

**Dallas Landmark Commission  
Landmark Nomination Form**

**1. Name**

historic:

and/or common: Stone Street Historic District

date:

**2. Location**

address: 1525 Main, 1520 Elm and 100 block Stone Street

location/neighborhood: CBD

block:

lot:

land survey: Jno Grigsby

tract size:

**3. Current Zoning**

**4. Classification**

**Category**

district  
 building(s)  
 structure  
 site  
 object

**Ownership**

public  
 private  
 both  
**Public Acquisition**  
 in progress  
 being considered

**Status**

occupied  
 unoccupied  
 work in progress  
**Accessibility**  
 yes:restricted  
 yes:unrestricted  
 no

**Present Use**

agricultural  
 commercial  
 educational  
 entertainment  
 government  
 industrial  
 military

museum  
 park  
 residence  
 religious  
 scientific  
 transportation  
 other, specify  
 public park

**5. Ownership**

Current Owner:

Contact:

Phone:

Address:

City:

State:

Zip:

**6. Form Preparation**

Date: June 16, 2000

Name & Title: Ron Emrich, Principal

Organization: Urban Prospects

Contact: same

Phone: 214.942.2202

**7. Representation on Existing Surveys**

Alexander Survey (citywide), local  state  national

H.P.L. Survey (CBD)  A  B  C  D

Oak Cliff

Victorian Survey

Dallas Historic Resources Survey, Phase   high  medium  low

National Register  
 Recorded TX Historic Ldmk  
 TX Archaeological Ldmk

*For Office Use Only*

Date Rec'd: \_\_\_\_\_ Survey Verified: Y N by: \_\_\_\_\_ Field Check by: \_\_\_\_\_ Petitions Needed: Y N

Nomination:      Archaeological      Site      Structure(s)      Structure & Site      District

**8. Historic Ownership**

original owner: JBD Young, CC Slaughter, Guy Sumpter

significant later owner(s):

**9. Construction Dates**

original: ca. 1894; ca. 1890

alterations/additions: 1917

**10. Architect**

original construction: unknown

alterations/additions:

**11. Site Features**

natural:

urban design: flat; dense urban street grid

**12. Physical Description**

Condition, check one:

excellent

good

fair

deteriorated

ruins

unexposed

unaltered

altered

Check one:

original site

moved(date \_\_\_\_\_)

*Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.*

### **13. Historical Significance**

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

The Stone Street Historic District, consisting of the Sumpter/Leggitt Building at 1525 Main Street, the F.W. Woolworth Store at 1520 Main Street, and the adjacent location of the former Stone Street, now a city-owned urban pocket park, reflects the mercantile heritage of downtown Dallas in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The buildings, built between approximately 1894 and 1918, represent excellent and rare remaining examples of architectural styles that were prevalent in the central business district during the period, and fortunately remain to help interpret the history of the once-vibrant commercial center of the city during a time of unprecedented economic prosperity and expansion in Dallas.

The two-story brick commercial building with stone trim at 1525 Main Street was constructed between 1892 and 1895, probably by Joseph B.D. Young, a real estate investor living in Dallas. The building is significant as one of the very few remaining 19<sup>th</sup> century masonry business buildings in downtown Dallas and one of three finely detailed Italianate-style commercial structures left in the central business district. Purchased by downtown investor Guy Sumpter soon after it was built, the building was for many years a location for a store in the Leggitt Drug store chain, and later was occupied by an expanded F.W. Woolworth store.

Behind the Sumpter/Leggitt Building is a two-part commercial block at 1520 Elm Street. The building is significant for its original architectural elements that reflected innovative early 20<sup>th</sup> century retail design and its association with the F.W. Woolworth Co. as the longtime location for the Dallas flagship store. The circa 1913 opening of the Woolworth store at this location marked an early entry of the company into Texas following the 1912 merger of several Woolworth interests into a nationwide corporation. Woolworth's became one of the first chain-store companies to achieve coast-to-coast status and the Dallas store was part of that rapid expansion. The sheet metal panels slipcovering the street facades of the building mask the original tan brick building exterior intact beneath and can be removed to reveal the original facades.

The buildings anchor the ends of their respective blockfaces, and abut the one-block long, historic Stone Street. Closed by the city in the mid-1960s and converted to an urban pocket park, Stone Street afforded early citizens of the city easy passage from the retail stores and offices lining Main Street to the "entertainments" of Elm Street a block away. Mayer's Beer Garden, a popular nineteenth century institution where outdoor orchestras entertained and the city's large German immigrant population celebrated polka festivals, was at the head of Stone Street, on the north side of Elm. Later, in the early part of the 20<sup>th</sup> century, Elm became "theater row" and was lined with vaudeville and silent movie theaters, and Stone Street continued to serve as a passageway and as an occasional assembly location. A 1949 observer called "historic old Stone Street" the "avenue of many uses - navy recruiting, exhibits and parades."

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## 14. Bibliography

City of Dallas Building Permit Index Books, 1905 – 1920, on file, Dallas Public Library, Texas and Dallas History.

Dallas City Directories, 1873 – 1945.

Dallas County Deed Records, Dallas County Records Building.

Dallas Public Library, Texas and Dallas History Archives collection, Historic Photograph Collection.

Greene, A.C., *Dallas, The Deciding Years – A Historical Portrait*, Encino Press, Austin, 1973.

F.W. Woolworth Co., *Woolworth's First 75 Years*, self published, NYC, 1954.

*Memorial and Biographical History of Dallas County*, Lewis Publishing Co., Chicago, 1892, p. 645.

McDonald, William L., *Dallas Rediscovered: A Photographic Chronicle of Urban Expansion 1870 – 1925*, The Dallas Historical Society, Dallas, Texas, 1978.

Sanborn Insurance Co., *Maps of Dallas, Texas*, 1885, 1892, 1899, 1927.

Webb, Walter Prescott et al, ed., *The Handbook of Texas*, Texas State Historical Association, 1998.

*Who's Who in Texas: A Biographical Directory*, Who's Who Publishing Co., Dallas, 1931.

## 15. Attachments

District or Site Map

Site Plan

Photos (historic & current)

Additional descriptive material

Footnotes

Other: \_\_\_\_\_

**16. Inventory of Structures-Historic District Only** (Page 1 of 5)

Please complete this form for each structure in a proposed historic district

**a. Location and Name**

1525 Main St. Sumpter/Leggitt Building

**b. Development History**

Original owner: JBD Young

Architect/builder: unknown

Construction/alteration dates: ca. 1894

**c. Architectural Significance**

Dominant style: Italianate

Condition: fair

Alterations: storefront renovation

**d. Category**

Contributing X

Compatible     

Non-contributing     

*excellent example of an architectural style that is typical of the district; retaining essential integrity of design*      *supportive of the district in age, style and massing but is not representative of the significant style, period and detailing, or area of significance typical of the district*      *intrusive; detracts from the character of the district*

**e. Statement of Significance**

**1525 Main Street**

Joseph B. D. Young arrived in Dallas in 1871, having served with the 7<sup>th</sup> Texas Volunteer Infantry during the Civil War. He invested extensively in Dallas County real estate, and lived with his wife for a decade in a small wood frame house on the northwest corner of Stone and Main Streets as he assembled ownership of most of the block. No record has yet been found confirming construction of the two story Italianate-style building on the former site of Young's home at 1525 Main Street, but the sale price of the property to fellow real estate promoter Guy Sumpter in 1895 suggests that the building was on the 25 by 100 foot lot at the time. By 1899, the existing two story brick building, with an iron canopy stretching across its width, was shown on maps at the prominent Main Street corner.

Guy Sumpter arrived in Dallas in 1881 from Kentucky, where he had been engaged in the wholesale drug business. He founded the Texas Wholesale Drug Co. here in 1893, from which he retired in 1900 to manage his growing real estate portfolio.

The building was apparently an investment property rather than Sumpter's own premise, as a succession of tenants were listed at that address between 1901 and 1918, including Samuel Hargreaves Bookbinding, Mattison & Browne Drugstore, Rex Tailors and both the Rice and English Woolen Mills (presumably retail outlets.) The longest standing ground story tenant was a branch of the Leggitt Drugstore, which was located in the building from 1921 until 1937. Meanwhile, a number of physicians had their offices on the second story of the building throughout the early part of the 20<sup>th</sup> century.

The rear portion of the building is shown on early Sanborn Insurance Maps as being only one story, with a separate address -- 107 Stone Place -- and often with tenants different than in the primary building. Still appearing as a one story building in a 1916 photograph, it is unknown when the second story was added to the rear structure, although the detailing of segmentally-arched windows, the corbelled cornice and brick pilasters between windows all were continued from the original building to the second story addition at the rear. By the late 1920s, the adjacent F.W. Woolworth store, located behind the Sumpter-Leggitt Building facing Elm Street, had expanded into the building next to 1525 Main in what had formerly been the Orpheum vaudeville theater, and in 1938 Woolworth's expanded into the Sumpter/Leggitt Building as well.

## Continuation Sheet

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Located directly across Stone Street from the historic, although defaced, Praetorian Building of 1909, the Sumpter-Leggitt Building represents a rare remaining example of the many small-scale masonry commercial structures built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in downtown Dallas. As such, the building has long been familiar to those who treasure the city's few fragments of Victorian-era architecture. These smaller structures complemented the larger, signature buildings occupied by banks, insurance companies and the like. They reflected the architectural and stylistic fashions of their time while offering smaller scale space to a plethora of retail and commercial tenants that made up the dense and diverse fabric of turn-of-the-century downtown life. Some missing elements from its original parapet and major alteration of its Main Street storefront appear to be the only significant exterior modifications to this important remnant of 19<sup>th</sup> century Dallas commercial architecture.

**16. Inventory of Structures-Historic District Only** (Page 3 of 5)

*Please complete this form for each structure in a proposed historic district*

**a. Location and Name**

1520 Elm Street F.W. Woolworth Co. Building

**b. Development History**

Original owner: Christopher Columbus Slaughter

Architect/builder: unknown

Construction/alteration dates: ca. 1890, remodeled 1918, slipcovered 1970s

**c. Architectural Significance**

Dominant style: Early 20<sup>th</sup> century 2-part Commercial

Condition: fair

Alterations: slipcovered, storefronts renovated

**d. Category**

Contributing X

Compatible     

Non-contributing     

*excellent example of an architectural style that is typical of the district; retaining essential integrity of design*      *supportive of the district in age, style, period and detailing, or area of significance typical of the district*      *intrusive; detracts from the character of the district; retaining representative of the significant style, period and detailing, or area of significance typical of the district*

**e. Statement of Significance**

The longtime owner of the property at 1520 Elm Street was prominent Dallas banker and real estate investor Christopher Columbus Slaughter. Slaughter owned several lots on the Elm Street block by the 1870s, and an earlier brick building housing a grocery store and confectionery occupied the site at the turn of the century. The F.W. Woolworth Co. was first listed at 1520 Elm in 1913. Building records suggest that a fire in 1918 may have substantially damaged the building, and the brick façade that appears in period photographs from the 1920s and 1930s probably dates from that major reconstruction, executed by the Childs-Cassell Construction Co. (permit #216, April 1918).

Founded by Frank W. Woolworth in 1879, the F.W. Woolworth empire was built on a philosophy of customer service, volume buying, affordable prices and decentralized corporate management. Sales in 1889 among the dozen small Woolworth "five-and-dime" stores of \$246,000 rose to \$4.5 million in 1900 with 54 larger stores already sporting the familiar "red front" sign band. The beginning of the 20<sup>th</sup> century saw an enormous growth in mass-production techniques, and Woolworth responded by developing a nationwide system of large-scale distribution to match. Soon, Woolworth's chain store competitors and colleagues would include S.H. Kress, McCrory Store and W.T. Grant, all of which would eventually locate "five-and-dimes" within blocks of the Woolworth emporium on Elm Street.

The circa 1918 Woolworth building, with its simple brick pilasters and limestone lintels expressing the steel frame of its skeleton, celebrated up-to-date construction techniques and exemplified the mercantile style of design fashionable beginning around the First World War. The curved glass display windows framing multiple, double-door entrances maximized customers' ability to see the merchandise and reflected the company's merchandising philosophy of direct access to goods by the customer.

The 1920s saw terrific expansion by the company again, with stores opening in Cuba in 1924 and two years later the first of several German stores. When the Dallas-based North Texas district celebrated the opening of the downtown Fort Worth store in 1926, there were 1,480 Woolworth stores around the world with total sales of more than \$250 million. By 1928 the downtown Dallas store needed to expand to accommodate growing merchandise selection, and the store was extended into the former Orpheum vaudeville theater at 1521 Main Street (now demolished), giving Woolworth's exposure on both of downtown's main shopping thoroughfares. Then, in 1938, the

## Continuation Sheet

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store expanded again into the 1890s Sumpter-Leggitt Building directly behind Woolworth's at the corner of Main Street and Stone Place.

Along with the adjacent Sumpter-Leggitt Building, the F.W. Woolworth Building is significant for its association with the mercantile history of downtown Dallas, when the central business district served as the business and retail heart of the city. In particular, the building at 1520 Elm is important for its history as an early member of the nationally-significant chain of F.W. Woolworth stores, a corporation that largely invented many of the merchandising and marketing precepts that would dominate retailing in the United States for decades. In addition, the Elm Street building, with its original distinctive storefront displays, second-story Chicago style windows, and simple details embodies the distinguishing characteristics of early 20<sup>th</sup> century commercial design, creating a classical sense of order and composition but containing few references to past periods or architectural styles. Retaining its brick facades under a covering of painted metal panels, it is believed the building's original second story windows also remain largely intact.



**16. Inventory of Structures-Historic District Only (Page 5 of 5)**

Please complete this form for each structure in a proposed historic district

**a. Location and Name**

100 block Stone Street Stone Place Mall

**b. Development History**

Original owner: City right-of-way

Architect/builder:

Construction/alteration dates: 1966 urban pocket park constructed

**c. Architectural Significance**

Dominant style: N/A

Condition: fair

Alterations: storefront renovation

**d. Category**

Contributing <input checked="" type="checkbox"/>	Compatible <input type="checkbox"/>	Non-contributing <input type="checkbox"/>
<i>excellent example of an architectural style that is typical of or integral to the district; retaining essential integrity of design</i>	<i>supportive of the district in age, style and massing but is not representative of the significant style, period and detailing, or area of significance typical of the district</i>	<i>intrusive; detracts form the character of the district</i>

**e. Statement of Significance**

A 1949 observer called "historic old Stone Street" the "avenue of many uses – navy recruiting, exhibits and parades." The one block long street was named in honor of Judge Barton Warren Stone, Jr., a prominent lawyer and jurist who came to Dallas in 1851. An early promoter of the railroads in North Texas, Stone served as a colonel in the Texas Partisan Rangers during the Civil War, resuming his law practice at the end of the war in Dallas and for a time in Missouri. Stone died in Dallas in 1881.

Stone Street afforded early citizens of the city easy passage from the retail stores and offices lining Main Street to the "entertainments" of Elm Street a block away. Mayer's Beer Garden, a popular nineteenth century institution where outdoor orchestras entertained and the city's large German immigrant population celebrated polka festivals, was at the head of Stone Street, on the north side of Elm. Later, in the early part of the 20<sup>th</sup> century, Elm became "theater row" and was lined with vaudeville and silent movie theaters, and Stone Street continued to serve as a passageway and as an occasional assembly location.

As changes in downtown Dallas brought alterations to the adjoining Woolworth and Sumpter/Leggitt Buildings, Stone Street continued as an informal gathering place for downtown workers and residents until 1966, when the city closed the street and created a small urban park or plaza. It quickly became a haven for street preachers as well as "hippies" and "beatniks," and by the summer of 1967, the City Council was embroiled in a bitter public debate about the possible adoption of an ordinance banning "undesirable elements" from the plaza.

In recent years, both Stone Place Mall, as the former street had become known, and the Sumpter/Leggitt and F.W. Woolworth Building suffered the same fate as much of the downtown district. Underutilized and much altered, the buildings and streetscape of the Stone Street Historic District were largely ignored and unappreciated by busy downtown residents and workers.

**Designation Merit**

- |   |  |
|---|--|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Dallas, State of Texas or the United States.</p> | <p>_____ G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.</p>   |
| <p>B. Location as the site of a significant historical event.</p>   | <p>_____ H. Embodiment of elements of architectural design, detail, material or craftsmanship which represent a significant architectural innovation.</p>                              |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city.</p>   | <p>_____ I. Relationship to other distinctive buildings, sites or areas that are eligible for preservation according to a plan based on historic, cultural or architectural motif.</p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city.</p>   | <p>_____ J. Unique location of singular physical characteristics representing an established and familiar feature of a neighborhood, community or the city.</p>                        |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.</p>                                | <p>_____ K. Archaeological value in that it has produced or can be expected to produce data affecting theories or historic or prehistoric value.</p>                                   |
| <p>F. Embodiment of distinguishing characteristics of an architectural style or specimen.</p>   | <p>_____ L. Value as an aspect of community sentiment of public pride.</p>   |

**Recommendation**

The Designation Task Force requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Task Force endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Planning and Development.

Date:

\_\_\_\_\_  
Chair, Designation Task Force

\_\_\_\_\_  
Jim Anderson, Urban Planner  
Historic Preservation

**DRAFT**

**Exhibit A**

**PRESERVATION CRITERIA**

**Stone Street Historic District**

**1525 Main Street and 1520 Elm Street**

**1. GENERAL.**

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.3 A person may not alter a historic district site, or any portion of the exterior of a structure on the site, or place, construct, maintain, expand, remove, or demolish any structure in the historic district without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and the provisions of this ordinance. A person who violates this provision is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.

- 1.4 The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
- 1.5 The Director must review a certificate of appropriateness for routine work within 10 days of receipt of a completed application. To be considered complete, an application must include any exhibits or attachments deemed necessary by the Director.
- 1.6 Preservation and restoration materials and methods used must comply with the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.7 The Landmark Commission may approve a certificate of appropriateness for work that does not strictly comply with these preservation criteria upon a finding that:
  - a. the proposed work is historically accurate and is consistent with the spirit and intent of these preservation criteria; and
  - b. the proposed work will not adversely affect the historic character of the property or the integrity of the historic district.

## 2. DEFINITIONS

- 2.1 Unless defined below, the definitions contained in CHAPTER 51A "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended, apply.

- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of the historic district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 COLUMN means the entire column, including the base and capital.
- 2.5 COMMISSION means the Landmark Commission of the City of Dallas.
- 2.6 CONTRIBUTING STRUCTURE means the buildings at 1525 Main and 1520 Elm Streets and the landscape and hardscape features of Stone Street as shown on Exhibit B, and are structures that retain their essential architectural integrity of design and whose architectural style is typical of or integral to the historic district.
- 2.7 CORNERSIDE FACADE means a facade facing a side street.
- 2.8 CORNERSIDE FENCE means a fence adjacent to a side street.
- 2.9 CORNERSIDE YARD means a side yard abutting a street.
- 2.10 DIRECTOR means the director of the Department of Planning and Development or the Director's representative.
- 2.11 DISTRICT means Historic Overlay District No. \_\_\_\_\_, the Stone Street Historic Overlay District. This district contains the property described in Section 1 of this ordinance.

- 2.12 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.13 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.14 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.15 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.16 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.17 MAIN BUILDING means the \_\_\_\_\_, as shown in Exhibit B.
- 2.18 NO-BUILD ZONE means that part of a lot in which no new construction may take place.
- 2.19 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.20 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

### 3. BUILDING SITE AND LANDSCAPING

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 3.2 All contributing structures are protected.

- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Landscaping in Stone Street Place must be appropriate, enhance the structures and surroundings, and not obscure significant views of protected facades. The original relationship of sidewalks to street must be visually articulated in Stone Street.
- 3.5 Circular driveways and parking areas are not permitted in a front or corner side yard.
- 3.6 Outdoor lighting and fixtures must be appropriate and enhance the structure and Stone Street.
- 3.7 Any new mechanical equipment may not be erected in the front or corner side yards.
- 3.7 Fences are not permitted in the front or corner side yards.
- 3.8 Fences must be constructed of brick, cast stone, iron, stone, wood, a combination of these materials, or other appropriate materials.

#### 4. **FACADES**

- 4.1 Protected facades.
  - a. Facades facing Main Street, Elm Street and Stone Street are protected.

- b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size. Metal panels covering a protected facade must be removed to reveal original materials beneath.
- c. Historic solid-to-void ratios of protected facades must be maintained.
- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
- e. Brick, cast stone and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.

#### 4.2 Nonprotected facades.

- a. Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- b. Alterations to non-protected facades shall be subject to CA review.

#### 4.3 Wood trim and detailing must be restored wherever practical.

#### 4.4 All exposed wood must be painted, stained, or otherwise preserved.



- 4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.6 Paint must be removed in accordance with the Department of Interior standards prior to refinishing.
- 4.7 Aluminum siding, stucco, and vinyl cladding are not permitted.
- 4.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 4.9 Researching, exposing and restoring historic finish materials is recommended.
- 4.10 Cleaning of the exterior of a structure must be in accordance with Department of Interior standards. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

## 5. FENESTRATION AND OPENINGS

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended. Storefronts should be reconstructed when adequate documentation exists as to their original appearance; when no such documentation exists, a new design appropriate to the style and period of the building may be constructed.

- 5.3 Replacement storefronts, doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Storm or screen doors and storm windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.7 New door and window openings in the Stone Street facades are permitted if their design is compatible with the buildings' age, style, materials and appearance, and reflect the rhythm of storefront openings on the primary facades of the buildings.
- 5.8 The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

## 6. ROOFS

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.

6.2 The following roofing materials are allowed: two-ply, modified bitumen roofing system, or a built-up, single ply membrane roofing system.

6.3 Historic eaves, coping, cornices, parapets, and roof trim must be retained; and should be repaired with material matching in size, finish, module and color.

6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

## 7. EMBELLISHMENTS AND DETAILING

7.1 The following architectural elements are considered important features and are protected: historic mass and form of main buildings; exterior windows; rhythm of window and original storefront openings; exterior brick and stone detailing.

7.2 A fixed, suspended, flat canopy is allowed at the Main Street storefront and roll-up or fixed canvas awnings are allowed at the Elm Street storefront and at the Stone Street entrance, based on historic documentation.

## 8. NEW CONSTRUCTION AND ADDITIONS

8.1 Vertical additions to contributing buildings must be set back so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

8.2 Horizontal additions to contributing buildings are prohibited.

- 8.3 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 8.4 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios.
- 8.5 The height of new construction and additions must not exceed the height of the historic structure.
- 8.6 Aluminum siding, stucco, and vinyl cladding are not permitted.
- 8.7 Ramps or other accessibility-related installations shall be located in as unobtrusive location on contributing buildings as practical and deemed appropriate.
- 8.8 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

9. **SIGNS**

9.1 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and real estate signs may be erected without a certificate of appropriateness.

9.2 Signs may be erected if appropriate.

9.3 All signs must comply with the provisions of the Dallas City Code, as amended.

(June 14, 2000)

Elm Street

1516-1520 Elm

lease 12

Terrace

Elev

Men

Women

STONE PLACE VALLEY

1525 Main

lease

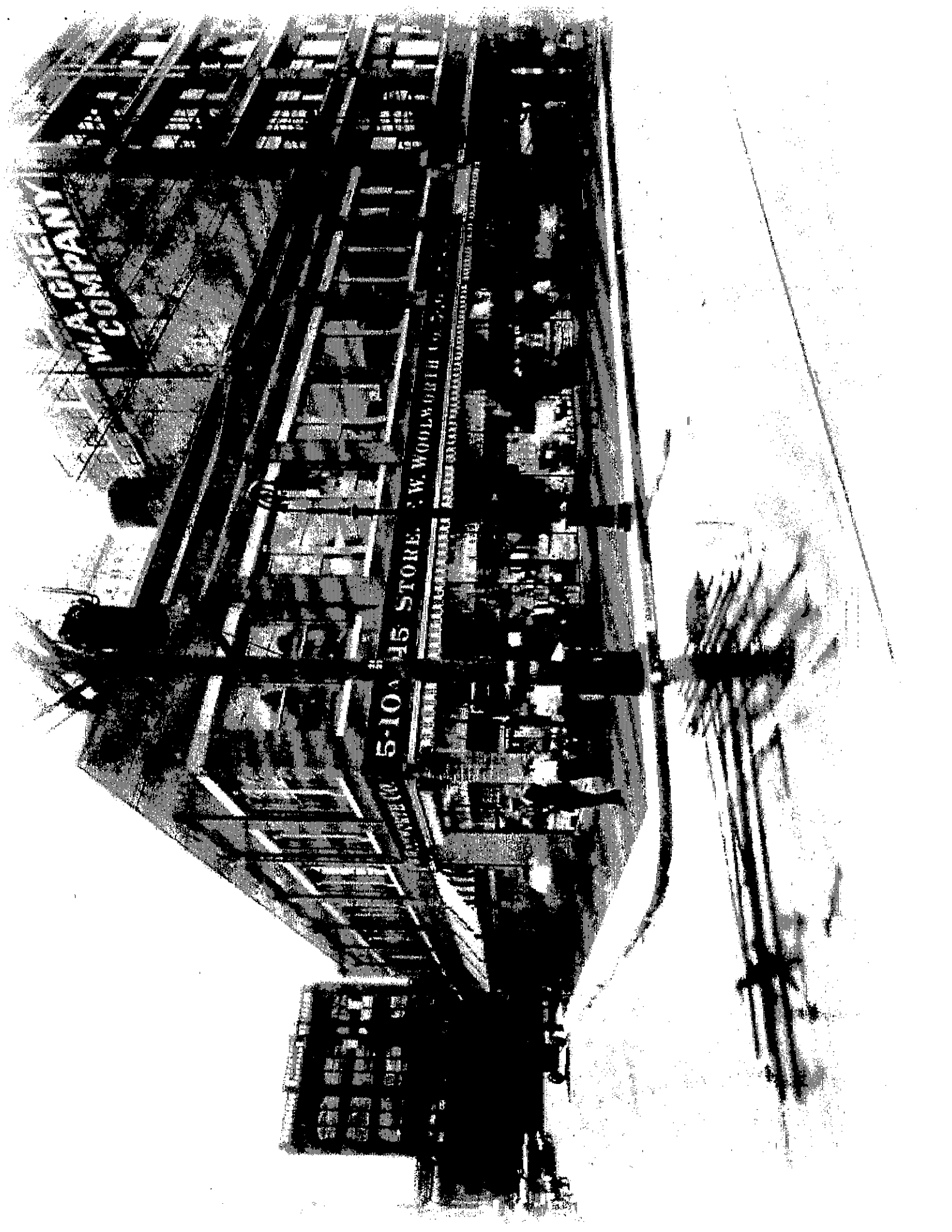
Terrace

Main Street



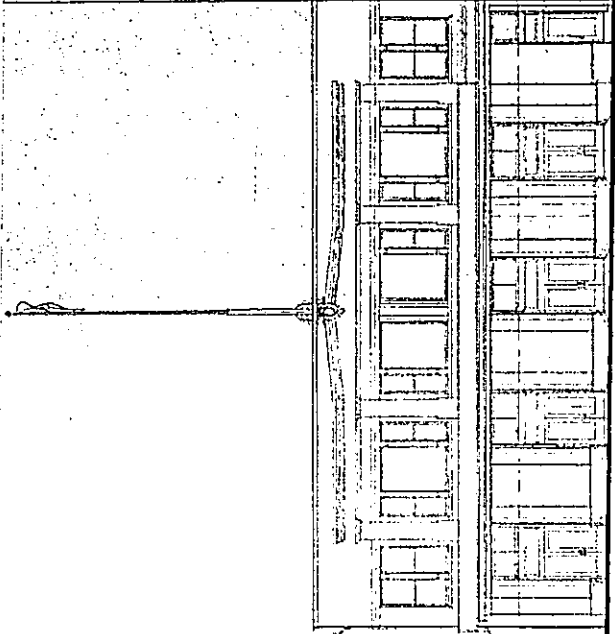
Proposed Stone Street Historic District

46' x 120'

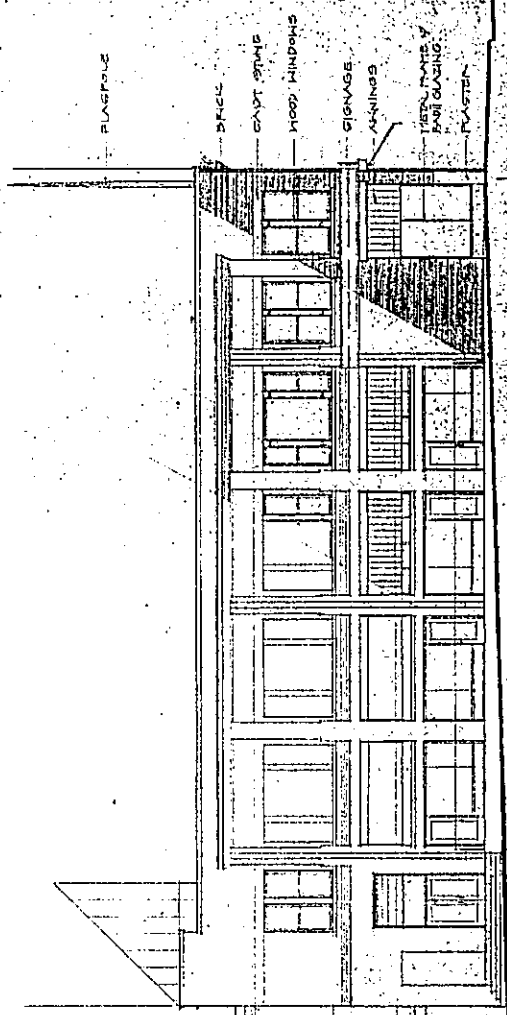


W. GREY  
COMPANY

5-10 STORE. W. WOOLBRIE CO. 5-10

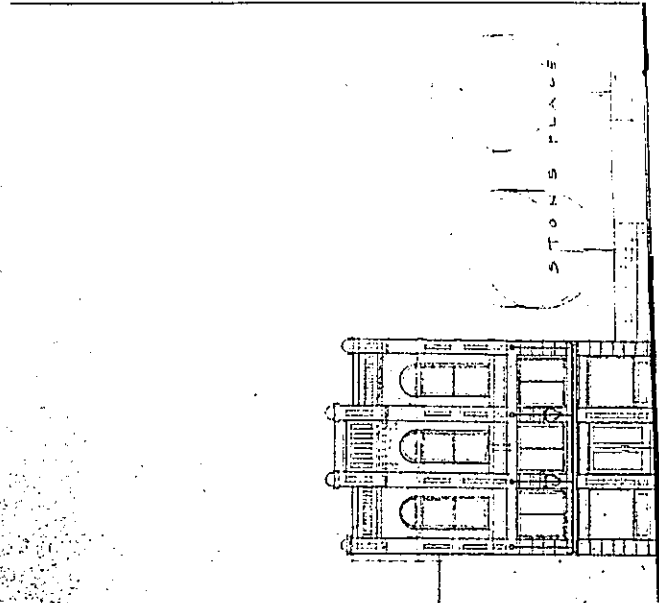


NORTH ELEVATION



EAST ELEVATION

PLASTER  
BRICK  
CAST STONE  
WOOD KINDERS  
GIRAGE  
ASHLING  
WET STONE & PAIR GLAZING  
PLASTER



SOUTH ELEVATION

STONE PLAGE

STONE PLAGE





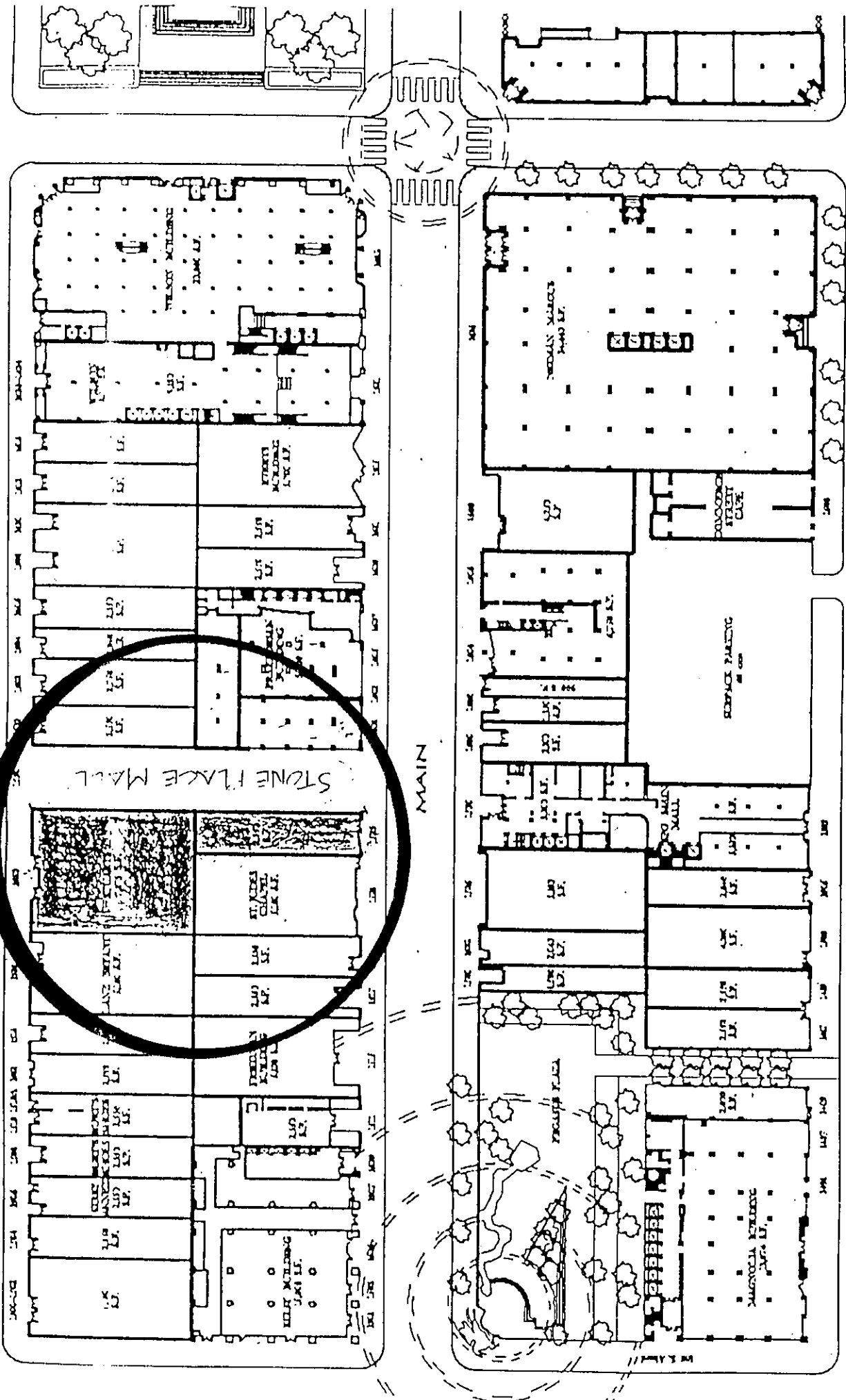
ELM

STONE PLACE MALL

MAIN

COMMERCE

STONE PLACE MALL  
LOCATION MAP





## ARCHITEXAS

Architecture, Planning and Historic Preservation, Inc.

### **Statement of Significance of the 1525 Main Street – Sumpter-Leggitt Building F.W. Woolworth Building -- 1520 Elm Street**

#### ***1525 Main Street – Sumpter-Leggitt Building***

The two-story brick commercial building at 1525 Main Street was constructed between 1892 and 1899, probably by Guy Sumpter, a real estate investor living in Dallas. The building is significant as one of the very few remaining 19<sup>th</sup> century masonry business buildings in downtown Dallas and one of two finely detailed Italianate-style commercial structures left in the central business district.

Guy Sumpter arrived in Dallas in 1881 from Kentucky, where he had been engaged in the wholesale drug business. He founded the Texas Wholesale Drug Co. here in 1893, from which he retired in 1900 to manage his growing real estate portfolio. Although no record has yet been found dating his purchase of the property at 1525 Main, his acquisition of many other nearby and adjacent properties before 1892 has been documented, and he was listed as owner soon after the turn of the century. By 1899, the existing two story brick building, with an iron canopy stretching across its narrow (25 foot) width, was present on the prominent Main Street corner.

The building was apparently an investment property rather than Sumpter's own premise, as a succession of tenants were listed at that address between 1901 and 1918, including Samuel Hargreaves Bookbinding, Mattison & Browne Drugstore, Rex Tailors and both the Rice and English Woolen Mills (presumably retail outlets.) The longest standing ground story tenant was a branch of the Leggitt Drugstore, which was located in the building from 1921 until 1937. Meanwhile, a number of physicians had their offices on the second story of the building throughout the early part of the 20<sup>th</sup> century.

The rear portion of the building is shown on early Sanborn Insurance Maps as being only one story, with a separate address -- 107 Stone Place -- and often with tenants different than in the primary building. It is unknown when the second story was added to the rear structure, although the detailing of segmentally-arched windows, the corbelled cornice and brick pilasters between windows all were continued from the original building to the second story addition at the rear. By the late 1920s, the adjacent F.W. Woolworth store, located behind the Sumpter-Leggitt Building facing Elm Street, had expanded into the building next to 1525 Main in what had formerly been the Orpheum vaudeville theater, and in 1938 Woolworth's expanded into the Sumpter/Leggitt Building as well.

**Statement of Significance**  
**1525 Main Street – Sumpter-Leggitt Building**  
**F.W. Woolworth Building -- 1520 Elm Street**  
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Located directly across Stone Place from the historic, although defaced, Praetorian Building of 1909, the Sumpter-Liggitt Building represents a rare remaining example of the many small-scale masonry commercial structures built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in downtown Dallas. As such, the building has long been familiar to those who treasure the city's few fragments of Victorian-era architecture. These smaller structures complemented the larger, signature buildings occupied by banks, insurance companies and the like. They reflected the architectural and stylistic fashions of their time while offering smaller scale space to a plethora of retail and commercial tenants that made up the dense and diverse fabric of turn-of-the-century downtown life.

***F.W. Woolworth Building -- 1520 Elm Street***

The two-part commercial block at 1520 Elm Street, on the corner of Stone Place, is significant for its original architectural elements that reflected innovative early 20<sup>th</sup> century retail design and its association with the F.W. Woolworth Co. as the longtime location for the Dallas flagship store. The circa 1913 opening of the Woolworth store at this location marked an early entry of the company into Texas following the 1912 merger of several Woolworth interests into a nationwide corporation. Woolworth's became one of the first chain-store companies to achieve coast-to-coast status and the Dallas store was part of that rapid expansion. The sheet metal panels slipcovering the street facades of the building mask the original tan brick building exterior intact beneath and can be removed to reveal the original facades.

The longtime owner of the property at 1520 Elm Street was prominent Dallas banker and real estate investor Christopher Columbus Slaughter. Slaughter owned much of the Elm Street block by the 1870s, and an earlier brick building housing a grocery store and confectionery occupied the site at the turn of the century. The F.W. Woolworth Co. was first listed at 1520 Elm in 1913. Building records suggest that a fire in 1918 may have substantially damaged the building, and the brick façade that appears in period photographs from the 1920s and 1930s probably dates from that major reconstruction, executed by the Childs-Cassell Construction Co.

Founded by Frank W. Woolworth in 1879, the F.W. Woolworth empire was built on a philosophy of customer service, volume buying, affordable prices and decentralized corporate management. Sales in 1889 among the dozen small Woolworth "five-and-dime" stores of \$246,000 rose to \$4.5 million in 1900 with 54 larger stores already sporting the familiar "red front" sign band. The beginning of the 20<sup>th</sup> century saw an enormous growth in mass-production techniques, and Woolworth responded by developing a nationwide system of large-scale distribution to match. Soon, Woolworth's chain store competitors and colleagues would include S.H. Kress, McCrory Store and

## **Statement of Significance**

**1525 Main Street – Sumpter-Leggitt Building**

**F.W. Woolworth Building -- 1520 Elm Street**

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W.T. Grant, all of which would eventually locate “five-and-dimes” within blocks of the Woolworth emporium on Elm Street. The circa 1918 Woolworth building, with its simple brick pilasters and limestone lintels expressing the steel frame of its skeleton, celebrated up-to-date construction techniques and exemplified the mercantile style of design fashionable beginning around the First World War. The curved glass display windows framing multiple, double-door entrances maximized customers’ ability to see the merchandise and reflected the company’s merchandising philosophy of direct access to goods by the customer.

The 1920s saw terrific expansion by the company again, with stores opening in Cuba in 1924 and two years later the first of several German stores. When the Dallas-based North Texas district celebrated the opening of the downtown Fort Worth store in 1926, there were 1,480 Woolworth stores around the world with total sales of more than \$250 million. By 1928 the downtown Dallas store needed to expand to accommodate growing merchandise selection, and the store was extended into the former Orpheum vaudeville theater at 1521 Main Street (now demolished), giving Woolworth’s exposure on both of downtown’s main shopping thoroughfares. Then, in 1938, the store expanded again into the 1890s Sumpter-Leggitt Building directly behind Woolworth’s at the corner of Main Street and Stone Place.

Along with the adjacent Sumpter-Leggitt Building, the F.W. Woolworth Building is significant for its association with the mercantile history of downtown Dallas, when the central business district served as the business and retail heart of the city. In particular, the building at 1520 Elm is important for its history as an early member of the nationally-significant chain of F.W. Woolworth stores, a corporation that largely invented many of the merchandising and marketing precepts that would dominate retailing in the United States for decades. In addition, the Elm Street building, with its original distinctive storefront displays, second-story Chicago style windows, and simple details embodies the distinguishing characteristics of early 20<sup>th</sup> century commercial design, creating a classical sense of order and composition but containing few references to past periods or architectural styles.

May 24, 2000

Drafted by Ron Emrich, Urban Prospects

