

United States Department of the Interior  
National Park Service  
National Register of Historic Places Registration Form



**1. Name of Property**

Historic Name: Sanger Brothers Building (1925)  
Other name/site number: Meacham's Department Store  
Name of related multiple property listing: N/A

**2. Location**

Street & number: 515 Houston Street  
City or town: Fort Worth State: Texas County: Tarrant  
Not for publication:  Vicinity:

**1. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:  
 national  statewide  local

Applicable National Register Criteria:  A  B  C  D

Mark Wolfe State Historic Preservation Officer Date 10/14/14  
Signature of certifying official / Title  
Texas Historical Commission  
State or Federal agency / bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.  
Signature of commenting or other official Date  
State or Federal agency / bureau or Tribal Government

**4. National Park Service Certification**

I hereby certify that the property is:  
 entered in the National Register  
 determined eligible for the National Register  
 determined not eligible for the National Register  
 removed from the National Register  
 other, explain: \_\_\_\_\_

[Signature] Date of Action 12/10/14  
Signature of the Keeper

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**5. Classification**

**Ownership of Property**

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

**Category of Property**

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**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

**6. Function or Use**

**Historic Functions:** COMMERCE/TRADE/Department Store

**Current Functions:** COMMERCE/TRADE/Business

**7. Description**

**Architectural Classification:**

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Commercial Style

**Principal Exterior Materials:** brick, terra cotta, limestone

**Narrative Description** (see continuation sheets 7-7 through 7-10)

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**8. Statement of Significance**

**Applicable National Register Criteria**

<input checked="" type="checkbox"/>	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	<b>B</b>	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	<b>C</b>	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	<b>D</b>	Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations:** N/A

**Areas of Significance:** Commerce, Architecture

**Period of Significance:** 1925-1964

**Significant Dates:** 1925, 1947

**Significant Person** (only if criterion b is marked): N/A

**Cultural Affiliation** (only if criterion d is marked): N/A

**Architect/Builder:** Clarkson, Wiley G.

**Narrative Statement of Significance** (see continuation sheets 8-11 through 8-20)

**9. Major Bibliographic References**

**Bibliography** (see continuation sheets 9-21)

**Previous documentation on file (NPS):**

- 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:**

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

**Historic Resources Survey Number** (if assigned): N/A

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## 10. Geographical Data

**Acreage of Property:** 0.23 acres

### Coordinates

Latitude: 32.754061 Longitude: -97.331221

Datum if other than WGS84: N/A

**Verbal Boundary Description:** Fort Worth Original Town, Blk 84 Lot 3. The boundary for the Sanger Brothers Building is inclusive of tax parcel 00000004456, Tarrant County Appraisal District.

**Boundary Justification:** The nominated property includes the entire parcel historically associated with the historic Sanger Brothers Building at 515 Houston Street in Fort Worth, Texas.

## 11. Form Prepared By

Name/title: Cindy Hamilton / Vice President  
Organization: Heritage Consulting Group  
Street & number: 15 W. Highland Avenue  
City or Town: Philadelphia State: PA Zip Code: 19118  
Email: chamilton@heritage-consulting.com  
Telephone: 215-248-1260  
Date: June 26, 2014

## Additional Documentation

**Maps** (see continuation sheets Map 22-23)

**Additional items** (see continuation sheets Figures 24-35)

**Photographs** (see log on Pages 5-6 and continuation sheets Photos 36-52)

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**Photographs**

Name of Property: Sanger Brothers Building (1925)  
City or Vicinity: Fort Worth  
County, State: Tarrant County, TX  
Photographer: Cindy Hamilton / Heritage Consulting Group  
Date Photographed: November 2013  
No. of Photos: 24

**The following digital images were submitted to the National Park Service on CD, along with this nomination document. For reference, the images are included at the end of this document, beginning on page 36.**

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0001.tif  
View of west and south elevations, looking northeast

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0002.tif  
View of west and south elevations, looking east

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0003.tif  
View of south elevation, detail of ground floor storefronts, looking east

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0004.tif  
View of south elevation, detail of main entrance, looking west

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0005.tif  
View of east elevation, looking north

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0006.tif  
View of west elevation, looking northeast

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0007.tif  
View of west elevation, detail of ground floor storefronts, looking northeast

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0008.tif  
View of west elevation, detail of upper floors, looking east

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0009.tif  
View of west elevation, detail of cornice, looking northeast

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0010.tif  
View of west and north elevations, looking east

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0011.tif  
First floor, corridor, looking north

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0012.tif  
First floor, corridor, looking east at stair

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TX\_Tarrant County\_Sanger Brothers Building (1925)\_0013.tif  
First floor, tenant space, looking southeast

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0014.tif  
First floor, tenant space, looking east

TX\_Tarrant County\_Sanger Brothers Building (1925)\_00015.tif  
Mezzanine, looking southeast at stair

TX\_Tarrant County\_Sanger Brothers Building (1925)\_00016.tif  
Second floor, detail of window, looking east

TX\_Tarrant County\_Sanger Brothers Building (1925)\_00017.tif  
Second floor, stairwell, looking north

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0018.tif  
Third floor, elevator lobby, looking east

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0019.tif  
Third floor, looking west

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0020.tif  
Sixth floor, elevator lobby, looking north

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0021.tif  
Sixth floor, looking northwest

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0022.tif  
Eighth floor, elevator lobby, looking south

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0023.tif  
Eighth floor, looking west

TX\_Tarrant County\_Sanger Brothers Building (1925)\_0024.tif  
Eighth floor, looking north

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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## Narrative Description

The nominated Sanger Brothers Building was constructed in 1925, and is located at 515 Houston Street in downtown Fort Worth, Texas. (The subject building should not be confused with the Sanger Brothers Building at 410-412 Houston Street in Fort Worth, which was completed in 1929 and listed in the National Register of Historic Places in 1994.) The eight-story and mezzanine reinforced-concrete building adopts a tripartite configuration on its primary elevations, with storefronts and a mezzanine forming the base, a shaft of commercial floors, and an elaborate terra cotta cornice. The primary entrance is on the south elevation, facing 5<sup>th</sup> Street. The primary street-facing elevations feature limestone exterior walls, while the secondary elevations (facing east and north) consist of unornamented red brick walls.

The interior of the building retains its original circulation patterns, including its elevator lobbies, stairs, and elevators. The floors remain largely open in plan, which was the historic condition. The building has undergone various alterations to accommodate changing shopping trends and occupants, including a mid-century renovation campaign undertaken by Meacham's Department Store when it moved to the building in 1947. Currently, the first floor includes the main lobby, which opens off of 5<sup>th</sup> Street and features marble tile floors, painted plaster walls, and gypsum board ceilings. The remainder of the first floor is occupied by a commercial restaurant tenant. The upper floors each contain an elevator lobby, while the remainders of the floor plate vary in plan, reflecting renovation campaigns to meet the needs of changing occupants. The finishes throughout the spaces include a combination of historic and modern finishes such as: concrete, wood and vinyl tile floors; plaster and gypsum board walls; flat plaster, gypsum board and suspended acoustic tile ceilings.

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**Setting:** The Sanger Brothers Building is centrally located in downtown Fort Worth in what was historically the city's main shopping district. It is located nearly a half-mile southeast of the N. Main Street bridge over the West Fork Trinity River and 0.7-mile west of 35W/SR 377, which is a major 11-lane north-south thoroughfare through Fort Worth. The building is also located four blocks north of the Fort Worth Convention Center, a major urban redevelopment project that dates to the 1960s. The subject building's surrounding area consists of primarily surface parking lots and mid-rise commercial and former department store buildings that date to the early to late twentieth century. Several modern high-rise towers with glazed curtain walls are also located near the subject building. The building is sited on the northeast corner of 5<sup>th</sup> and Houston Streets; it shares a city block with the 16-story commercial building (Sinclair Building, NR 1992) at 512 Main Street (to the east); the three-story commercial building (F. W. Woolworth Building, NR 1994) at 501-505 Houston Street (to the north); and the 12-story commercial building (Burk Burnett Building, NR 1980) at 500 Main Street (to the northeast). Of the five buildings on the block, three are already listed in the National Register, and two (Woolworth and Sinclair Buildings) were designed by Wiley G. Clarkson, who also designed the subject building.

**Site:** The Sanger Brothers Building occupies a 0.23-acre rectangular land parcel that fronts Houston Street to the west and 5<sup>th</sup> Street to the south. Concrete sidewalks separate the building from the streets on these elevations. The east elevation fronts a narrow passageway that separates the building from the unrelated neighboring structure at 512 Main Street. The north elevation abuts the unrelated neighboring structure at 505 Houston Street.

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**Structure:** The subject building features a reinforced concrete structure with limestone exterior walls on the primary west and south elevations and red brick walls on the secondary east and north elevations.

**Exterior:** The Sanger Brothers Building exhibits the traditional design, materials, ornament and volume of an early 20<sup>th</sup> century Commercial style building with tripartite configuration. The rectangular-shaped building has two primary elevations, west and south, and two secondary elevations.

The primary elevations front Houston Street (west elevation) and 5<sup>th</sup> Street (south elevation), and the primary entrance is located in the easternmost bay on the south elevation. The west and south elevations share similar configurations, features, and finishes. The south elevation is four bays in width, and the west elevation extends five bays. The elevations have a traditional base-shaft-cornice composition and are adorned with restrained Art Deco ornamentation, which is primarily concentrated between the seventh and eighth floors and at the cornice. The base of the building includes the first floor and mezzanine, and is finished in limestone with aluminum storefront windows in each bay at the first floor that were installed in recent decades. The shaft of the building consists of the second through eighth floors, with shallow articulated limestone piers that separate the bays on the main block of the building. The spandrel between the seventh and eighth floors features a projecting limestone garland in each bay on these elevations. The capital of the configuration comprises the elaborate terra cotta cornice that caps the building at the west and south elevations. The cornice on these elevations features terra cotta triglyphs and painted metopes with terra cotta rosettes. The cornice is topped by a line of terra cotta anthemions.

The primary entrance is located on the south elevation, facing 5<sup>th</sup> Street, and consists of a modern compatible double-leaf bronze-frame glazed door, with large bronze-frame sidelights and transom. The entrance is demarcated with a suspended, painted metal-frame, glazed canopy which was likely installed in recent decades. At the corner of 5<sup>th</sup> and Houston Streets, the building also features two entrances to the restaurant space (one entrance on each of the south and west elevations). These secondary entrances each feature a modern compatible double-leaf, glazed, wood-frame door within a wood surround with paneling and fluting, with a projecting fabric awning over each door. A secondary entrance is also located in the northernmost bay on the west elevation and includes a recessed, single-leaf, glazed, metal-frame door and transom; a single-leaf, flush, metal door; and a metal rolling overhead door. These doors are set within a wood paneled surround. An original entrance existed on Houston Street and is denoted by cresting at the beltcourse centered above the mezzanine. The entrance doors were replaced at some point with a modern storefront.

The storefronts on the south and west elevations feature modern glazed aluminum overhead doors and painted wood surrounds with paneling and fluting. Most of the storefronts also include a projecting awning. Other fenestration throughout these elevations consists of tripartite aluminum-frame, single-pane windows with unornamented surrounds. A photograph from circa 1980 documents that these windows were in place by that point, but it is believed that they were installed as part of Meacham's mid-century renovations. Some windows include aluminum-frame transoms (with the same opening as the other windows).

The secondary elevations, facing east and north, consist of red brick walls. Both elevations are utilitarian in design with no ornamentation. The east elevation faces a narrow passageway that separates the subject building from the neighboring building at 512 Main Street. This passageway is occupied with mechanical equipment, and the pipes and conduits are exposed on the east elevation. The surviving windows on this elevation are original 2/2 metal framed windows with wired glass. Several window openings on the east

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elevation are infilled. The north elevation of the building also consists of unornamented red brick construction, but its windows are concentrated at the east end of the elevation. Fenestration on this elevation varies and includes both original 2/2 metal framed windows with wire glass and aluminum-frame windows.

The rubber-membrane roof includes two brick penthouses and mechanical equipment. These features are setback from the perimeter and concealed behind a tall parapet wall at the building perimeter.

**Interior:** The Sanger Brothers Building is nine stories in height, including a mezzanine above the first floor. The building occupies a rectangular footprint. Each floor is organized around an elevator lobby, which is located along the east wall, and the layout of the remainder of the interior varies to some extent on each floor. The first floor and mezzanine consist of a largely open restaurant and nightclub space, while the upper floors comprise commercial tenant space (some of which has been vacant in recent years). Features and finishes throughout the building date to various renovation campaigns and reflect the building's changing occupants.

The basement is occupied by a bar with contemporary features and finishes. The sub-basement is utilitarian in character and is utilized as mechanical space.

The first floor of the Sanger Brothers Building is organized into two sections, with the main lobby and elevator lobby located along the east wall and open commercial space in the remainder of the floor as was the historic configuration. The lobby is accessed through the easternmost bay on the south elevation. The elevator lobby was renovated in recent decades and features marble tile floors and wainscoting, with painted plaster walls, and gypsum board ceilings. The elevators are located along the east wall at the first floor, with one service elevator adjacent to the primary entrance and a bank of four elevators roughly centered on the east wall.

The restaurant space on the first floor has been renovated in recent years to meet the needs of changing tenants. The space features wood and vinyl tile floors, gypsum board walls, exposed concrete columns, and concrete ceilings with exposed mechanicals. The adjacent kitchen contains a modern tile floor, gypsum board walls, and a suspended ceiling.

The mezzanine, which previously housed a nightclub, is currently vacant and is largely open in plan with a combination of original and modern finishes. Finishes in the mezzanine elevator lobby include concrete floors, plaster walls, and plaster and gypsum board ceilings. Finishes in the remainder of the floor plate consist of tile floors, painted concrete and gypsum board walls, and painted exposed concrete ceilings.

The second through eighth floors have been utilized as single- and multi-tenant space at various points in the history of the building. The finishes have been updated in renovation campaigns to meet the tenants' needs, though original plaster surfaces remain in areas. The upper floors feature an elevator lobby along the east wall of each floor, with wood and vinyl tile floors, painted plaster and gypsum board walls, and suspended acoustic tile ceilings. The adjacent office areas are largely open in plan, which was the historic condition, with demising walls in areas that are constructed of modern gypsum board; there are limited instances of c. 1980 wood-frame, glazed partition walls. Finishes in the offices on the second through eighth floors vary and include: carpet, vinyl tile and concrete floors; plaster and gypsum board walls; and plaster, gypsum board and suspended acoustic tile ceilings.

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Vertical access in the building consists of five elevators and two enclosed stairwells. In addition, an open stair extends from the basement to the mezzanine. This main stair at the elevator lobby consists of painted concrete treads and risers, glass guardrails with a wood handrail, and an amoeba recess at the ceiling. The two stair towers contain concrete treads and risers and a knee wall with wood cap. Elevators include the service elevator at the southeast corner of each floor, as well as the bank of four elevators along the east elevation at the north end of each floor. The elevators feature modern equipment and cabs.

**Alterations:** The Sanger Brothers Building retains integrity as an early 20<sup>th</sup>-century department store building with mid-century renovations, undertaken by a subsequent department store in order to maintain an *en vogue* presence in downtown Fort Worth, Texas.

On the exterior, the building retains the design, form, and primary materials of the original design. The original 1/1 windows were replaced sometime after 1949, likely during the building's occupancy by Meacham's Department Store; a historic photo on display in the adjacent building shows the windows in place circa 1980. The entrance doors and storefronts were then replaced again more recently, and represent typical upgrades to commercial buildings. Despite these alterations in materials, the building retains a good degree of integrity; its overall historic design and workmanship is still clearly evident and it retains much its historic materials, along with integrity of location, setting, association and feeling.

On the interior, the building has always been used for commercial retail and office space. The building retains its historic circulation pattern, with elevator lobbies, elevator bank, and stairs intact. The remainder of the floor plate remains largely open, as was the original condition of the building. The first floor commercial space has been updated to meet the needs of changing tenants as is typical of commercial tenant areas. Finishes on the upper floors were updated in the mid-century period and later during renovation campaigns to meet the evolving needs of the building's occupants.

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## Statement of Significance

The Sanger Brothers Building, located in what was historically the shopping district of downtown Fort Worth, Texas, is eligible for listing in the National Register of Historic Places under Criterion A in the area of Commerce and under Criterion C in the area of Architecture, both at the local level of significance. When constructed, the building was the main downtown location for the Sanger Brothers Department Store, and it later served as both Lerner's Store and Meacham's Department Store. In recent decades, the building has housed offices, including the headquarters of the Color Tile Company. The building is significant for its association with downtown retail trends, as a commercial resource illustrating the changing dynamics and design of the downtown department store during the early and mid-twentieth century. Specifically, the building characterizes the evolution of the downtown retail establishment, designed in the early 20<sup>th</sup> century as a tripartite commercial-style building with revivalist ornament. By the mid-twentieth century, the building was perceived as tired and New York-based designer Erno Fabry was retained to redesign the interior according to a more informal mid-century aesthetic, so that the building could once again offer Fort Worth's shoppers a desirable shopping destination. The renovations allowed the building to regain its stature as one of downtown Fort Worth's most popular department stores. The period of significance begins in 1925, which corresponds with the building's original construction date, and ends in 1964, which represents the 50-year threshold for National Register eligibility. This period encompasses the continued occupation of the building by a series of important local retail merchants, illustrating significant commercial trends in the city.

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## History of the Building

The subject building was constructed in 1925 in a wave of retail development after the post-World War I economic slump, and it represented the expansion of Dallas-based Sanger Brothers Company in Fort Worth. Although the company was purchased soon after by St. Louis-based Stifel, Nicholas and Company, which relocated Sanger Brothers to a new property just one year after the building's construction, the building at 515 Houston continued to operate as a downtown department store for nearly 50 years.

After the departure of the Sanger Brothers Company, city directories indicate that Lerner Shops was the sole tenant between 1930 and 1946. Lerner Shops moved across 5<sup>th</sup> Street into the building located at 601 Houston Street in 1946, taking over a building that had been constructed as a department store by The Fair.

In 1946, Meacham's Department Store announced that it would move into 515 Houston Street the following year. By this time, the building was considered tired, without the modern appearance and features that maintained existing clients and attracted new shoppers. As such, Meacham's undertook an extensive renovation, under designer Erno Fabry and architects Wilson and Patterson, to maintain commercial relevancy alongside Fort Worth's other department stores (which were also updating their buildings around this time). Upon completion, Meacham's occupied the basement through fifth floors, while the upper floors continued to serve as office space.

Meacham's remained in the building until 1971, at which point the building became a multi-tenant office building. Around 1990, Color Tile Company made the building its headquarters. Color Tile oversaw some alterations to the upper floors, occupying the building until 1997. In recent years, the building has housed a variety of tenants and currently contains a ground floor restaurant, lower level bar, data center, and offices.

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## Fort Worth Historical Overview and 20<sup>th</sup> Century Growth and Expansion

Fort Worth can trace its origins to a small outpost that was occupied by Native Americans and later became a trade center for early settlers. A settlement had been established by Jonathon Bird in the winter of 1840 and a few years later, Sam Houston visited the newly established community then known as Fort Bird (where Birdville is today) to meet with representatives from various Native American groups to negotiate a treaty under which Native Americans were to remain to the west of the future site of Fort Worth.<sup>1</sup>

The Republic of Texas established a series of forts on the frontier to assert control over North Texas. These early stations proved inadequate and US Army Major Ripley Arnold was charged with the construction of military posts to fortify the defense line. Arnold established a site on a bluff overlooking the Trinity River, initially known as Camp Worth, and named after Major General Williams Jenkins Worth, a Mexican American War veteran. A small community grew around the fort which by 1873 had a population of 500 and was incorporated as the City of Fort Worth.

Fort Worth was located on the Crisholm Trail, the main route for the large herds of Longhorns that were driven from Texas into Kansas. The earliest growth of local businesses was attributed to the cowboys frequenting the local establishments. However, it was the arrival of the railroads that led to dramatic population growth that transformed the city. In the 1870s, the Texas and Pacific Railway (T&P) was being constructed across the state of Texas and in anticipation of its arrival, and the arrival of numerous competing rail lines, Fort Worth began to see its population swell. The first train entered Fort Worth in 1876 to great fanfare as, for many, this was the first train they had seen in person.

With the construction of the railroads came the establishment of related businesses such as foundries and machine shops as well as businesses that catered to railroad workers and travelers. With success brought significant early infrastructure projects including the establishment of street car lines, bridges, sewer system, telephone, lighting and public gas works. Main and Houston Streets were the first streets to be paved during this initial period of growth.

Private sector growth followed in the early decades of the twentieth century. The turn of the century witnessed the establishment and growth of the city's numerous banks with 12 banks in operation by 1920.<sup>2</sup> The city's first grain elevator was constructed, establishing the city as a center for flour milling. By 1916, Fort Worth was the leading grain market in the southwest with 18 elevators. It was the meat packing industry, however, that gained a foothold and is regarded as the city's first and greatest industry. In 1916, Fort Worth was the third largest livestock and packing center in the United States.<sup>3</sup> Strategically located between two oil towns (Desdemona and Breckenridge), Fort Worth witnessed the construction of refineries and pipelines which translated to economic growth, new business development and the construction of downtown office buildings. Population statistics demonstrate the staggering growth between 1880 and 1910; in 1880 the city's population stood at 6,663, the 1900 census reported 26,668 residents, and the 1910 census reported 73,312, a 174% increase in a decade.

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<sup>1</sup> The early history of Fort Worth is detailed in "Welcome to the City of Fort Worth, Texas," <http://fortworthtexas.gov/government/info/default.aspx?id=3252>, Retrieved June 24, 2014. Information on the early history and growth of Fort Worth was derived from this article.

<sup>2</sup> R.L. Polk & Co. *Fort Worth City Directory*, 1916, p. 35.

<sup>3</sup> R.L. Polk & Co. *Fort Worth City Directory*, 1916, p. 35.

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In 1925 a new city charter was enacted providing a manager-council form of city government which fostered a new focus on municipal improvements.<sup>4</sup> In response, the Fort Worth Chamber of Commerce and the Manufacturer and Wholesalers Association implemented what was known as the “One Hundred Million Dollar Construction and Improvement Program” between 1928 and 1932, launching one of the city’s most significant building booms. The program featured ten goals including: securing a union railroad depot, completion of the Tarrant County road building program, promotion and trade extension to aid local industries as well as wholesale and retail establishments, national advertisement of Fort Worth, and development of the Fort Worth market.<sup>5</sup> In launching this plan, it was implicit that the private sector would contribute by upgrading their businesses and building new facilities. It was during this period that the city witnessed construction of some of its finest commercial buildings.

With the returning World War II veterans, cities began an enormous effort to revitalize themselves after fifteen years of stagnation brought on by the Depression and the war and Fort Worth was no exception. This period is marked by the emergence of the mass consumer-oriented post war economy and the downtown department store played a major role in the effort to maintain strong downtown economies. Historically department stores were the nucleus of downtown development – a destination for those arriving by mass transit, an anchor for surrounding commercial development, a provider of jobs, and an icon for the city.<sup>6</sup> Downtown retailers tried to reinvent their stores in the post war years with massive expansions and “modern” renovations such as air conditioning and indirect lighting.

Ultimately, suburbanization began to take hold and the number of metropolitan shoppers and their dollars began shrinking. It became clear that the severe housing shortage in the post-war period would be addressed through massive building of suburban tract housing, leading to disinvestment in downtowns. Within a decade, many of the Fort Worth downtown retailers succumbed to the pressure of suburbanization and relocated their stores to the outlying areas, shuttering their downtown locations.

Following the period of urban renewal, which saw the transformation of the convention center area, the city continued in its attempt to retain businesses in the downtown core. In recent decades, the city’s commercial buildings have been rehabilitated and the city has been reinvigorated with a growing residential population.

### **Criterion A – Commerce**

The Sanger Brothers Building is significant under Criterion A for Commerce as a representative example of the early 20<sup>th</sup> century department stores that were concentrated between 1<sup>st</sup>, 5<sup>th</sup>, Main and Throckmorton Streets in downtown Fort Worth. It also represents the first commissioned Fort Worth building for the Sanger Brothers Company, based in Dallas, which pioneered several marketing, retailing, and store features in its growth from 1857 to 1926. The building remained in retail use after Sanger Brothers moved to a new Houston Street location, and was associated for a fifteen year period by Lerner Shops followed by thirty years with Meacham’s Department Store, one of Fort Worth’s most prominent department stores in the mid-twentieth century.

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<sup>4</sup> “Sanger Brothers / J.C. Penney Building,” National Register Nomination. Listed 1994.

<sup>5</sup> “Sanger Brothers / J.C. Penney Building,” National Register Nomination. Listed 1994.

<sup>6</sup> Lizbeth Cohen, “Buying into Downtown Revival: The Centrality of Retail to Postwar Urban Renewal in American Cities,” *The Annals of the American Academy of Political and Social Science*, 2007.

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*Fort Worth's Department Stores*

Perhaps more than any other building type, Fort Worth's downtown department stores are reflective of the changing social and economic dynamics of the city's economy during the mid-20<sup>th</sup> century.

Aside from Sangers and Meacham's, the predominant department stores in Fort Worth in the early-to-mid-20<sup>th</sup> century included: The Fair, Monnigs, W.C. Striplings, and J.C. Penney. These department stores all had prominent downtown locations, centered on the blocks bounded by 1<sup>st</sup>, 5<sup>th</sup>, Main and Throckmorton Streets. Other notable retailers within the central shopping area included: Lerner Shops, Woolworths, McCrory and Cox. Clear patterns are evident in terms of the growth and development of the downtown department stores in Fort Worth and their ultimate demise. The late 1920s saw the construction of several large downtown department stores which were expanded and renovated in the late 1940s before the construction of the large suburban stores in the 1960s that eventually resulted in the closing of the downtown locations.

The Fair, established in 1890 and thus Fort Worth's oldest department store, opened its 19-story building in 1930 at 7<sup>th</sup> and Throckmorton Streets before building four suburban stores between 1954-63. Monnigs opened its first store in 1889, moving to a larger store between 4<sup>th</sup>, 5<sup>th</sup>, Houston and Throckmorton Streets in 1925, and expanded in 1947. Monnigs maintained its downtown store after purchasing the four suburban stores from The Fair. W.C. Striplings opened its first store in Fort Worth in 1893, on the block bound by 1<sup>st</sup>, 2<sup>nd</sup>, Main and Houston Streets, expanding in 1904 and again in 1937, 1948 and 1958. In 1962, Striplings opened the largest suburban store of the period with three levels containing 100,000 square feet of floor space. J.C. Penney purchased the original Sanger Brothers Building located at 410-412 Houston Street in 1946, and launched a major renovation that same year, ultimately closing the store in 1970.

*Sanger Brothers*

The Sanger Brothers Company was a Texas dry-goods wholesale and retail firm established by several brothers in Dallas in 1857. The company's first store opened a year later in McKinney, Texas, with two new stores opened in Weatherford and Decatur by 1860. After the Civil War (in which many of the brothers served in the Confederate army), the company continued to establish new stores along the path of the Houston and Texas Central Railroad. The expansion was led by Isaac, Alex and Philip Sanger, with other Sanger brothers involved in various aspects of the company. In 1868, the company also became the first Texas business to establish a buying office in New York.<sup>7</sup> This allowed the company to stock a wider range of products than other stores in the Houston-Galveston-New Orleans market, with price discounts and other merchandising strategies not found in other Texas companies. The firm's Dallas store, established in 1872, was also pioneering by several other measures, with the city's first gas lights, first electric lights, first escalator, and six of the city's first fourteen telephones.<sup>8</sup>

As Dallas grew exponentially at the turn of the twentieth century, the Sanger Brothers Company expanded as well. Although the Panic of 1873 forced the Texas and Pacific Railroad to cease construction of its tracks westward, the development was beneficial for the Sanger Brothers Company, since Dallas remained the

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<sup>7</sup> Diana J. Kleiner, "Sanger Brothers," *Handbook of Texas Online*, Texas State Historical Association, accessed November 13, 2013, [www.tshaonline.org/handbook/online/articles/ijsqj](http://www.tshaonline.org/handbook/online/articles/ijsqj).

<sup>8</sup> Robert A. Calvert, "Review: Sangers' Pioneer Texas Merchants by Leon Joseph Rosenberg," *The Southwestern Historical Quarterly* 82, no. 4 (April 1979): 455.

Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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western terminus of the railroad for nearly three years.<sup>9</sup> In 1874, the company established a wholesale division, which dealt directly with smaller merchants, further extending the retailing reach of the company. The company established the first free home delivery policy for Dallas customers, and by 1881, Sanger Brothers had a formal advertising department.<sup>10</sup>

By the 1890s, the Sanger Brothers Company was well known for its merchandising and retailing tactics, but the company's management began to suffer as the company's founders died without a clear plan of succession. Nevertheless, the Dallas store maintained its status and success, even after the death of Philip Sanger in 1902, and the growth of Dallas in the first decade of the twentieth century bolstered Sanger Brothers' faltering momentum.<sup>11</sup> The company faced severe supply and financial challenges during World War I, but the conclusion of the war reinvigorated Sanger Brother's economic prospects, even as management continued to stumble under the second generation of Sanger company leaders. This did not stop the company from establishing its first branch in Fort Worth in 1918, where the company leased space for the first several years until 1924, when it commissioned Wiley G. Clarkson to build its own downtown location at 515 Houston Street.<sup>12</sup>

Within a year of the building's completion in 1925, the company decided to expand and relocate to 410-412 Houston Street, an indication of the success the company experienced at their 515 Houston Street location. Such a move between downtown locations was evidently common among department stores in Fort Worth at the time, as several other stores switched locations many times in the 1920s. The construction of this new Sanger Brothers building at 4<sup>th</sup> and Houston Streets, designed by Wyatt C. Hedrick, coincided with the general building boom in downtown Fort Worth.<sup>13</sup> Soon after the commission of the design, however, the firm's second generation of leadership finally collapsed, and in August 1926, the company was sold to Stifel, Nicholas & Company, of St. Louis, Missouri. Control of the company eventually passed to Chester L. Jones Stores, before being sold to Federated Department Stores in 1951. In 1961, Sanger Brothers acquired A. Harris & Company and became Sanger-Harris.<sup>14</sup> The Sanger Brothers name was retained until 1987, when Federated Department Stores changed the name.

*Meacham's*

Parallel to the growth of Sanger Brothers Department Store in Fort Worth, Meacham's Department Store grew from its 1897 founding as a dry goods business in Huntsville, Texas to become one of the largest and most prominent retail stores in Fort Worth by the mid-twentieth century. The store was founded by Henry Clay Meacham, who went on to become a city councilman and then, in 1925, was elected the first mayor of Fort Worth under the city manager concept of city government. Meacham served as mayor from 1925 to 1927, and is most remembered for his role in bringing the aviation industry to Fort Worth. The Fort Worth

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<sup>9</sup> Leon Joseph Rosenberg, "Sanger Brothers—Forward with Texas since 1857," *Nebraska Journal of Economics and Business* 8, no. 3 (Summer 1969): 108.

<sup>10</sup> Kleiner.

<sup>11</sup> *Ibid* 109.

<sup>12</sup> "Sanger Brothers/J.C. Penney Building," National Register Nomination, 1992.

<sup>13</sup> *Ibid*.

<sup>14</sup> Rosenberg, "Sanger Brothers," 110.

Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Municipal Airport, which opened in 1925, was renamed Meacham Field in 1927 in his honor. He died in 1929, and the Meacham's store stayed in family hands until the mid-1930s.<sup>15</sup>

When Meacham brought his company to Fort Worth in 1904, the store was originally located on Houston Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets before moving across the street in 1908. Although the store doubled its floor area with a 1909 expansion, its success soon necessitated a new building. Thus, in 1912, the company opened a new store at 12<sup>th</sup> and Main Streets that was heralded as "one of the most modern department store buildings in the entire state." At this point, the store focused primarily on the female consumer, with women's wear and home goods departments. This new three-story building featured the most modern conveniences, and advertisements highlighted that the building had plenty of light, air, and sunshine.<sup>16</sup>

By the 1930s, Meacham's had relocated to Houston and 3<sup>rd</sup> Streets, near competitors Stripling's and Monnig's department stores. This location proved inadequate, however, as the store's shortage of space became an issue in the economic boom after World War II. After two years of planning, Meacham's moved into the subject building at 5<sup>th</sup> and Houston Streets, replacing Lerner's (which had moved to a new building across 5<sup>th</sup> Street) and claiming a new central location among Fort Worth's most prominent retail establishments, which were clustered within just a few-block radius of 5<sup>th</sup> and Houston Streets.

With the move, the subject building was renamed the Meacham Building. The relocation tripled the square footage of the women's specialty department from Meacham's former building and allowed the store to expand its selection to also include men's clothing, furnishings, jewelry, gifts and bedding.<sup>17</sup> As part of Meacham's expansion (which amounted to an increase of 350 percent from the store's former location), the company undertook an extensive two-year planning and renovation process on the subject building.

The alterations undertaken were consistent with other downtown Fort Worth stores, which were in fierce competition to retain customers and compete with suburban markets in the years and decades after World War II. Monnig's, for example, established a new corner shop of ready-to-wear apparel "for the budget-minded girl" in 1947, while Stripling's expanded its retail area in 1948, and began advertising its new escalators.<sup>18</sup> Meanwhile, J.C. Penney's spent more than \$1 million in renovations, which included new fluorescent lighting, air conditions, carpeting, and display windows.<sup>19</sup> All of these changes by Fort Worth's department stores marked a transition in the aesthetics of the retail shopping experience from one of grand open spaces, lit by natural light from large windows, to a more "homey," intimate interior with the most modern features, including fluorescent lighting that minimized the aesthetic importance of the exterior windows, allowing for new displays to be inserted in the openings.

In order to compete with the other retailers, Meacham's hired New York-based designer Erno Fabry for renovations to the building. Fabry was an employee of celebrated industrial designer Norman Bel Geddes, famous for his design of the visionary General Motors Pavilion (popularly known as Futurama) at the 1939

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<sup>15</sup> Brenda S. McClurkin, "Family Jewels: The Meacham/Carter Family Papers," *The Compass Rose* XVII, no. 2 (Arlington, TX: Special Collections Division of the University of Texas at Arlington Libraries, Fall 2003), accessed November 20, 2013, [www.libraries.uta.edu/speccoll/crose03/meacham.htm](http://www.libraries.uta.edu/speccoll/crose03/meacham.htm).

<sup>16</sup> "The department store of steady growth," *Fort Worth Star-Telegram*, February 25, 1915.

<sup>17</sup> "Meacham's to open new store Tuesday," *The Fort Worth Press*, September 1, 1947, 6.

<sup>18</sup> "Monnig's new corner shop will be opened tomorrow," *Fort Worth Star-Telegram*, August 7, 1947.

<sup>19</sup> "Sanger Brothers/J.C. Penney's Building," National Register Nomination, 1992.

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New York World's Fair. Fabry himself was an enthusiastic proponent of European modernism in post-World War II America, and his designs ranged from affordable furniture to textiles, commercial displays, and even houses that embodied the optimism of the postwar years.<sup>20</sup> For Meacham's, Fabry implemented a redesign of the store's interior finishes and displays that was "design-right and fashion-wise," with "superb color blending, architectural perfection, and effectual lighting."<sup>21</sup> This included air conditioning (an emerging commodity in American retail stores in the 1940s), shadow box treatment of show windows, living plants in boxes, three-way mirrors, a new modern glass doorway, and other cosmetic alterations that catered to the comfort of the customer by creating a more casual shopping environment.<sup>22</sup> Newspaper reports of the store's reopening also noted that "foot fatigue will disappear after walking around on the...cushioned carpets or relaxing on the numerous and colorful lounging chairs."<sup>23</sup> The design was praised for its "keynote of sophisticated informality," which was characteristic of a larger trend in mid-century retail establishments that prized an informal aesthetic over the grandeur of the early-twentieth century shopping experience.

In the 1950s, Meacham's opened a "career shop" for business women on the fifth floor of the subject building—a gesture to the emerging professional status of its core customer demographic. The shop comprised 5,000 square feet on the store's fifth floor, with departments for ready-to-wear, millinery, and shoes. Newspaper reports of the shop's opening highlighted its up-to-date interior design, including the indirect lighting (combined with daylight lighting units) over the display sections throughout the floor. In addition, the shop's fourteen dressing rooms were designed "with modern angles to give the maximum amount of space for fittings." The shop was paired with an existing beauty shop on the department store's fifth floor.<sup>24</sup>

The introduction of the career shop was indicative of the ongoing efforts by downtown retail stores, including Meacham's, in the 1950s and '60s to keep shoppers downtown, even as many stores moved to new locations outside the city. Monnig's, for example, faced parking issues and declining profits at its downtown location, which spurred the company to purchase four suburban stores from The Fair. Stripling's and J.C. Penney's, meanwhile, each opened new suburban locations. Meacham's managed to maintain its downtown location throughout the 1950s and 1960s, but by the 1970s, the company had declined and the downtown store was no longer profitable. The store vacated the subject building in 1971.

*The Sanger Brothers Building as a Locally-Significant Commercial Resource*

The Sanger Brothers Building represents the evolution of Fort Worth's downtown department stores, with ties to two of the city's most prominent commercial enterprises in the twentieth century. The building was constructed by the Sanger Brothers Company, a significant Texas firm that introduced many modern shopping practices in their stores. The building at 515 Houston was their first purpose-built location in Fort Worth, representing a sizeable increase in retail area just before the company's decline and sale to Stifel, Nicholas, and Company.

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<sup>20</sup> "Evergreen hosts first retrospective of designer Erno Fabry," *Headlines @ Hopkins*, May 15, 2009, accessed November 23, 2013, [www.jhu.edu/news\\_info/news/event09/may09/fabry.html](http://www.jhu.edu/news_info/news/event09/may09/fabry.html).

<sup>21</sup> "Meacham's to open new building on Tuesday," *The Fort Worth Press*, September 1, 1947.

<sup>22</sup> "Meacham's new store to open Tuesday, represents 24 months of planning," *Fort Worth Star-Telegram*, n.d., 1946.

<sup>23</sup> "Meacham's to open new building on Tuesday," *The Fort Worth Press*, September 1, 1947.

<sup>24</sup> "Meacham's Career Shop will feature complete wardrobe," *Fort Worth Star-Telegram*, February 16, 1950.

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After an interim use by Lerner's store, the subject building was then associated with Meacham's Department Store, one of the city's largest and most prominent retail stores. The subject building represented the company's peak postwar expansion and reinvention, as Erno Fabry redesigned the building's interior and merchandise displays to transform the shopping experience for the customer. These renovations characterize the evolving retail aesthetics of the mid-twentieth century and contribute to the subject building's significance as a downtown shopping destination in Fort Worth.

The eventual closing of Meacham's in 1971 and the subsequent use as a multi-tenant building, is reflective of the rise and decline of Fort Worth's downtown shopping district.

### **Criterion C – Architecture**

The Sanger Brothers Building is significant under Criterion C as the work of prolific, prominent local architect Wiley G. Clarkson, and as a representative example of an early 20<sup>th</sup> century Commercial style building in Fort Worth, Texas. Such buildings generally assume a tripartite, columnar organization, with the lower story serving as a base, the middle stories forming the shaft, and the upper stories forming the capital—typically embellished and crowned by a projecting cornice. The Sanger Brothers Building demonstrates this columnar organization with a two-story base, seven-story shaft, and cornice. The shaft is dominated by windows which are divided into bays by vertical piers. Whereas the base and shaft are streamlined smooth limestone, ornamentation is applied at the cornice, in geometric forms that anticipate the shift from revivalism toward Art Deco.

#### *Wiley G. Clarkson (1885-1952)<sup>25</sup>*

Architect Wiley G. Clarkson was born on November 28, 1885, in Corsicana, Texas. He studied at the University of Texas for two years before moving to Chicago to study engineering at the Armour Institute of Technology and architecture at the School of the Art Institute of Chicago. After graduating in 1908, Clarkson returned to his hometown, where he practiced for four years. In 1912, he opened a solo practice in Fort Worth, launching one of the most prolific architectural careers in Texas. During his forty-year career, Clarkson was responsible for hundreds of commercial and residential commissions in Fort Worth, including Trinity Episcopal Church (1925-27), the YMCA Building (1925-27), and the Methodist Harris Hospital (1930).<sup>26</sup> His high-profile commissions also included federal projects for the U.S. Housing Authority and U.S. Army Corps of Engineers, for which he acted as chief architect on several hospitals and housing projects. He also worked as the associate architect for Paul Philippe Cret on the United States Courthouse in Fort Worth (1933, NR 2001).

Clarkson's work in the 1920s was heavily influenced by his education in Chicago. His projects represented a wide variety of styles not typically employed in Fort Worth, with commissions that exemplified Neoclassical, Gothic, Italianate, Beaux Arts, and other revivalist architectural movements. In the 1930s, he increasingly designed in the new Moderne and Art Deco styles in Fort Worth, including the Sinclair Building (1929, NR 1992), Masonic Temple (1930), the Collins Art Company (1932), the Municipal Airport Administration

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<sup>25</sup> Unless otherwise noted, information on Wiley G. Clarkson is drawn from Judith Singer Cohen's book *Cowtown Moderne: Art Deco Architecture of Fort Worth, Texas* (Fort Worth: Texas Christian University Press, 1988): 19—20.

<sup>26</sup> "Professional Record of W.G. Clarkson & Co., Architects, 610 First National Bank Building, Fort Worth, Texas," 1945, accessed November 22, 2013, [www.clarksons.org/W%20G%20Clarkson%20Architect/Prof\\_record.pdf](http://www.clarksons.org/W%20G%20Clarkson%20Architect/Prof_record.pdf).

Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Building (1936), and the Tarrant County Building and Loan Association (1938). He also worked with Herbert Bayer, Gordon Chadwick, and A. George King to design the Fort Worth Art Center (completed in 1953, after his death).

Over the course of his career, Clarkson designed several commercial buildings and department stores. The Sanger Brothers Building was among the earliest, predating his commissions for the F.W. Woolworth Building (1926, NR 1994), Cox Department Store (1932), the W.C. Stripling Department Store (1937, not extant), remodeling of the McCrory Store (1937), and the Fair Store (1945).

Clarkson practiced architecture until his death in 1952. He was also involved in several professional associations, acting as a charter member and eventual president (1942-3) of the Texas Society of Architects. He was a founding member of Fort Worth's AIA chapter, and he served as its president in 1948.

*Sanger Brothers Building as the Work of a Locally Significant Architect*

The Sanger Brothers Building represents several characteristics of Clarkson's career in the 1920s, including his use of revivalist styles and the influence of his education in Chicago. The building is significant for its use of Neoclassical elements, including its cornice and ornamentation. Such revivalist features were typical in Clarkson's early projects, but he shifted away from Neoclassical and other similar styles soon after the design and construction of the Sanger Brothers Building. Indeed, the low-relief limestone paneling on the Sanger Brothers Building's exterior suggests a transition in Clarkson's work from Neoclassical Revivalism to a more streamlined Art Deco aesthetic. The building also exemplifies some influence of Chicago School-style skyscraper arrangement, applied to a Fort Worth context, with a base-shaft-capital configuration on the building's primary elevations. Despite the clear influence of his years in Chicago, the Sanger Brothers Building seems to be one of the only buildings for which Clarkson used the style. This is likely due to the fact that many of his earlier commissions (1910s and early 1920s) were residential or educational commissions, and in his later projects (c. 1927 and on), his designs shifted towards Streamlined Moderne and Art Deco architectural conventions. His only other similar commercial commission seems to be the F.W. Woolworth Building in Fort Worth, although that building is only three stories and therefore does not fully express the tripartite treatment of the Commercial style skyscrapers. The Sanger Brothers Building therefore represents a brief period during which Clarkson's work reflected his training in Chicago, before his subsequent projects adopted later styles and architectural treatments.

Alterations were made to the building in 1947, which were designed by New York-based designer Erno Fabry, one of the most prolific promoters of modernism in post-World War II America. Fabry was trained under renowned designer Norman Bel Geddes and worked within the most modern palette of materials, implementing significant interior and exterior alterations at the Sanger Brothers Building for Meacham's Department Store. His renovations sought to modernize methods of merchandizing and were characteristic of the mid-century shift in retailing practices from the intentionally grand environments of the early twentieth century, when the building was constructed, to the more intimate, domestic aesthetics of the 1940s and 1950s, which prized indirect lighting, carpeting, and other finishes to mimic residential features in a retail context. These alterations appear to have been largely interior and did not significantly impact the integrity of the building.

Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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**Conclusion**

The Sanger Brothers Building (1925) is significant under Criterion A in the area of Commerce, for its association with two significant downtown department stores in Fort Worth, and under Criterion C as the work of locally significant architect Wiley G. Clarkson and as a good local example of a tripartite Commercial-style resource. The building was the first commissioned Fort Worth location for the Sanger Brothers Company, a whole goods and retail empire in Texas in the late nineteenth and early twentieth centuries, and it was the new expanded headquarters of Meacham's Department Store beginning in 1947. Meacham's, established by a powerful Fort Worth mayor who had a significant impact on the city's political and architectural landscape, oversaw renovations to the building that highlighted the evolving merchandising practices and aesthetics in mid-century American retail stores. Further, this renovation represented a final, concerted effort by Fort Worth's retailers to provide modern amenities which would attract customers whose shopping preferences were shifting to the suburbs. The alterations, overseen by renowned New York designer Erno Fabry, embraced a more casual shopping experience, in contrast with the grand ambience that was popular when the building was first constructed. While the Fabry alterations were interior in nature and focused on improving the customer experience, they represent the postwar optimism that prompted Meacham's to retain a leading New York designer to invest in their new flagship store. The Sanger Brothers Building is therefore locally significant as a commercial resource illustrating the changing dynamics and architecture of Fort Worth's downtown retail district during the 20<sup>th</sup> century.

Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

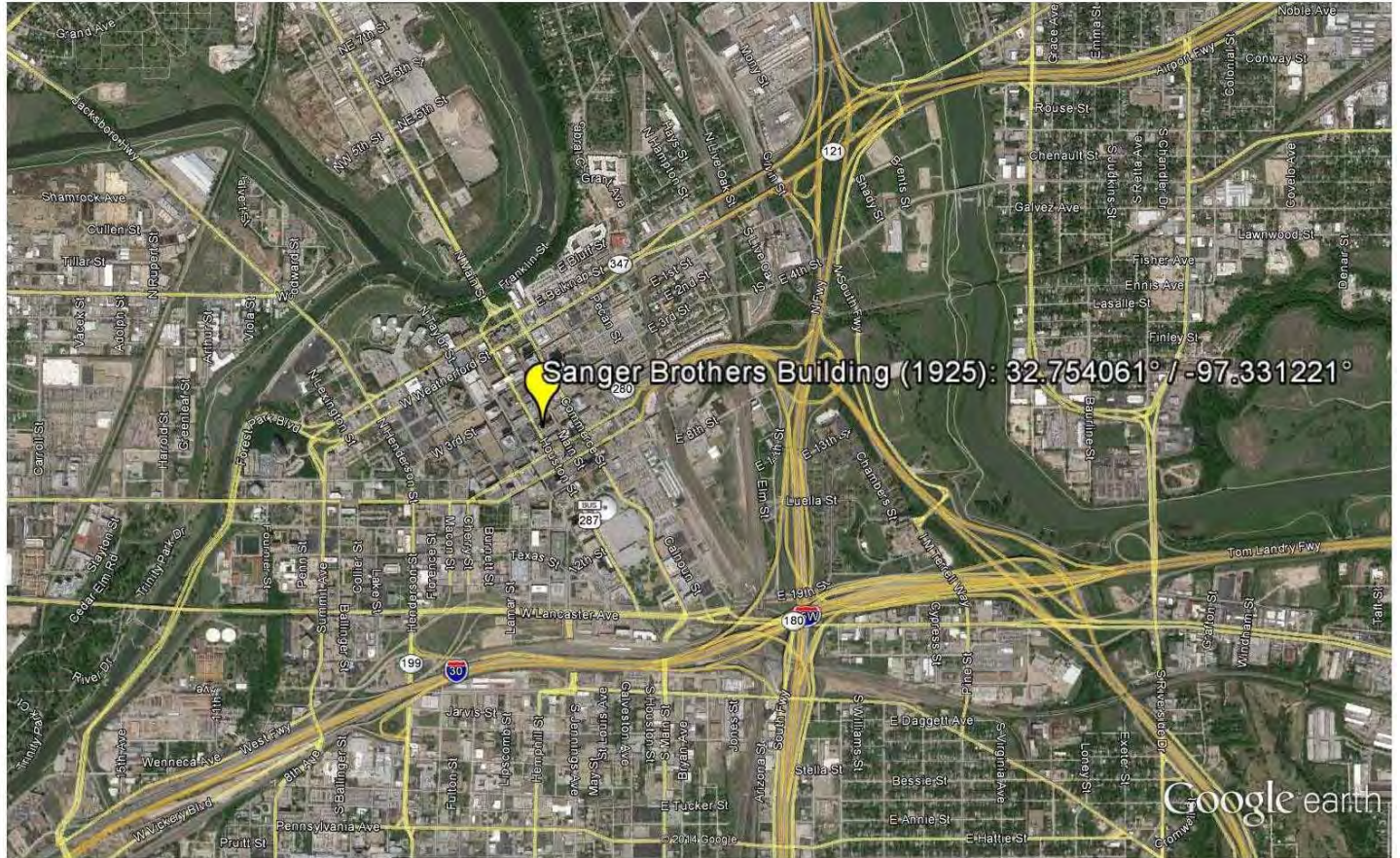
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- "Meacham's to open new store Tuesday." *The Fort Worth Press*. September 1, 1947. 6.
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Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

MAP 1: Scaled Google Earth map depicts nominated property's location within central Fort Worth.

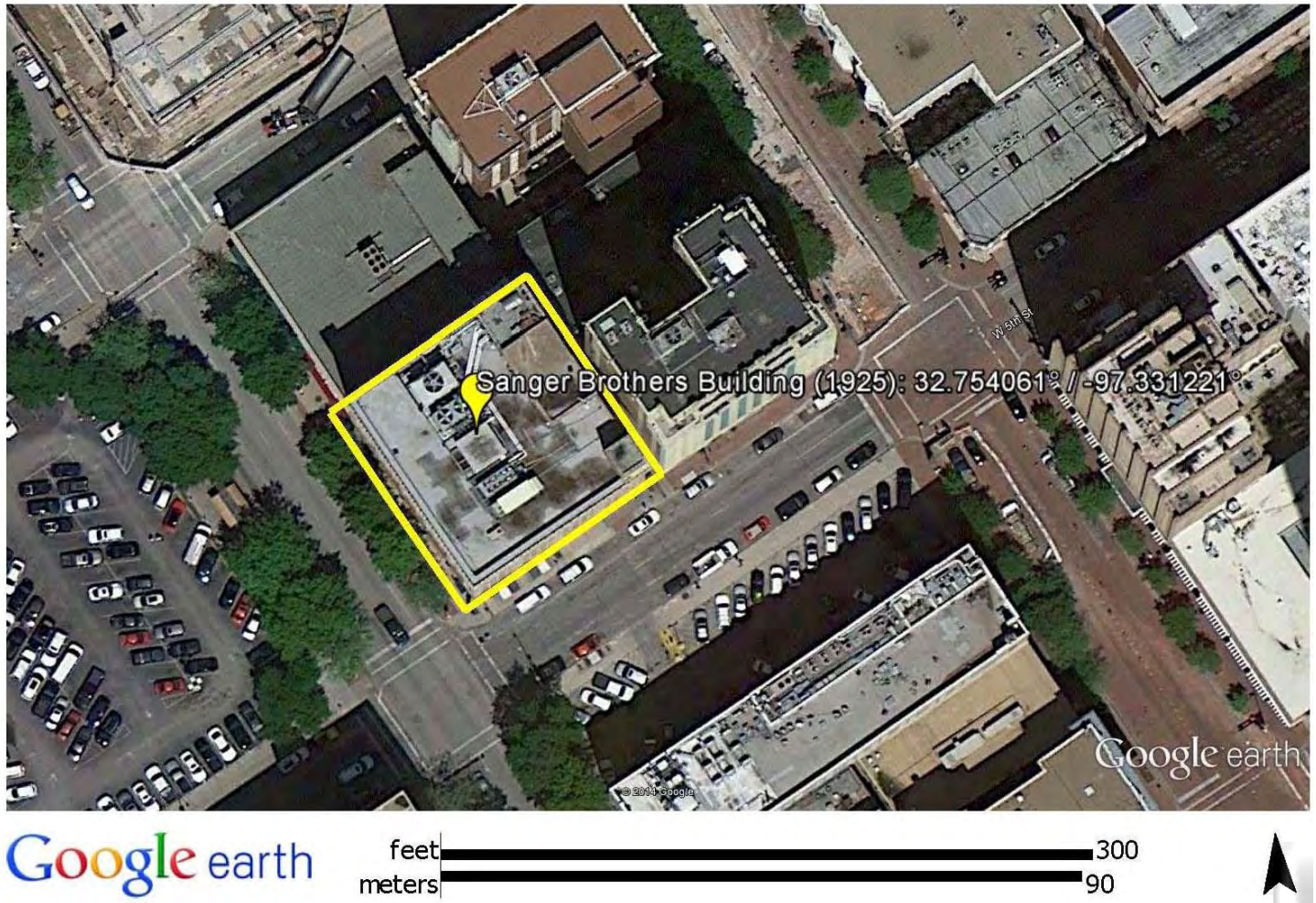


Google earth



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

MAP 2: Scaled Google Earth map depicts approximate boundaries for nominated property and locational coordinates.



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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**FIGURE 1**  
**HISTORIC PHOTOGRAPH – c. 1925**

Wiley G. Clarkson Architect,  
<http://www.clarksons.org/W%20G%20Clarkson%20Architech/wgc%20projects.htm>. Retrieved June 26, 2014.



DEPARTMENT STORE FOR SANGER BROS. COMPANY  
Fort Worth

H. B. Friedman, *Builder*

W. G. Clarkson & Co., *Architects*

Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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**FIGURE 2**  
**HISTORIC PHOTOGRAPH – c. 1949**

University of Texas at Arlington Special Collections.



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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**FIGURE 3**  
**HISTORIC PHOTOGRAPH – 1978**

From survey files at the Texas Historical Commission.



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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**FIGURE 4**  
**HISTORIC PHOTOGRAPH – c. 1980**

Photograph on display in neighboring building, with south elevation of Sanger Brothers Building visible at left.



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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**FIGURE 5**  
**HISTORIC PHOTOGRAPH – 1947 RENOVATIONS**

“Meacham’s New Store to Open Tuesday, Represents 24 Months of Planning,” Fort Worth Star Telegram, n.d.



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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**FIGURE 6**  
**HISTORIC PHOTOGRAPH – 1947 RENOVATIONS**

“Meacham’s New Store to Open Tuesday, Represents 24 Months of Planning,” Fort Worth Star Telegram, n.d.



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

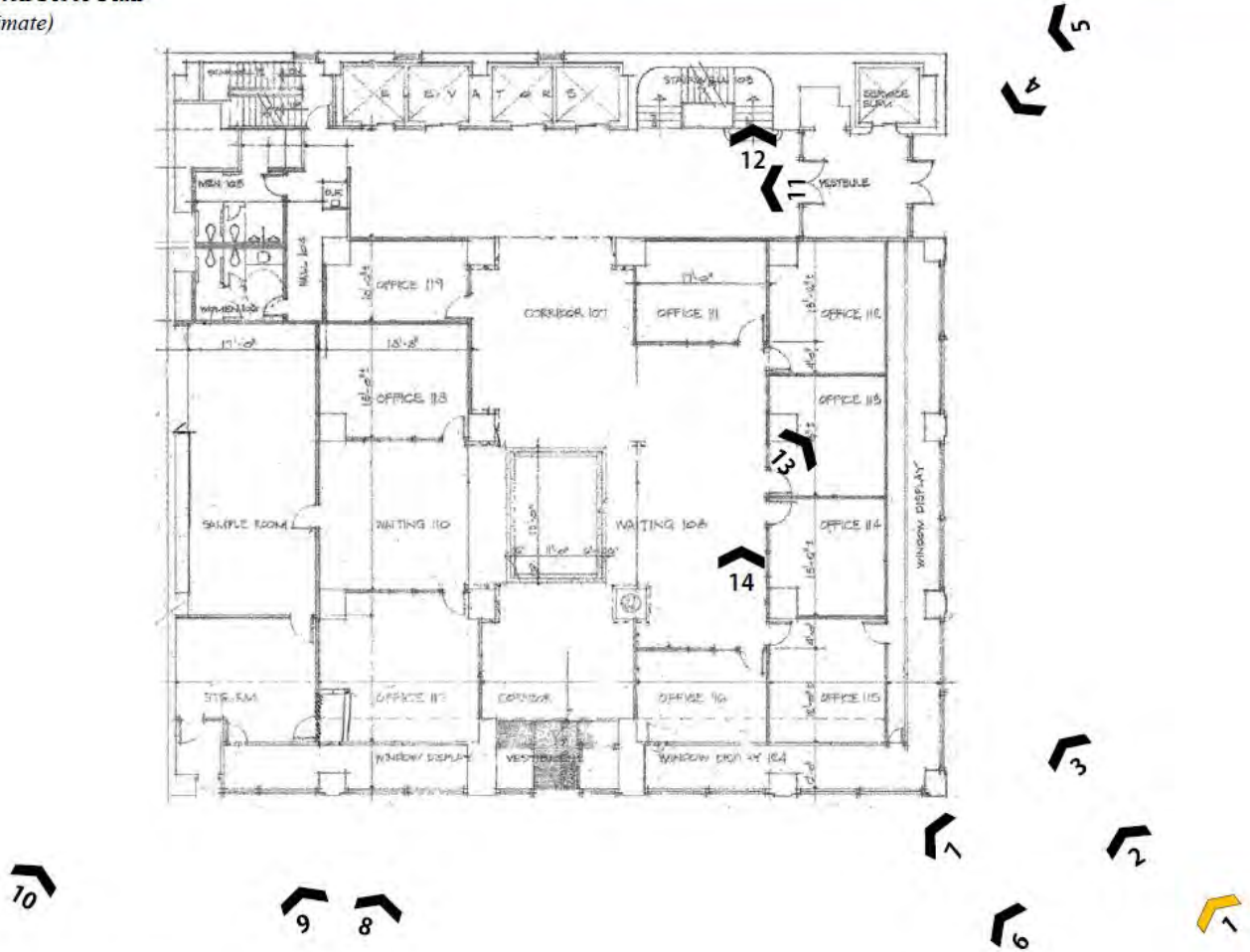
**FIGURE 7**  
**FLOOR PLAN**

**Sanger Brothers Building: National Register Photographs**

515 Houston Street  
Fort Worth, Tarrant County, Texas



**First Floor Sketch Floor Plan**  
*(Plan is approximate)*



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

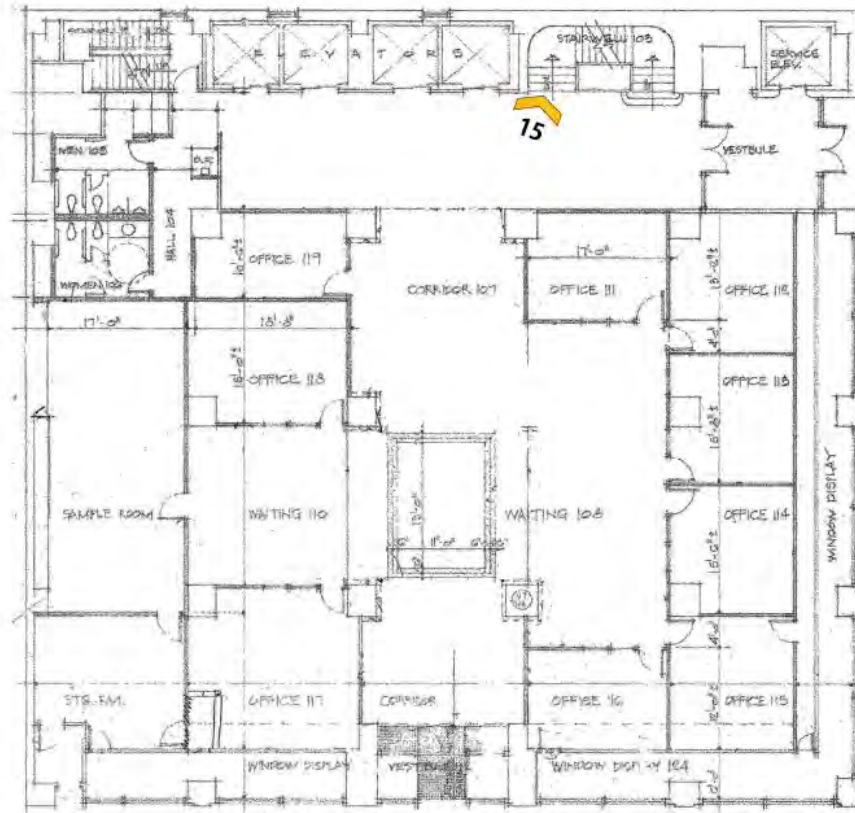
**FIGURE 8**  
**FLOOR PLAN**

**Sanger Brothers Building: National Register Photographs**

515 Houston Street  
Fort Worth, Tarrant County, Texas



**Mezzanine Sketch Floor Plan**  
*(Plan is approximate)*



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

**FIGURE 9**  
**FLOOR PLAN**

Sanger Brothers Building: National Register Photographs  
515 Houston Street  
Fort Worth, Tarrant County, Texas



**Second Floor Sketch Floor Plan**  
*(Plan is approximate)*



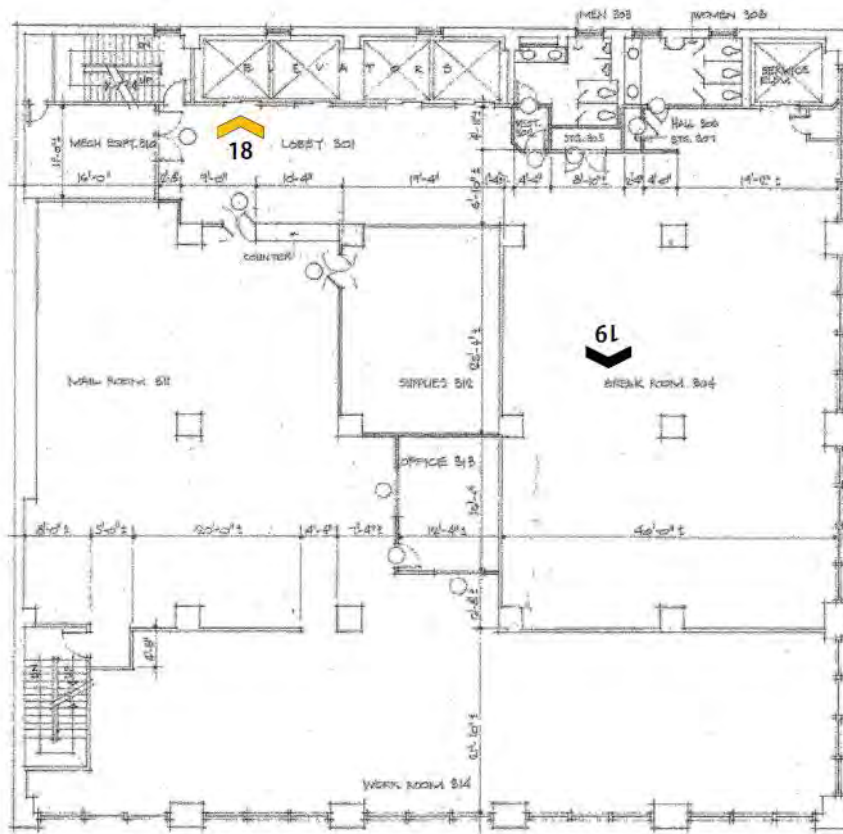
Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

**FIGURE 10**  
**FLOOR PLAN**

Sanger Brothers Building: National Register Photographs  
515 Houston Street  
Fort Worth, Tarrant County, Texas



**Third Floor Sketch Floor Plan**  
*(Plan is approximate)*



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

**FIGURE 11**  
**FLOOR PLAN**

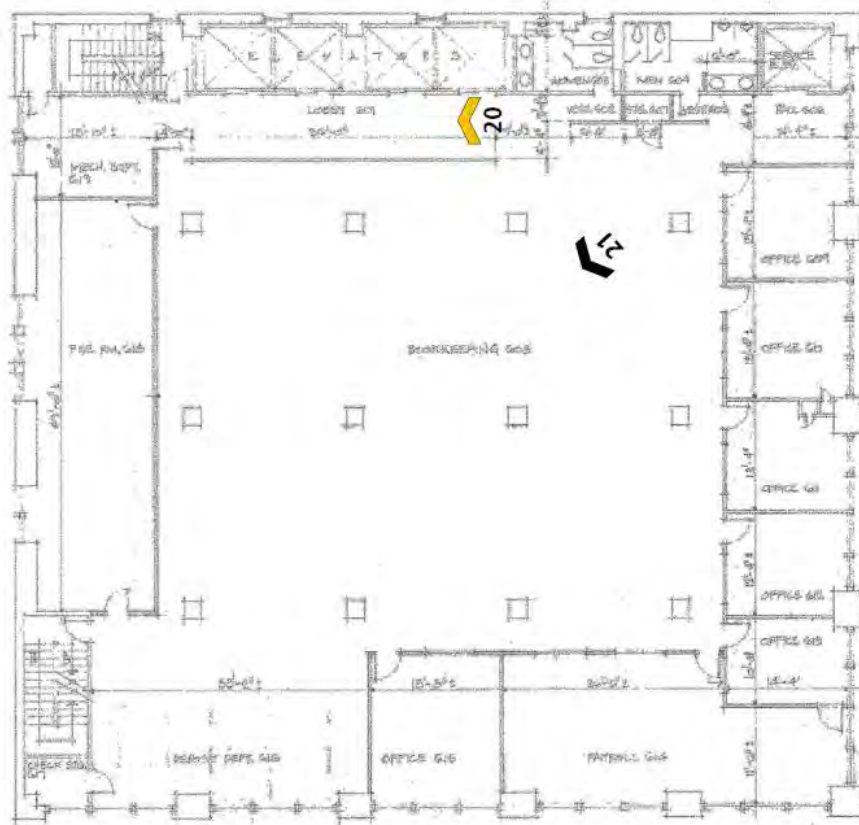
**Sanger Brothers Building: National Register Photographs**

515 Houston Street  
Fort Worth, Tarrant County, Texas



**Sixth Floor Sketch Floor Plan**

*(Plan is approximate)*



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

**FIGURE 12**  
**FLOOR PLAN**

**Sanger Brothers Building: National Register Photographs**

515 Houston Street  
Fort Worth, Tarrant County, Texas



**Eighth Floor Sketch Floor Plan**  
*(Plan is approximate)*



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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## **CURRENT PHOTOS OF NOMINATED PROPERTY**

*The following photos were also submitted to the National Park Service as high quality digital files. They are included here for reference.*

Photo 1: View of west and south elevations, looking northeast



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 2: View of west and south elevations, looking east



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 3: View of south elevation, detail of ground floor storefronts, looking east



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 4: View of south elevation, detail of main entrance, looking west



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 5: View of east elevation, looking north



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 6: View of west elevation, looking northeast



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 7: View of west elevation, detail of ground floor storefronts, looking northeast



Photo 8: View of west elevation, detail of upper floors, looking east



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 9: View of west elevation, detail of cornice, looking northeast



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 10: View of west and north elevations, looking east



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 11: First floor, corridor, looking north



Photo 12: First floor, corridor, looking east at stair



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 13: First floor, tenant space, looking southeast



Photo 14: First floor, tenant space, looking east



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 15: Mezzanine, looking southeast at stair



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 16: Second floor, detail of window, looking east



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 17: Second floor, stairwell, looking north



Photo 18: Third floor, elevator lobby, looking east



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 19: Third floor, looking west



Photo 20: Sixth floor, elevator lobby, looking north



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 21: Sixth floor, looking northwest



Photo 22: Eighth floor, elevator lobby, looking south



Sanger Brothers Building (1925), Fort Worth, Tarrant County, Texas

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Photo 23: Eighth floor, looking west



Photo 24: Eighth floor, looking north







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