

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME Busch-Kirby Building (Boundary Extension)
OTHER NAME/SITE NUMBER Busch Building; Kirby Building; A. Harris and Company

2. LOCATION

STREET & NUMBER: 1501-1509 Main NOT FOR PUBLICATION N/A
CITY OR TOWN Dallas VICINITY: N/A
STATE: Texas CODE: TX COUNTY: Dallas CODE: 113 ZIP CODE: 75201

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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

[Signature] 1 Aug. 1996
Signature of certifying official Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(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): _____

[Signature] _____
Signature of the Keeper Date of Action
Edson H. Beall 9-12-96

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building(s)

| 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: 1

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE/TRADE: Business; Department Store

CURRENT FUNCTIONS: VACANT/NOT IN USE

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION LATE 19th AND 20th CENTURY REVIVALS: Late Gothic Revival;

MODERN MOVEMENT: Art Deco

MATERIALS: FOUNDATION CONCRETE

WALLS STONE: Limestone; TERRA COTTA

ROOF ASPHALT; METAL

OTHER CONCRETE; STONE: Marble

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas

Description

The Busch-Kirby Building consists of four major sections: the original 17-story, terra cotta clad Skyscraper Gothic commercial/office building; a rear, five-story, 1925, Gothic-influenced addition; a compatible, side, five-story, cast stone annex built in the Art Deco style in 1930; and a nine-story modern addition constructed in the 1950s, also at the rear. The 1925 addition has a compatible street facade, but its historic interior has been lost. The 1930 annex has functioned as an integral part of the larger building for most of its history, relying on the original 1913 building for stairs, elevators, and plumbing in its upper floors and featuring much the same interior detailing. The 1950s addition is of a different architectural character, but is attached to the original structure and functioned as a part of the A. Harris department store for seven or so years. The Busch-Kirby Building is located on a corner, rectangular tract in the heart of the downtown Dallas Central Business District, in an area of mixed older and newer and medium and high-rise construction; within a block are such landmarks as the Magnolia Building (N.R.1978), the Wilson Building (N.R.1979) and the Adolphus Hotel (N.R.1983).

The 1913 Busch-Kirby Building (1501-1509 Main) was listed in the National Register as the Busch Building in July 1980. Not included at that time were three additions (see site plan), constructed in later years as integral parts of the complex. These are:

The 1925 addition (1504 Elm). The original Busch-Kirby Building was square in shape for five floors and U-shape for the upper 12 stories. In 1925, property was acquired at roughly the middle of the rear (north) side of the original building, and a five-story, Gothic-inspired addition constructed, creating a north entrance to the department store. The street front of the addition was remodeled extensively some years ago at ground floor level as a modern store front, leaving no visible historic fabric. The upper four floors, however, are relatively intact. Each is three bays wide, with double-hung, 6/6 windows. Windows are separated vertically by pilasters in an A-B-B-A configuration, the outermost sections being the widest. The outer pilasters terminate at the bottom in small capitals, for lost ground floor elements below, while the inner pilasters terminate in cartouches. Spandrels with mouchette motifs separate the upper windows. Above the fifth floor windows is an arched corbel table section with modillion blocks above supporting a small shed roof section. Small turrets reminiscent of bartizans flank this section. Sanborn Fire Insurance Company maps indicate this addition once housed a bank of six elevators, but no further information survives on the historic appearance of the interiors of this wing.

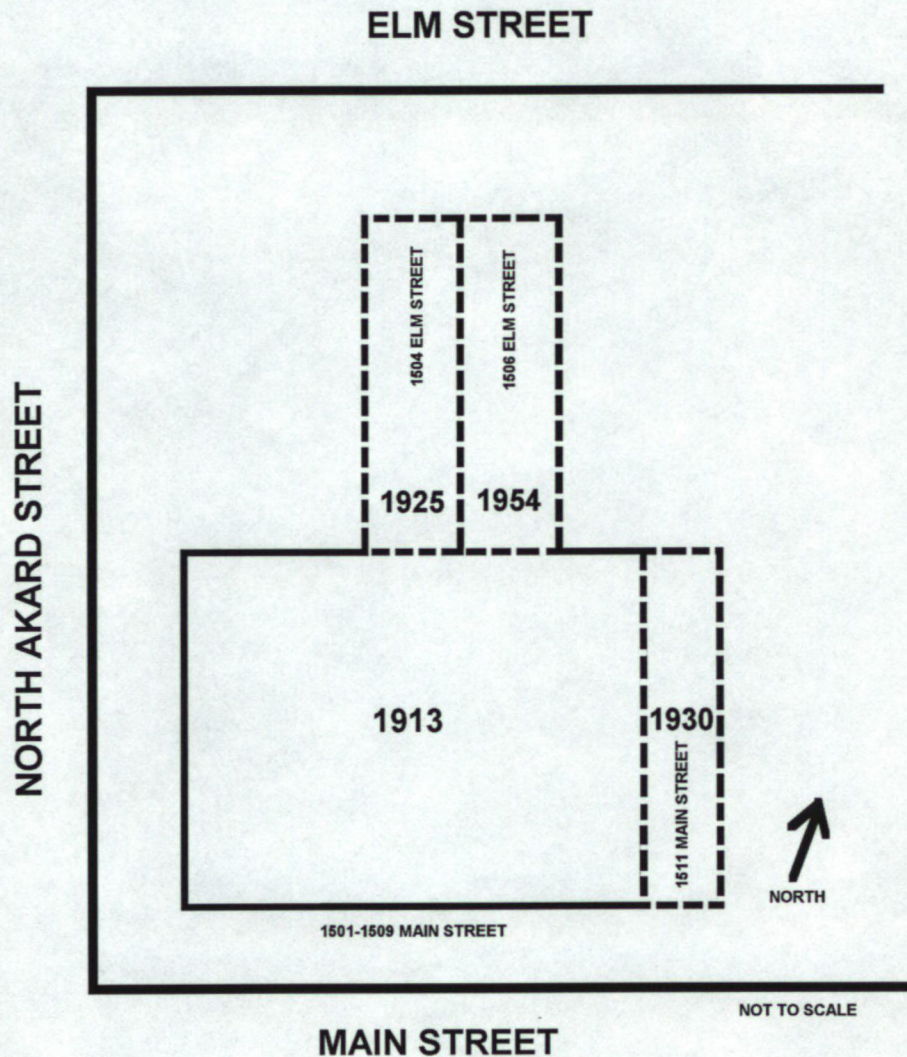
The 1930 addition (1511 Main). A second addition in the Art Deco style was made along the east wall of the Busch-Kirby Building in 1930. Its primary (south) facade faces south and is clad in smooth, cut limestone laid in a regular ashlar pattern. The ground floor is a store front, largely faced with plate glass. The upper four floors are each three bays wide. Each window is a 16-lite steel casement window. Spandrels between the second and third and also the fourth and fifth floors are faced with marble but divided into 12 rectangles similar to the configuration of the window panes above and below.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 6

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 7

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas

The bas relief cast stone work on the south facade provides the most notable ornamentation of this Busch-Kirby Building annex. The corners above the ground floor store front feature eagles. The second and third floor windows are flanked by fluted pilasters resting on a course of 13 stylized half circles, perhaps a sunrise motif. Spandrels below the second story windows and above the third story windows feature intricate Deco foliated motifs, surmounted by anthemia. The parapet is topped by zigzag trim. The west wall of the building opens to the 1913 Busch Building at various places on all floors except the first. To the east is a common wall with the James K. Wilson Building, with windows only on the top floor. The rear (north) facade faces what was evidently originally an alley that has been largely infilled, although some windows remain. The secondary facades of the annex are faced with red brick in a common bond pattern. The roof is flat.

A book store occupies the ground floor of the annex. The interior contains little visible historic fabric. At various times in the building's history, openings have been punched through to the Busch-Kirby Building. The interiors of the upper four floors of the annex are largely indistinguishable from those of the original building to the west. A one to four step change in floor level is the major indication of moving from the 1913 to the 1930 sections. The annex does not appear ever to have had either elevator or staircases of its own, and instead used those at the west side of the original building. The second floor reflects the Busch-Kirby Building's last use as a bank. The 3rd, 4th and 5th floors are divided into offices. Partitions have likely been changed over the years, but oak doors and trim similar to those found in the 1913 building are used.

The ca. 1954 addition (1506 Elm). The final, nine-story addition to the Busch-Kirby Building was made on the north side of the original building and to the east of the 1925 addition. The ground floor of north face of the building is a continuation of the modern storefront constructed in recent decades with plate glass and anodized aluminum storefronts beneath a shallow metal canopy. The upper floors are a blank wall, broken only by a metal door at second floor level and a bas-relief circle (which likely contain the A. Harris & Co. logo) on the top two or so floors. Alternating courses of flat square stone panels and similar rectangular stone belt courses are laid in horizontal rows to the top of the building. Sides of the building are brick.

When the 1950s addition was constructed, the party wall with the 1925 addition was removed and interior of the earliest addition were gutted (including early elevators) to create a double-width space on each floor. The ground floor was remodeled in recent years to create small restaurant spaces. The 2nd through 5th floors were used by the department stores, but only dressing rooms remain on one floor, the others having been gutted again some years ago. The top four floors of the 1950s annex were evidently used as warehouse space. No historic fabric remains on the interiors of the 1925 or 1950s additions.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- 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
- 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 Architecture; Commerce

PERIOD OF SIGNIFICANCE 1913-1946

SIGNIFICANT DATES: 1913; 1925; 1930

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION N/A

ARCHITECT/BUILDER: Lang & Witchell (architects, 1930 building)

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-8 through 8-11).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-12).

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:

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 8

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas

Statement of Significance

The 1980 National Register of Historic Places nomination of the Busch Building in Dallas articulately described the architecture and history of the original Skyscraper Gothic structure designed by the St. Louis firm Barnett, Haynes, and Barnett for beer baron Adolphus Busch (1839-1913), but it did not include three smaller additions constructed for the A. Harris Company department store in 1925, 1930 and about 1955. Those portions of the building may have been ignored because of their difference in scale, style or age, but all have been an integral part of the Busch Building for as long as 70 years. The original building was one of the first Skyscraper Gothic buildings in the country. The exterior of the 1925 addition was in substantially the same architectural vocabulary as the 1913 building, albeit on a smaller scale. The 1930 annex is a forward-looking example of the Art Deco style. The 1950s addition is not compatible architecturally with the original or later buildings and is included only as an addition. The Busch-Kirby Building and additions meet National Register Criterion A for associations with A. Harris & Co. department store and the Busch and Kirby interests, and Criterion C for superior Skyscraper Gothic and Art Deco design.

While many think of the Busch Building (or Kirby Building, as it is known today) as an office building, likely more Dallasites entered its portals as customers of A. Harris & Co. department store. Founded in 1887 by Prussian-born dry goods merchant Adolphus Harris (1842-1912), the store was two decades later one of the premier department stores of North Texas. Throughout most of its history, Dallas has been known as a retail as well as wholesale center, and the department stores of Dallas have been popular with both Dallas shoppers and numerous customers from much of Texas, Oklahoma and beyond.

A. Harris & Co. was the anchor tenant of the Busch Building from the time the structure was completed in 1913 until the store moved in 1965. Occupying the first five floors of the building, A. Harris was one of the most modern department stores in the state, and the facility suited the store well for a decade and a half. But the success of the store in the booming 1920s evidently resulted in cramped conditions, and further space was required. While the Busch (by then Kirby) Building had an additional 12 stories above their space, conventional department store planning suggested that five stories' height was sufficient and growth should preferably be out rather than up.

The initial expansion of the building was at a mid-block location on the north side of the Busch Building. A two-story commercial building (a cinema in 1921) occupying the lot at 1504 Elm Street was razed, and a five story addition built in 1925 to provide an Elm Street entrance to the building. Sanborn Fire Insurance Company maps indicate this first annex was constructed primarily to house a separate system of elevators for the department store, thus lessening the competition for elevators with office occupants of the upper 14 floors of the Busch Building. The architects have not been identified, but as the regionally prominent firm of Lang & Witchell were associate architects of the original building and may well have designed the 1925 annex. Architecturally, the exterior repeated the Gothic character of the 1913 building, but with its smaller scale has the appearance somewhat of a Venetian palazzo.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 9

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas

Despite the construction of the 1925 wing, the Harris Company was still cramped, and four years later sought to expand to the east to the three-story, Italianate Leftwich Building, built in 1889 by Snowden M. Leftwich and adjacent property owner Isabella Schumard. A 1912 agreement between the Leftwich family and Adolphus Busch stated that present and future owners of the Leftwich property would limit building heights to five stories.

In 1929 the A. Harris & Co. purchased the former Leftwich property and demolished (or possibly radically remodeled) the 40-year old building in favor of a very stylish structure designed in a compatible style by esteemed architects Lang and Witchell of Dallas. That firm, perhaps the most successful in the first quarter of the 20th century in Dallas, designed a number of properties now listed on the National Register, including the Sanger Brothers Dry Goods Store (Dallas), the Joseph & Hattie Higginbotham House (Swiss Avenue Historic District, Dallas) and the Harris County (Houston), Johnson County (Cleburne) and Cooke County (Gainesville) Courthouses. While Lang & Witchell are perhaps best known for their Prairie School influenced work, the firm was responsible for some of the finest Art Deco design work in North Texas, including the Lone Star Gas Building (1931) and the Dallas Power & Light Building (1930), both in Dallas.

Completed in 1930, the A. Harris Annex of the Busch Building was originally constructed as a three-story building, although expansion to five stories was addressed in the original building permit and was carried out within the decade. The facade was designed in a notable Art Deco vocabulary, compatible in materials and intricacy of detailing with the original building. The annex may have been designed in a way that it could be remodeled and separated from the 1913 building if needed. However, the top four floors of this addition have functioned as an integral part of the Busch-Kirby Building for the past 65 years.

Significantly, while ownership differed from the Busch Building, access to the four upper floors of the annex was and is possible only through the original Busch Building, the elevators of which bordered the annex. It should be noted that the annex has an architectural interest in its own right, as one of the best small scale and largely intact examples of an Art Deco commercial building in the city. Few such buildings remain in the city, although the James K. Wilson Building (1947) immediately to the west and a third building beyond complement the 1930 addition.

The ground floor of the 1930 annex was initially rented to Phillipson's, a fashionable women's clothing store. City directories indicate that by 1936 that space was occupied by the men's clothing department of A. Harris. At that time the ground floor like those above became virtually indistinguishable as a separate structure. Only a slight difference in floor level belied any difference.

In the 1930 city directory, there were two national department store chains in Dallas, Sears and J.C. Penny's. Certainly the best known local department store was Neiman-Marcus. Other locally owned department stores were A. Harris & Company, Titcher-Goettinger and Sanger Brothers, all with their flagship stores downtown. A. Harris & Co. was considered one of the strongest department stores, with middle and upper-class clientele and good quality merchandise. The regional importance of Dallas as a retail center insured

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 10

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas

that A. Harris' goods were enjoyed in many parts of the Southwest.

The space requirements for A. Harris remained stable during the Great Depression and World War II, but by the 1950s more room was needed. Accordingly, the property immediately north of the 1913 building and east of the 1925 property was acquired, the building demolished and a new, narrow 9-story tower erected. The architect of the ca. 1954 building is not known, and its character is very different architecturally from the earlier portions of the building. Reflecting the 1950s preference for minimal architectural ornamentation and unlike the ornate historic building, this last addition has an essentially blank, windowless facade above the ground floor, broken only by a large circle near the top which likely once contained the A. Harris logo. The blank wall differed from all other sections of the building in its fenestration: windows are their detailing are important, character-defining features in other parts of the property, but the solid wall here appears to accentuate the difference between it and earlier construction. *The Prairie's Yield*, the 1962 A.I.A. guide to Dallas, noted "The deep reveals of [the Busch-Kirby Building's] Gothic manner give a vigorous contrast to its neighboring metal curtain walls and happen to provide a sun-control device unique in Dallas towers," a juxtaposition that applies equally to the flat 1950s addition. The addition also entailed radical remodeling of the interior of the 1925 wing, in which the two 25' wide properties were combined for five floors as a 50' wing. The party wall and historic interior elevators were removed, and the space reconfigured for dressing rooms and other department store functions. The continuation of the windowless tower was evidently used as warehouse.

Because of its radically different architectural style and its age, the 1950s addition of the Busch-Kirby Building does not contribute to the property as a whole, and some might make that argument for the 1925 addition, which retains four of five floors of its historic facade but no significant interior fabric. However, all three additions are integral parts of the Busch-Kirby Building complex - they were an integral part of the A. Harris & Co. department store when constructed, and all depend on the original building for circulation between floors and plumbing.

The 1913 building is the strongest element of the grouping. Sited on one of the more historically important intersections in the Central Business District, its primary Main (south) and secondary Akard (west) Street facades have had few if alterations over the past eighty years, and the interior retains a remarkable amount of historic fabric. The 1930 addition, also facing Main Street, has an architectural interest and integrity of its own inside and out, and, while smaller than the original building, it is entirely compatible and reflects the history of the building as an evolutionary building. The 1925 and 1950s addition facing Elm Street have a somewhat different character. The 1500 block of Elm consists of many smaller properties, the majority with a standard 25' width. The 1913 building is not readily visible from Elm Street, a street of lesser importance than Main Street historically. The facade of the 1925 annex is certainly evocative of the original building architecturally, but the 1950s addition reads as an unrelated building, one of many on a block of buildings of varied style, scale, period and integrity. Because of its position on the least significant street frontage, its somewhat smaller scale than the 1913 building and its lack of any evident relationship with the historic complex other than geographic to most passersby, it does not affect the integrity of the complex as a whole.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 11

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas

A. Harris & Co. continued to be owned and operated by Adolphus Harris' descendants for almost 75 years, and generally it changed and adapted as necessary very well. However, like elsewhere in the country, local department stores gradually went into other ownership or out of business. Sanger Brothers, mentioned above, was acquired in 1951 by Federated Department Stores, a conglomerate formed in 1929 by the owners of Feline's, Abraham & Strauss, and Bloomingdale's. Sanger's retained its separate identity until 1961, when Federated also acquired A. Harris & Co. from the Harris and Kramer heirs, and operations between the two former Dallas rivals merged.

The "married" department stores became known as Sanger-Harris, and the decision was made to build a new facility. Parts of the historic Sanger Brothers complex were demolished, but the 1910 building designed by Lang & Witchell was adapted as El Centro College (N.R.1975). The A. Harris & Co. store in the Busch Building was abandoned after fifty years use. Sanger Harris was acquired by Foley's department store about 1990, and after more than a century the Sanger and Harris names disappeared from Dallas retailing.

The A. Harris facility in the Busch Building reverted to other uses. A major portion of the ground floor became a bank, while other parts were used as offices. The ground floor of the 1930 annex again became independent retail space, and at present, as the Christian Science Reading Room, it is the only part of the 17-story building currently in use.

Like many other early 20th century, inner city commercial buildings, the Busch-Kirby Building has had varied popularity, but renovations were generally remarkably respectful of the buildings integrity and tenants of note occupied its offices throughout most of its history. In a 1985 article on the building, Texas Monthly editor Gregory Curtis noted, "It's beautiful, the most beautiful office building of its era remaining in Dallas, perhaps in all Texas."

The 1980 National Register Nomination for the property listed its historic name as the Busch Building, while the Kirby Building is the common name. Adolphus Busch, for whom it was constructed, died in 1913, the same as year as the building was completed. His heirs sold the property five years later to the Kirby Investment Company of Houston, headed by lumber magnate John Henry Kirby (1860-1940), a major figure in Texas finance for half a century. The Kirby interests sold the property in 1941, but the Kirby name has continued to be used. Thus for over 75 years, the property has been known popularly in Dallas as the Kirby Building, the Busch connection known to a very few. Acknowledging the great prominence of both Adolphus Busch and John Henry Kirby, it is proposed the property be designated the Busch-Kirby Building. The Period of Significance extends from 1913, when the original building was completed, until 1945, reflecting the continued importance of A. Harris & Co. fifty years ago.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 12

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas

BIBLIOGRAPHY

Campbell, Isabel Cranfill to Peter Flagg Maxson, interview by telephone, 2 August 1994.

City of Dallas Building Permits Index, Texas Dallas History & Archives Division, Dallas Public Library.

Dallas, Vol. 9, No. 7 (July 1930).

Dallas City Directories, various years.

Dallas Morning News, 17 November 1913; 15 November 1914.

Harris, Leon A., Jr., *Merchant Princes*. New York: Harper & Rowe, 1979.

Harris, Leon A., Jr. to Maxson, interview by telephone,

Henry, Jay C., *Architecture in Texas 1895-1945*. Austin: University of Texas Press, 1993.

Sanborn Fire Insurance Company maps, Dallas, Texas - 1888, 1892, 1899, 1905, 1921 and 1947.

Sanger-Harris Collection, Texas/Dallas History & Archives Division, Dallas Public Library.

"Title Abstract - 1511 Main Street, Dallas, Texas" Sanger-Harris Collection, Texas/Dallas History Archives Division, Dallas Public Library.

American Institute of Architects, Dallas Chapter. *The Prairie's Yield: Forces Shaping Dallas Architecture from 1842-1960*. New York: Reinhold Publishing Corporation, 1962.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

| UTM REFERENCES | Zone | Easting | Northing | Zone | Easting | Northing |
|----------------|------|---------|----------|------|---------|----------|
| 1 | 14 | 706140 | 3628900 | 3 | ## | ##### |
| 2 | ## | ##### | ##### | 4 | ## | ##### |

VERBAL BOUNDARY DESCRIPTION(see continuation sheet 10-13 through 10-14)

BOUNDARY JUSTIFICATION(see continuation sheet 10-13 through 10-14)

11. FORM PREPARED BY

NAME/TITLE: Peter Flagg Maxson, Architectural Historian

ORGANIZATION: Peter Flagg Maxson, Architectural Historian **DATE:** 10/95

STREET & NUMBER: 601 W 14th

TELEPHONE: (512) 474-1912

CITY OR TOWN: Austin

STATE: TX

ZIP CODE: 78701

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see USGS)

PHOTOGRAPHS(see continuation sheet Photos-15)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Hall Financial Group, Inc.

STREET & NUMBER: 750 N. St. Paul, #200

TELEPHONE: (214) 953-1160

CITY OR TOWN: Dallas

STATE: TX

ZIP CODE: 75201

ARCHIVEMENT DEED

SOUTH WORTH CO. U.S.A.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 10 Page 13

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas

Verbal Boundary Description

The boundary of the Busch-Kirby Building (Boundary Extension) are indicated on the accompanying plat map as Parcel 1 (1501-1509 Main, 1913 building listed in the National Register in 1980), Parcel 2 (1511 Main, 1930 building), five-story building (1504 Elm, 1925 building), and nine-story (1506 Elm, 1950s building). Parcel 3 and Parcel 4 are not included in these boundaries.

Boundary Justification

The 1980 National Register of Historic Places nomination for the Busch Building included only the original 1913 building. It may have been mistakenly considered that the later additions were separate buildings joined to the original structure well after its construction by punching openings between the two. Or perhaps the difference in scale, architectural style and the fact the 1930 annex was barely 50 years old and the 1925 and 1950s additions faced another street altogether may have influenced the decision not to include them in the 1980 nomination.

The Busch Building additions are appropriate for inclusion with the 1913 structure for at least three reasons:

I. The exterior of the 1925 addition is in an architectural vocabulary very similar to that of the original building. While its historic interior has been lost, the outside has been changed at only the ground level.

II. The exterior of the 1930 annex is compatible in materials and intricacy of detailing to the 1913 portion, and the interior on four of five floors has had an uninterrupted flow with the original Busch Building for the past 64 years. The annex has evidently never had stairs, elevators or plumbing of its own, relying on those of the original building. The annex was built by A. Harris & Co., the Busch Building's anchor tenant for over fifty years. Most of the annex was used by A. Harris for 35 years. The architects of the annex, Lang & Witchell of Dallas, were also associate architects of the 1913 building and respected the integrity of the original design when designing the addition.

III. Neither the exterior nor the interior of the 1950s addition on Elm Street contribute to the character of the property as a whole, nor is it of exceptional significance. However, it was built for the Busch Building's anchor tenant, and has functioned as a part of the whole complex since its construction 40 years ago. Because of its siting on a block of buildings of varied sizes, periods and styles, it does not affect the character of the original building, and, indeed, only the utilitarian rear of the 1913 building can be seen in the same view as the 1950s addition.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 10 Page 14

Busch Kirby Building (Extension)
Dallas Dallas County Texas

See Plat Map on reverse side

1

1

1

1

Elm Street

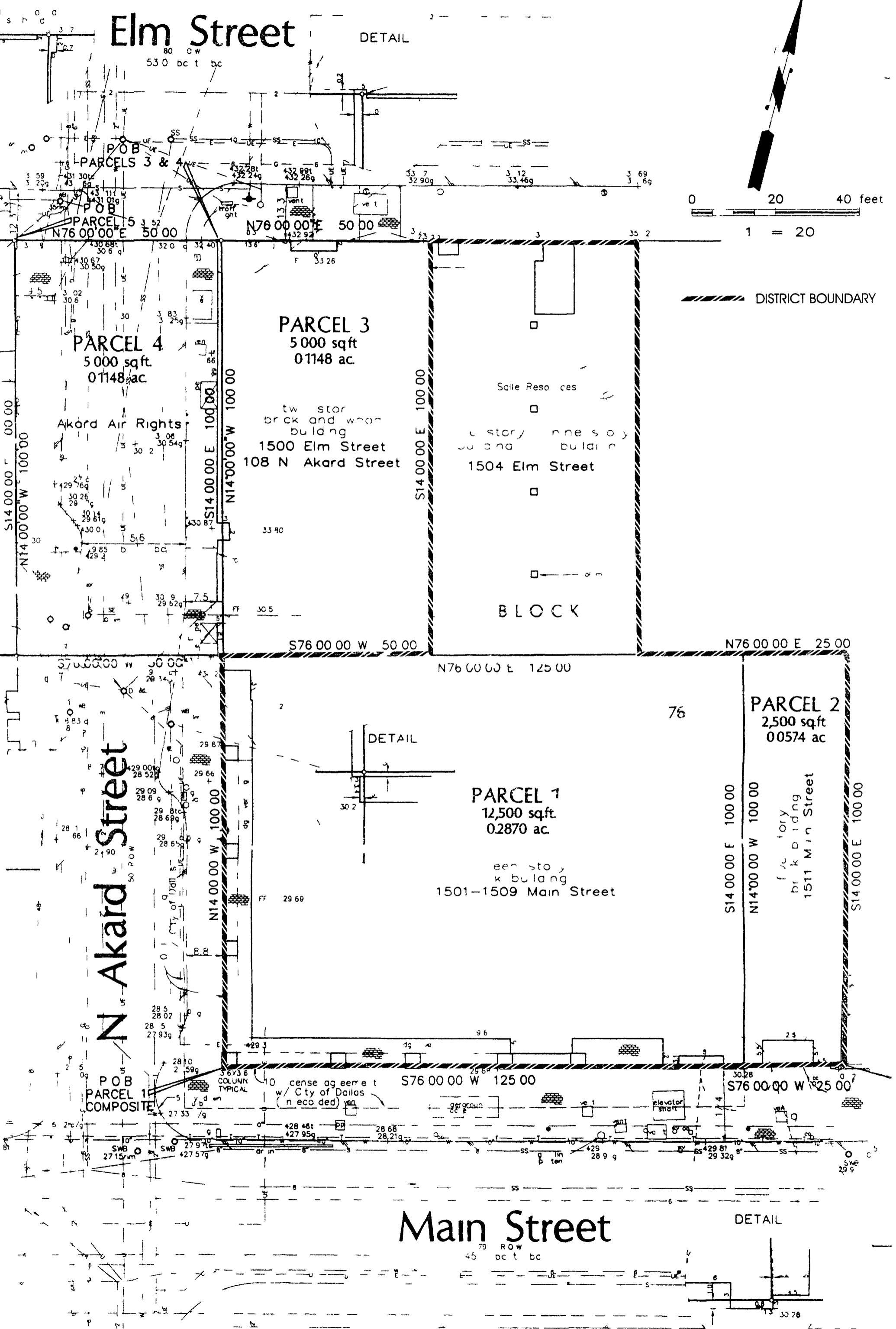
DETAIL



0 20 40 feet

1 = 20

DISTRICT BOUNDARY



PARCEL 3
5 000 sqft
01148 ac

tw stor
brck and wood
building
1500 Elm Street
108 N Akard Street

Salie Reso ces
u story mne s o y
u and bulding
1504 Elm Street

BLOCK

PARCEL 2
2,500 sqft
00574 ac

f u tory
br k bulding
1511 Main Street

PARCEL 1
12,500 sqft
02870 ac

een stor y
k bulang
1501-1509 Main Street

N Akard Street

Main Street

DETAIL

79 ROW
45 act bc

POB
PARCEL 1
COMPOSITE

o cense ag eeme t
w/ Cty of Dallas
(n eco ded)

elevator
shaft

SWB
29 9

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section PHOTOS Page 15

Busch-Kirby Building (Extension)
Dallas, Dallas County, Texas

Photograph Inventory

The following information pertains to all photographs unless otherwise noted:

Property Name Busch-Kirby Building (Boundary Extension)
Address 1501-1509 Main Street
City/County/State Dallas, Dallas County, Texas
Photographer Peter Flagg Maxson
Location of Negative Peter Flagg Maxson
601 W. 14th
Austin, TX 78701

Photo No. 1 Busch-Kirby Building - 1930 Addition
Address 1511 Main Street
Date of Photograph July 1994
Camera Facing North

Photo No. 2 Busch-Kirby Building - 1930 Addition
Address 1511 Main Street
Date of Photograph July 1994
Camera Facing Interior door detail

Photo No. 3 Busch-Kirby Building - 1925, 1950s Additions
Address 1504 and 1506 Elm Street
Date of Photograph November 1995
Camera Facing South

Photo No. 4 Busch-Kirby Building - 1925, 1950s Additions
Address 1504 and 1506 Elm Street
Date of Photograph November 1995
Camera Facing Southwest

Photo No. 5 Busch-Kirby Building - 1925, 1950s Additions
Address 1504 and 1506 Elm Street
Date of Photograph November 1995
Camera Facing Southeast

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Busch--Kirby Building (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 8/14/96 DATE OF PENDING LIST: 8/27/96
DATE OF 16TH DAY: 9/12/96 DATE OF 45TH DAY: 9/28/96
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96001015

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.12.96 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



CHRISTIAN SCIENCE READING ROOM

CHRISTIAN SCIENCE
READING ROOM

BUSCH - KIRBY BUILDING
1501 MAIN - 1509 MAIN
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 1 of 5



BUSCH - KIRBY BUILDING
1501 MAIN - 1509 MAIN
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 2 of 5 ²⁷



DOWNTOWN
DALLAS CAFE

THEODORE
LINCK'S
FOOD & DRINKS

UNIK

OPEN 8 AM - 10 PM
SAT & SUN

HAMBURGER
2.99
FRIES
SOFT DRINK

SPECIAL
SALAD BAR

Cocktails

BUSCH - KIRBY BUILDING

1501 MAIN - 1509 MAIN

DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 3 of 5 #3



BUSCH-KIRBY BUILDING
1501 MAIN-1509 MAIN
DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 4 of 5

#4



FOR LEASE
WILL SUBDIVIDE
368-7133
JOHN B. STONE CO.
REAL ESTATE, INC. 540

DOWNTOWN
DALLAS CAFE

FOR LEASE - WILL SUBDIVIDE
368-7133

FOR LEASE - WILL S
JOHN B. STONE CO.
REAL ESTATE, INC. 540

(P)
ANY TIME

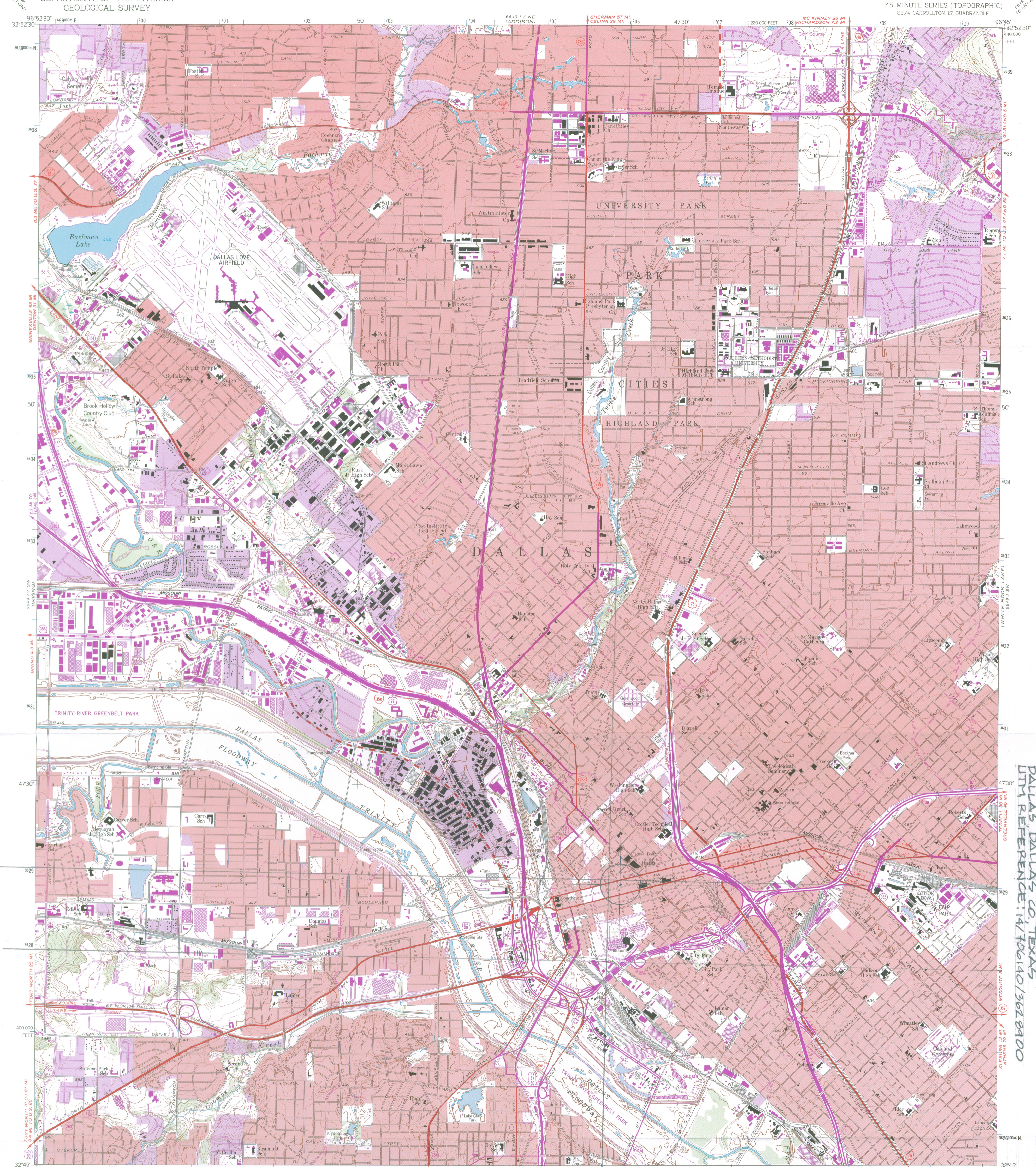
WIG
PARKING

BUSCH - KIRBY BUILDING

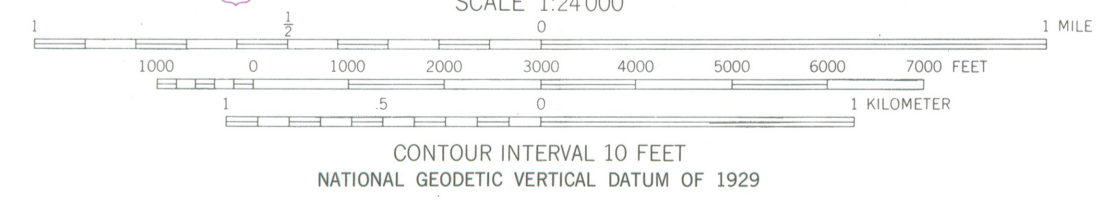
1501 MAIN - 1509 MAIN

DALLAS, DALLAS CO., TEXAS

PHOTOGRAPH 5 of 5 #5



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Culture and drainage in part compiled from aerial photographs taken 1952 and 1956. Topography from City of Dallas surveys 1954 and by planetable surveys 1958
Polyconic projection, 10,000-meter grid ticks based on Texas coordinate system, north central zone. 1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue. 1927 North American Datum. To place on the predicted North American Datum 1983 move the projection lines 10 meters south and 26 meters east as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other sources. This information not field checked. Map edited 1981
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

| | |
|------------------|-----------------|
| Heavy-duty | Light-duty |
| Medium-duty | Unimproved dirt |
| Interstate Route | U.S. Route |
| | State Route |

DALLAS, TEX.
SE/4 CARROLLTON 15 QUADRANGLE
N3245-W9645/7.5
1958
PHOTO REVISIED 1981
DMA 6649 IV SE-SERIES V882

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

3296-331

BUSCH - KIRBY BUILDING
1501 MAIN - 1509 MAIN
DALLAS DALLAS CO. TEXAS
UTM REFERENCE: 14T06140/3628900



TEXAS
HISTORICAL
COMMISSION

George W. Bush • Governor
John L. Nau, III • Chairman
Curtis Tunnell • Executive Director

The State Agency for Historic Preservation

August 6, 1996

Carol Shull
Keeper, National Register of Historic Places
Interagency Resources Division
National Park Service
P.O. Box 37127, Stop 413
Washington, DC 20013-7127

RE: **Henry G. and Annie B. Green House**
Kendleton, Fort Bend County, Texas

Busch-Kirby Building
Dallas, Dallas County, Texas



Dear Carol:

Two nominations are enclosed. The State Board of Review approved both nominations at its June 1996 meeting.

Please note that the nomination for the **Busch-Kirby Building** is a **name change** and a **boundary extension** for a building listed in 1980. The property was originally listed as the Busch Building. Three additions were not included in the nomination and are now proposed in the boundary extension.

If you have any questions regarding these nominations, please contact me at (512) 463-5997.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Dwayne Jones".

W. Dwayne Jones
Preservation Planner

Enclosures