

Dallas Landmark Commission Landmark Nomination Form

1. Name

historic Harlan Building & Pure Ice Cold Storage Building
and/or common same

2. Location

address 2018 Cadiz Street land survey J.Grigsby: Railroad Addition
location/neighborhood CBD Farmers Market block,lot,tract27/131/9-12tract size less than 1 ac

3. Current Zoning

CA-1

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in progress	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

5. Ownership

Current Owner: City of Dallas Phone: 658-7056
Address: Convention & Events City: Dallas State: TX Zip Code: 75201

6. Form Preparation

Name & Title Designation Task Force Organization Landmark Commission
Contact Ron Emrich - staff Phone 670-4121

7. Representation on Existing Surveys

Alexander Survey (citywide) local state national National Register
H.P.L. Survey (CBD) A B C D Recorded Tx Historic Ldmk
1985 Historic Resource high medium Tx Archaeological Ldmk
Oak Cliff
Victorian Survey
1987 Historic Resource high medium Other _____

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8. Date Rec'd: 4/10/77 Survey Verified: (Y) N by: FE 9. Field Check by: FE, BC

10. Nomination:

Archaeological Structure(s) District
 Site Structure & Site Petitions needed

11. Historic Ownership

original owner William E. Harlan, Sr.
significant later owner(s)

12. Construction Dates

original 1914
alterations/additions addition: 1926; Pure Ice Bldg after 1942

13. Architect

original construction unknown
alterations/additions unknown

14. Site Features

natural
urban design Part of contiguous blockface, urban commercial/warehouses in Market

15. Physical Description

Condition	Check One:	Check One:
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved (date: _____)
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input checked="" type="checkbox"/> altered	

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.

The Harlan Building, a two-story, deep violet brick building with four bays, and its slightly later, two bay annex to the west, faces north in the middle of the block on Cadiz Street in the Farmers Market area of downtown Dallas. The connection between the Harlan Building and the Pure Ice Cold Storage Building, a four-story, light red brick structure to the rear, is not readily apparent from the streets around the block in which they are situated: they form a splayed "L" shape in plan. The longer and taller of the two buildings, the Ice Building, has an unusual angle that pokes into the center of the block. The short wall of the Harlan Building that continues from the corner of the Ice Building out to the street is in the same plane as the angled wall of the Ice Building.

The red brick Ice Building is rather plain, with few windows and only a band of cast stone between the third and fourth floors for ornamentation. The concrete post-and-beam construction is reflected on the exterior, with plain brick infill walls.

Continuation Sheet

Item # ____

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The Harlan Building is ornamented with cast stone and specially patterned brickwork. Originally, the structure had three recessed truck bays and an entry bay with cast stone heads; three separate sash windows with cast stone heads and sills appear in each bay of the second story. In a band across the top of the windows, there are modified horizontal cross shapes in cast stone, red brick and violet brick, with the name "Harlan" incised in the cast stone. The cast stone parapet is interrupted by a pediment-like treatment within the same plane as the remainder of the facade. The line of the parapet is carried straight across the pediment in cast stone, which is interrupted by the vertical ornamentation in the same material that rises up beyond the apex of the pediment, the sloping parapet of which is also cast stone. The space on the pediment that is framed by these cast stone elements is infilled with the same deep violet as the rest of the building, but is instead run vertically.

The Harlan Annex, of a slightly redder-tinted brick, is detailed similarly, without the decorated pediment; entwined double "H"s appear in cast stone above each of the pairs of second story windows.

16. HISTORICAL SIGNIFICANCE

The Harlan and Pure Ice Buildings are among the few remaining early structures representing the significant contribution of the City of Dallas produce market to the economy and cultural diversity of downtown. Construction of the Harlan Building in 1914, at a time when the city's primary produce market was located several blocks to the north, helped to create a new anchor, and within a few years the wholesale and retail vending of produce moved south to surround the Harlan structure. Of the thriving complex, composed of numerous city blocks of structures housing wholesale and retail produce establishments that served the public market in their midst, today only the public market sheds and a handful of the warehouse buildings survive. The interesting design details of the Harlan Building, and both buildings' (which are structurally tied to one another) role as remaining examples of Farmers Market buildings, make them a significant contributor to the heritage of the city.

Pioneer produce dealer William Ellis Harlan, Sr. constructed the Harlan Building to house his wholesale business in 1914. Born in South Carolina, Harlan had come to Texas as a teenager and settled in Dallas at least as early as 1888. Working as both a carpenter and as a dealer in "fruits, confections and notions," he was active in the Dallas business community almost immediately upon his arrival. His produce business thriving by the turn of the century, Harlan purchased 52 acres of land south of the city and began raising produce to sell commercially at the public market in downtown Dallas.¹

A public market had been part of daily life in Dallas since at least the 1860s, for the area along Market Street between Elm and Jackson had served as the open-air vending spot for produce, poultry and all manner of fresh food.² By the 1880s, the ground floor of the City Hall at Main and Akard was serving as the market, with farmers' stalls taking the majority of street-level space, while the Mayor, Council and other city offices were relegated to the upper story. Construction of a new city hall a block away at Commerce and Akard saw removal of the market from the premises, and its relocation to land directly across Akard Street from the new edifice. Finally, in 1913, when the newest City Hall at Harwood and Main was completed, the open market moved again, to the area between Main and Elm on North Pearl Street.³

1 Acheson, Sam, Dallas Morning News, Sep. 16, 1968

2 Ibid

3 Dallas Morning News, July 16, 1944, p.11.6

#16. (continued)

The expansion of the wholesale produce business during the same period was reflected in a growing number of wholesale and retail merchants locating in the area surrounding the public market. Each time the market moved, so did the merchants. However, debate in the city was increasing over the problems of sanitation and "hucksterism" at the North Pearl Market, which evidently was not regulated by the city, and the inability of farmers to sell their products directly to the consumer. As a result of the increasing calls for solutions, a new city ordinance was passed in 1915 that paved the way for the opening of as many as eight community markets in various neighborhood locations, where farmers could sell directly to consumers, thus eliminating the wholesaler in the middle.⁴

Meanwhile, two prominent wholesale and retail produce merchants moved their operations from lower Elm Street, not to the public market at Main and Pearl, but to a site a few blocks south. Albert A Jackson and Co. and Harlan and Harlan (William Harlan having been joined by his son Harry in the family business) constructed substantial warehouse and office buildings in a block bounded by Cadiz, Pearl, Taylor and Harwood Streets.⁵ A predominately residential area of small frame houses, it nevertheless provided direct rail access (something the North Pearl site did not) and proximity to the Pure Ice Company's icehouse in the same block. Large freight platforms of the two firms' buildings flanked the Texas & New Orleans rails, allowing direct delivery of products shipped by rail from all over the southwest. The Jackson Company's building at 901 South Pearl, built in 1913, is a large, vernacular brick structure; Harlan's, built in the following year, exhibits some more imposing architectural detailing and features a prominent name plate on the parapet. A 1926 addition to the west along Cadiz Street was decorated with the entwined "H"s and displayed many of the same decorative elements as the original structure.⁶

The move to South Pearl Street by the two wholesalers evidently began a trend: in 1916, the New City Market appeared nearby on Pearl, and by 1920, virtually all the produce business in Dallas had moved to the area surrounding Harlan's property.⁷ Open-air vending continued in the new location, and quickly the same problems plaguing the previous markets became evident at the New South Pearl Street location. In 1919, efforts were initiated by the Women's Chamber of Commerce and other community organizations to persuade the city to construct a publically-operated market.⁸ Bond issues were proposed and sanitation problems were discussed, but the unregulated business continued, until in 1938, the city announced that an adequate, year-round public market would be built near the existing businesses on South Pearl. The Municipal Market opened at 1010 South Pearl in the first of the open sheds in 1942.

4 Dallas Morning News, Nov. 21, 1914, p. 9.

5 Sanborn Insurance Maps, 1921, 1927.

6 Ibid

7 Dallas City Directories, 1907 - 1925.

8 History of the Dallas Federation of Women's Clubs, 1896 - 1936, Clyde Cockrell & Son, Dallas, 1936.

16. (continued)

In later years, following the death of the senior Harlan in 1942, the Harlan property was used by a variety of firms, all still engaged in businesses related to the produce market. The Pure Ice and Cold Storage Co. constructed a four story brick ice house adjacent to the Harlan Building after 1942, on the site of the former railroad freight platform, connecting the two buildings with common freight elevators and passages, thus increasing the viability of the original structure as storage for Municipal Market products.

The Harlan Building represents an important element in the development of what is today the city's Farmers Market, for its construction in 1914 marked both the location of the future public market and the increased economic stability and success of the produce wholesale and retail industry in Dallas.

17. ATTACHMENTS

DISTRICT OR SITE MAP
 SITE PLAN
 ANNOTATIONS

SLIDES, PHOTOS, ETC.
 ADDITIONAL MATERIAL
 BIBLIOGRAPHY

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

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: *May 5, 1967*

Robert L. Canavan, AIA, Chairman
Designation Task Force

Ron Emrich

Ron Emrich, Senior Planner
Historic Preservation

APPENDIX

Preservation Criteria: Harlan Building

Renovations, maintenance or repairs to the exterior of the Harlan Building and the H & H Building attached to the west, will conform to the following guidelines, and are subject to review through the Certificate of Appropriateness process:

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only brick, concrete or cast concrete of equal texture, grain, color and module size of the existing structures as is feasible. Existing brick, concrete and cast concrete surfaces shall not be painted, except that an approved surface treatment may be applied to exposed, existing-party walls.

Reconstruction, renovation or repair of existing cast concrete decorative features shall employ only materials of equal texture, grain, color or module size as similar to the original elements as is feasible.

2. Fenestrations and Openings

Existing door and window openings in the protected elevations shall remain intact and be preserved. New window or door openings shall be allowed, except no new openings are allowed in the primary elevation of the Harlan Building along Cadiz Street. All existing window and door openings shall be renovated to a style and size as similar as practicable to the original design. Windows shall be renovated to express similar mullion and lite configurations to the original, using wood for frames and mullions. Loading dock doors may be replaced with windows, which shall express similar mullion and lite configurations to the existing, industrial sash windows of the resource buildings.

3. Roof

The existing roof of the Harlan Building shall be maintained with no new solid vertical or horizontal extensions or additions allowed, except as may be required for stair access. Rooftop seating areas, gardens and temporary tents or other lightweight structures may be allowed, with review by the Landmark Commission. Materials

and design elements of rooftop additions must be compatible with the main structures, and must be determined to be appropriate by the Landmark Commission.

4. Color

The coloring of the existing facade materials shall remain as is. The brick and concrete material will not be sandblasted or painted (except as noted in #1 above); only masonry cleaning methods approved by the National Park Service, Department of the Interior, may be used. All other materials may be painted appropriate colors, following review in the Certificate of Appropriateness process.

5. Additions

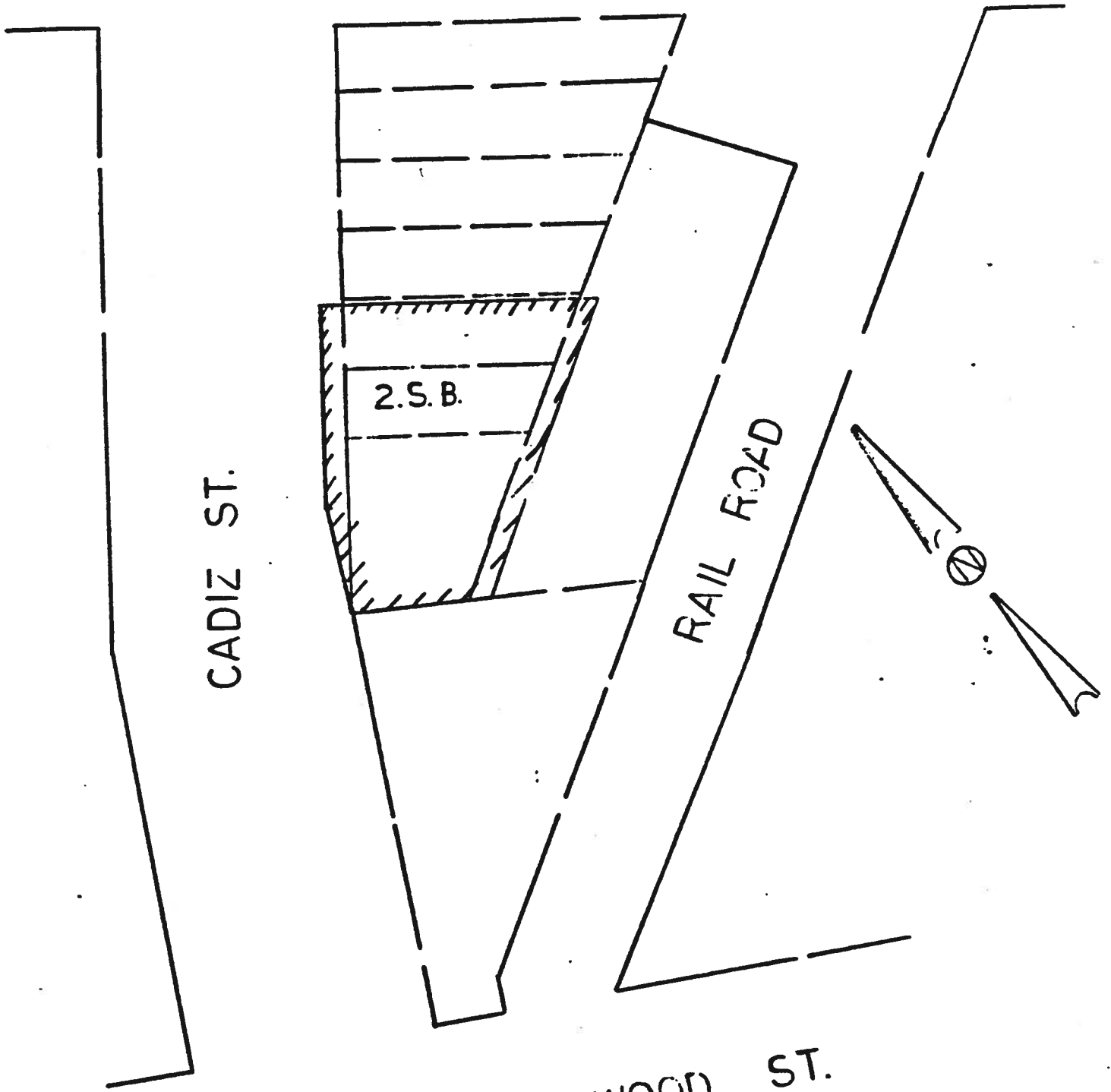
Horizontal additions or extensions may be made on the east (Pearl Street), south (Taylor Street) or west (Harwood Street) elevations of the structure, with review and approval of the Landmark Commission. The opaque facade areas of any new addition shall be of brick compatible with the building to which the addition is attached. A minimum of 60 percent of the exposed facades of new additions shall be comprised of glass used in a manner compatible with or suggesting the existing windows of the Harlan Building.

6. Signs

All signs shall be premise signs. If painted signs are used, they shall use the appropriate premise titles, with the same scale, letter size and style as is existing. Any other signs must be of a design and materials that are compatible with the main structure. In addition to the above, all signs shall be subject to Article VII of the Dallas Development Code, as amended.

4307J

PEARL EXPWY



HARWOOD ST.



Z867-215/8313-N

CA-H/16

CA-1-SP

CA-1-CP

CA-1-CP

CA-1-SP

CA-1-SP

CA-1-SP

CA-1-SP

CA-1-SP

CA-1-SP

CA-1-SP

CA-1-SP

Map labels and street names: CENTRAL AVENUE, BROADWAY, HARWOOD ST., YOUNG ST., VERGREN ST., MARIOLA ST., SOUND ST., CAJON ST., SONGCANA ST., PARK ST., PRATHER ST., ERVA ST., LANE ST., ST. 19, ST. 20, ST. 21, ST. 22, ST. 23, ST. 24, ST. 25, ST. 26, ST. 27, ST. 28, ST. 29, ST. 30, ST. 31, ST. 32, ST. 33, ST. 34, ST. 35, ST. 36, ST. 37, ST. 38, ST. 39, ST. 40, ST. 41, ST. 42, ST. 43, ST. 44, ST. 45, ST. 46, ST. 47, ST. 48, ST. 49, ST. 50, ST. 51, ST. 52, ST. 53, ST. 54, ST. 55, ST. 56, ST. 57, ST. 58, ST. 59, ST. 60, ST. 61, ST. 62, ST. 63, ST. 64, ST. 65, ST. 66, ST. 67, ST. 68, ST. 69, ST. 70, ST. 71, ST. 72, ST. 73, ST. 74, ST. 75, ST. 76, ST. 77, ST. 78, ST. 79, ST. 80, ST. 81, ST. 82, ST. 83, ST. 84, ST. 85, ST. 86, ST. 87, ST. 88, ST. 89, ST. 90, ST. 91, ST. 92, ST. 93, ST. 94, ST. 95, ST. 96, ST. 97, ST. 98, ST. 99, ST. 100.