served as the architects for the Gothic-inspired County Records Building (38), erected in 1922. Lang and Witchell and H.A. Overbeck of Peterman and Overbeck are credited as designers of numerous residences throughout the city, including Swiss Avenue (National Register), Munger Place and South Park Row neighborhoods, both soon to be submitted as district nominations to the National Register.

By the second decade of the twentieth century, two distinct industrial districts had developed near Dallas' Central Business District. The MKT tracks terminated in the area north of Elm Street and west of Houston Street, and the MKT industrial district included an area bounded by Pacific Avenue, McKinney Avenue, the tracks, and Cottonwood Street. On the other hand, the Texas and Pacific industrial district developed along Pacific Avenue. These tracks were abandoned in 1921 and a new district was formed between McKinney and Ross Avenue. The relocation of the tracks signalled the beginning of the decline of the warehouse district's dominance in the city's industrial development. However, some new construction did occur in the 1920's. Allis-Chalmers constructed a small two-story warehouse (6) at the corner of Corbin and Market in 1920-21, and three additional floors were added to General Electric's original three story warehouse (15) at

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 5

The southern portion of the district was transformed in the 1920's into Dallas' garment district. Erected in 1924, the Baron Building (54) at 915 Jackson presently houses a wholesale jewelry firm, but for many years it served as a women's wear outlet. In 1926 the Lichtenstein-Mittenthal Company, a wholesale millinery establishment, occupied the old Texas Drug Building, one of the few nineteenth century structures remaining in the Westend District. The Wholesale Merchants Building (53) was constructed in 1928 at the southwest corner of Griffin and Commerce and contributed to Dallas' garment industry. One of the most outstanding and impressive buildings within the district, the Higginbotham-Bailey Building (55) houses one of the largest dry good firms in the nation. The original building was constructed in 1914 but subsequent additions in 1917 and 1923 were necessary to meet the needs of the rapidly expanding company. Higginbotham-Bailey still maintains offices in the structure.

The Great Depression of the 1930's greatly hampered the warehouse's prosperity. The severe financial difficulties experienced by farmers resulted in a reduction in farm implement purchases. Since a majority of the firms in the warehouse district are farm-oriented, many of these suppliers declared bankruptcy, as did the Southern Rock Island Plow Company in 1938.

The improvement of the trucking and highway system accelerated the decline of the warehouse district. No longer confined to a location along railroad tracks, many firms relocated in outer areas where expansion would be easier and cheaper. The re-channeling of the Trinity River in the 1920's witnessed the creation and development of the Trinity River Industrial District. The Love Field Industrial District which opened during World War II also lured many firms out of the old warehouse district.

The construction of three plazas marked one of the few positive factors for the warehouse district after the 1920's. Honoring George Dealey, the man who led the crusade of rechanneling the Trinity River, Dealey Plaza (42) was erected in 1939-40 by the Works Project Administration (Hare and Hare are credited as the landscape architects) and reportedly occupies the site of the first house built in Dallas, John Neeley Bryan's log cabin. A reconstruction of the cabin (reputedly some original logs remain) is located in Founder's Plaza (37), one block east of the County Records Building. The cabin stands as a tribute to Bryan and, more importantly, symbolizes Dallas' beginnings. Courthouse Plaza (43) is the third within the district. Designed in 1966 by Philip Johnson, the JFK Memorial in Courthouse Plaza pays tribute to the thirty-second President.

From the 1950's until the mid-1970's, the buildings within the old warehouse

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NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 8

PAGE 6

imum amount of upkeep in order for the buildings to meet local safety requirements. A number of structures have remained mostly vacant, and various downtown merchants used some of the warehouses for storage of their products. Because of the warehouse district's proximity to Dallas' Central Business District and the great need for parking space, several of the warehouses were demolished and replaced with parking lots. The City of Dallas, recognizing the area's rich historical and architectural significance, attempted to save the area and establish it as a historic zone. The Dallas City Council approved the creation of the Westend Historic District in 1975. Long range programs, both public and private are attempting to restore the area's historical integrity and help revitalize downtown Dallas.

Justification of the boundary:

The Westend District includes a total of thirty blocks within an area of approximately 67.5 acres. The proposed National Register district's west north and east boundaries duplicate those of the city's historic zoning. The west boundary extends to the MKT railroad tracks and includes a large open space with railroad track terminals which serve the nearby warehouse. This area's direct association with the development of the warehouse area contributes to the district's historical integrity and justifies its inclusion within the National Register nomination. The southern boundary extends beyond the city's historic zone to include all of Dealey Plaza and several multi-story commercial warehouses and offices at the southeast portion of the district.

Definition of categories:

Contributing

The structures designated as contributing are those late nineteenth and early twentieth century buildings which retain historical integrity and in many cases, have had only minor alterations. This includes buildings of major architectural significance, as well as less unique structures. In many instances, the first floor of these buildings has been altered, but the original fenestration and detailing remains. Sites of major historical significance, such as Dealey's Plaza, Founder's Plaza and the JFK Memorial constitute the second type of contributing properties. These sites represent events and people which contribute to the history of the district.

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 7

Compatible

Compatible properties within the district includes historic buildings which have been severely altered with false facades and non-historic structures which reflect the scale of the district. The first category includes buildings that can be restored to their original character. The second type includes more recent structures which are compatible in scale and material to the historic buildings within the district.

Intrusions

Intrusions are properties which detract from the district's historical integrity. This includes buildings which reflect a conflicting style, scale and/or material to the historic nature of the district and diminish the district's overall architectural character, cohesiveness and quality.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation Sheet Item 9.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 67.5 acres
 UTM REFERENCES See continuation sheet Item 10.

A	ZONE	EASTING	NORTHING	B	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING	D	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION Beginning at McKinney and Lamar Streets, southeast along Lamar to Commerce, thence one block east to Griffin, thence south two blocks to Wood, thence west three blocks to Market, thence north two blocks to Commerce, thence west continuing past Houston along Dealey Plaza to the MKT main line railroad tracks, thence north along the tracks to McKinney and back to Lamar.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE	Joe Williams / Project Director	Danny Hardy / Research Assistant	David Moore / Research Assistant
ORGANIZATION	Texas Historical Commission	DATE	July 19, 1978
STREET & NUMBER	P.O. Box 12276	TELEPHONE	(512) 475-3094
CITY OR TOWN	Austin	STATE	Texas 78711

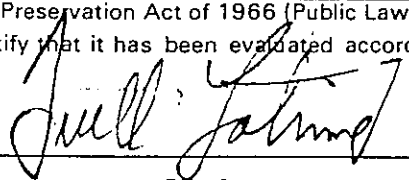
12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

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CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

UTM References:

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C	14/705700/3628700	D	14/705780/3628720
E	14/705820/3628540	F	14/705580/3628480
G	14/705540/3628640	H	14/705300/3628580
I	14/705280/3628640	J	14/705220/3628640

DALLAS WESTEND HISTORIC DISTRICT

... NATIONAL REGISTER

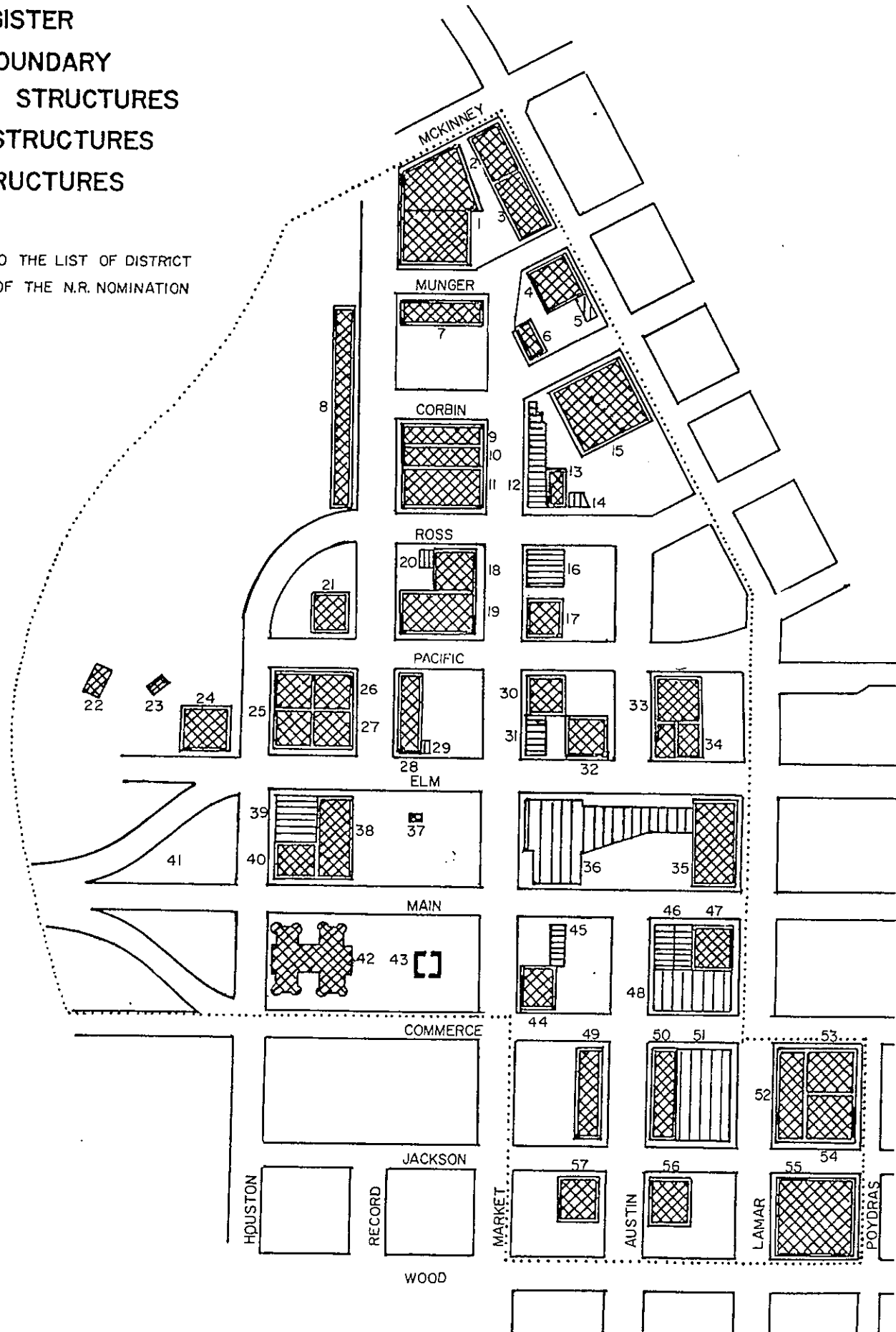
DISTRICT BOUNDARY

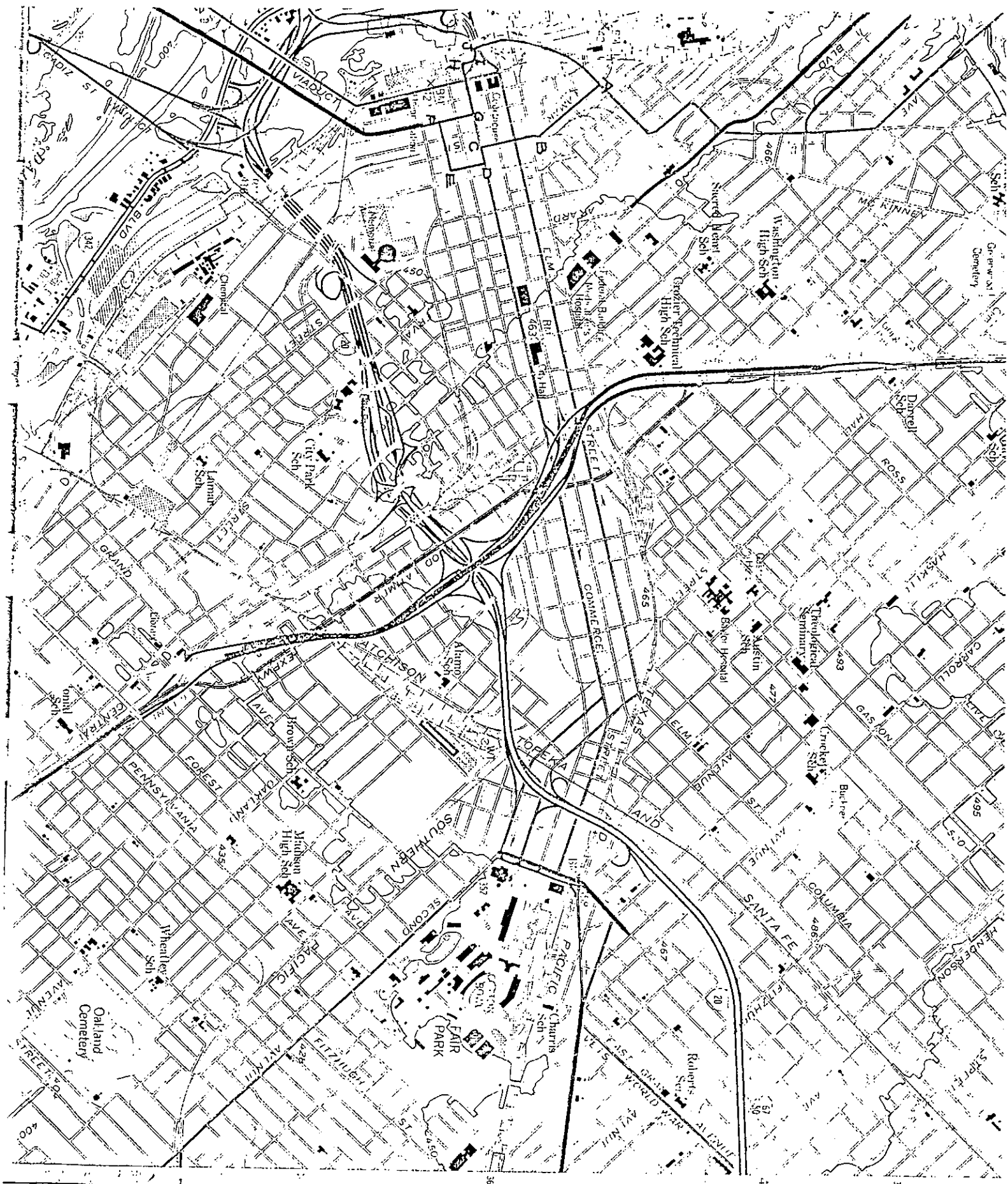
▨ CONTRIBUTING STRUCTURES

≡ COMPATIBLE STRUCTURES

▤ INTRUSIVE STRUCTURES

NUMBERS 1-57 CORRESPOND TO THE LIST OF DISTRICT PROPERTIES IN ITEM 7 OF THE N.R. NOMINATION

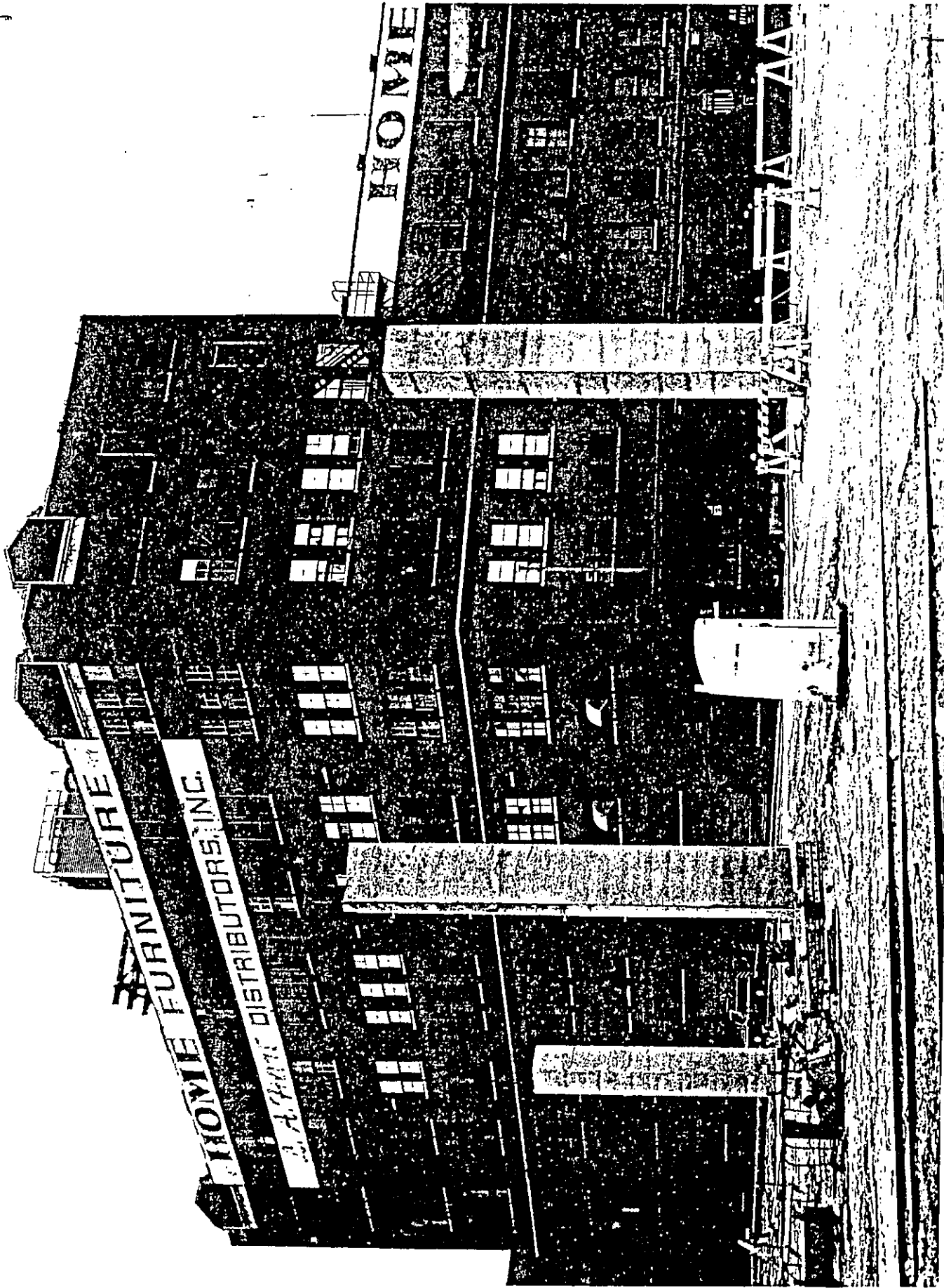




D/ LAS WESTEND HISTORIC DISTRICT
 DALLAS, DALLAS COUNTY, TEXAS

UTM REFERENCES:

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DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

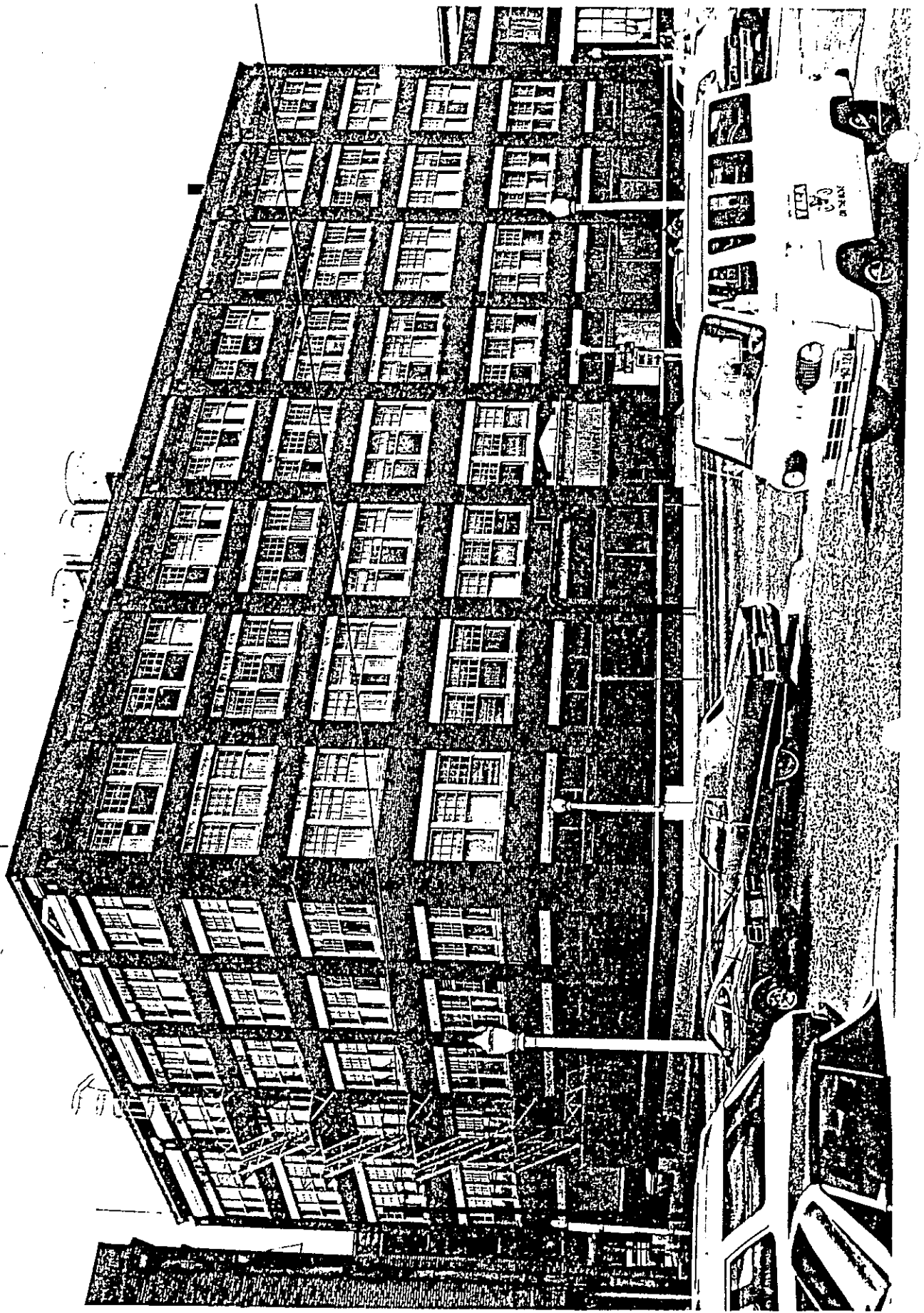
Home Furniture Building (#1)
603 Munger

Photo #1

Northwest oblique

Photo by Danny Hardy, Texas Historical Comm.

March 1978



DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

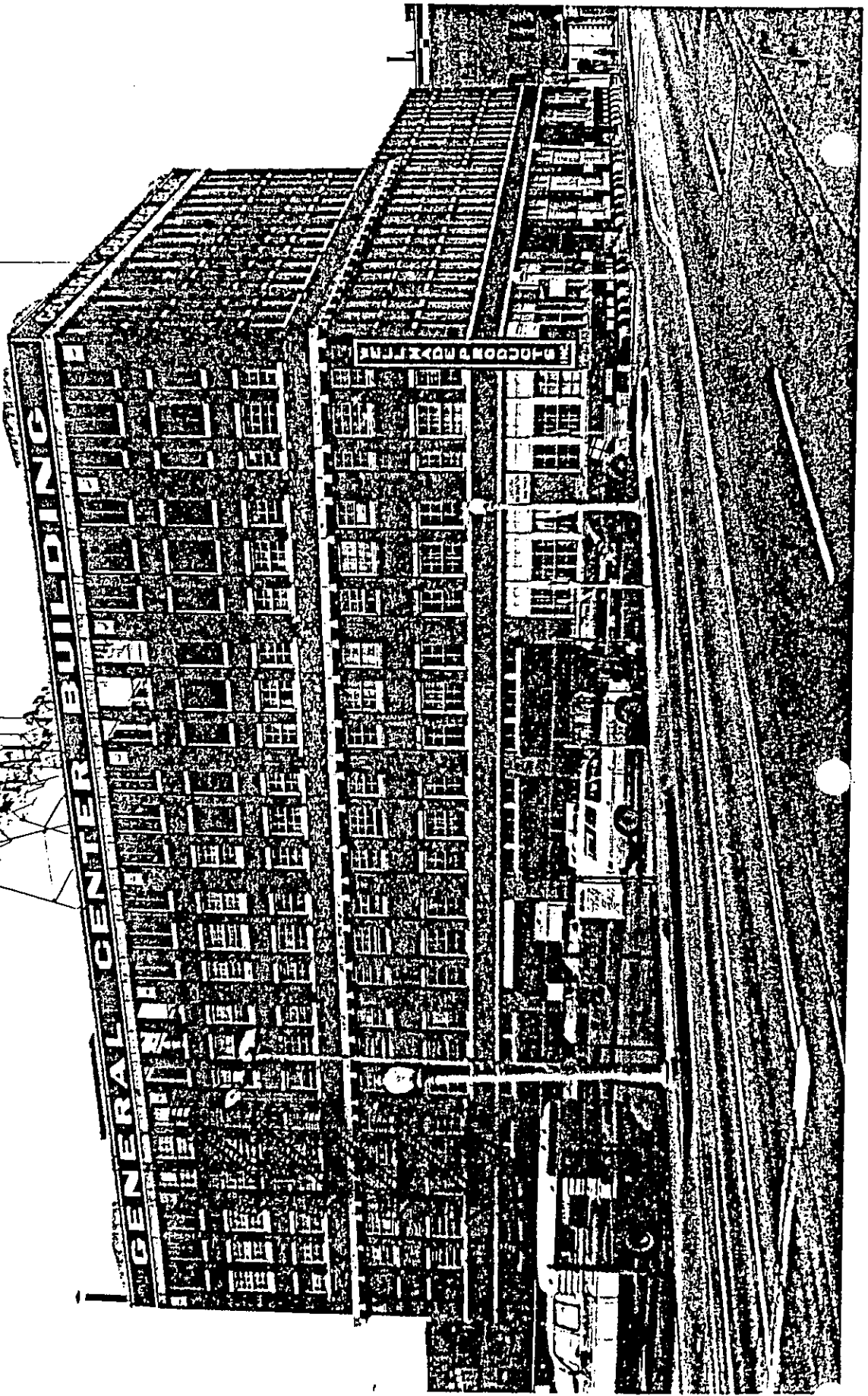
Cilwell Building (#3)
2001 N. Lamar

Photo #2

Southeast oblique

Photo by Danny Hardy, Tex. Historical Comm.

March 1978



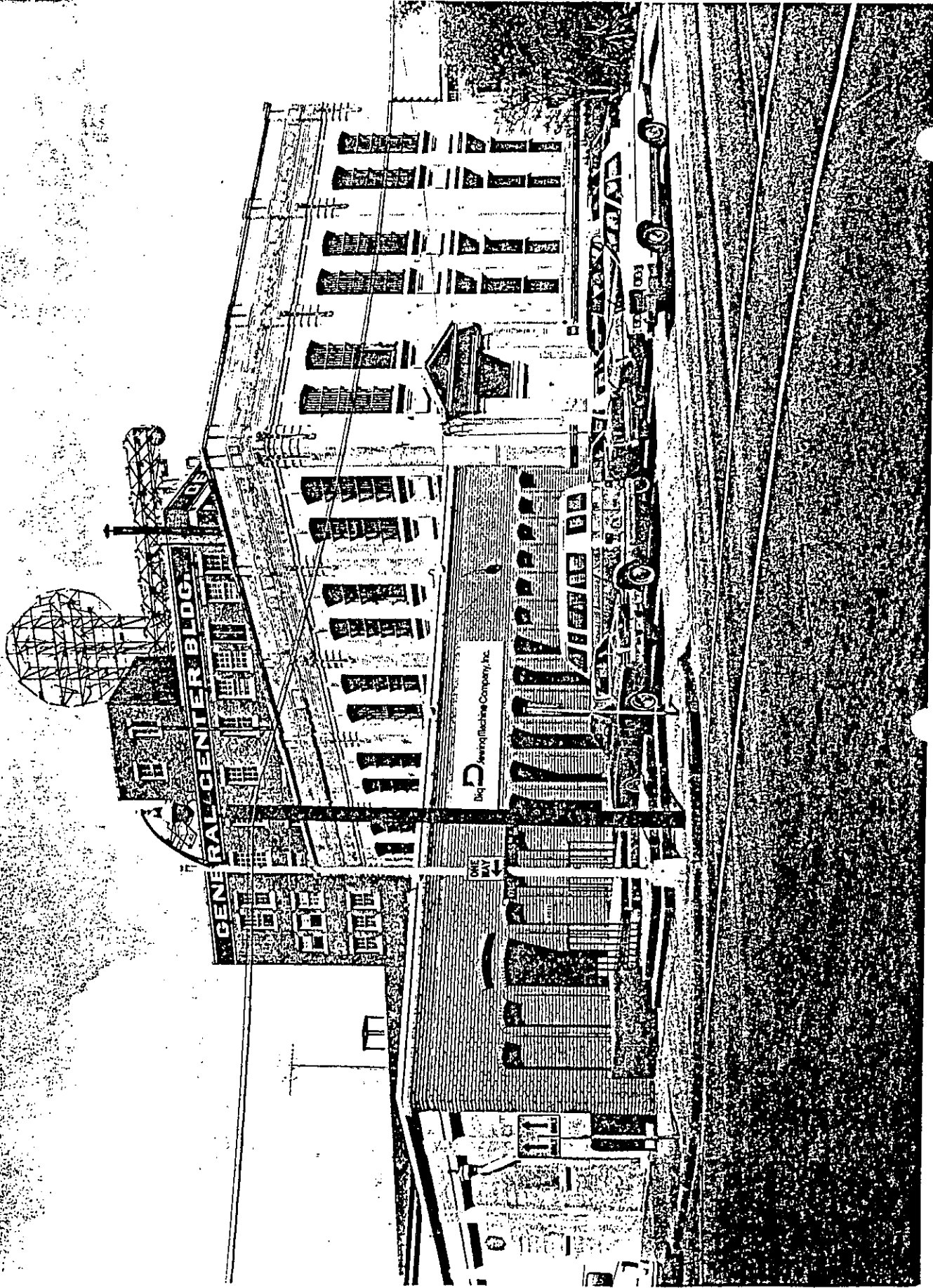
DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

General Electric Building (#15), southeast
oblique
1801-1811 N. Lamar

Photo #3

Photo by Danny Hardy, Tex. Historical Comm.

March 1978

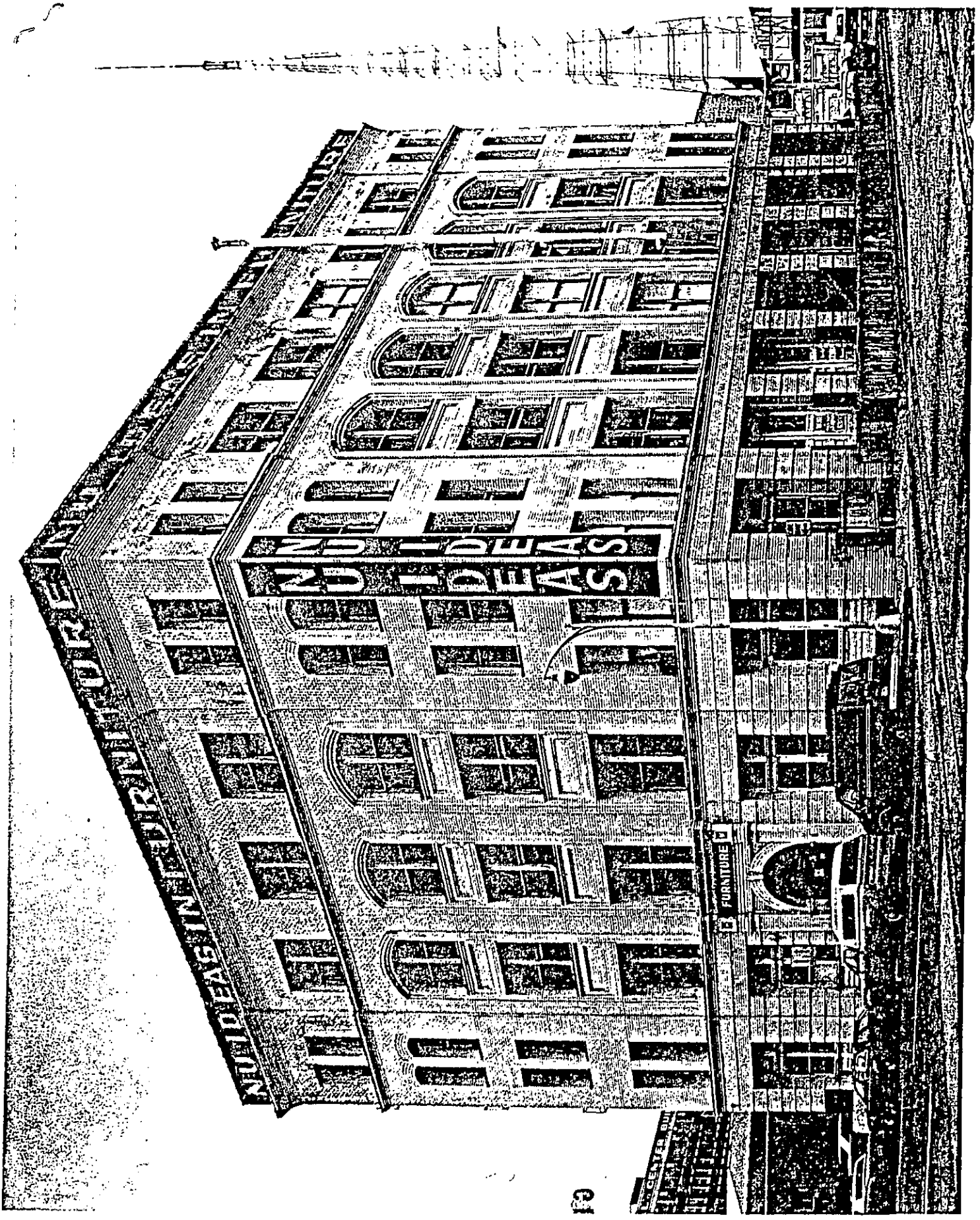


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Big D Sewing Machine, Inc. (#12), Old City
Jail Building (#13), 701, 705 Ross
Southwest oblique

Photo #4

Photo By Danny Hardy, Tex. Historical Comm.
March 1978

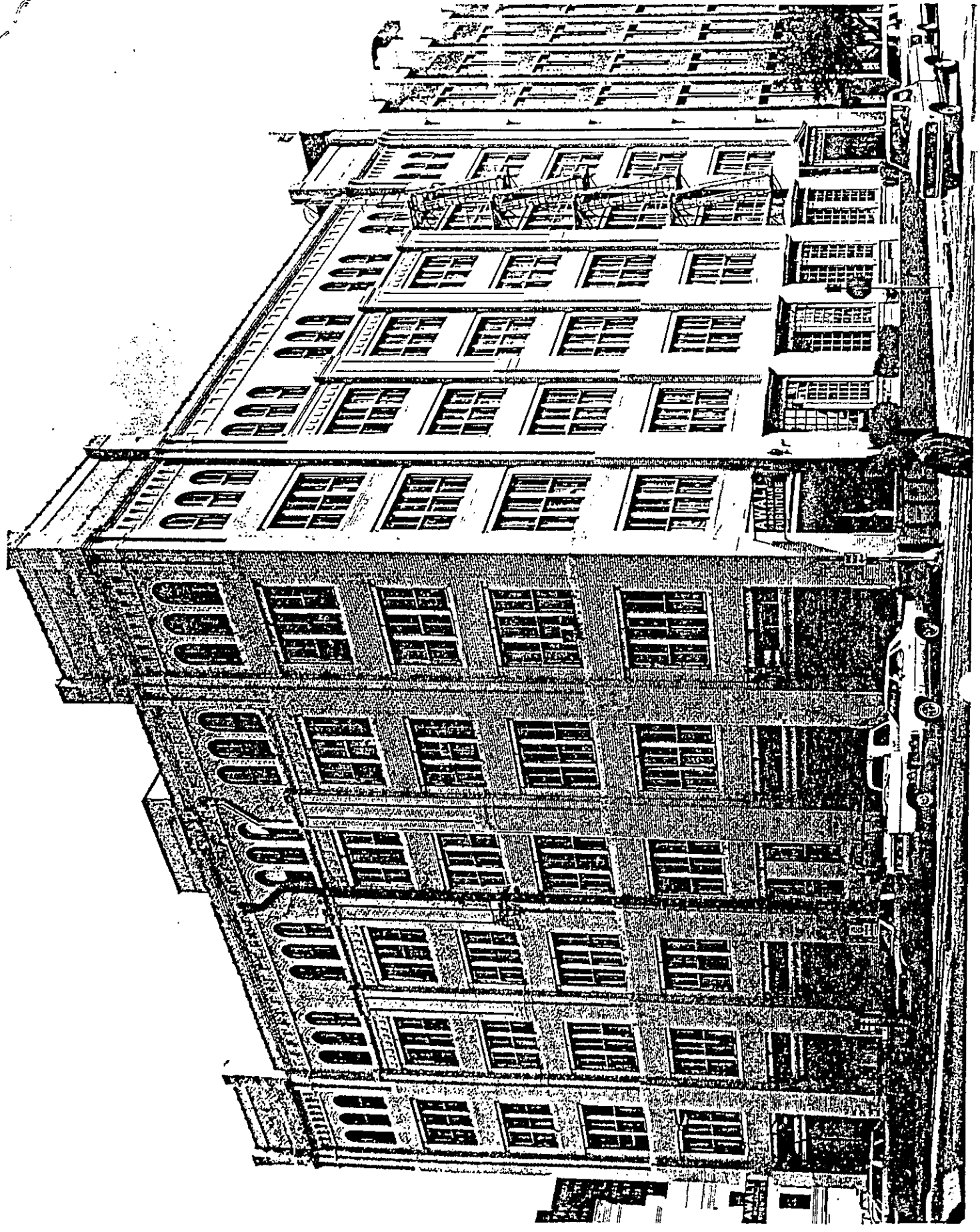


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Texas Moline Building (#17), 302 N. Market
Southwest oblique

Photo #5

Photo by Danny Hardy, Tex. Historical Comm.
March 1978

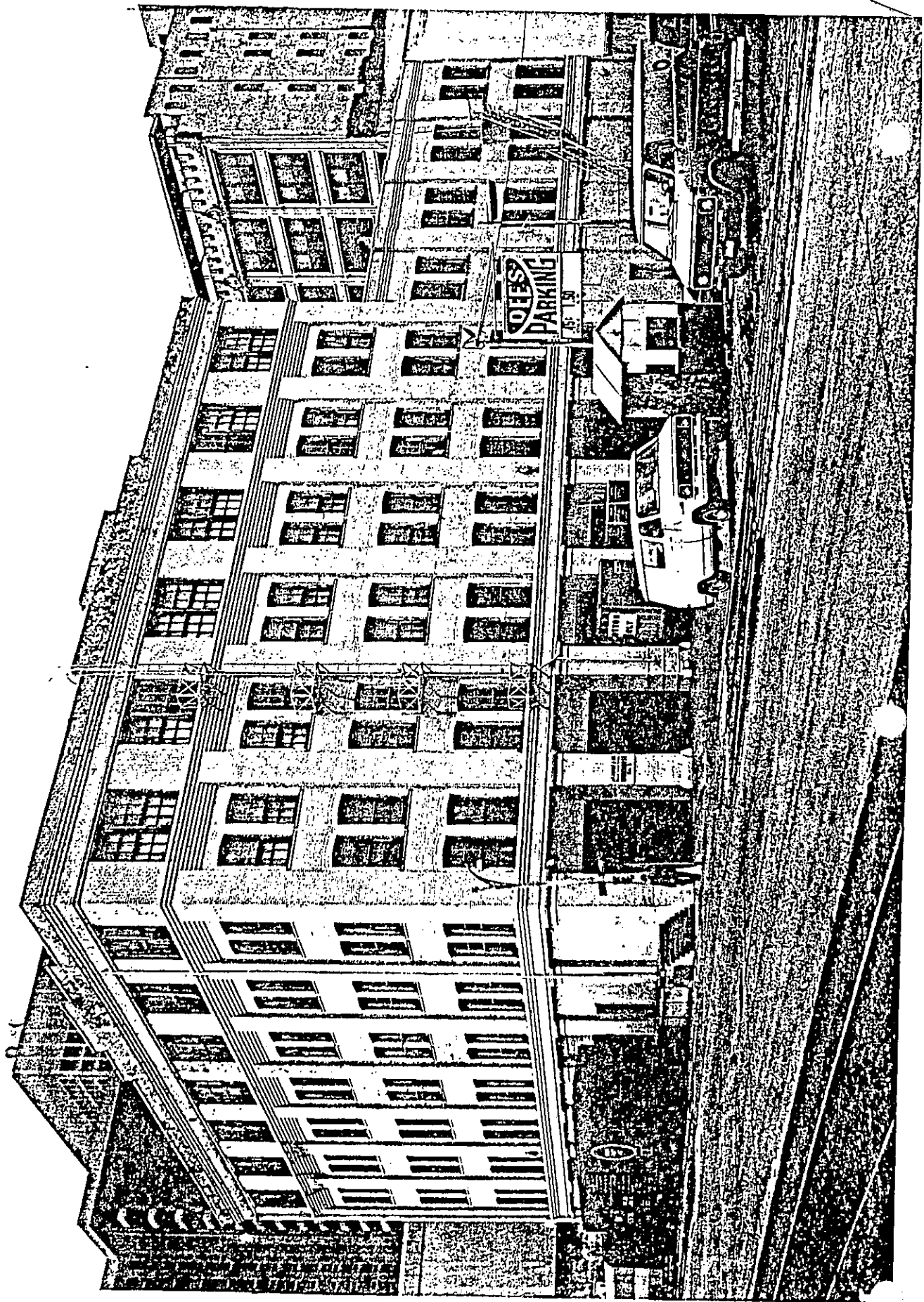


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

B.J. Avery & Sons Building (#30), 208 N.
Market
Northwest Oblique

Photo # 6

Photo by Danny Hardy, Texas Historical
Commission, March 1978

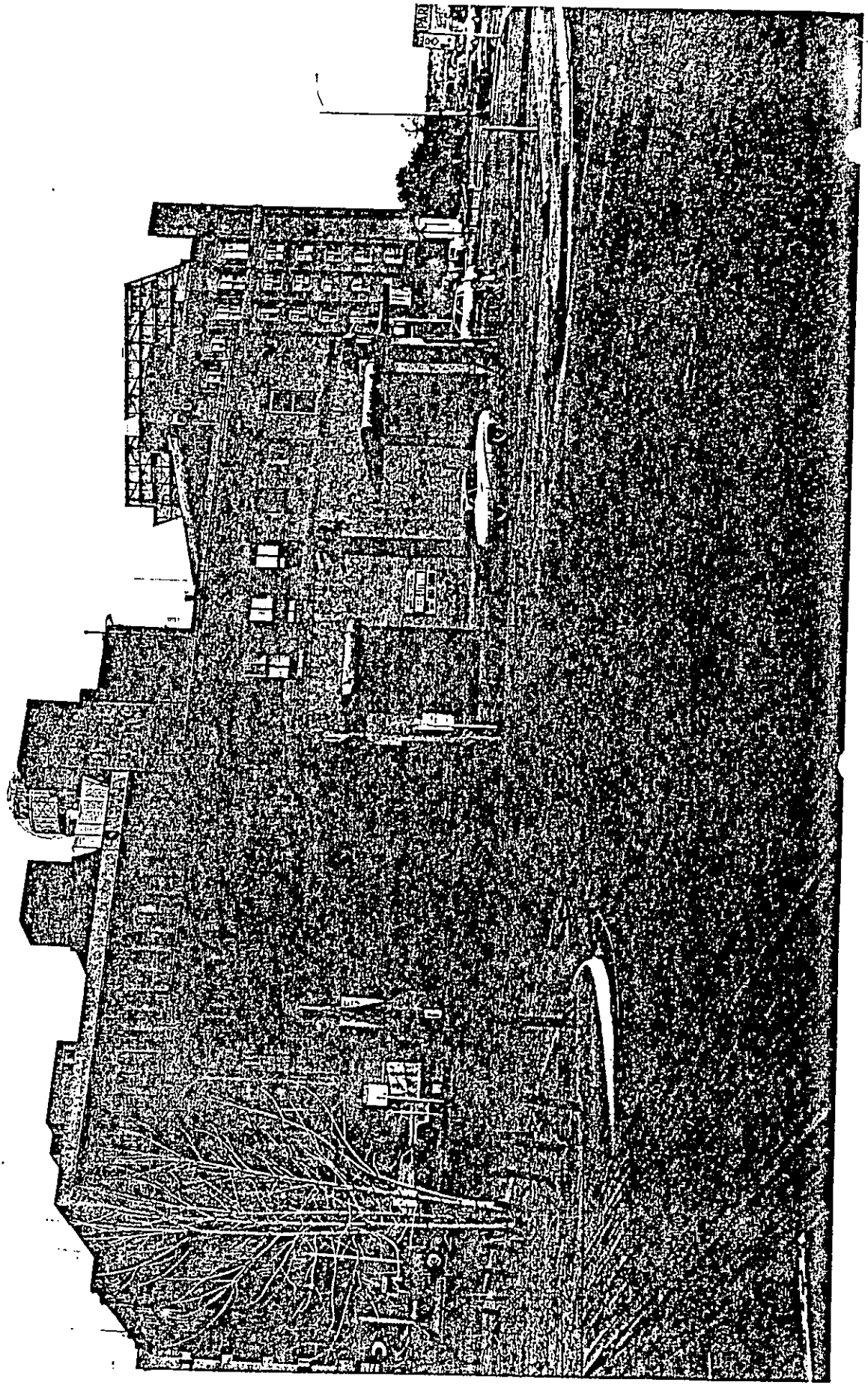


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Emerson-Brantingham Building (#33), NW corner
Elm and Austin
Northwest oblique

Photo #7

Photo by Danny Eardy, Tex. Historical Comm.
March 1978

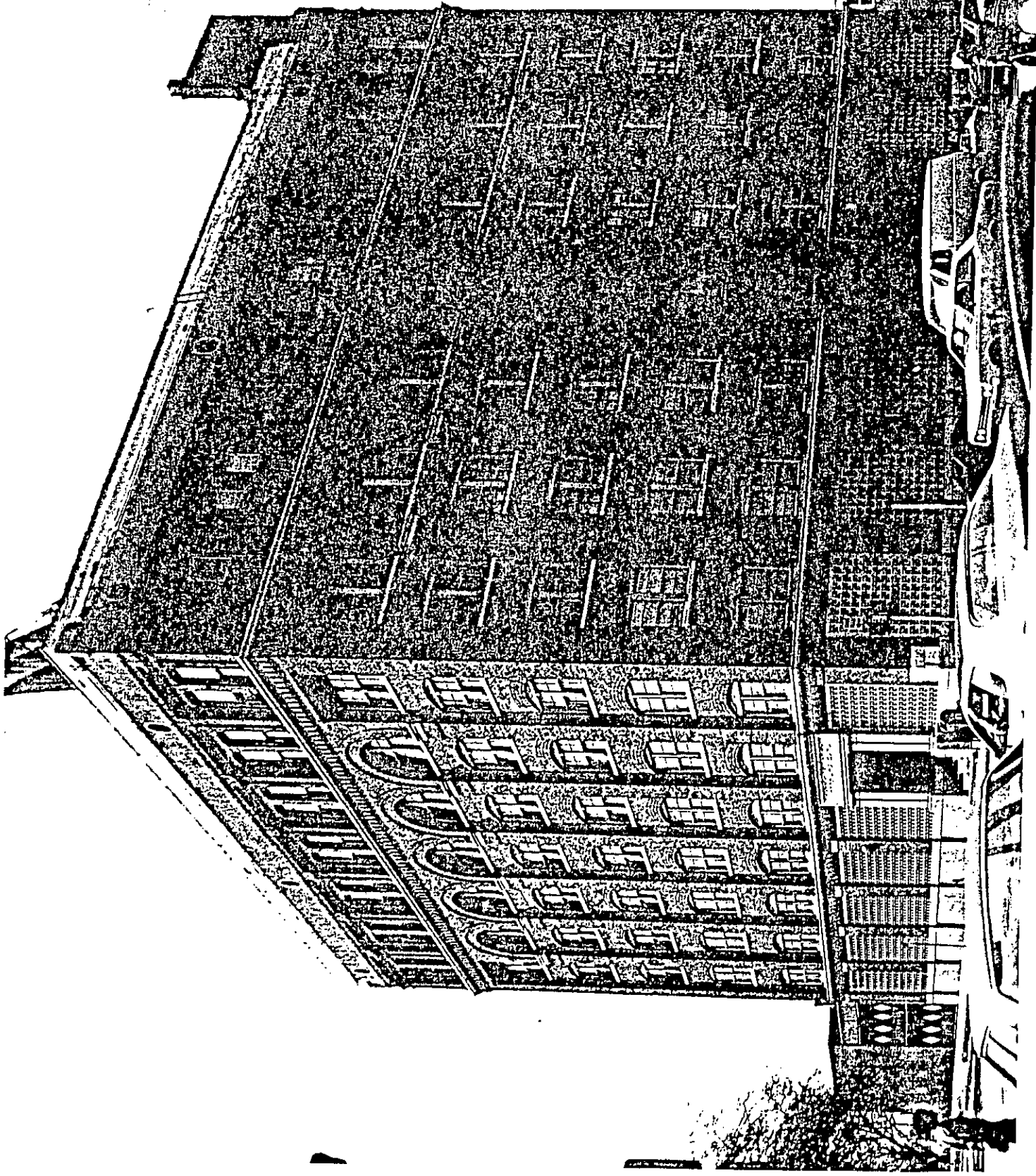


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Missouri, Kansas, Texas Freight Station (#24)
NW corner of Pacific and Record. (Kingman-
Texas Building (#26) and Southern Rock
Island Building (#24) in background).
View from the Northeast

Photo #8

Photo by Danny Hardy, Texas Historical Comm.,
March 1978



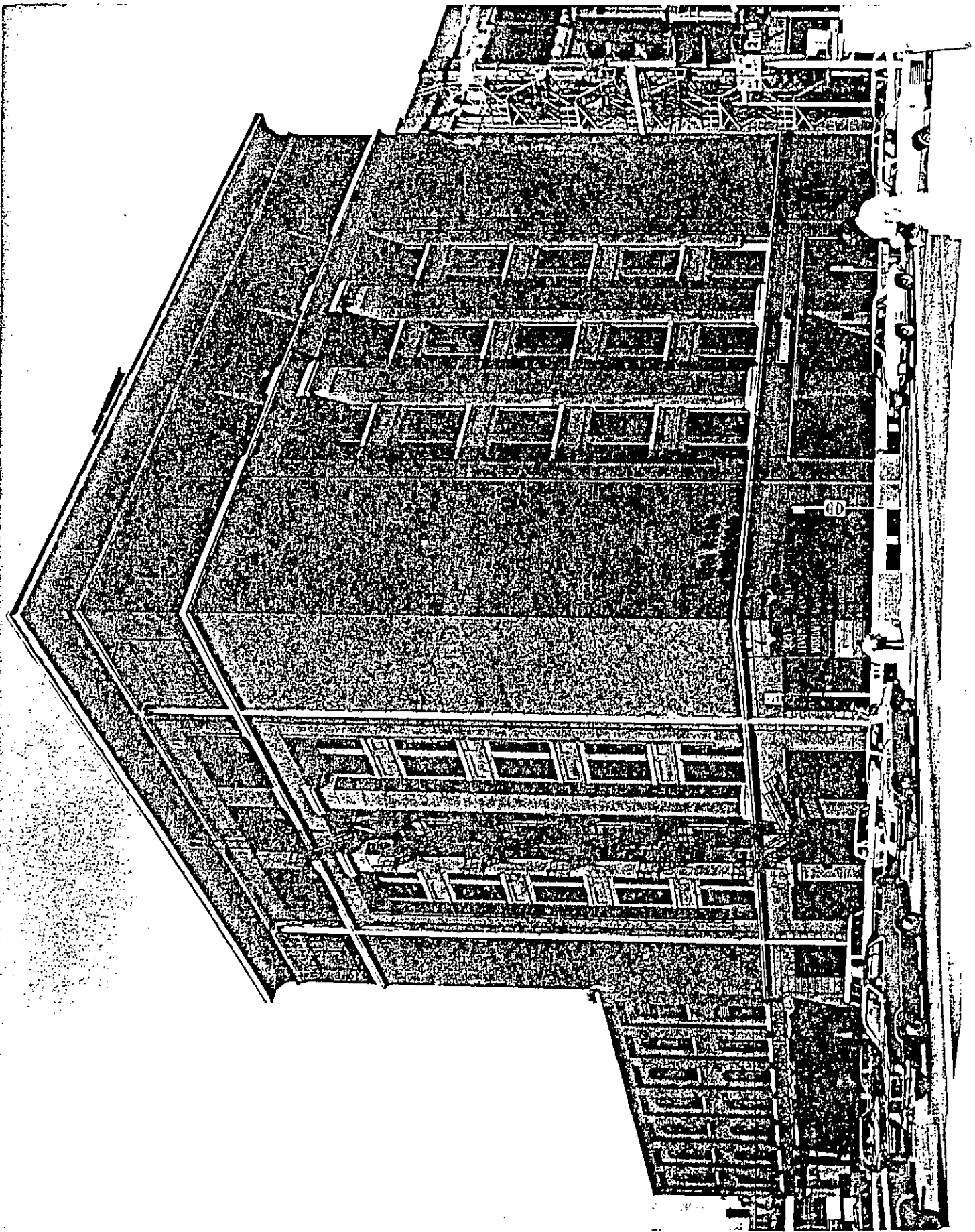
JOHN F.
KENNEDY
MUSEUM

DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Southern Rock Island Building (#24), 409
Elm
Southeast Oblique

Photo #9

Photo by Danny Hardy, Texas Historical Comm.
March 1978



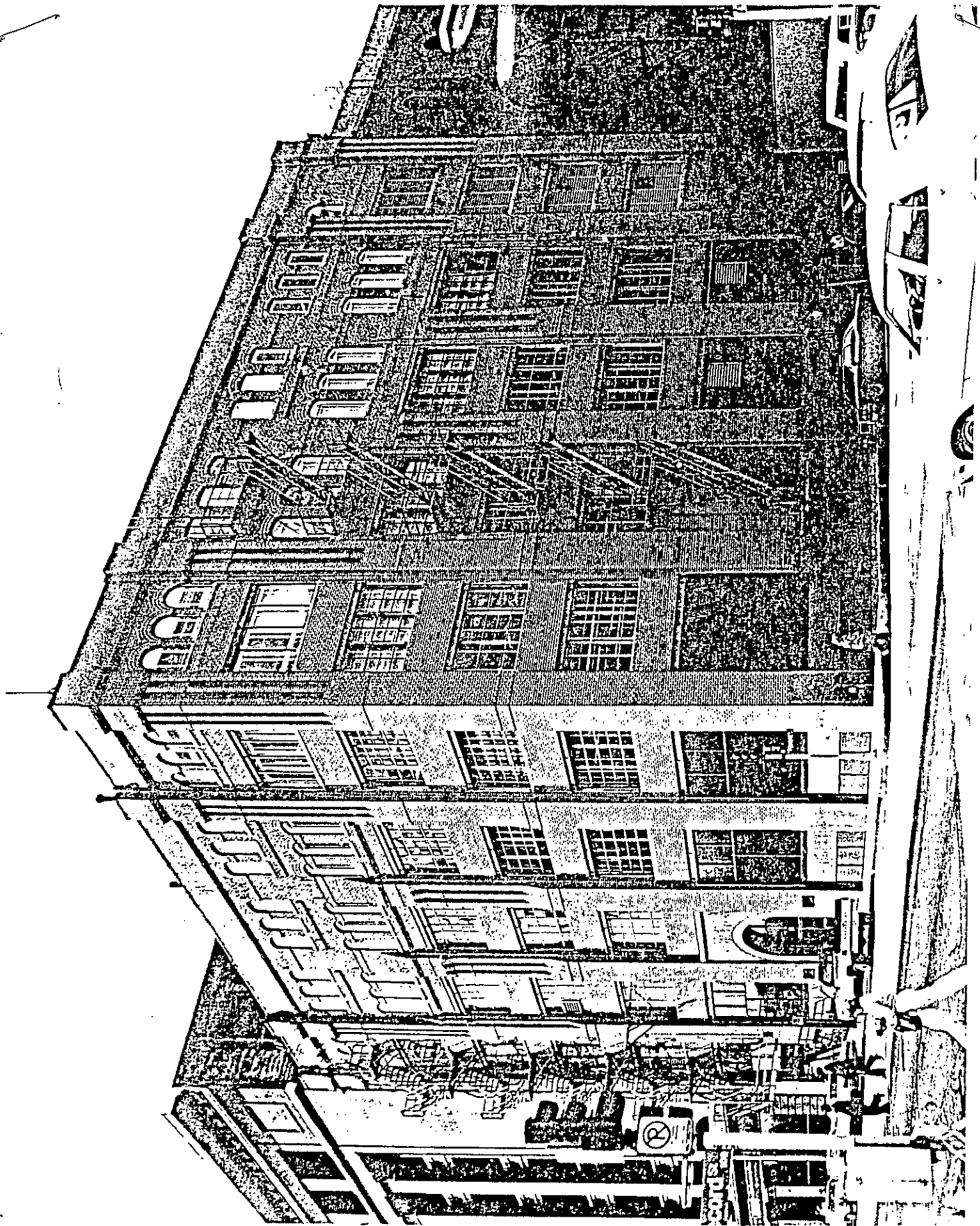
2 2

DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

John Deere Building (#25), 501 Elm
Southwest oblique

Photo #10

Photo by Danny Hardy, Texas Historical Comm.
March 1978

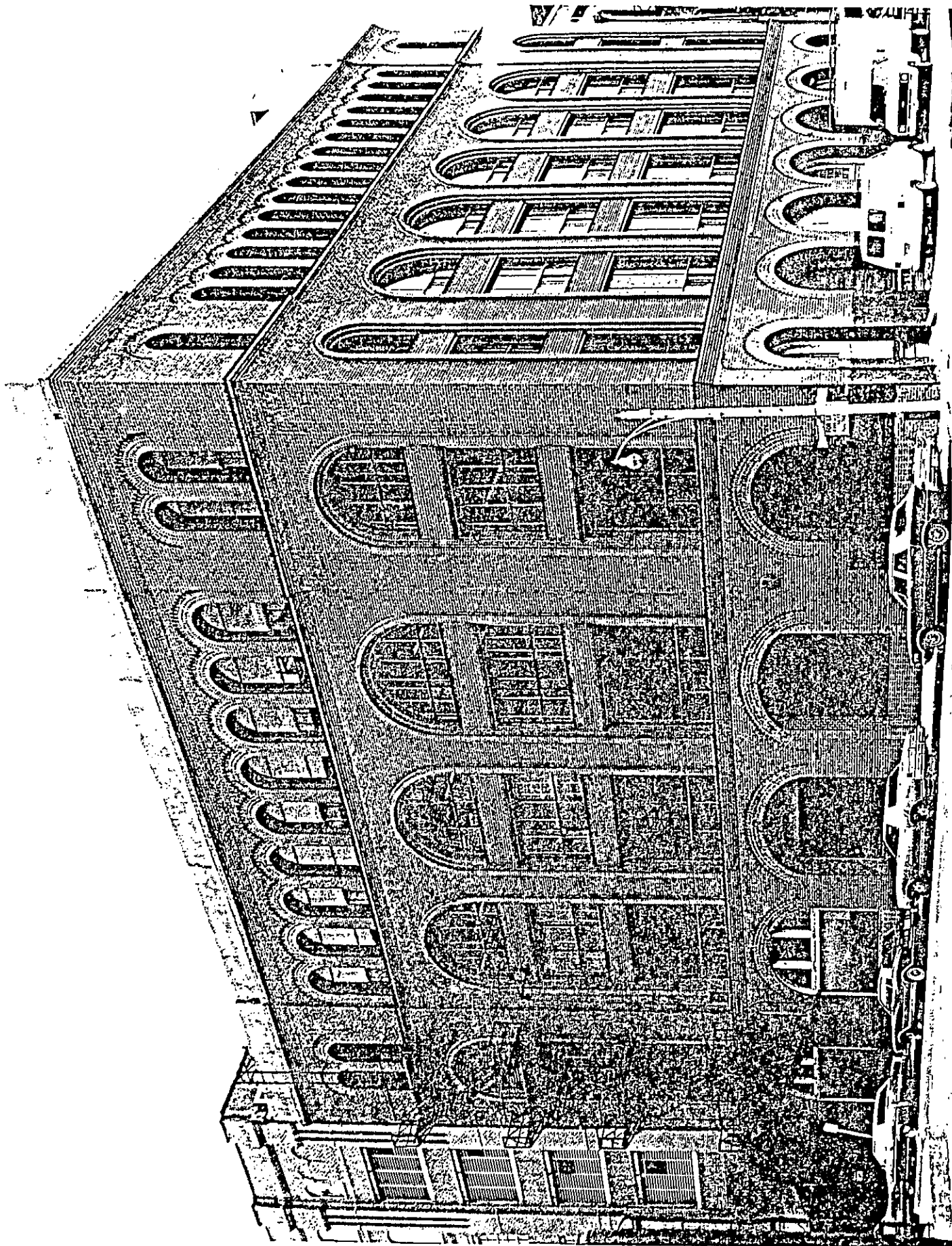


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Building at 509 Elm (#27)
Southeast oblique

Photo #11

Photo by Danny Hardy, Texas Historical Comm.
March 1978

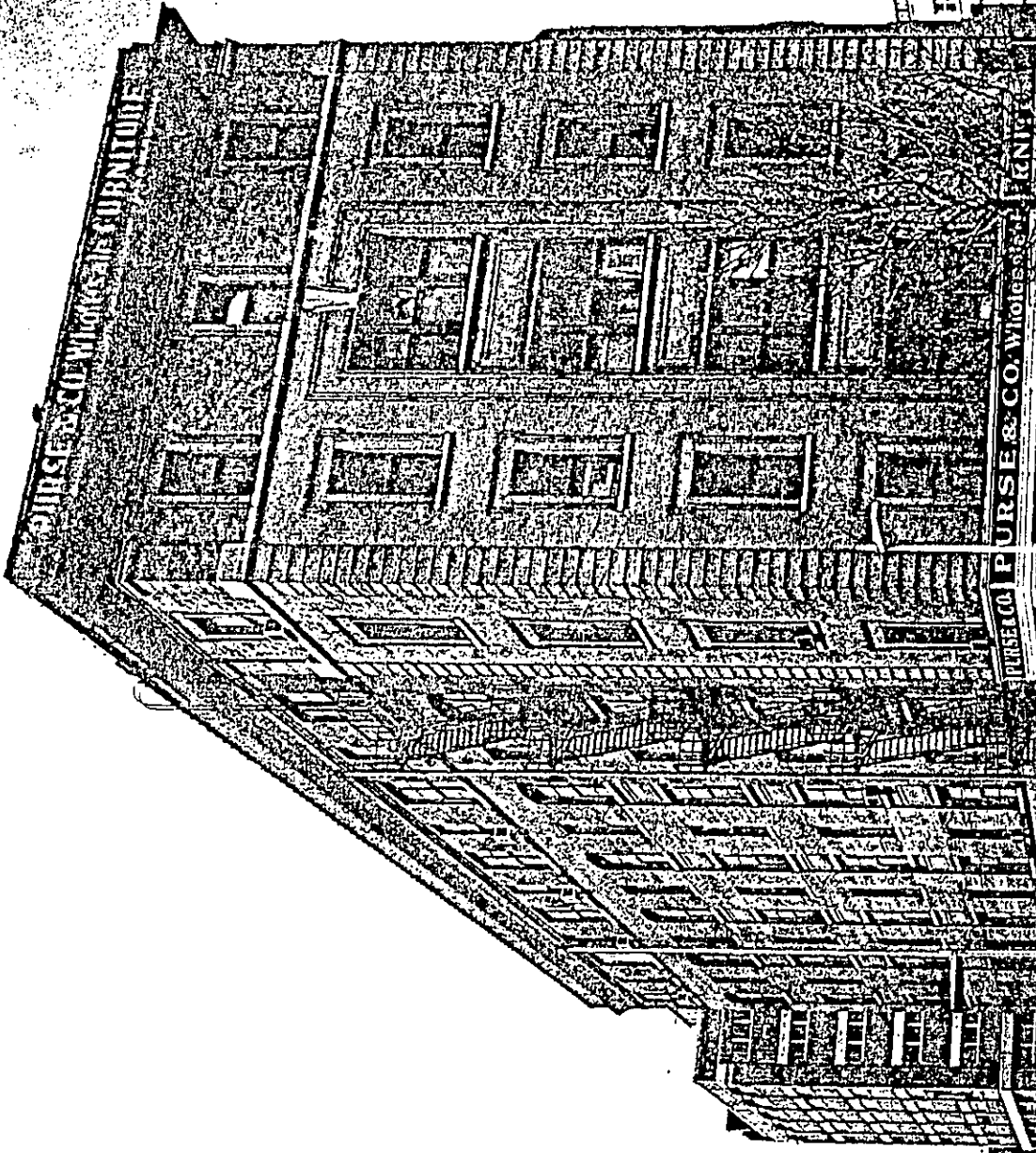


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Kingman-Texas Building (#26), 209-211 Record
Northeast oblique

Photo #12

Photo by Danny Hardy, Texas Historical Comm.
March 1978



PURSE & CO. WIGGERS & FURNITURE

PURSE & CO. WIGGERS & FURNITURE

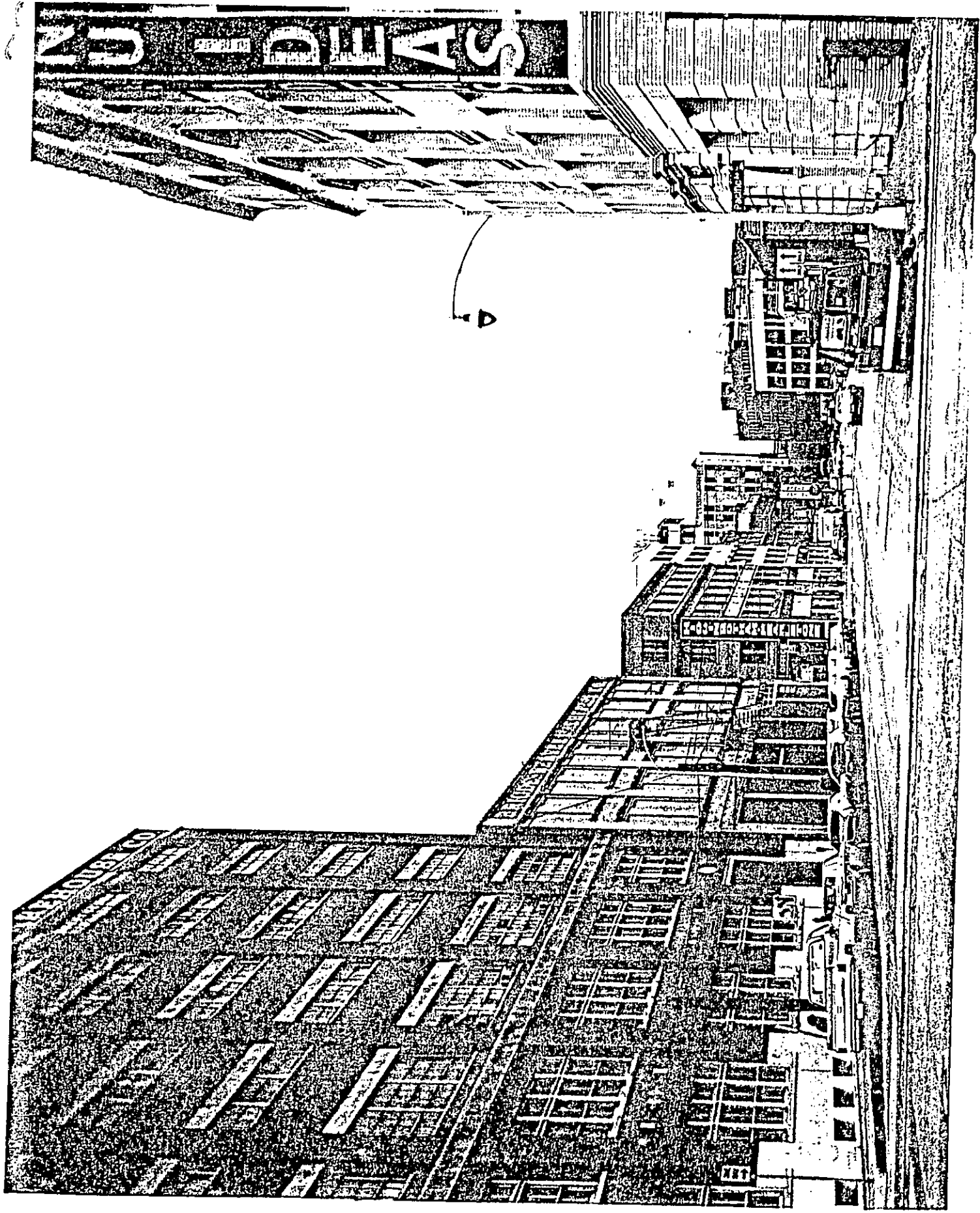


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Parlin and Orrendorff Building (#23), 601 Elm
Southwest oblique

Photo #13

Photo by Danny Kardy, Texas Historical Comm.
March 1973

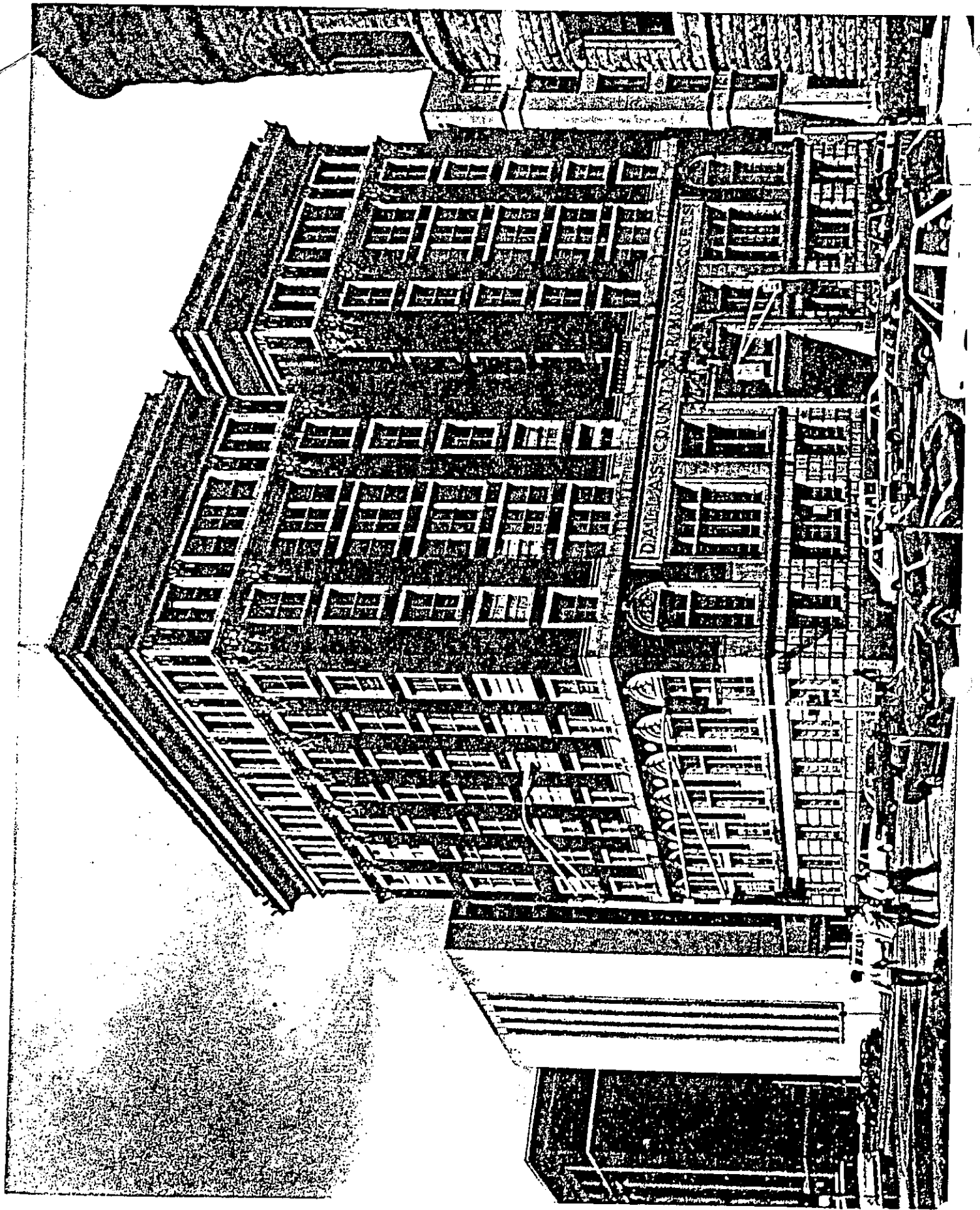


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

View north on Market Street from the inter-
section of Market and Pacific

Photo #14

Photo by Danny Hardy, Texas Historical Comm.
March 1978



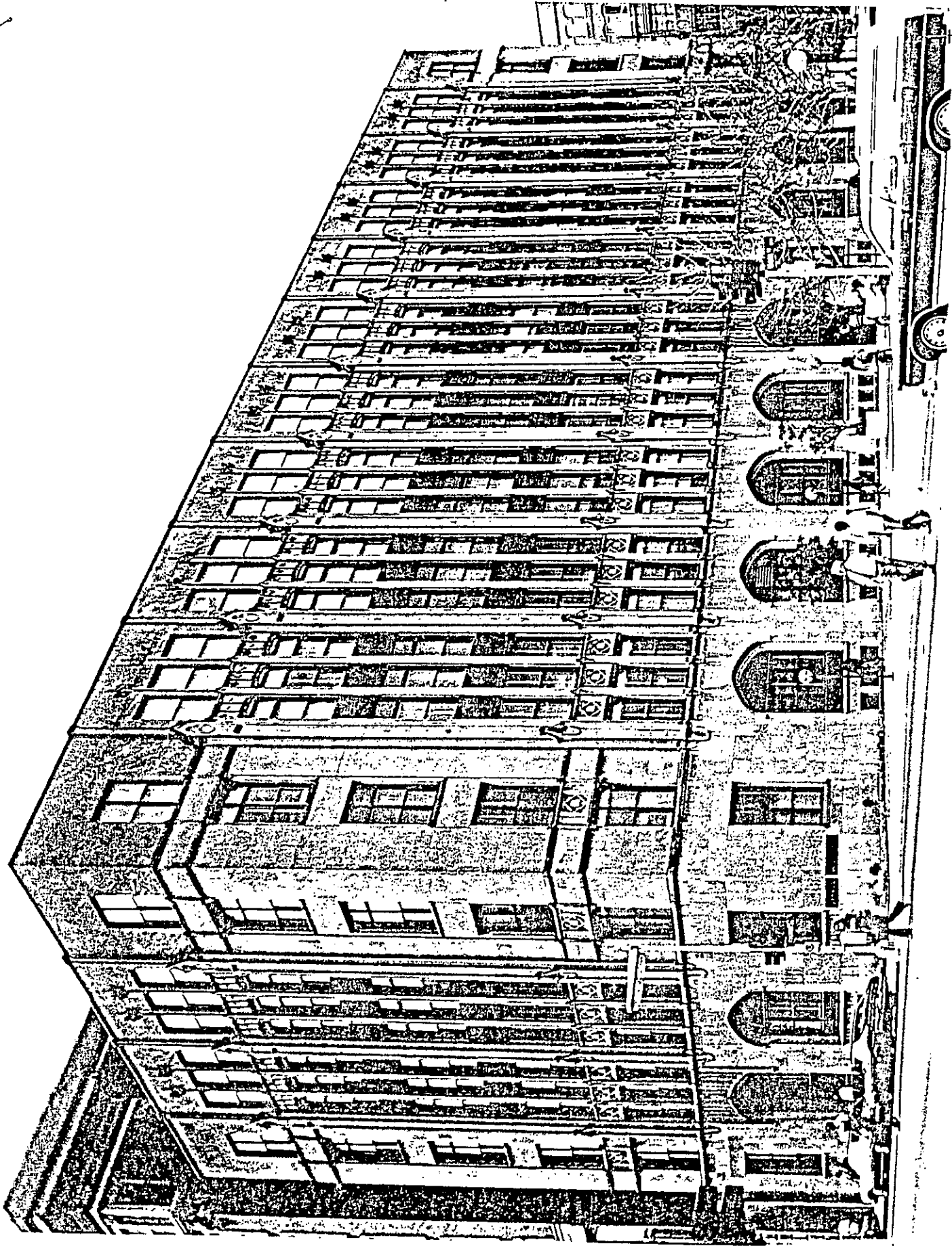
DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Dallas County Criminal Courts Building (#40)
500 Main

Southwest oblique

Photo #15

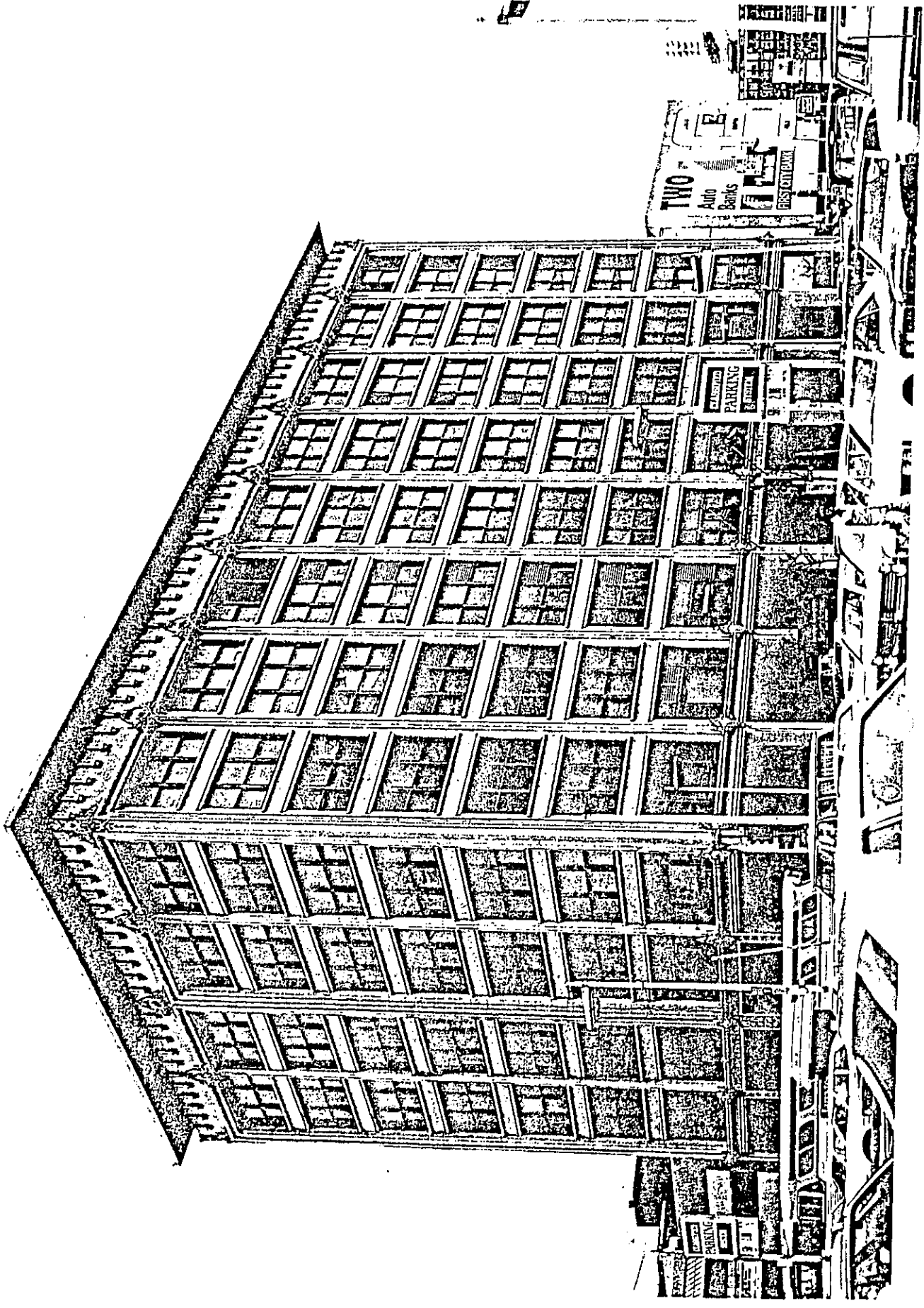
Photo by Danny Hardy , Texas Historical Comm.
March 1978



DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Dallas County Records Building (#33), 500
Main
Southeast oblique

Photo #16
Photo by Danny Hardy, Texas Historical Comm.
March 1973

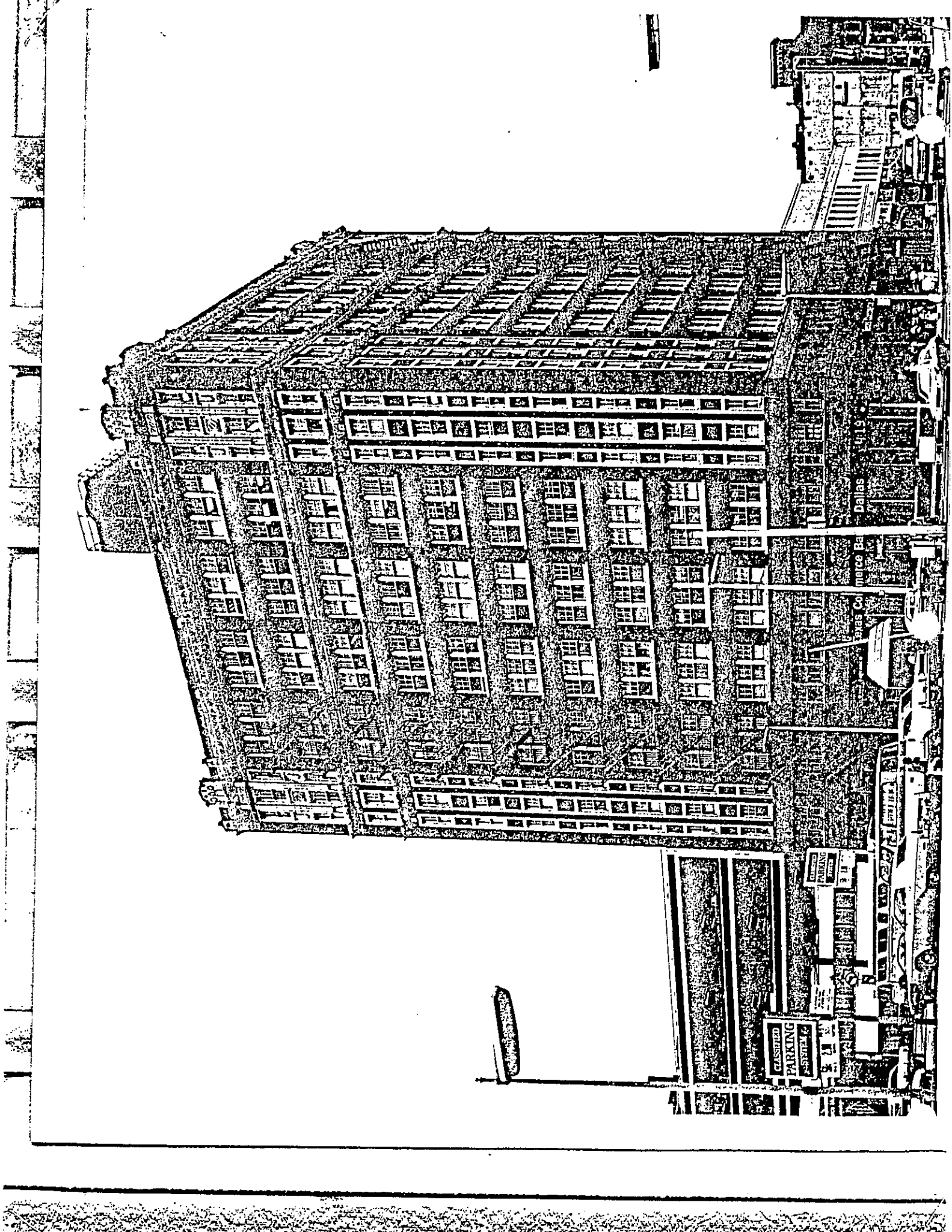


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Sanger Brothers Building (#35), SW corner of
Elm and Main
Southeast oblique

Photo # 17

Photo by Danny Hardy, Texas Historical Comm.
March 1978

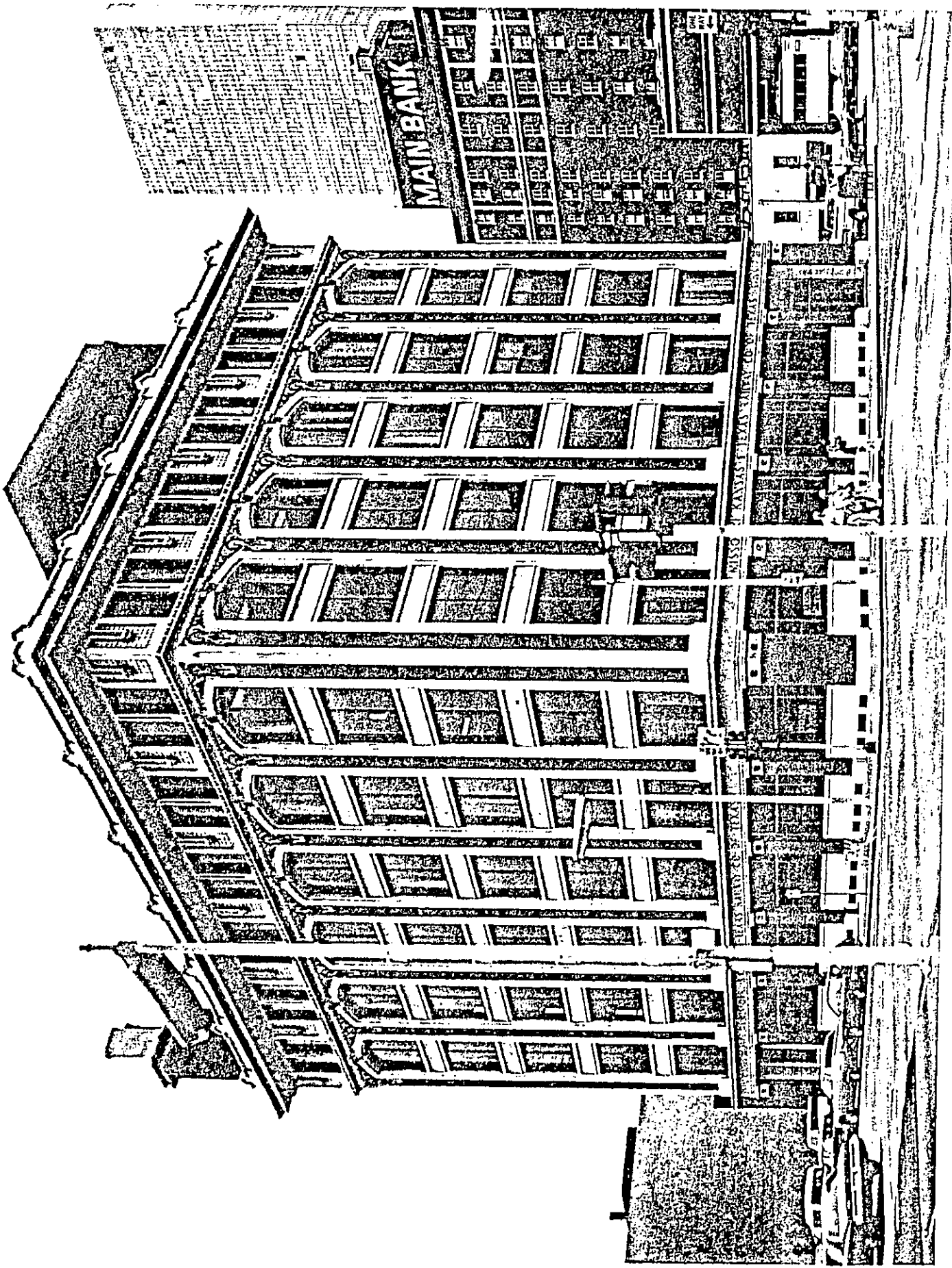


DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Dallas County State Bank Building (#47),
810 Main
East oblique

Photo #18

Photo by Danny Hardy, Texas Historical Comm.
March 1978



DALLAS WESTEND HISTORIC DISTRICT
Dallas, Dallas County, Texas

Missouri, Kansas, Texas "Katy" Building (#44),
701 Commerce
Southwest oblique

Photo #19

Photo by Dave Moore , Texas Historical Comm.
March 1978

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Westend Historic District
AND/OR COMMON

2 LOCATION

STREET & NUMBER Bounded by Lamar, Griffin, Wood, Market and Commerce Streets
and the MKT Railroad Tracks.

CITY, TOWN Dallas

STATE Texas

VICINITY OF

CODE 048

COUNTY Dallas

CODE 113

CONGRESSIONAL DISTRICT 3

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> RELIGIOUS
			<input checked="" type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Multiple Ownership (see continuation sheet Item 4).

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Dallas County Courthouse

STREET & NUMBER

CITY, TOWN Dallas

STATE Texas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Historic Sites Inventory/Dallas Historic Landmark Survey

DATE 1978/1974

DEPOSITORY FOR SURVEY RECORDS Texas Historical Commission/ City of Dallas

FEDERAL STATE COUNTY LOCAL

