NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM





HISTORIC NAME: Dallas Tent and Awning Building 2. LOCATION
STREET & NUMBER: 3401 Commerce Street NOT FOR PUBLICATION: N/A VICINITY: N/A STATE: Texas CODE: TX COUNTY: Dallas CODE: 113 ZIP CODE: 75226 3. STATE/FEDERAL AGENCY CERTIFICATION As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this _x_nomination _request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _x_meetsdoes not meet the National Register criteria. I recommend that this property be considered significantnationally _statewide _x_locally. (See continuation sheet for additional comments.) Signature of certifying official State or Federal agency and bureau In my opinion, the propertymeetsdoes not meet the National Register criteria See continuation sheet for additional comments.)
CITY OR TOWN: Dallas STATE: Texas CODE: TX COUNTY: Dallas CODE: 113 ZIP CODE: 75226 3. STATE/FEDERAL AGENCY CERTIFICATION As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this _x_nominationrequest for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _x_meetsdoes not meet the National Register criteria. I recommend that this property be considered significantnationally _statewide _x_locally. (See continuation sheet for additional comments.) Signature of certifying official State Historic Preservation Officer, Texas Historical Commission State or Federal agency and bureau In my opinion, the propertymeetsdoes not meet the National Register criteria. See continuation sheet for additional comments.)
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See continuation sheet for additional comments.)
Signature of commenting or other official Date
State or Federal agency and bureau
4. NATIONAL PARK SERVICE CERTIFICATION
I hereby certify that this property is: entered in the National Register See continuation sheet determined eligible for the National Register See continuation sheet determined not eligible for the National Register removed from the National Register
other (explain):

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

Number of Resources within Property:	CONTRIBUTING	Noncontributing
	1	0 buildings
	0	0 SITES
	0	0 STRUCTURES
	0	0 objects
	1	0 Total

Number of contributing resources previously listed in the National Register: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: INDUSTRY/Manufacturing facility = factory

CURRENT FUNCTIONS: DOMESTIC/Multiple Dwelling = apartment building

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Late 19th and early 20th Century American Movements: Commercial Style

MATERIALS: FOUNDATION CONCRETE

WALLS

BRICK

ROOF

ASPHALT

OTHER

WOOD, GLASS

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-11).

NPS Form 10-900-a OMB Approval No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section _7 Page _5

Dallas Tent and Awning Building Dallas, Dallas County, Texas

The Dallas Tent and Awning Building, 3401 Commerce Street, Dallas, is a Commercial Style 3-story brick building in the east end of the Deep Ellum neighborhood, an industrial/commercial area east of downtown. Facing south on Commerce Street, the building is set on level lot, and features a red-brown brick veneer with cast-stone accents, a metal cornice, paired 8/8 windows on the second and third floors, and open plan and a flat roof. The Dallas Tent and Awning Building retains a high degree of architectural and historic integrity.

The Dallas Tent and Awning Building is surrounded by a mixture of brick and concrete commercial and industrial buildings, mostly built in the early 20th century. The building's primary (south) elevation is on Commerce Street, minimally set back on a sidewalk, with a secondary elevation on Second Avenue. A parking lot is at the east side of the building. (see site plan, p. 8). The Holland Building (3300 Main St.) built in 1920, shares the same block as the Dallas Tent and Awning Building, and is also undergoing renovation as a loft apartment building.

The Commerce Street and Second Avenue elevations are similarly arranged, and serve as the public faces of the building. The Commerce Street elevation features four bays, which are divided into two bays each on the second and third floors. Each 3-part ground floor display window has a cast-stone sill, and is topped by a 6-light transom. The first bay (at the corner of Commerce and Second Avenues) and the third bay each have a double door entrance with display windows on either side.

Brick pilasters with cast-stone bases, at the corners of the building and between each bay, run the full height of the building to a cast-stone molded belt course. Each pilaster is topped by small cast-stone squares on each corner, which also appear at the base of the pilasters. The spandrels feature the same color brick used throughout the building, but are delineated by a decorative brick frame. The windows on the second and third stories are identical paired 8/8 wood double hung sash windows with cast-stone sills. Above the third floor is a simple cast-stone belt course which wraps around to the Second Avenue (west) facade. Above the belt course is a metal cornice that also wraps around to the Second Avenue elevation. The cornice features a simple molded design with dentils. The short parapet is predominately flat, with cast-stone coping. A projecting neon sign reading "The Murray Lofts" is suspended from the pilaster which separates the third and fourth bays.

The Second Avenue elevation is very similar to the Commerce Street elevation, except it is divided into eight bays. The bay closest to Commerce Street has display windows on the ground floor, similar to those on the Commerce Street elevation. The upper floor windows, pilasters, belt course, parapet and coping are identical to those on the south side.

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National Register of Historic Places Continuation Sheet

Section _7 Page _6

Dallas Tent and Awning Building Dallas, Dallas County, Texas

The north and east elevations are plain brick with no ornamentation. A one-story addition on the north elevation, constructed a few years after the original building, has brick matching the original structure, short pilasters with caststone at the base, and three small bays. The first bay has a garage door, the second one has a closed-in window. The third bay is closed. The east elevation of the main building has no windows, and is faced with common pressed brick. A one-story addition is attached at the northeast. It features two metal casement windows, three loading dock doors and two other metal windows.

The Dallas Tent and Awning Building's open plan has been divided into loft apartments. Overall, the building has retain a very high degree of integrity, with all of the original windows in place on its primary elevations. This graceful commercial building is an integral part of Dallas history and its built environment.

United States Department of the Interior

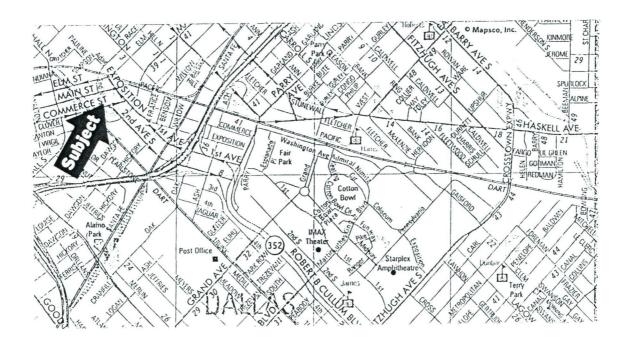
National Park Service

National Register of Historic Places Continuation Sheet

Section _7_ Page _7_

Dallas Tent and Awning Building Dallas, Dallas County, Texas

Location Map



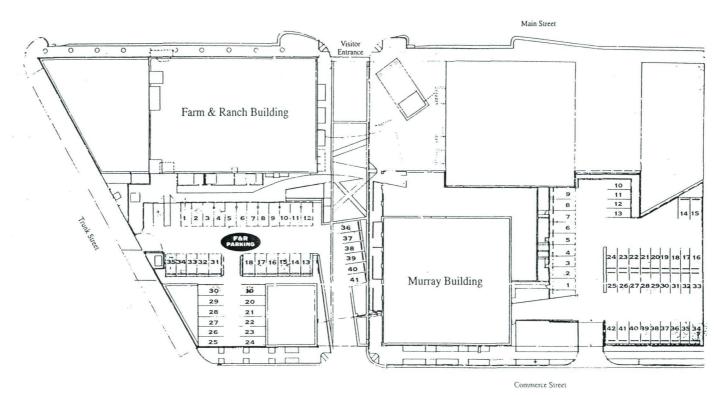


National Register of Historic Places Continuation Sheet

Section _7 Page _8

Dallas Tent and Awning Building Dallas, Dallas County, Texas

Site plan







United States Department of the Interior

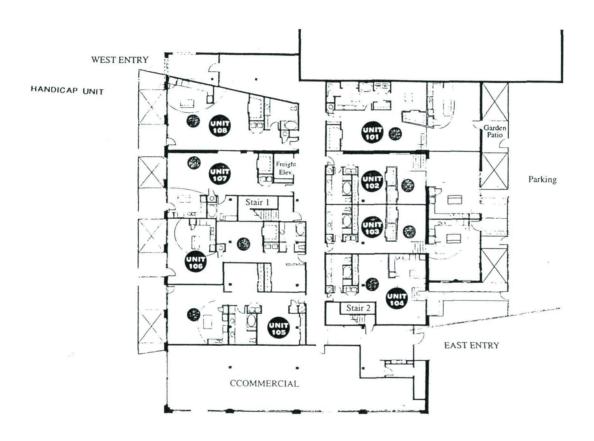
National Park Service

National Register of Historic Places Continuation Sheet

Section _ 7 Page _ 9

Dallas Tent and Awning Building Dallas, Dallas County, Texas

Plan, ground floor





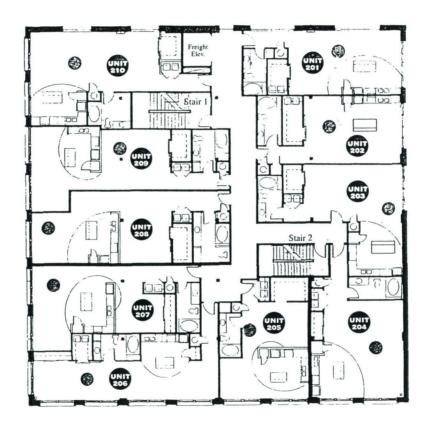


National Register of Historic Places Continuation Sheet

Section _7 Page _10

Dallas Tent and Awning Building Dallas, Dallas County, Texas

Plan, second floor





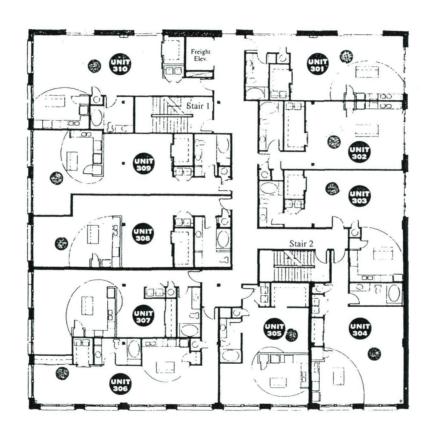


National Register of Historic Places Continuation Sheet

Section _ 7 Page _ 11

Dallas Tent and Awning Building Dallas, Dallas County, Texas

Plan, third floor





3401 COMMERCE STREET THIRD FLOOR



8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL	REGISTER	CRITERIA
---------------------	----------	----------

- X A PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
 - **B** Property is associated with the lives of persons significant in our past.
- X C PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- **D** Property has yielded, or is likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Industry, Architecture

PERIOD OF SIGNIFICANCE: 1921-1948

SIGNIFICANT DATES: 1921

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: J.M. Jordon, contractor

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-12 through 8-16).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-17).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

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

PRIMARY LOCATION OF ADDITIONAL DATA:

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

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United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 12

Dallas Tent and Awning Building Dallas, Dallas County, Texas

The Dallas Tent and Awning Building (1921), 3401 Commerce Street, Dallas, built for the Dallas Tent and Awning Company, was subsequently owned by the Murray Company, manufacturers of industrial equipment, including cotton gins and oil field machinery. The handsome Commercial Style building features simple ornamentation and fenestration typical to commercial and industrial buildings of the period. The Dallas Tent and Awning Building is nominated to the National Register of Historic Places under Criterion A, in the area of Industry, for its association with the industrial development of the Dallas' Deep Ellum neighborhood, and Criterion C in the Area of Architecture, as a good example of an early 20th century Commercial Style building, both at the local level of significance.

When the Dallas Tent and Awning Building was constructed in 1920, Deep Ellum, a neighborhood just east of downtown Dallas, was in transition from a poor residential and commercial area to a manufacturing and wholesale district. Settled as a "freedmen's town" by former slaves after the Civil War, the area's name is derived from a local pronunciation of "Deep Elm," after Elm Street, a main thoroughfare. By the 1920s, Deep Ellum became a retail and entertainment center for Dallas' African-American residents, with numerous retail stores, nightclubs, cafes, as well as the Black Knights of Pythias Grand Temple, which provided office space for Black doctors, dentists and lawyers. The east section of Deep Ellum, near Fair Park and railroad tracks, had a mixed working class population living in small frame homes. Several industries set up in Deep Ellum, including the Continental Gin Company (founded in 1883, consolidated 1899), and the Ford Motor Company' Southwestern Ford Assembly Plant (1913). By the 1930s's, the area had completed the transition to a manufacturing and wholesale district, linked by railroad to other large cities in the Midwest and Southern U.S.

Dallas Tent and Awning Company

Emil Ducourt, founder of the Dallas Tent and Awning Company, came to Dallas from France in 1878 with his wife, Mary, and their three children, George, Joe and Mary. According to this 1880 U.S. Census, Ducourt was an upholsterer. He set up business as a mattress manufacturer and upholsterer at what is now 2642 Elm. The business moved to two other locations on Elm Street, and by 1884, just five years after his arrival, Ducourt ran elaborate advertisements in the Dallas city directories, in which he offered custom awnings, and mattress restuffing with goose feathers, as well as all kinds of bedding and upholstering made to order in any style. Despite the success of his business, Ducourt committed suicide at the age of 35.

NPS Form 10-900-a (8-86) OMB Approval No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 13

Dallas Tent and Awning Building Dallas, Dallas County, Texas

In a time when women-owned businesses were uncommon, Mary Ducourt took over her husband's business and made it very successful. In 1887, Mary Ducourt's business was featured in a small promotional pamphlet called, "Industries of Dallas: Her Relations as a Center of Trade":

Mrs. E. Ducourt-Manufacturer of Mattresses and Awnings and Renovator of Feathers; 727 Elm Street.... Mrs. Ducourt continues the business run by her husband in his lifetime, and is doing well. She supplies dealers in McKinney, Terrell, Ennis and all the small towns of North Texas, and is the main source of supply for the retailers of Dallas. The specialties of her establishment are the manufacture of mattresses and awnings and the renovation of feathers. She is the only manufacturer of awnings here, and has the only feather renovator in Dallas. She carries in stock a line of mattresses, duck and awning goods, and is prepared to accommodate the trade in these lines. Correspondence solicited and promptly attended to.¹

Within a few years, Mary Ducourt married Pasquales Goggia, had two more children, and moved to Burbank, California. In 1891, her company first appears in the city directory under the name Dallas Tent and Awning, still located on Elm Street, with William Vaughan and Mr. Walten listed as proprietors (although Mrs. Ducourt still owned the business). The company expanded its services to include wagon covers, pants and overalls.

In 1902, Confederate Army veteran Robert McNab, hired by the company the previous year, purchased the business. McNab, born in Glasgow, Scotland, came to the United States in 1856. McNab owned the company until Charles Foord purchased it in 1913. The company again expanded its products to include tarpaulins and covers, as well as canopies that could be rented out for weddings and receptions. In 1916, Foord moved the company to 2620 Main Street and named James Sommerville vice-president. In 1922, the company moved into a three 3-story brick veneer factory (the Murray Buidling) which had been constructed the previous year for \$75,000. According to the Chamber of Commerce's *Dallas Magazine*, it was the largest tent and awning factory south of Kansas City.² The new 100x100-foot plant was double the size of the old plant. Keeping up with advances in technology, the company now manufactured automobile tops and canvas lawn furniture, and also recovered umbrellas. Among its later accomplishments, the company was the first to make glider cushions with polyfoam, and was the only company to use a triple needle for three rows of stitching, a method which became their trademark. The company served several well-known commercial customers, including Neiman-Marcus, Dreyfus and Sons, and Titche-Goettinger.

¹ Industries of Dallas: Her Relations as a Center of Trade, 1887

² Dallas Magazine, March 1922, p. 10.

National Register of Historic Places Continuation Sheet

Section 8 Page 14

Dallas Tent and Awning Building Dallas, Dallas County, Texas

By the late 1920s, the locally prominent Penniman family purchased Dallas Tent and Awning and advertised its products with those of the Anchor Awning Company. Clarence Penniman, president of Anchor Awning, and his brother Allen, vice president, had arrived in Galveston from New York in the early 1900s. By 1933, the Pennimans sold Anchor Awning Company and the Dallas Tent and Awning Co. to Carroll B. Grant, who owned the company until it went into receivership soon after World War II. The company had moved out of 3401 Commerce by 1939, and production was moved to a facility on Gaston Avenue. In the early 1940s, the building sat vacant, but by 1945, Machinery Sales and Supply Company occupied the building. After World War II, the Murray Company purchased the building and used it in conjunction with the company's main facility at 3200 Canton, Dallas.

The Murray Company

The Murray Company was one of the largest manufacturers of cotton gin machinery in the world. Founded in 1900 when it took over a small gin manufacturing plant in East Dallas, the company had plants in Dallas, Atlanta, and Bridgewater and Quincy, Massachusetts. The Murray Company maintained a staff of research engineers to develop and manufacture its own machinery and equipment. Murray Company innovations include: an all-steel, high speed airblast gin; the Murray elevating system; an all-steel, self-cleaning, fireproof condenser; an improved airline cleaner, and the Hancock Cotton Picker. The company was first to perfect a machine for cleaning cotton at the gin, and first to build a gin which could run at 700 revolutions/minute with a loose roll. The manufacturing of the ginning equipment was highly mechanized, with huge machines and stamping die which shaped the metal pieces, and electric welders which fastened the pieces together. This process allowed all-steel gins to be manufactured at the cost of wooden gins.

Although the Murray Company is best known for cotton gins and related machinery, they diversified in the 1920s into industrial equipment. One of the new lines was oil field equipment, made lucrative due to the burgeoning oil business in east and west Texas. During World War II, the Murray Company had several government contracts to manufacture Army field ranges, portable airplane handers, sheet metal ventilator hoods, cadmium plating airplane parts and casting and machinery parts for 90 millimeter shells. For their outstanding performance on government war contracts, they received special recognition from the Department of Defense. During the war years, the Dallas plant's annual sales climbed steadily, and after the war, when the company occupied the Dallas Tent and Awning Building, it continued to grow. The building at 3401 Commerce served as an ancillary facility for the company, whose headquarters remained at 3200 Canton, in a nearby Dallas neighborhood.

National Register of Historic Places Continuation Sheet

Section 8 Page 15

Dallas Tent and Awning Building Dallas, Dallas County, Texas

In 1964, company sales totaled \$44,500,000, a 12% gain over the previous year. In 1965, however, Rockwell-Standard acquired and liquidated the Murray Co. The takeover, however, did not affect the 750 employees at the Dallas plant. In 1975, the City of Dallas purchased most of Rockwell-Standard's Murray property, and the business moved to Farmers Branch. This building is one of the last buildings remaining associated with the Murray Company.

The Dallas Tent and Awning Building

Although the Dallas tent and Awning Building was built to house industrial activities, its style is derived from commercial sources common in the late 19th and early 20th century. Only three stories tall, the Dallas Tent and Awning Building displays characteristics of the Commercial Style found in contemporary skyscrapers, including an open plan, fireproof materials, minimal ornament, and a large amount of wall space allotted to windows, including large display windows on the ground floor. Modest ornamentation is reserved for the pilasters and cornice, although the windows are arranged in an aesthetically pleasing manner. Like other Commercial Style buildings, the Dallas Tent and Awning Building has a flat roof.

This prosperity of the 1920s is reflected in this building. Dallas Tent and Awning thrived during this period, taking part of the phenomenal growth that the City of Dallas experienced at the same time. This building, like many in this area, is representative of a style and type of building constructed for industrial use, and represents the growth of small industry in Dallas.

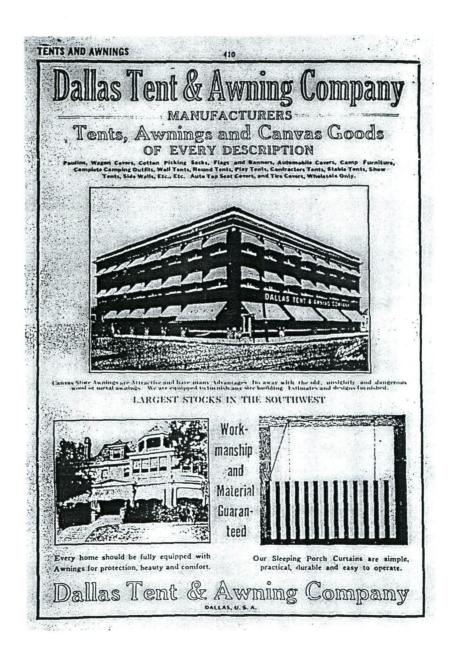
The Dallas Tent and Awning Building, largely unaltered since its construction, and now beautifully renovated for use as an apartment building, retains a high degree of architectural and historic integrity. It is nominated for listing in the National Register of Historic Places, at the local level of significance under Criterion A, in the Area of Industry, because it served as the headquarters of the Dallas Tent and Awning Company, and continued to be used as a manufacturing facility under successive owners. It is also nominated Criterion C, in the Area of Architecture, as a representative example of an early 20th century Commercial Style factory/office building.

National Register of Historic Places Continuation Sheet

Section 8 Page 16

Dallas Tent and Awning Building Dallas, Dallas County, Texas

1930 advertisement from the Dallas City Directory



Dallas, Dallas County, Texas

United States Department of the Interior

National Park Service

Section 9 Page 17

National Register of Historic Places Continuation Sheet

Dallas Tent and Awning Building
Dallas Tent and Awning Building

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES Zone Easting Northing

1 14 708420 3629460

VERBAL BOUNDARY DESCRIPTION The building is located on the eastern portion of Lot 2, Block 1/828, City of Dallas. The property is roughly bounded on the south by Commerce Street, on the west by the former Second Avenue, on the north by Main Street, and on the east by Exposition Avenue.

BOUNDARY JUSTIFICATION The nomination includes all property historically associated with the building.

11. FORM PREPARED BY

NAME/TITLE: Charles Ragan

ORGANIZATION: Pan American Capital Corp.

DATE: August 5, 1998

STREET & NUMBER: 3311 Elm Street, Suite 105 **TELEPHONE:** (214) 748-1999

CITY OR TOWN: Dallas STATE: TX ZIP CODE: 75226

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS (see continuation sheet Photo-18)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Deep Ellum Development, Ltd.

STREET & NUMBER: 3311 Elm Street, Suite 105 **TELEPHONE:** (214) 748-1999

CITY OR TOWN: Dallas STATE: TX ZIP CODE: 75226

National Register of Historic Places Continuation Sheet

Section PHOTO Page 18

Dallas Tent and Awning Building Dallas, Dallas County, Texas

Dallas Tent and Awning Building 3401 Commerce Street Dallas, Dallas County, Texas Photographed by Gregory Smith October 1998 Negative on file at Texas Historical Commission Southwest oblique, camera facing northeast Photograph 1 of 3

Dallas Tent and Awning Building 3401 Commerce Street Dallas, Dallas County, Texas Photographed by Gregory Smith October 1998 Negative on file at Texas Historical Commission West elevation, camera facing east Photograph 2 of 3

Dallas Tent and Awning Building 3401 Commerce Street Dallas, Dallas County, Texas Photographed by Gregory Smith October 1998 Negative on file at Texas Historical Commission Southeast oblique, camera facing northwest Photograph 3 of 3

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION	
PROPERTY Dallas Tent and Awn	ing Building
MULTIPLE NAME:	
STATE & COUNTY: TEXAS, Dallas	
DATE RECEIVED: 9/30/99 DATE OF 16TH DAY: 10/28/99 DATE OF WEEKLY LIST:	DATE OF PENDING LIST: 10/12/99 DATE OF 45TH DAY: 11/14/99
REFERENCE NUMBER: 99001292	
REASONS FOR REVIEW:	
	ANDSCAPE: N LESS THAN 50 YEARS: N ERIOD: N PROGRAM UNAPPROVED: N LR DRAFT: N NATIONAL: N
COMMENT WAIVER: N	
ACCEPTRETURNR	eject <u>10/28/99</u> date
ABSTRACT/SUMMARY COMMENTS:	
Entered Neticnal	in the Register
RECOM./CRITERIA	
REVIEWER	DISCIPLINE
TELEPHONE	DATE
DOCUMENTATION see attached com	ments Y/N see attached SLR Y/N



DALLAS TENT & AWNING BUILDING

3401 COMMERCE STREET

DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 1 of 3



DALLAS TENT & AWNING BUILDING
3401 COMMERCE STREET
DALLAS, DALLAS CO., TEXAS
PHOTOGRAPH 2 of 3



DALLAS TENT & AWNING BUILDING
3401 COMMERCE STREET
DALLAS, DALLAS CO., TEXAS
PHOTOGRAPH 3 of 3

Purple tint indicates extension of urban areas