

(Oct. 1990)

United States Department of the Interior
National Park Service

419

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Dallas National Bank
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 1530 Main and 1511 Commerce Street
CITY OR TOWN: Dallas
STATE: Texas CODE: TX COUNTY: Dallas

NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 75201

CODE: 113

3. 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 (nationally) (statewide) (locally). (See continuation sheet for additional comments)


Signature of certifying official

March 25, 2005
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

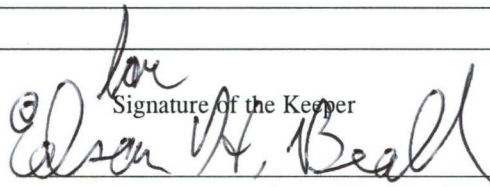
Date

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 of the Keeper

Date of Action

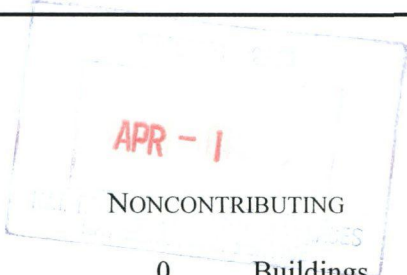
5/10/05

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: private

CATEGORY OF PROPERTY: building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING		NONCONTRIBUTING	
	1		0	Buildings
	0		0	Sites
	0		0	Structures
	0		0	Objects
	1		0	Total



NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: Commerce/Trade: business = office building

CURRENT FUNCTIONS: WORK IN PROGRESS

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Late 19th and Early 20th Century Revivals: Gothic Revival
Late 19th and Early 20th Century American Movements: Skyscraper

MATERIALS: FOUNDATION CONCRETE
WALLS STONE/granite, limestone; BRICK, TERRA COTTA
ROOF ASPHALT
OTHER N/A

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

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Dallas National Bank
Dallas, Dallas County, Texas

The 1927 Dallas National Bank is a sixteen-story, three-bay wide, Gothic Revival building with a large vaulted central entry and a steep Gothic pitched parapet. The architectural firm Coburn, Smith and Evans, the successor firm to the C. D. Hill Company, designed the building with Hexter & Chambers as general contractors. The building faces north onto Main Street directly across from the Stone Place pedestrian mall in Dallas' Central Business District. It has a commanding mid-block position due to its height: it is by far the tallest structure on the block, a status usually reserved for corner buildings. The north façade is 53 feet wide and the building footprint extends 100 feet to the south. An annex, added in 1933 and transitional in style, extended the building footprint all the way south through to Commerce Street. The reinforced steel frame building is clad in limestone with Gothic Style terra cotta detailing on the upper floors and along the cornice and roofline. The three secondary facades are gray face brick trimmed with terracotta. The Dallas National Bank Building officially opened to the public on May 16, 1927. The building is largely unaltered with the exception of the ground floor exterior and the windows of the main facade. The original granite base and limestone were removed after World War II, and replaced with plaster that attempts to mimic the historic elements but falls short of recreating the richness and elaborate nature of the original materials.

The site of the Dallas National Bank is urban, with surrounding 1-to-2-story commercial buildings, and concrete sidewalks. The building is fifteen-stories with a small attic floor in the gabled parapet, for a total of sixteen floors. The building's structure is reinforced concrete, finished with limestone, buff brick and Gothic Revival detailing. The building is divided into three sections: the base that includes the ground floor and mezzanine, the shaft (floors three through fourteen) and the cornice (floors fifteen and sixteen). The bays are expressed in an A-B-A rhythm by the ground floor and mezzanine fenestration and by the window groupings above: two windows (A); four windows (B); and two windows (A). The decorative stone and terra cotta is typical of the Gothic style with finials, blind ogee arches, trefoils, quatrefoils and engaged hanging corbels. Between the mezzanine and the third floor are a band of inset limestone panels with blind ogee arches. Above the stone panels the central window grouping at this level are four arched windows. This arched window detail is repeated on the fifteenth floor just below the parapet with all the windows in each bay arched. At the cornice level the vertical definition of the bays is more pronounced and the terracotta projects from the building plane. This detail is seen on the outer ends of the building and between the central bays. In both instances this vertical element rises above the surrounds mass and is capped with a cross-gabled finial. Between the arched windows on the fifteenth floor and the gothic-pitched parapet is a second decorative band of terracotta. The roof material is built-up type. There is a steel flagpole over the north-facing roof parapet.

The north side of the building (fronting Main Street) is clad in Bedford Indiana limestone on the front façade with buff colored, scratch-face brick on the east, west and south facades. The original decorative carved limestone on the first two floors was gothic in detail and has been removed. The carving originally included window surrounds, the entry arch and a second floor metal balconette. The remaining flat stonework above the first two floors is extant and in good condition. On the upper floors the gothic detailing is expressed in monochromatic terra cotta that simulates the color and texture of the limestone below. There is a brick boiler flue chimney visible from the southwest side of the building that is heavily ornamented with terracotta trefoils and engaged corbels. On floors 4-16 on the main (north) façade, the original windows have been replaced with modern aluminum, single-glazed windows. Originally these windows were wood, double-hung sash type. Modern fixed aluminum, single-glazed windows also replaced the original metal casement windows and transoms on the second and third floors of the main façade. Windows on the three secondary facades (south, east and west) were originally 2/2 metal sash with chicken-wire-glass. These were altered to 1/1 metal sash with wire glass. A modern aluminum storefront system is installed in the entry vault. Originally the storefront had cast iron details, bronze grillwork and bronze doors. A second entry to the elevator lobby flanked the arch to the right and had similar details. To

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the left of the arch was a plate-glass storefront window with bronze and iron frame details. Unfortunately, all of this detailing has been lost with the exception of a cast-iron spandrel panel in the arch above the primary entry.

Interior

The building has undergone many interior alterations. Historically, the bank occupied the basement, ground floor lobby and mezzanine, while the upper floors were leased commercial office spaces. Unfortunately, there is very little historic fabric remaining in the interior. In the two basements, a modern partition wall divides the space into storage rooms and offices. On the first floor, partition walls were added for a retail mall that traveled north to south through the building with a bushed metal barrel vaulted ceiling. On the second floor, the walls and suspended ceilings date from the 1950s through the 1980s, and hide minimal remnants of the original finishes. On the upper office floors, the original interior partitions have been removed and modern framed walls define the interior spaces. Suspended ceilings hide heavily damaged original plaster ceilings. The exterior walls are furred out to hide all of the underlying original plaster. The original interior flat plaster remains on most exterior walls and ceilings. The original terrazzo flooring is extant on floors two through sixteen, and in the original safe-deposit lobby of the first basement. The terrazzo is a uniform color except in the elevator lobbies that have a decorative perimeter band. The original gray marble flooring is extant in the bank lobby and has a black marble perimeter band.

Alterations

The first known alteration of any significance was an addition constructed in 1933-34. The two-story annex with a basement expanded the building's lobby on the first floor, provided more office and vault space in the basement, and allowed for more office space on the second floor. The addition faces Commerce directly behind the original building although its address on Commerce presently reads 1530 Main. The addition is sympathetic to the original design and had relatively small effect on the original building. Its commercial type is known as "vault" using the architectural classification developed by Richard Longstreth in, *The Buildings of Main Street*. The three-bay addition is clad in smooth limestone and has a grand central bay or monumental vaulted central opening flanked by single light storefront windows on the ground floor. The second floor has the upper portion of the vaulted entry flanked by narrow vertical window openings separated by a limestone vertical band. Between the two floors are embossed horizontal metal panels. The addition is divided into three vertical sections: base at the storefront level; shaft at the second floor; with the cornice above the second floor windows. The limestone is minimally decorated and has stylized fluting on the outer portions of the shaft. There are two flagpoles on either side of the vaulted entrance just below the cornice. Although the tower and addition are currently under separate ownership, they were historically connected. Only the 1927 portion of the building is being rehabilitated at this time.

The primary change to the north tower was the elimination of the original formal stair to the basement, and the elimination of a private staircase and elevator used by staff, between the basement and mezzanine. These were made obsolete by a new formal staircase and elevator in the addition.

The second significant alteration occurred in 1945-46. At that time, George Dahl produced plans for the elimination of the lobby mezzanine in order to create more floor space for the bank. The decorative bronze railing was removed and the opening between the first and second floors infilled. Other minor changes were made. The teller area was slightly reconfigured and the entry doors modified. The changes were made to be compatible with the buildings original finishes.

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Changes to the building's front façade at street level are apparent. No plans, specifications or other documentation exist that explain these modifications. However, a photograph of Stone Street taken in the 1950s shows in the background workers on scaffolding doing work to the area in question. For reasons unknown, portions of the decorative carved stonework were removed. This included stone around the front entryways including the grand arch at the main entry, the decorative second story balconette and some of the adjoining stone ornament, and a number of the first and second floor sills and headers. These elements were replaced with a similar but much more subtle version of the same in faux stone constructed of plaster and lath. Stone and terra cotta work above the second floor were left untouched. In addition to the stonework, it is believed that the highly ornamental bronze grillwork at the front entry was also removed.

Historic plans indicate that the 1950s project also included the installation of new ductwork and other systems on the buildings first two floors. Apparently little weight was given to the preservation of interior finishes and, with the notable exception of the building's floors, most of the interior ornamentation was completely destroyed, most notably the ornate plasterwork on the first and second floors. Flat plaster finishes, including ceilings with heavy texture, were installed giving the building's primary spaces a completely new appearance. The offices housed on the upper floors remained largely intact. It is likely that these changes were concurrent with the absorption of Dallas National into First National Bank in 1954.

In the early 1980s, the building was sold. This prompted changes to the building in 1982-85 intended to improve its leasing characteristics. Bathrooms and core areas on all floors were updated, a fire escape was added to the rear of the original building, and the replacement of windows on the buildings front façade. On the interior, the first floor was converted into a retail mall and new finishes installed that obscured almost entirely everything that existed before. Only the original Tennessee Marble floor remained partially exposed, though modified in some areas. Upstairs, offices were modernized to meet the needs of tenants. Notably, however, the majority of the historic perimeter wall finishes, flooring and ceilings were left in place, though the ceilings suffered heavy damage. Baseboards, picture rail and interior partitions were largely destroyed. The exterior façade suffered little from the work conducted in the early 1980s. The only real change was to the entries where yet another generation of modern replacement doors was installed.

There is some question as to the date of the windows on the west, south and east facades. These double-hung metal 1/1 windows vary from the 2/2 windows called for in the original drawings. Further investigation will be conducted to determine the date of origin of these windows. The windows may date to the 1950s renovations.

The Dallas National Bank Building's exterior retains a high degree of integrity and is a clear example of the Gothic Revival style as it translated to commercial high-rise buildings. Changes are limited to the street level façade and the windows on the front elevation. It retains a high degree of integrity in its location, design, setting, materials, workmanship, feeling and association.

A project is currently underway to rehabilitate the north tower of the building utilizing federal preservation tax credits. These plans include full restoration of the building's front façade including altered stonework, bronze entry grilles and doors, and double-hung windows. A complete set of the original Coburn, Smith and Evans drawings, obtained from the Alexander Architectural Archive at the University of Texas at Austin are being used in the restoration/reconstruction of these exterior elements. A complete set of the original drawings is on file with the Division of Architecture at the Texas Historical Commission.

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 VALUES, 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:

AREAS OF SIGNIFICANCE: Economics; Architecture

PERIOD OF SIGNIFICANCE: 1927-1954

SIGNIFICANT DATES: 1927, 1933

SIGNIFICANT PERSON:

CULTURAL AFFILIATION: N/A

ARCHITECT / BUILDER: Coburn, Smith and Evans, architects; Hexter and Chambers, general contractors

NARRATIVE STATEMENT OF SIGNIFICANCE: See continuation sheets 8-8 through 8-13

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY: See continuation sheets 9-14

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
- Other State Agency
- Federal Agency
- Local Government
- University
- Other – Specify Repository: *City of Dallas Landmark files; ArchiTexas (Dallas)*

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Statement of Significance

The 1927 Dallas National Bank Building is a significant Gothic Revival high-rise structure in downtown Dallas. The completion of the building was considered the bank's first significant milestone since its organization on June 14, 1920. The bank was formed through the consolidation of City National Bank and Tenison National Bank with Judge Joseph E. Cockrell as the first president. It is one of the finest and last remaining examples of a Gothic Revival high-rise in the city's historic downtown and was designed by the architectural firm Coburn & Smith (formerly the C. D. Hill Company) with Hexter & Chambers serving as general contractors. The building is nominated under Criteria C in the area of Architecture with significance at the local level and under Criteria A for its role in the banking industry in early twentieth-century Dallas, also at the local level of significance.

The Banking Industry in Dallas

Dallas gained prominence and influence as a banking center during the first half of the twentieth century as a result of the location of the Federal Reserve Branch in the city in 1914 as well as the East and West Texas oil booms during the 1920s and 1930s. Banking industry leaders became some of the most powerful and influential among the city's social, political and economic elite.

Historians have noted that, during the 19th century, Dallas had a perpetual currency problem. The succession of political changes (government under the Republic of Texas, the United States, the Confederacy, and then Reconstruction) contributed to the lack of circulating money in the somewhat isolated North Texas community. Republic of Texas paper currency had no standard value after statehood, and Louisiana and Mississippi banknotes were usually accepted only when – and if – they were endorsed by Texas businesses. Mexican silver dollars were also accepted in trade in Dallas before the Civil War, and all agreed that the most acceptable rate of exchange was in “hard money.”

The self-sufficient and suspicious early residents and business owners on the North Texas prairie formed significant political opposition to the chartering of banks. Early Dallas resident John Beeman was perhaps the only local businessman to operate a small money-lending business, loaning cash at 5 per cent in 1850, which rose to 12 per cent during the panic of 1857.¹ As the Confederacy unraveled in 1864 and 1865, both U.S. and Confederate currency deflated, so cash was scarce and fairly worthless, resulting in “much hardship.”²

The first private banking house in Dallas was opened by T.C. Jordan and E.G. Mayes sometime before 1868 with capital of \$20,000 in gold (it was Mayes' cash but the bank carried Jordan's name). Locating on the west side of the courthouse square, Jordan charged 5 per cent interest, or 2 per cent on collateral of gilt edged securities. Meanwhile, Col. William H. Gaston and A. C. Camp established a second private banking concern in 1868 with a dry goods box as a teller counter and the founders' pockets as safe deposit vaults.

In 1873, Col. Christopher Columbus Slaughter and partner W.E. Hughes took control of the first private bank, Jordan & Co., and reorganized the business as the City Bank of Dallas. The City Bank re-opened with \$50,000 in capital at the corner of Commerce and Market Streets. Reorganized again under Hughes in 1880 as the City National Bank, it absorbed

¹ Writers Project, WPA Dallas Guide and History, 1942, p. 161

² Ibid

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the private banking house of the Gannon Brothers (1881), the Dallas National Bank (1886), the State National Bank (1894), Trinity National Bank (1909), Tenison National Bank (1920), and in 1929 merged with the American Exchange National Bank to become the powerful 1st National Bank of Dallas.

Gaston and Camp also pursued various mergers and acquisitions in the latter part of the century. Merged with the Exchange Bank in 1881 and becoming the National Exchange Bank in 1887, the financial institution continued to expand and was renamed American National Bank in 1905, eventually acquiring the City National Bank to become 1st National Bank. Thus, the first two Dallas banks, through a complicated but directly traceable line of descent, became a single powerful institution: the 1st National Bank of Dallas.³

The arrival of the railroads in Dallas in 1872 and 1873 brought swift economic expansion as the city's opportunities as a trade center were significantly augmented. Four more private banks were established during the 1870s, including the first chartered as a state bank: the Dallas County Bank, opened in 1873. By 1885 there were six banks operating in the city, and in 1889 the National Bank of Commerce opened, which would eventually be the only bank in Dallas to retain its original identity well into the next century, operating under the same name from its founding until 1940. The State of Texas finally established a bank charter system that guaranteed deposits in 1905, causing additional expansion and realignment of institutions. Dallas, having been designated by the state as a reserve location in 1902, by 1905 had six national banks, two state banks, 20 private banks and one trust bank.⁴

The opening of the 11th District Federal Reserve branch in Dallas in 1914, the result of a strenuous campaign by Dallas bankers and other financial leaders to have the bank located in their city, centralized many banking functions, including the clearance and collection of checks and provision of currency, for hundreds of member banks in Texas and parts of Louisiana, Oklahoma, Arizona and New Mexico. Perhaps more than any other influence, the location of the Federal Reserve branch in Dallas finally and firmly established the city as a major banking center for the entire southwest, a role it would play until the 1980s.

Banking in Dallas During the Depression⁵

The advent of the Depression temporarily halted many of the plans for expansion in Dallas. By the end of 1931, 18,500 unemployed people applied for relief. Retail sales in the city fell from \$189 million in 1929 to \$130 million by 1935, and building permits plummeted \$3.5 million between just 1930 and 1931.⁶ But the effects of the Depression would halt the city's growth only temporarily. The businessmen of Dallas formed a collective leadership that, while they competed fiercely with one another for profits, they realized that civic welfare and urban progress were shared responsibilities that all would profit from eventually. Originally founded to secure the council-manager form of government, the Citizens Charter Association became a political organization of businessmen who worked to get the right men elected to office. But they eventually also evolved into an organization that promoted good citizenship as well as good government as they worked diligently to promote the City of Dallas worldwide.

³ Ibid p. 162

⁴ Ibid p. 164

⁵ This section copied directly from the *Dallas Downtown Historic District* draft National Register nomination (not listed), prepared by Lila Knight and Marcel Quimby, pp. 47-49. On file with the Texas Historical Commission.

⁶ Roger Biles, "The New Deal in Dallas" *Southwestern Historical Quarterly* (July 1991) 7-8.

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The restrictive credit policy of the Dallas branch of the Federal Reserve Bank, which controlled discount and interest rates and loans to member banks, as well as setting credit policies, is credited with preventing any more bank failures than occurred in the Dallas area during the onslaught of the Depression.⁷ In 1930 the American Exchange National Bank merged with City National Bank to form First National Bank of Dallas with Nathan Adams as its president.⁸ The merger made First National Bank the largest bank in the South, insuring its survival during the Depression years. Always interested in diversifying its economy, local bankers branched into the oil business. Dallas became a financial and legal center for oil with distribution companies and manufacturing plants for oil well equipment. Nathan Adams, president of First National Bank of Dallas, and Fred Florence, president of Republic National Bank and Trust Company, played pivotal roles in accepting underground oil and natural gas reserves as collateral for the financing of large-scale production.⁹ As a result, Dallas became the financial center for the oil and gas industry, not only for Texas, but the surrounding states of Louisiana and Oklahoma as well. Although considered gamblers at the time, it was perhaps the best banking decision ever made.

The City of Dallas received a phenomenal economic boost during the Depression years from the influx of federal dollars for relief and civic improvement projects. But even more importantly, in 1934 Dallas was selected by the Texas Centennial Commission as the site of the central exposition for the state's centennial celebration. Robert L. Thornton, president of the Dallas Chamber of Commerce, led a group of Dallas businessmen intent on obtaining the state's approval of Dallas as the site for the exposition. Local businessmen formed the Texas Centennial Central Exposition Corporation with the intent of securing Dallas as the site for this important event. The presidents of the three most important banks in town composed the executive committee of this organization: R. L. Thornton of Mercantile National Bank, Nathan Adams of First National Bank of Dallas, and Fred Florence of Republic National Bank.¹⁰ The City of Dallas offered the state fairgrounds and its buildings, valued at \$4 million, while the business community provided \$2 million and a bond package overwhelmingly passed, even in the midst of the Depression, authorizing another \$3 million.¹¹ Although Dallas lacked the historical charisma of its competing cities of Houston and San Antonio, Thornton and the others sold the city on their image of "progress" rather than history. Moreover, the city possessed the necessary infrastructure to support an endeavor such as a world's fair. In particular, the city had an incredibly diverse network of transportation that included eleven railroads, four electric interurbans, fifteen bus lines, forty-one freight lines, ten airlines, eleven state highways, and five federal highways.¹²

With the discovery of oil in East Texas and the city's capture of the state's Centennial Exposition, Dallas weathered the Depression years better than most Texas cities. Although no oilfields were discovered within the Dallas area, the Dallas bankers were the first to lend oil operators money on oil reserves still in the ground. Dallas emerged from the Depression as an important southern metropolis with a regional dominance in wholesaling, retailing, banking and insurance. By 1940,

⁷ Graff, Harvey. *The Federal Reserve Bank of Dallas, Application for Local Landmark Designation*, City of Dallas (1976).

⁸ Perez, Joan. "Adams, Nathan," in *The New Handbook of Texas* (Austin: Texas State Historical Association, 1996), vol. 1, p. 24.

⁹ *Ibid.*, and "Florence, Fred," in *The New Handbook of Texas* (Austin: Texas State Historical Association, 1996) vol. 2, p. 1035.

¹⁰ Ragsdale, Kenneth. *The Year America Discovered Texas: Centennial '36* (College Station: Texas A&M University Press, 1987) 83.

¹¹ The bond package passed by a vote of 5,520 to 1,088. When investors could only sell \$1.8 million in bonds, 28 Dallas businessmen underwrote the additional necessary expenses of the fair. Fairbanks, 93.

¹² Ragsdale, Kenneth. *The Year America Discovered Texas: Centennial '36* (College Station: Texas A&M University Press, 1987) 82.

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in fact, it had the third highest average per capita income in the nation.¹³

Following on the heels of the Depression, shortages of construction materials during World War II continued the slowdown in the construction industry with virtually no buildings constructed in the Central Business District during the war years, except for the Mercantile Bank Building (phase one design by Walter Ahlschlager and Donald Nelson). Completed in 1942, it may have been one of the few skyscrapers built during the war years as bank president R. L. Thornton managed to continue to receive steel shipments, earning it the name of "Dallas' Battleship." The Mercantile Bank Building ushered in a new era - and a new image - for the banks of Dallas. Rising thirty-one floors and crowned by a modernistic clock spire, Mercantile became not only the tallest building on the Dallas skyline, it also became the most modern building on the Dallas skyline. In the future, Dallas bankers would compete to build the tallest and the most modern buildings within the Central Business District.

Dallas National Bank

At the time of the building's opening (1927), the bank was described as having a \$600,000 capital surplus with resources of \$5,466,166.95 including \$1,755,887.95 in loans and discounts, \$1,081,450 in US bonds and certificates, and \$263,434.24 in real estate holdings. The Bank took great pride in the fact that its officers were largely Dallas-area natives. Jack Gillespie was reared in Dallas, and began his banking career as a runner for City National Bank, eventually earning the rank of assistant cashier. He left City National in 1917 to take the position of cashier at Tenison National Bank. Following the consolidation of the two banks, Gillespie was named vice president before taking over the position as president in 1927. O.C. Bruce, vice president, was reared in Wills Point, Texas, starting his banking career in the State National Bank there in 1906. He went from there to Eastland, where he was with a bank about one year, when he resigned to come to Dallas and became cashier of the Dallas National Bank. J.C. Tenison was born and reared in Dallas, the son of E. O. Tenison, who was a well-known Dallas banker. He joined the staff of the City National Bank in 1908. When the Tenison National Bank was organized, he left City National to take the position of vice president. The consolidation of Tenison and City National Banks occurred while Tenison was serving overseas during WWI. When he returned, he took a position as cashier at the newly formed Dallas National Bank. John C. Jester, assistant cashier of the bank, was born and reared in Tyler, gaining his early banking experience in the Jester Guaranty State bank there. He resigned there in 1913, however, and came to Dallas to join the staff of the First National Bank, and upon the organization of the new bank, became assistant cashier. L. B. Glidden joined the staff of the City National Bank in 1910, remaining there until he joined the staff of the Dallas National Bank, in 1920, as assistant cashier. The bank remained active in this location (renamed in 1930 as Dallas Bank and Trust), until 1954, when it was absorbed into the First National Bank of Dallas.

The Architecture of Dallas National Bank

The firm Coburn and Smith (later known as Coburn, Smith and Evans), designed the Dallas National Bank, their first large commission after the retirement and death of their partner Charles Dexter Hill. Hill (1873-1926) had moved to Texas in 1903 and worked for Sanguinet and Staats through 1907, becoming a partner in 1905. He then organized his own firm (C. D. Hill and Company), with D. F. Coburn and H. S. Smith. The C. D. Hill Company was responsible for

¹³ Fairbanks, Robert. "Dallas in the 1940s: The Challenges and Opportunities of Defense Mobilization," in *Urban Texas: Politics and Development*, Char Miller and Heywood Sanders, editors (College Station: Texas A&M University Press, 1990) 141.

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several Texas courthouses, the 1926 Republic National Bank and the 1912-14 Beaux-Arts style Dallas City Hall (SAL) (with Mauran, Russell and Crowell of St. Louis). Other Dallas buildings designed by The C. D. Hill Company include Oaklawn Methodist Church, Perkins Dry Good Company, and the Dallas YWCA. Hill retired in 1927, and Coburn and Smith, took over his practice.¹⁴ The Dallas National Bank was their first commission after Hill's death.

The Dallas National Bank is described as a "vault" type due to the large arch over the entrance on its primary façade. This building type features a rectangular façade pierced by a large, vaulted entrance or window within the center, often flanked on either side by windows or entrances. Generally two to three stories in height (sixteen in the case of Dallas National Bank), it is not uncommon to find one-story examples. The *vault* building type came into popularity at the turn-of-the-century, and it was commonly used for banks.¹⁵

The Dallas National Bank Building is one of many Gothic Revival skyscrapers built throughout Texas cities from the 1910s through the 1930s. Gothic Revival ornament applied to tall buildings was a common formula throughout the U.S. in the early 20th century, with the most notable and influential examples being the Woolworth Building (New York City, 1913, Cass Gilbert, arch.), the Tribune Tower (Chicago, 1925, Howells & Hood, archs.), and the Cathedral of Learning (Pittsburgh, 1926-37, Charles Z. Klauder, arch.). Gothic design cast in terra cotta lent itself well to application on skyscrapers because it allowed intricate tracery and finials to be reproduced in a relatively lightweight and fireproof material. Gothic ornament also emphasized verticality, a much-desired attribute for clients who wanted their buildings to stand out visually and define the city skyline.

Dallas followed national trends, as the design of the Dallas National Bank demonstrates, and the exterior of early twentieth century buildings remained conservative and traditional in appearance even amidst the technological advances of construction of the interior steel structural systems. Due to the popularity of the revival styles of the period, the national production of architectural terra cotta quadrupled and the industry continued to grow through the 1920s. Atlantic Terra Cotta Company (1908-1943) produced over forty percent of the terra cotta of buildings in New York City.¹⁶ The 1926 Dallas National Bank, similar to other buildings of the same era in Dallas and across the country, took advantage of the new steel frame construction technology yet maintained the exterior appearance of more traditional materials such as stone and iron. Terra cotta was the ideal exterior cladding and offered greater flexibility in design due to its ease of production and low maintenance. The flexibility allowed for craftsmen to adapt quickly to the revival styles of the early twentieth century. The material also allowed for rich colors, varied textures and patterns, and mechanized extrusion techniques allowed for mass production of veneers. With the Depression and the change once more in styles and building

¹⁴ Ibid.

¹⁵ Knight and Quimby, page 7-10

¹⁶ *Administrative History of the Atlantic Terra Cotta Company (1908-1943)*, Alexander Architectural Archives, University of Texas at Austin. Various company records.

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National Park Service

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Section 8 Page 13

Dallas National Bank
Dallas, Dallas County, Texas

technologies with an emphasis on utility and economy, the terra cotta industry began to decline, and Atlantic closed its doors in 1943.¹⁷ The company was responsible for supplying the terra cotta for several Dallas building's designed by the C.D. Hill Company including the Oaklawn Methodist Church and Perkins Dry Good Company. More nationally recognized buildings that utilized Atlantic Terra cotta products include the Flat Iron and Woolworth buildings in New York, the Union Trust in Detroit and the Philadelphia Museum of Art. It is unclear if the Dallas National Bank utilized terra cotta from Atlantic, yet it is quite possible, given C. D. Hill's familiarity with the company.

The Dallas National Bank, a sixteen-story Gothic Revival building in Dallas' Central Business District, with an annex fronting Commerce Street, retains a high degree of its architectural integrity of location, setting, workmanship, materials, design, feeling and association, despite the ground floor and interior alterations. The building is an excellent local example of the popularity of early twentieth century revival styles and the mixture of traditional materials, stone and brick, with newer materials, terra cotta, to allow for a flexibility and exuberance of design. The building is significant at the local level for its association with Dallas' banking industry, and as an example of the Gothic Revival style of architecture applied to a high-rise building commercial office building.

¹⁷ Ibid.

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Dallas National Bank
Dallas, Dallas County, Texas

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- www.skyscrapers.com
- Writers Project, *WPA Dallas Guide and History*, 1942, p. 161.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	Zone	Northing	Easting
	14	3629098N	706208E

VERBAL BOUNDARY DESCRIPTION: The building is located on Block 122/77 in the Smith Murphy & Martins plat in downtown Dallas. The building faces north onto Main Street with an addition behind (south) that faces Commerce. The address of the addition is 1511 Commerce.

BOUNDARY JUSTIFICATION: The boundary includes all improvements historically associated with the building.

11. FORM PREPARED BY (with assistance from National Register Coordinator Gregory Smith)

NAME / TITLE: Jay Firsching, ArchiTexas, with preservation consultant Anna Mod

ORGANIZATION ArchiTexas

DATE November 2004

STREET & NUMBER 1907 Marilla

TELEPHONE 214-748-4561

CITY OR TOWN Dallas

STATE Texas

ZIP CODE 75201

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS (See continuation sheet Figure-15 through Figure-17)

MAPS

PHOTOGRAPHS (See continuation sheet Photo-18)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Dunhill 1530 Main LP (ATTN: Robert Colombo, Eureka Holdings)

STREET & NUMBER: 8100 Lomo Alto Drive, Suite 210

TELEPHONE: 917-912-6889

CITY OR TOWN: Dallas

STATE: Texas

ZIP CODE: 75225

NAME: Stephen H. Kanoff

STREET & NUMBER: 1122 Jackson Street, Suite 616

TELEPHONE: 214-944-5454, fax 214-946-5171

CITY OR TOWN: Dallas

STATE: Texas

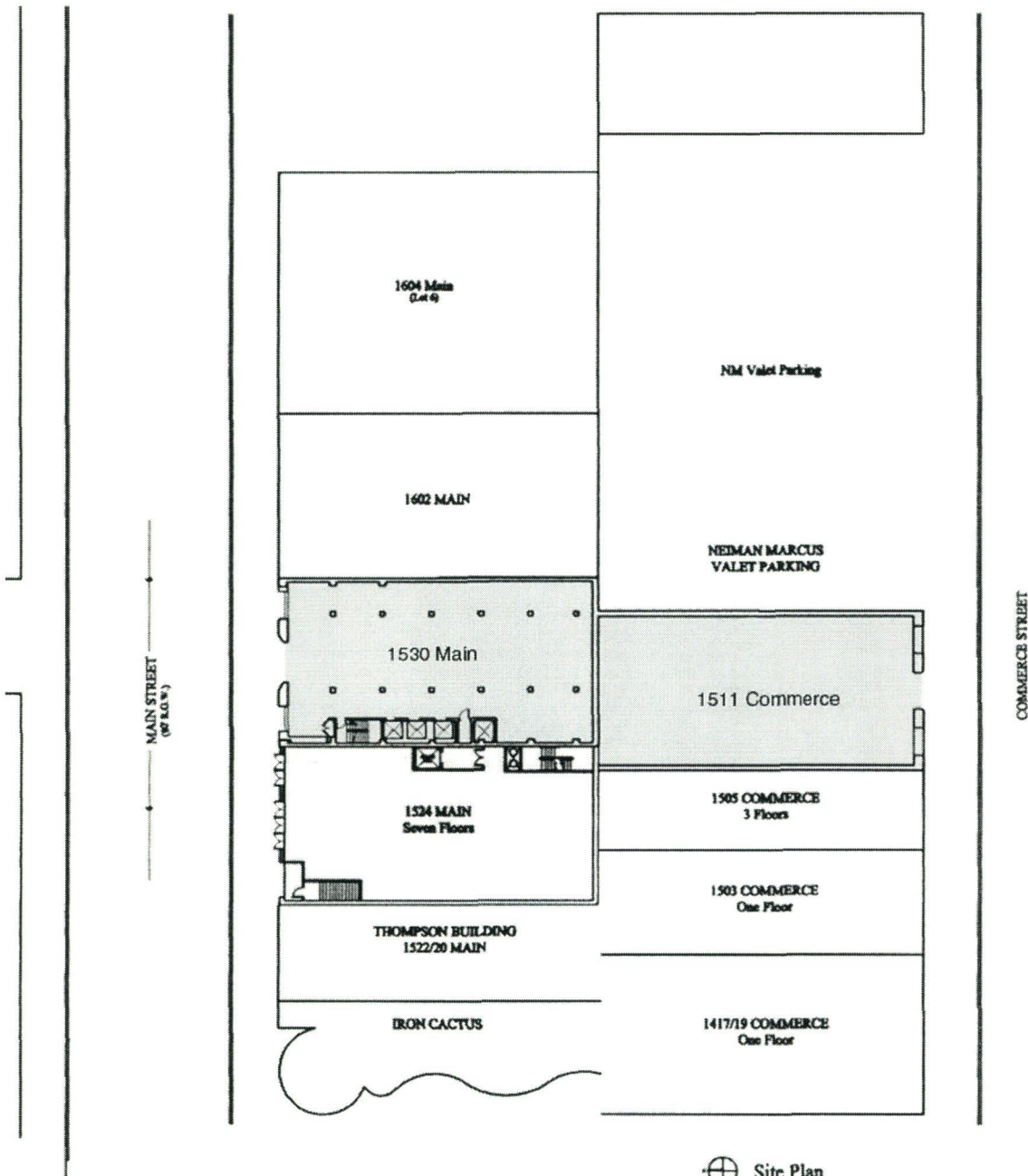
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National Park Service

National Register of Historic Places Continuation Sheet

Section ___ Figure ___ Page 15

Dallas National Bank
Dallas, Dallas County, Texas



⊕ Site Plan
0 10 20 30

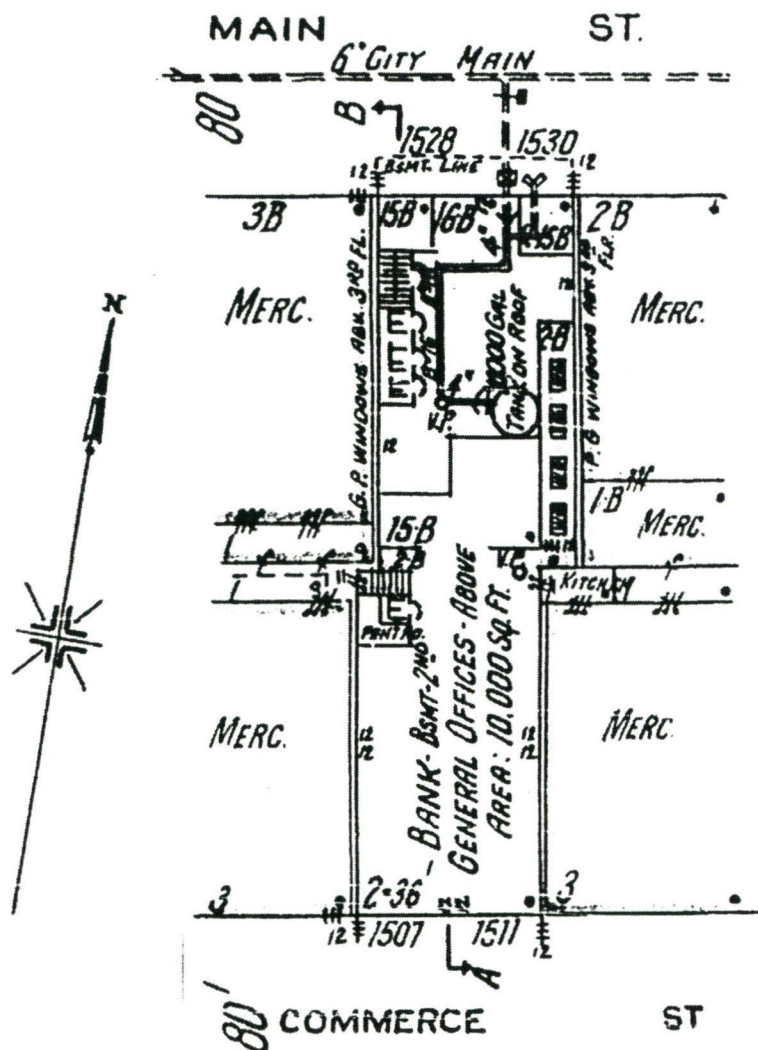
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National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 16

Dallas National Bank
Dallas, Dallas County, Texas

Sanborn Fire Insurance Map (1921, corrected to 1937)



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National Park Service

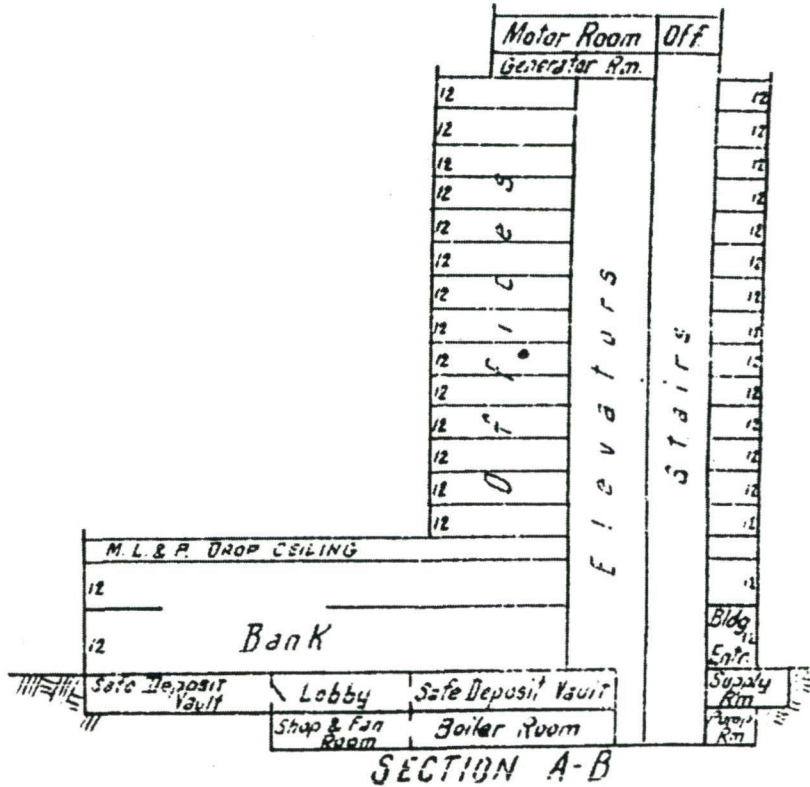
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Dallas National Bank
Dallas, Dallas County, Texas

Sanborn Fire Insurance Map (1921, corrected to 1937)

*SURVEY NO 4810
RATE FILE NO 23954
DATE: 9-4-'35*



DALLAS BANK & TRUST CO.	
SANBORN 1921 EDITION VOL. 1. PAGE 8 BLK. 7	
DALLAS, TEXAS	
TEXAS INSPECTION BUREAU	
DALLAS, TEXAS	
J. Fred ENGLER, INSP	SCALE 1"=50'

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National Park Service

National Register of Historic Places Continuation Sheet

Section _____ Photo _____ Page 18

Dallas National Bank
Dallas, Dallas County, Texas

Dallas National Bank
1530 Main and 1511 Commerce
Dallas, Dallas County, Texas
Negatives on file with the Texas Historical Commission

North elevation (tower at 1530 Main Street)
Camera facing south
Photographed October 2004 by Anna Mod
Negative on file with Texas Historical Commission
Photo 1 of 4

North elevation (tower)
Camera facing south
Photographed 1940 by unnamed photographer
From the collection of the Texas/Dallas History and Archives Division, Dallas Public Library
Photo 2 of 4

Southeast oblique (annex at 1511 Commerce, with tower in background)
Camera facing northwest
Photographed February 2005 by Marcel Quimby
Negative on file with Texas Historical Commission
Photo 3 of 4

South elevation (annex)
Camera facing north
Photographed February 2005 by Marcel Quimby
Negative on file with Texas Historical Commission
Photo 3 of 4

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Dallas National Bank
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 4/01/05 DATE OF PENDING LIST: 4/22/05
DATE OF 16TH DAY: 5/07/05 DATE OF 45TH DAY: 5/15/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000419

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 3/10/05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



DALLAS NATIONAL BANK
DALLAS, DALLAS COUNTY, TEXAS
PHOTO 1 of 4



SHIPPY BENCH

POP BILLS

CREDIT LINE:
FROM THE COLLECTION OF THE
TEXAS/DALLAS HISTORY AND ARCHIVES
DIVISION, DALLAS PUBLIC LIBRARY

PA2000-3/185
ACCESSION # _____

DALLAS NATIONAL BANK
DALLAS, DALLAS CO., TEXAS
PHOTO 2 of 4



QUALITY CLEANERS
367-5781

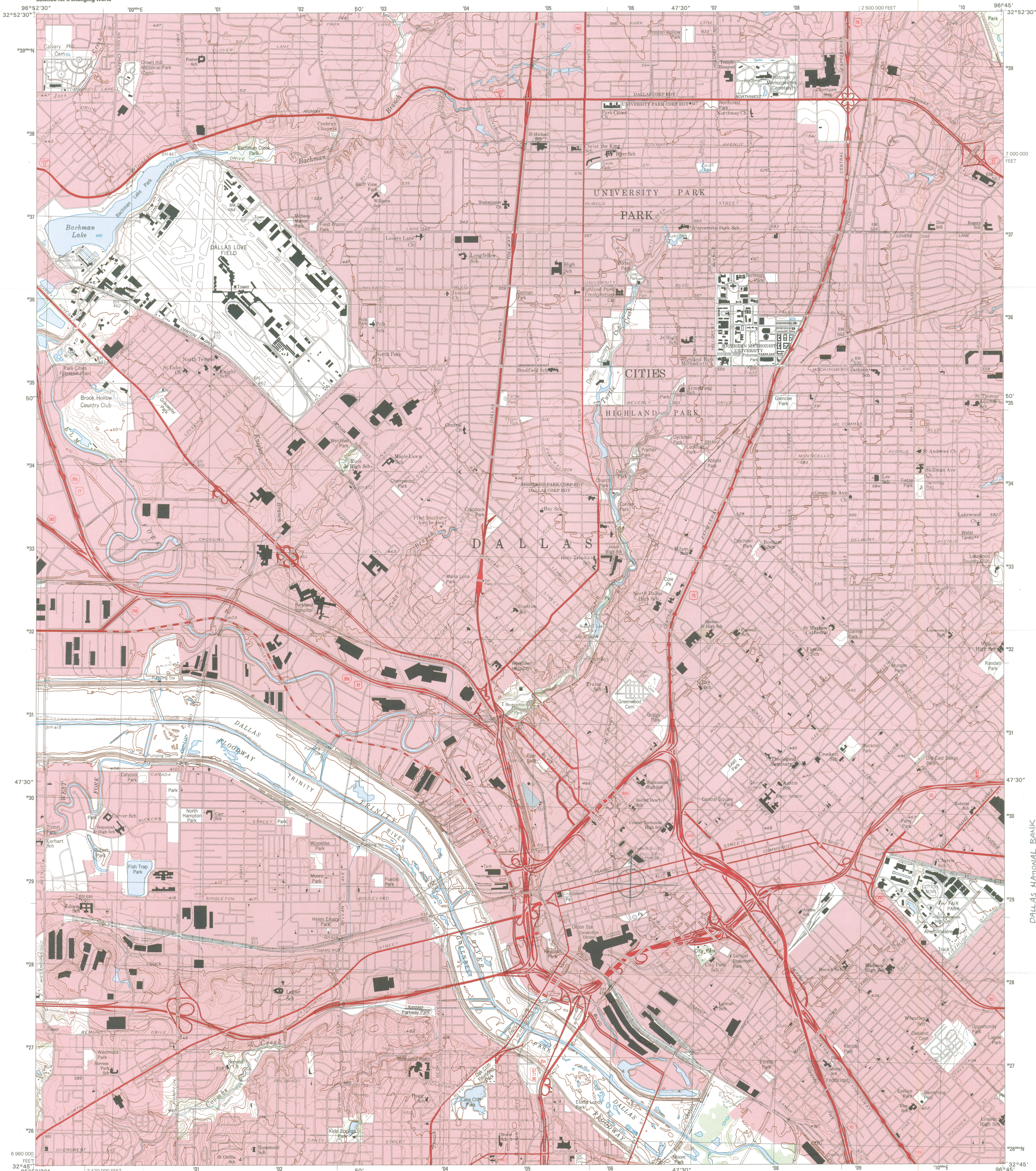
1530 MAN

PHILLY STEAK
HAMB BURGERS

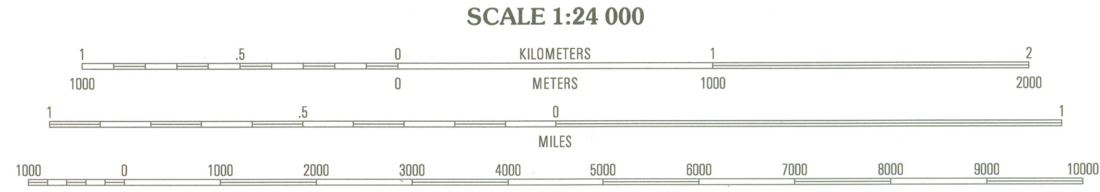
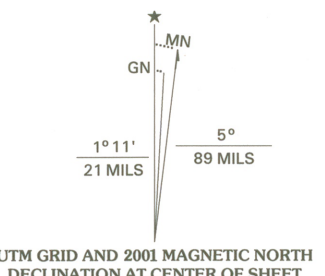
DALLAS NATIONAL BANK
DALLAS, DALLAS CO., TEXAS
PHOTO 3 of 4



DALLAS NATIONAL BANK
DALLAS, DALLAS CO., TEXAS
PHOTO 4 of 4



Produced by the United States Geological Survey Topography compiled 1954. Planimetry derived from imagery taken 1995 and other sources. Survey control current as of 1958. Boundaries current as of 2000. North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 14 10 000-foot ticks: Texas Coordinate System of 1983 (north central zone). North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software. Houses of worship, schools, and other labeled buildings verified 1958.



CONTOUR INTERVAL 10 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929 TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



QUADRANGLE LOCATION

Table with 3 columns and 3 rows showing quadrangle names: 1 Carrollton, 2 Addison, 3 Garland, 4 Irving, 5 White Rock Lake, 6 Duncanville, 7 Oak Cliff, 8 Hutchins.

ADJOINING 7.5' QUADRANGLE NAMES 3296-331



DALLAS, TX 1995

NIMA 6649 IV SE-SERIES V882

DALLAS NATIONAL BANK 1530 MAIN AND 15TH COMMERCE DALLAS, DALLAS COUNTY, TEXAS UTM ZONE 14 302908N 706208E



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



**TEXAS
HISTORICAL
COMMISSION**

Rick Perry • Governor
John L. Nau, III • Chairman
F. Lawrence Oaks • Executive Director

The State Agency for Historic Preservation

TO: Linda McClelland
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator
Texas Historical Commission

RE: Dallas National Bank, Dallas, Dallas County, Texas

DATE: March 29, 2005



The following materials are submitted regarding: Dallas National Bank:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	Resubmitted nomination
	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	USGS map
	Correspondence
	Other:

COMMENTS:

SHPO requests substantive review

The enclosed owner objections (do) (do not) constitute a majority of property owners

Other: _____