



Cultural Resource
Inventory

of the

CENTRAL
BUSINESS DISTRICT

of

Dallas, Texas

Prepared for the

Historic Preservation League

by

Ellen Beasley

Preservation Planning Consultant

FALL 1980

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CULTURAL RESOURCE INVENTORY
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CENTRAL BUSINESS DISTRICT
OF
DALLAS, TEXAS
PREPARED FOR THE
HISTORIC PRESERVATION LEAGUE
BY
ELLEN BEASLEY
PRESERVATION PLANNING CONSULTANT



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Special appreciation to the inventory review committee comprised of Jack Luby, AIA, Janet Needham-McCaffrey and Bill McDonald.

Introduction

In March of 1973, the City Council of Dallas passed an ordinance amending the Dallas City Code. The ordinance entitled "Historic Landmark Preservation" stated as a declaration of policy the following:

"The City Council hereby finds and declares that as a matter of public policy that the protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the people."

It is in keeping with the spirit of this ordinance that the Historic Preservation League has undertaken the completion of a cultural resource inventory of the City of Dallas.

The skyline of Dallas is ever changing. The vitality of our economy has fostered rapid growth and development of our Central Business District, resulting in dramatic changes in the historic scale and character of our urban environment.

While such growth and development is healthy, as trustees of our cultural heritage we must be aware of our civic riches that we have inherited and we must guard against the total loss of our sense of place and identity with the past.

The purpose of the cultural resource inventory is to identify and grade those significant buildings, streetscapes and selected urban design elements that are located in the Central Business District.

The Inventory was completed over an eighteen month period at a cost of over \$20,000. The first stage was the establishment of a comprehensive, building by building, block by block, card file of over 700 structures located in the survey area. Basic data was entered on standard inventory cards as prescribed by the Texas Historical

Commission which will enable the State Historic Preservation Office to incorporate the survey into its files at a later date. These files also included a photograph of every structure and site.

Ellen Beasley, a nationally respected preservation and planning consultant, was hired to develop a criteria for the evaluation and rating of the structures and sites in the survey area. The criteria that evolved consisted of four major categories: architecture, history, environment and integrity.

The architecture category evaluated the extent to which the structure was an especially fine, intact or nearly intact surviving example of a particular style, type or period. It evaluated to what degree the structure represented outstanding examples of detailing, design, craftsmanship or construction.

The history category evaluated to what extent the structure or site was important on a community, state or national level and to what extent was the site or structure associated with a major figure, group, institution, architect or broad social, cultural or economic development.

The environment category evaluated the extent to which the building or site dominated its surroundings. Was it recognized as a symbol to the city or region? Was it an anchor or focal building? And to what degree did the site stabilize or hold a block or surrounding area together?

The integrity was then judged. Had the building or site been altered and to what extent was the original character of the site maintained?

Once the criteria for evaluation had been established the field work was conducted by the consultant. A worksheet was completed on which the categories were rated for all pre-1945 buildings and sites. Post 1945 structures were not rated.

Within each category were four options, each assigned a numerical value. To get the raw score, the numerical values were added for all categories except for integrity, which was subtracted. The highest evaluation that a building or site could receive was 75, the lowest was a -25.

When the evaluation was completed, the ratings and historic data were then reviewed by a special three member committee consisting of, an architect, an historian and a planner, each with a firsthand knowledge of the city of Dallas. After completion of this step the sites were given a final evaluation by the consultant and were placed within one of four evaluation groupings.

The A Group with raw scores of from 60 to 75 were judged to be of individual importance to the city of Dallas with exceptional architectural, historical and environmental qualities. These structures were architecturally intact with minimal alterations.

The B Group with scores of 40 to 55 were identified to have architectural, historical and environmental qualities of interest and were frequently anchor or focal buildings and sites that stabilized or held together a block or surrounding area.

The A group buildings and the B group buildings that fall in the 50 - 55 range should be considered on an individual basis for nomination for National Register and City Landmark status.

The C Group with scores of 20 to 35 usually support the dominate character or distinguishing features or activities of an area. They contribute to or blend with the surrounding area or block. The C Group structures contribute to the collective importance of areas that should be considered for possible historic district designation.

The D Group with scores of 15 or less were judged to have little or no architectural, historical or contextural value.

When all the structures and sites had been rated and assigned a grouping a color color coded map was developed that illustrated individual

site evaluations. A buildings were colored red, B were colored green and C buildings were colored yellow.

The final step was the identification of areas in which there was a concentration of buildings or groupings of buildings of particular architectural, cultural, historical or environmental interest. The rating of these groupings fell into the same basic categories as did the individual sites and buildings. Exceptional groupings were given an A rating, major groupings a B rating and moderate groupings were classified as C rated groupings.

At the conclusion of the project, evaluation sheets along with inventory cards and photos were filed by block number for each rated site and structure.

The project resulted in the following being identified:

Group A (Red)	28 Sites/Structures 4 Districts
Group B (Green)	61 Sites/Structures 3 Districts
Group C (Yellow)	150 Sites/Structures 1 District
Group D	77 Sites/ Structures
<u>Total</u>	316 Site/Structures 8 Districts

Tom Black
Executive Director
Historic Preservation League

USES OF THE INVENTORY

For several reasons this downtown inventory can be very useful to the City Council, City staff and the citizenry of Dallas as we make progress toward our common goal of preserving our heritage.

First of all the inventory is a written document that has an archival purpose of setting into print a definitive and complete documentation of our architectural landmarks as they exist today. This is the first responsibility of preservation, to record for perpetuity the wealth of one's heritage. We have never before had such a complete inventory of our downtown landmarks.

The second use of the inventory is educational. Being a published document with photographs, dates and historical information done by a recognized preservation expert it can help the citizenry of Dallas become more aware and informed about their architectural legacy.

Downtown is, and always has been the most significant architectural and historical area in our city because it is where the city started. The richness of this area has been hidden from public appreciation because the photographs and writings which could explain it have been scattered among various institutions of our city. The downtown inventory stands as the single document which pulls together information on our remaining architectural heritage and helps us to better appreciate their value by giving us an expert's analysis of significance. Too often, we have had the opportunity to appreciate our architectural landmarks only when they have been thrust into the public's attention. This is typically a very emotionally charged encounter with our past. A definitive assessment of our architectural heritage can serve as a basis for a program of public information that will put our preservation efforts on a more publicly supported footing.

Being comprehensive, rigorous and systematic in its analysis because it looks at and assesses all of downtown the third use of the inventory is to provide a solid basis for development of a preservation plan.

A preservation plan, as developed in other cities, is basically a framework of information and policies, for guiding the Council, boards, commissions and agencies of the City in their decisions which affect the future of our important urban landmarks. The keystone of any such document is the comprehensive assessment of what those resources are. The effectiveness of the plan in helping us encourage positive development is limited or enhanced by the quality of that resource assessment.

An effective preservation plan could be the mechanism which focuses public resources and powers of city government on the private revitalization of otherwise underutilized areas.

The role of the plan in the context of dynamic development is to keep that viability alive by making certain that new development in the downtown contributes to the best of what we have and that there is an overall and diversified utilization of this valuable resource we all call downtown.

The downtown inventory is essential in making the kind of qualitative distinctions described above and is the only such comprehensive, systematic and authoritative framework for this kind of decision-making that we have. The inventory makes visible the architectural resources of downtown that are otherwise obscured by development activity.

The fourth use of the inventory is to encourage a secondary type of development in downtown, a type of development that will make the increasingly specialized office complexes meaningful by infilling the urban spaces between them with diversified activity and architectural

complexity that is characteristic of our greatest American cities. This was the dream of the City Council when they boldly designated the West End Historic District but the biggest problem with the West End (which is now being solved by the mall and other pedestrian improvements) is that it existed on the periphery of downtown activity. What is now happening in the West End can become a development opportunity in many other sub-sections of downtown, making downtown a more vigorous investment environment for everyone.

The report shows where these individually and collectively significant resources are: It gives owners, history, condition, dates and a rating regarding architecture, environment and other information useful to the redevelopment investor in the CBD. It is the only such document for the city. We have never before had this kind of information in one place as a resource for investors.

Janet Needham-McCaffrey,
Chairman, Public Affairs Committ
Historic Preservation League

CONSULTANT'S SUMMARY REPORT

There remains in downtown Dallas a healthy number of pre-1945 sites of major architectural, historical, and cultural interest. Many of these are known to the average citizen although perhaps not by name. This includes such sites as the Magnolia Building, Neiman Marcus, Union Station, the Scottish Rite Cathedral, and the West End District. These are the obvious landmarks, and are distributed throughout the surveyed area.

A preservation program that concentrates solely on these sites, however, would be a dis-service to Dallasites and would result in a distorted view of the built heritage of the City. Downtown Dallas still evidences a wide variety of building types, sizes, and styles that reflect the city's history from the late nineteenth century into the mid-20th century and that are best discovered by walking through the area.

Just as conducting a survey of the downtown was not easy, establishing a preservation program for the downtown, one that takes this variety into account, will not be easy for several reasons. The inner core of downtown Dallas is badly fragmented because of new construction and demolition. Unfortunately, there is not a single row or streetscape of intact small two and three-story late nineteenth and early twentieth century commercial buildings, a form once common to Dallas. The rows that do exist all have been altered, most rather extensively. Other buildings, such as the Ell West Theatre, now are totally out of context and without any relationship to their surroundings. Unless these individual buildings and rows of buildings have major historical and/or cultural significance, they are not strong

contenders for preservation on the basis of their architecture and age.

At the same time and even in their altered state, these smaller, older buildings and rows offer a visual relief from their larger, newer neighbors that are flatter and lack any variety in detail and texture. The removal of a building with richness in detail and texture, whether big or little, is an obvious loss to downtown Dallas.

The fringe areas also are fragmented but traditionally the concentration of buildings on these streets has never equalled the downtown core. The mixture of uses also has been more varied and includes commercial, residential, institutional, and religious activities. These outlying areas should not be overlooked because they, too, contain a number of important sites, and they serve as entrances to the downtown. In addition to individual sites of significance, there are several groupings that are of particular interest because of the collective value of the buildings and other elements. The produce area is definable by activity and accompanying sounds and smells as well as by building types. There are several near intact rows of early twentieth century structures, the most notable being in the vicinity of the fountain at Jackson Street where there is a unity of building size, types, and design on both sides of the street. The group of small warehouses and commercial structures, generally of brick and in the northwest corner of the surveyed area, serves as a complementary foil to the West End District.

It is not an exaggeration to say that the Dallas skyline changes almost daily. It changed during the course of the survey project from August through December, 1980. Several buildings that were surveyed in August, such as the Volk Building, were demolished or were being demolished by December, and others are scheduled for demolition.

Sadly, the latter is true for two structures adjacent to the Majestic Theatre in the 1900 block of Elm. Individually, most of the buildings on the east side of this block are of major importance; collectively, they represent a range of architectural styles and periods; and visually, they are unsurpassed in detail as a grouping in downtown Dallas. With a proper design approach, even the defaced building that now serves as a parking garage could have been renovated to be compatible with its neighbors and yet continue in its present function.

But there is not time to lament lost opportunities. If any sites, including groupings of architectural, historical, and cultural importance are to survive in downtown Dallas--outside of a very few developers must be shown that preservation can be profitable. Already there are some very strong examples that should be promoted and touted even more than they have been. In addition, funds must be made available for economic feasibility and alternate use studies for endangered sites. Innovative proposals incorporating quality design and sound economics can spark the interest and imagination of developers as well as the general public. These proposals along with a broad program of public education will help to call attention to the downtown area. Convincing developers that an investment in preservation is worth the effort is only half the issue; gaining the active and vocal support of a concerned public is the other half.

Ellen Beasley

The Historic Preservation League's

Cultural Resource Inventory
of the
Dallas Central Business District

GROUP A : 75-60: Individually of importance with exceptional architectural, historical and environmental qualities; architecturally intact with minimal alterations; eligible for National Register and City Landmark status.

Name	Address	Score
1. Adolphus Hotel	1322 Commerce	75
2. Belo Mansion	2101 Ross	65
3. Cathedral Santuario de Guadalupe Church	2201 Ross	75
4. Cumberland Hill School	1901 Akard	75
5. Dallas County Courthouse (Old Red)	500 Commerce	75
6. Dallas Power & Light	Browder/Jackson	75
7. Davis Building	1309 Main	65
8. Federal Reserve Bank	(Akard)	75
9. Ferris Plaza	Houston St.	75
10. First Baptist Church	606 N. Ervay	75
11. First Presbyterian Church	401 S. Harwood	75
12. Good Luck Gas Station	2621-2631 Ross	60
13. Higgenbotham Co./ Bailey Building	900-914 Jackson	65
14. Joske's	1912 Elm	60
15. Kirby Building	1509 Main	75
16. Kress Building	1404 Elm	60
17. Lone Star Gas	301 S. Harwood	75
18. Majestic Theatre	1925 Elm	75
19. Mobil Building	108 Akard	75
20. Municipal Building	2015 Main	75

21. Neiman Marcus	1600 Main	65
22. Pioneer Park Cemetery	Marilla	75
23. Scottish Rite Temple	500 S. Harwood	75
24. Union Station	400 S. Houston	75
25. U. S. Post Office	Bryan & Ervay	75
26. West End District	CBD	75
27. Wilson Building	1623 Main St.	75
28. Woolf Bros.	1801 Main St.	60

GROUP B : 55-50: Of individual importance with architectural, historical, and/or environmental qualities of interest; frequently, anchor or focal buildings that stabilize or hold a block or surrounding area together; consider for the National Register and City Landmark status.

GROUP B : 45-40: Serve primarily as anchor or focal buildings that stabilize or hold a block or surrounding area together; some fall within areas that could qualify for designation as City Landmark historic districts and possibly National Register districts.

Name	Address	Score
1. Apparel Manufacturing	1201 Young	40
2. Atlas Liquors	103 Field	40
3. Blachard	1928 Elm	40
4. Burns Tools	309-319 Pearl Expswy.	40
5. Capri Theatre	1913-15 Elm	50
6. Cokesbury	1910 Commerce	40
*7. Collum Building	109 Akard	45
8. Crozier Tech High School	Bryan St.	40
9. Curtis Mathis Building	2220 Young	40
10. Dallas County Community Action	2204-10 Main	40
11. Dallas High School	2214 Bryan	50
12. Dallas Police Dept.	210 S. Harwood	40
13. Document Disentegration	611 N. Field	40
14. Fire Station #1	2318 Ross	50
15. Fire Station (Central)	2111 Main	50
16. First Church of Christ Scientist	900 Browder	50
17. First Methodist Church	Ross/N. Harwood	50
18. Forester Building	2700 Flora	50
19. Garment Center	1122 Jackson	40
20. George Memorial Chapel	Young/Harwood	40
21. Goodman Produce	1000 S. Central	40

22. Harts Furniture	1933 Elm	50
23. Harts Warehouse	Pearl/Pacific	40
24. Idle Rich Bar	1908 Canton	45
25. Ingram	1114 Wood	40
26. Irwin & Keasler Bldg.	202 S. Ervay	40
27. Jean's Inc.	1511 Main	40
28. KLIF	2120 Commerce	45
29. Lacy Building	1521-23 Commerce	40
30. Lawrence Hotel	Houston/Jackson	50
31. Lerner Shops	1516 Elm	40
32. Lone Star Gas	Harwood/Wood	55
33. Masonic Temple	501 Harwood	50
34. Meletio	315 S. Central	40
35. Melrose Mfg. Co.	712 Commerce	40
36. Metropolitan Federal Savings	1407 Main	45
37. Otis Elevator	1800 Young	40
38. Plaza Hotel	1933 Main	55
39. Preston Loan	2226 Elm	40
40. Pure Ice Co.	Harwood/Pearl	40
41. Santa Fe Building	1114 Commerce	50
42. Santa Fe Storage	1033 Young	40
43. Simmons Building	1530 Main	50
44. Southwestern Bell	308 Akard	40
45. State General Life Bldg.	714 Jackson	45
46. St. Paul Methodist Church	1828 Routh	50
47. Texaco Building	1512 Commerce	40
48. Texas Building	Main/Lamar	50
49. Thomas Building	1314 Wood	45
50. Tower Building	1907 Elm	55

"B"

51. Transportation Institute	2222 Ross	50
52. U. S. National Bank	1506 Elm	40
53. U. S. Terminal Annex	200 S. Houston	40
54. Victor Costa	208 S. Lamar	50
55. Warehouse	2210 Canton	40
56. Washington, Booker T.	2500 Flora	45
57. Western Cafe	910 S. Pearl	40
58. Western Union	2030 Main	45
59. Wholesale Merchants	912 Commerce	45
60. YMCA	605 N. Ervay	50
61. Zip Cleaners	1112 Main	40

GROUP C : 35-20: Support dominant character or distinguishing features or activities of area; contribute to or blend with surrounding area or block; contribute to collective importance of areas that should be considered for historic district designation.

Name	Address	Score
1. Aid Finance Co.	2212 Elm	35
2. Al's Formal Ware	2217 Commerce	35
3. All State Bonding	2038 Commerce	35
4. Atrium	1404 Main	25
5. Attorney's Office	306 Record	25
6. Azteca Produce	2025-2027 Cadiz	35
7. Bar-Del	800 Young	35
8. Bargain House	2105 Cadiz	25
9. Bennett Printing Co.	1829 Corsicana	30
10. Bifano's Furs	1517 Main	35
11. Blood Plasma Donor Center	2214 Commerce	35
12. Borden Dairy	1801 Leonard	35
13. Buck Horn Trading	2021 Main	35
14. Bunting Meat Company	506 Pearl	35
15. Burt Building	516 N. Ervay	35
16. Cadiz (vacant)	2012 Cadiz	35
17. Cannon Produce-Benny's Cafe	2117-19 Cadiz	35
18. Canton (vacant)	1912-18 Canton	35
19. Carich Reprographics	412 S. Harwood	35
20. Carr Travel Center	1005 San Jacinto	35
21. Chemco Photoproducts Co.	1911 Canton	35
22. Coast Carloading Co.	2300 Canton	35
23. Commerce (vacant)	2105 Commerce	35
24. Commerce St. Newsstand	1513-1515 Commerce	35

25. Continental Movie Theatre	2036 Commerce	35
26. Copper Cow & El Rancho Grande	1519 Commerce	35
27. Crane Supply Company	814 Young	35
28. Crescent Art Theatre	2100 Elm	35
29. Cut Rate Liquors	2016-16A Elm	35
30. Dallas Alcoholics Center	614 S. Harwood	35
31. Dallas Rescue Mission	2111-2109 Commerce	35
32. Dazian's, Inc.	2012 Commerce	35
33. Deluna Body Shop	515 S. Central	25
34. East Dallas Plasma Corp.	1815 Young	25
35. Elgire Inc.	1905 Canton St.	35
36. Ell West Theatre	303 S. Ervay	25
37. Elm (Vacant)	2224 Elm	35
38. Emerson Labs	1409 San Jacinto	25
39. Ervay Building	500 S. Ervay	20
40. Espinoza Printing Co.	1801 Young	25
41. Etheridge Sales & Cafe Oasis	2012 Elm	35
42. F & H Electric Motor Service	1815 N. Griffin	35
43. Fain Produce Co.	601-607 S. Pearl	35
44. Farmer's Meat Market	S. Harwood	35
45. Federal Reserve Bank	423 S. Akard	35
46. First Presbyterian Activity Bldg.	Wood/Park	35
47. Fluorescent Lite Equipment	1006-1008 McKinney	35
48. Four Hundred North Akard Bldg.	400 N. Akard	20
49. Franklin's & Butler's Shoes	1608 - 14 Elm	35
50. Garland Trophy	2400-09 Ross Ave.	25
51. General Office Outfitters	914 McKinney	35
52. B.F. Goodrich	San Jacinto/Field	25

"C"

53. Gordon's Jewelers	1609 Main	35
54. Great National Life Bldg.	1604 Main	35
55. Great Outdoors & Soul Scissors	1914 Main	35
56. Green Glass Bar	400 N. Lamar	35
57. Green Valley Dist.	623 S. Harwood	35
58. Greyhound Bus Terminal	205 S. Lamar	25
59. Griffin (Vacant)	1708 Griffin	35
60. Griffin (Vacant)	1812 Griffin	35
61. Guadalupe Church Building	2201 Ross	25
62. Guadalupe Church (Rectory)	2215 Ross	35
63. Hairston Produce	604 Pearl Expswy	35
64. Hall's Clothing	1918 Elm	20
65. Hart Furniture (low bldg., on Pacific)	1933 Elm	35
66. Hella Directors	601 S. Harwood	35
67. Henry's Clothing & Shoes	2222 Elm	35
68. Hill Printing Co.	416 S. Ervay	25
69. Hines Nut Co.	510 S. Pearl Expwy.	35
70. Home Furniture	2301 Elm	30
71. Horn Blueprint Co.	400 -04 Ervay	25
72. Huey & Philp	1209 Munger	35
73. Huey & Philp Co.	1900 N. Griffin	35
74. Huey & Philp Hardware Storage	1206 Corbin	25
75. Juanita Building	2215 Commerce	35
76. Justice Finance & Hannah's Restaurant	1920-22 Main	35
77. Junt-In Fashions	1600 Elm	25
78. Kasko Produce	2023 Cadiz	25
79. KCBI	701-709 St. Paul	35

"C"

80. Keeney's Office Outfitters	2211 Commerce	35
81. King the Tailor & Rocky's Pawn Shop	2018-20 Elm	35
82. Label Pawn Shop	2108 Elm	25
83. Labor Pool	2010 Jackson	25
84. Lampkin's	1015 Ross	35
85. Leach Building	2417 San Jacinto	35
86. Legal Arts Center	306 Record	25
87. Limited (The)	1615 Main	35
88. Main (Vacant)	1924-26 Main	35
89. Main (Vacant)	2214 Main	35
90. Mariano's Restaurant	1402 Main	25
91. Market Liquor Store	1704-26-28 Canton	25
92. McCord Music	1916 Elm	35
93. McLendon Car-Teach	2112 Commerce	35
94. Meisels	902 Ross	35
95. Meletio Electric Warehouse	2115 Young	35
96. Micheal Modes	1300 Jackson	35
97. Milliner's Supply Co.	911 Elm	20
98. Mims Machine Tools	901 S. Ervay	25
99. Modern Sales & Service	2200 Young Street	35
100. Morris Dry Goods	2202-2204 Elm	35
101. Moses Textiles	1905 Canton	35
102. Murray Savings	715 N. Akard	25
103. National Bank of Commerce Warehouse	1800-02 Griffin	35
104. National Shirt Shop	1512 Elm	35
105. National Shoes	1505 Commerce	35
106. Neiman-Marcus Epicure Cookery	1527 Commerce	35

"C"

107. Oscar Utay Loans	2012 Elm	35
108. Ott Locksmith	909 Elm	20
109. Peppion's Restaurant	1811 Canton	35
110. Pioneer Steel	1801 N. Griffin	35
111. Price Rite Rubber Stamps	2214 Elm	35
112. Price & Son	2106 Cadiz	35
113. Price & Son	2112 Cadiz	35
114. Princess Belt Factory	2013 Laws	35
115. Rainbow Poultry & Egg	508-516 S. Pearl	35
116. Ranch House Restaurant	1308-10 Main	25
117. Republic Auto Supply Co.	2210-12 Commerce	35
118. Rick's Furniture Warehouse	1714 Laws	35
119. Ritz Fan Company	1008 McKinney	35
120. Rogers Produce	1101 S. Harwood	35
121. Rose Manufacturing Co.	1820 Canton	35
122. Seymour's Loans	2210 Elm	35
123. Shelby Office Supply (new)	2038 Commerce	35
124. Southland Trophies	(Bryan)	25
125. Southwestern Brokerage Co.	2014-2018 Cadiz	35
126. Standard Fruit	Central/Taylor	35
127. State Wide Bail Bonds	2008 Commerce	35
128. Steak House (The)	Browder 20	35
129. Stehburg, Inc.	907 Jackson	35
130. Stewart's Office Furniture	826 S. Ervay	30
131. Stockton Co.	2220 Canton	35
132. Swindler Bail Bonds	2019 Main	35
133. Texas Films Inc.	408 S. Harwood	25
134. Thorp Tires	2200 Commerce	35

"C"

135. Today's Look	1611 Main	35
136. Trailways Bus Terminal	1500 Jackson	25
137. Triple X Movies	Pearl & Elm	35
138. Truett Building	1710 San Jacinto	35
139. Unicam Photo	2411 Ross	25
140. United Artists Theatre Circuit	314 Harwood	25
141. Wald's Police Supply	2206-08 Elm	35
142. Wales	1914 Elm	35
143. Waters Building	2119 Commerce	35
144. Wig Place/Holiday Shop	1604 Elm	35
145. Williams Printing	1000 Munger	35
146. Wine House Restaurant	421 S. St. Paul	25
147. Wolf Textile	2214 Pacific	35
148. Wormer/Flagg Bros.	1520 Main	25
149. Yonacks, Sam	2011 Jackson	35
150. Zales	1514 Elm	35

GROUP D: 15-0: Of little or no architectural; historical, and contextual value; frequently have been altered beyond recognition through application of non-traditional materials. D buildings will not be listed in survey report.

Evaluation of Streetscapes and Grouping of Buildings

(Group A) Exceptional: Area combines architectural, historical, cultural, and/or environmental elements of primary importance, exceptional quality, or uniqueness; buildings and/or other distinguishing characteristics/qualities or area are generally intact.

1. West End District
2. 1900 block Elm
3. downtown core area
4. produce/market area

(Group B) Major: Area combines architectural, historical, cultural, and/or environmental qualities of interest; unifying feature may be an activity; definable visual character.

1. 20-2200 block Elm
2. Jackson/Commerce area
3. garment area

(Group C) Moderate: Area exhibits definable visual character; provides support to adjacent areas of exceptional or major importance.

1. area adjacent to West End District

Ellen Beasley is a nationally recognized preservation and planning consultant. She holds an M.A from the Winterthur Program at the University of Delaware and a B.A. in History from University of Wisconsin. She has produced numerous preservation plans and surveys, among them: a preservation plan for Abilene Texas, a preservation plan for Tyler Texas, an architectural/historical survey of Telluride Colorado, a cultural-resource inventory of 12 counties in the Houston-Galveston area, and a development plan for The Shadows-on-the-Teche, a National Trust property.

Ellen Beasley has been a Preservation Planning Consultant since 1971. Presently based in Galveston, Texas, she operates a firm that provides services to private and public organizations and individuals in various parts of the country. Her projects include numerous city and county historical and architectural surveys and preservation plans, development plans for two National Historic Landmarks owned by the National Trust for Historic Preservation, the preparation of operational procedures and guidelines for newly established review boards, and design guidelines for two historic districts in Galveston. The results of her study of new construction in residential historic districts was recently published by the National Trust: it is an in-depth analysis of the review process and review boards in nine cities and towns in the United States, and was funded by a grant from the National Trust. She has numerous publications, has lectured extensively, and taught a graduate level seminar in the Preservation Program of the University of Texas at Austin. She served as the United States representative at an international preservation program emphasizing the preservation and rehabilitation of historic districts, and sponsored by the United Nations Educational, Scientific and Cultural Organization, and the International Council of Monuments and Sites.

Jack Luby is currently associated with the architectural firm of Meyer, Landry and Landry. Prior to joining this firm, he worked for the City of Dallas, Department of Urban Planning. While with the City he worked on the preservation plan for the Mobil (Magnolia) Building, the Munger Place Neighborhood study and has written several articles on the history of the development of Dallas. Jack holds a Bachelors Degree in Architecture from Norte Dame University and is the past Chairman of the Historic Resources Committee of the Dallas Chapter of the American Institute of Architects.

Janet Needham-McCaffrey is a planning consultant, specializing in the area of urban and environmental design. Janet holds a Masters Degree in City Planning from the Massachusetts Institute of Technology, a Masters in Architecture from the University of California at Berkeley and a B.A degree from the University of Texas. Prior to becoming a consultant she spent five years as an Urban Designer for the City of Dallas, Department of Urban Planning.

Bill McDonald, author and historian, is best known for his popular book, Dallas Rediscovered: A Photographis Chronicle of Urban Expansion, 1870 to 1925. He holds a B.A degree in English and Journalism from SMU and is completing work on his Masters Degree in American Studies from the University of Texas at Dallas. McDonald is currently Senior Editor of the Lone Star Review, a literary supplement to newspapers throughout the Southwest. He is also research assistant to A.C. Green who is completing work on a single volume Encyclopedia of Texas History, to be published by the Oxford University Press.