

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form**1. Name of Property**

Historic Name: First National Bank Tower

Other name/site number: Elm Place

Name of related multiple property listing: NA

2. Location

Street & number: 1401 Elm Street

City or town: Dallas

State: Texas

County: Dallas

Not for publication: ☐Vicinity: ☐**3.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 at the following levels of significance:

☐ national ☐ statewide ☒ localApplicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D_____
Signature of certifying official / Title

State Historic Preservation Officer

Date

Texas Historical Commission

State or Federal agency / bureau or Tribal GovernmentIn 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 of the Keeper_____
Date of Action

First National Bank Tower, Dallas County, Texas

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/Financial Bank; Commerce/Business; Commerce/professional; Commerce/Specialty Store; Commerce/restaurant

Current Functions: Vacant/Not in Use; Work in Progress; Domestic/multiple dwelling; Domestic/Hotel; Commerce/business; Commerce/specialty store; Commerce/restaurant

7. Description

Architectural Classification: Modern Movement: International Style, New Formalism

Principal Exterior Materials: STONE/Granite, Marble; Glass

Narrative Description (see continuation sheets 7 through 10)

First National Bank Tower, Dallas County, Texas

8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: N/A

Areas of Significance: Commerce; Architecture

Period of Significance: 1965

Significant Dates: 1965

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: George Dahl (architect); Thomas Stanley (architect)

Narrative Statement of Significance (see continuation sheets 11 through 17)

9. Major Bibliographic References

Bibliography (see continuation sheets 18-19)

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested. (*Part 1 approved 10-12-2011*)
- ☐ 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): NA

First National Bank Tower, Dallas County, Texas

10. Geographical Data

Acreage of Property: 1.858

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 32.781355° Longitude: -96.800758°

Verbal Boundary Description: See continuation page 20

Boundary Justification: See continuation page 20

11. Form Prepared By

Name/title: Abigail Mitchell and Aimee Sanborn, with assistance from NR Coordinator Gregory Smith
Organization: Merriman Anderson Architects
Street & number: 300 N. Field Street
City or Town: Dallas State: Texas Zip Code: 75202
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Date: March 1, 2017

Additional Documentation

Maps (see continuation sheets 21-24)

Additional items (see continuation sheets 25-38)

Photographs (see continuation sheets 39-69)

First National Bank Tower, Dallas County, Texas

Photograph Log

First National Bank Tower
Dallas, Dallas County, Texas
Photos 1-5 by Aimee Sanborn, August 2017
Photos 6- 38 by Abigail Mitchell, November 2016

Photo 1
Northeast oblique
Camera facing southwest

Photo 2
Northeast oblique
Camera facing southwest

Photo 3
Southeast oblique
Camera facing northwest

Photo 4
Southwest oblique
Camera facing northeast

Photo 5
Tower, north elevation
Camera facing southeast

Photo 6
Northwest corner
Camera facing southeast

Photo 7
South tower elevation
Camera facing north

Photo 8
South elevation, looking down from adjacent building
Camera facing north

Photo 9
South street-level elevation
Camera facing west

Photo 10
Northeast corner ground level
Camera facing west

Photo 11
East elevation ground level
Camera facing southwest

Photo 12
Southeast corner
Camera facing west

Photo 13
Northwest corner
Camera facing southeast

Photo 14
Northeast corner
Camera facing west

Photo 15
Parking garage entrance along the southern elevation
Camera facing east

Photo 16
Exterior patio at level 1 along the south elevation
Camera facing east

Photo 17
9th floor terrace east elevation
Camera facing northwest

Photo 18
Exterior of glass clerestory and canopy at level 9 north
elevation

Photo 19
9th floor terrace south elevation
Camera facing west

Photo 20
Level 2 retail lobby
Camera facing west

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Photo 21

Renovated banking lobby at southeast corner
Camera facing southeast

Photo 22

2nd floor main lobby
Camera facing southwest

Photo 23

2nd floor main lobby
Camera facing north towards elevator bay

Photo 24

Renovated (1989) banking lobby at southeast corner
Camera facing west

Photo 25

Renovated (1989) banking lobby at southeast corner
Camera facing northwest

Photo 26

Original railing detail located at level 2 and 3 main
lobby and level 5 balcony

Photo 27

North side of main lobby at level 3
Camera facing west

Photo 28

3rd floor main lobby looking down at level 2
Camera facing east

Photo 29

Typical elevator lobby at level 2 main lobby

Photo 30

9th floor main lobby

Photo 31

Original Bank lobby at level 4
Camera facing northeast from level 5

Photo 32

Typical tower elevator lobby

Photo 33

Typical historic ceiling at elevator lobbies

Photo 34

Teak decorative wall located at level 4

Photo 35

Teak and brass decorative wall located at level 9

Photo 36

Entrance at level 1 parking ramp

Photo 37

49th/50th floor escalators
Camera facing east

Photo 38

Current condition of 50th floor observation deck

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.

First National Bank Tower, Dallas County, Texas

Narrative Description

First National Bank Tower, commonly known as Elm Place since the late 1980s, is a 52-story, 628-foot-tall skyscraper in downtown Dallas, Texas. The building occupies an entire city block in the central business district, bounded by Pacific Ave to the north, North Field Street to the west, Elm Street to the south and North Akard Street to the east. The property area is just under 2 acres, and is adjacent to the northwest border of the Dallas Downtown Historic District. With two below-grade levels in addition to 50 stories above grade, the building covers the entire block from levels 1 through 8. Levels 9 through 50 are in the tower, with two mechanical levels at the top. One of the most significant architectural features of the building is its tower-on-podium composition. The building is clad predominately in white Greek marble and curtainwall glazing on the 8-story podium, while the tower features large expanses of dark glazing contrasting with thin white internally-illuminated acrylic-clad vertical piers. The building lacks a definitive cornice, which combined with the vertical emphasis of the tower design, emphasizes the building's height. The tower has a flattened hexagonal footprint, which appears as a motif throughout the building as hexagonal shaped conference tables, elevator light signals, etc. First National Bank Tower is in good condition, but currently sits empty pending proposed development and renovation. Throughout the years, the main architectural elements have been retained in public areas, except for the ground level bank lobby on the southeast, which was enclosed in 1989 to increase retail area and relocated from the main banking lobby to the street level. The remaining historical finishes at the public spaces include metal luminous ceiling grids at all elevator lobbies, travertine and teak decorative walls, teak wood paneling, and decorative lighting. In the tower, the interior finishes have been altered throughout the years as different tenants moved in and out of the building. The tower never received the level of interior finishes that the lower public spaces received. All non-historic finishes were removed from the building during the abatement process.

General Setting

First National Bank Tower is in the center of the Dallas Downtown core. The building occupies the entire 1400 block of Elm Street, a block that has historically contributed to the retail vitality of downtown. Bordering the northern edge of the site is the former home of the Sanger Harris Department Store, currently the home of the Dallas Area Rapid Transit System Headquarters (DART). Directly to the east of the site is the Mosaic loft tower, the former home of Fidelity Union and Fidelity Union Life, and the Dallas Federal Savings and Loan building at 1505 Elm Street. The former Mayfair Department Store (1955), Gulf States Building (1927), and Republic Bank building (1926) are in the block south of the site. These buildings, as well as 1505 Elm Street, are in the Dallas Downtown Historic District. Directly to the west of the site is the Renaissance Tower (1974), a 56-story glass façade tower. The 1400 block of Elm Street is the only block in the city to be largely surrounded by buildings that have been designed by George Dahl and Thomas Stanley, including the Dallas Federal Savings Building at 1505 Elm Street and the Mayfair Building at 1414 Elm Street.

First National Bank Tower is adjacent to the Downtown Dallas Historic District (see Map 5). Buildings within the district range from modest, late nineteenth and early twentieth century examples of brick and limestone commercial buildings to the finest examples of multi-story bank, hotel, and office buildings from the 1910s through the 1950s that illustrate the complete evolution of the skyscraper form in both Dallas and the State of Texas. In addition, the district contains notable examples of government buildings and theatre architecture. The district features the state's best concentrations of late nineteenth and early twentieth century commercial and public buildings in large urban setting, representing the transformation of Dallas from a small agricultural trading center to a world-class financial center for banking, oil industry, insurance industry, and major retail outlets. Moreover, the physical development of the district reflects the major developments in the history of city planning in the state, many of which were initiated in the City of Dallas and served as models for others.

First National Bank Tower, Dallas County, Texas

Site

The building's site is rectangular and occupies the entire block between Pacific Street on the north, Elm Street on the south, Field Street on the west and Akard Street on the east. Pacific Street acts as the main DART light-rail route through downtown Dallas with a station located adjacent to the site. Elm is a four-lane street running along the southern edge of the site and allows for one way traffic westbound. Field Street is a three-lane street that runs along the western edge of the site and allows for two-way traffic. The site is approximately 2 acres (87,120 sq. feet), and slopes 5' from the southwest corner to the northeast corner of the site. The building's main entrance is on Elm Street. Circulation for the building was primarily around the perimeter of the site with exception of the indoor mall that connected Akard to Pacific. Shipping, service, and parking entrances for the sub-level parking garage are located on the Elm and Field sides of the site.

Structure

The First National Bank tower is a 52-story steel frame skyscraper with concrete core from the basement to level 4. Along the perimeter of the two basement levels is a concrete, load-bearing retaining wall. The overall building height is 628 ft. The formal makeup of the building is a 42-story glass and steel tower anchored by two sub-levels and an eight-story podium structure that is supported by a series of five story tall perimeter columns. More than 20,000 tons of steel were used to construct the structure of the tower.¹ The overall building height was originally slated to be 96 feet taller, but was scaled back due to the potential interference with flight paths to and from Love Field.

Exterior

The building's overall form is a stretched hexagonal tower perched atop an eight-story rectangular podium that occupies the entire 1400 block of Elm Street. The podium's temple-like composition exemplifies New Formalist design, with slender columns appearing to support a plain windowless entablature that once housed the heart of the First National Bank operations in levels six through eight. The building is the highest-profile skyscraper in Dallas to utilize the 'tower-on-podium' form, with the base of the building as a key spatial defining element for interior and exterior spaces on the street level. The tower's original open plan at level two activated the street level by providing ample shaded public space while allowing the 1400 block to remain extremely permeable even though the building occupies the entire city block. In 1989, this open area was enclosed in a new curtainwall system, creating a large banking lobby at the southeast corner and an interior public corridor connecting the building core to Pacific Ave and Field Street. The first above-grade levels are inset 10 feet from the column line, and are enclosed with full-height clear vision glass panels.

The tower uses a stretched hexagonal plan shape and white vertical bands to give the building a much taller and more delicate stance on the skyline while addressing sun penetration and sightlines from the street. Clad primarily with curtain-wall and white acrylic vertical bands, the contrast further defines the building's stance on the skyline while giving a clear impression of the structural system beneath. Eight acres of PPG glass were used at the exterior of the building.²

The contrasting color scheme of black and white was key in giving the building the most prominent presence in the skyline and in giving First National Bank an identity that aimed to set itself apart from the rival Republic Bank Tower, approximately two blocks to the east. To further enforce this design aesthetic, the building utilized the first architectural integrated lighting system in Dallas, a fluorescent light that ran the length of the vertical white acrylic

¹ "Big Boys Dig Away Downtown." *Dallas Morning News* 5 Apr. 1962, Final Edition, 2: 15.

² Ibid.

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bands of the tower. When lit, the tower's exterior aesthetic appeared just as strong at night as it did during the day. Approximately 124 fluorescent lamps, each eight feet in length, were installed within each mullion. With all lamps stacked end to end, they would be about 1.75 miles long. At the time of construction, the exterior light mullions cost \$6.75 per night.³

At level 9, the roof of the podium base, is a rooftop deck which provided both public and private functions. The original deck configuration included large planters, reflecting pools, a sculpture park and dining terraces for the adjacent executive offices. This space provided a unique urban garden space elevated in the Central Business District that was unlike anything else in the city. The original design was a highly orthogonal design, but was later renovated with curved planters wrapping around the entirety of the roof. Four plaster soffit canopies flank the main roof deck entrance. These are attached to the structure of the building, and remain today.

Interior

The overall aesthetic of the interior spaces in the First National Bank tower reflects strong corporate trends of the time; a combination of clean and functional design paired with a late mid-century modern style. The interior of the building has a strong symbiotic relationship with the exterior of the building, seen strongly in the details and fixtures that comprised much of the main spaces as well as the lobbies to various functions. Throughout the base and tower, the plan of the building is manifested in various forms and elements from elevator signals to window mullion profiles. Exterior materials also carried over to the interior with accents of white marble and pink granite taking various forms such as planter boxes and interior trim.

Spatial organization is simple and methodical with main core elements being located directly in the center of the floor plate, thus giving interior spaces maximum flexibility. Columns are located primarily along the interior core as well as the exterior perimeter, aiding in the flexible aspects of the building. Circulation into the building, whether it be through the main entry along Elm Street or the retail center between Elm and Pacific, always found its way to the central lobby, a two-story volume space with four elevator cores adjacent to it. The lobby, clad primarily in the marble found on the exterior and accented with black granite and teak wood, is a free-flowing space that visually is broken up through a series of solid and void changes that help to define the more private and public areas of the space, a simple gesture evocative of the architect's approach and found in much of Dahl and Stanley's portfolio.

At the 1st floor there was a "Walk-In Motor Bank," which was used by pedestrians or by those using the parking garage. The "Drive-In Motor Bank," was located at the northwest corner of the 2nd floor. Cars entered along Field street, circulated through the motor bank, and exited at Pacific Ave. The main parking garage entrance is located along Elm Street. Those using the valet or pedestrian access at this point enter the building at the 1st floor, then using a set of escalators to access the 2nd floor main lobby. Pedestrians can also enter the building's 2nd floor along Pacific Ave, Akard Street and Elm Street.

The original main banking floor was at the 4th floor, with a double-height main lobby. Bank visitors accessed the lobby through double escalators, which connected the 2nd floor main entrance to the 4th floor. These escalators were later removed, and the slab opening was infilled. The banking floor originally had teak panel walls with white marble flooring. Three sides of the space are enclosed with curtainwall comprised of 20.5' by 9' glass panels. The banking lobby originally housed 50 teller stations. The 5th floor featured a spacious lounge and offices of the bank lending offices. Commercial loans, oil loans and real-estate construction-mortgage loans were completed in this area. A balcony at this floor overlooked the main banking floor below. The 6th and 7th floors housed numerous bank functions, each level covering nearly two acres of floor space. The 8th floor housed bank internal functions, as well as the Dallas

³ "Nighttime Lighting Dramatizes Tower." *Dallas Morning News* 31 Jan. 1965.

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Room. The Dallas Room was a public service auditorium with a 300-seat capacity. The top executive officers' offices, lounge areas, Board of Directors Room, private conference and dining rooms, and an executive dining room were located at the 9th floor.

At the time of construction, the highest escalators in the world were located at the 49th floor connecting to the observation deck at the 50th floor. The observation deck, 600 feet in the air, provides 360° views of Dallas. The remainder of the space on the 49th and 50th floors are used as mechanical spaces. Additionally, the building utilized the largest amount of Burmese Teakwood and Persian Carpeting for any singular project. Oil paintings, collages, watercolors, prints and sculptures were selected to complement the banking floors, executive offices, dining rooms, conference rooms and reception areas.⁴

⁴ Key, By Jim. "First National Opens Tallest Skyscraper." *Dallas Morning News* 31 Jan. 1965.

First National Bank Tower, Dallas County, Texas

Statement of Significance

First National Bank Tower (1965) was designed by renowned Dallas architects George Dahl and Thomas Stanley. Located in Dallas' Central Business District, the building housed First National Bank's headquarters from 1965 until the 1990s. The at the time of construction, First National Bank was the largest bank in the state. The building is composed of a 42-story tower on a 10-story podium base. First National Bank Tower was built during a time of intense competition between First National Bank and Republic Bank to build the tallest tower in Dallas. The building contributed to the economic history of downtown Dallas as acting headquarters for First National Bank, home to several significant tenants and served as a set for the original television show *Dallas*. The First National Bank Tower was the home of Hunt Oil Company, the Murchison Brothers and The Dallas Petroleum Club. The building is nominated under Criterion A at the local level in the area of Commerce. The building is also nominated under Criterion C in the area of Architecture at the local level as one of the best examples of a tower-on-base skyscraper form. The building combines the elements of New Formalism and the postwar Corporate Modernism that grew from the International Style. The building is the first tower in Dallas to be primarily clad with a glass curtain-wall, and was the first Dallas skyscraper to incorporate an architecturally integrated lighting scheme. First National Bank Tower is also an important work completed by the offices of George Dahl and Thomas Stanley. The period of significance is 1965 (the year the building was completed) through 1967 (the fifty-year cutoff).

Downtown Dallas in the 20th Century

The first half of the 20th century in Dallas was greatly marked by the plan presented by George Kessler, emphasizing the importance of organized paths of travel for pedestrians, cars and goods. Defined by a complex network of railroad lines, Dallas was marked by significant congestion and inefficiency. Kessler proposed eliminating all above ground railroad crossings and constructing a system of main streets and connecting loops to help minimize traffic in the downtown area. The realignment of the Trinity River, establishment of the boulevard system and parks plan are a few of the items proposed by Kessler that were implemented. They all proved to have a greatly positive impact on Dallas.⁵ Dallas' first downtown tunnel system was a result of the underground freight terminal serving the large warehouses downtown. These tunnels have proven to be controversial in the city today. Many of Kessler's ideas were prevented by competing Dallas Property Owners Association and the Central Improvement Association. Both groups were started and ran by powerful businessmen in Dallas that were solely interested in the promotion of their own investments.⁶ A second attempt to implementing a comprehensive was the Ulrickson Plan, which was a \$23.9 million bond-funded improvement plan on the 1927 ballot. Like Kessler's previous submission, the plan was approved but never fully realized due to the realignment of the Trinity River, levee construction, and the numerous viaducts constructed between Dallas and Oak Cliff.⁷ In the following decades, other comprehensive master plans for Dallas were unsuccessful in their implementation.

Following World War II, Dallas experienced significant population and job growth. In the ten years following the war, the population grew by nearly 290,000 with an addition of 151,000 jobs. This growth led to the construction of over 100,000 homes and twenty-five new buildings in the Central Business District. During this decade, the entire southwestern region of the country saw substantial population growth. Many companies were drawn to Dallas, because of its railroad routes to northern cities. These connections made Dallas a central wholesale and retail center in the

⁵ Head, Louis P. *The Kessler City Plan For Dallas: A Review of the Plan and Progress on its Accomplishment*, pamphlet, 1925;(texashistory.unt.edu/ark:/67531/metaph207135/; accessed November 7, 2016), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Dallas Municipal Archives.

⁶ Fairbanks, Robert B. *For the City as a Whole: Planning, Politics, and the Public Interest in Dallas, Texas, 1900-1965*. Columbus: Ohio State University Press, 1998. Accessed November 7, 2016. <http://hdl.handle.net/1811/30083>.

⁷ Head, np.

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southwest. At this time, Dallas became the center of wholesale, retail, commercial, and finance for this region. The city also benefited from the nonmilitary federal government jobs located in Dallas, as well as the oil boom in the surrounding areas. Dallas became home to some of the largest oil companies, one including Hunt Oil. One of the most influential events on the city in the late 1940s was the transition from streetcars to the individual automobile. This not only increased the extents of the city, but decentralized the organizational strategy of the city.⁸ With a growing economy and population, came some budgetary issues. With the increased population, there was an intense demand on the city to expand basic services such as sewer, streets, fire, police protection and water. Incoming taxes were not sufficient to cover these basic improvements. City planners and officials had to delay civic improvements in order to provide the basic services for the growing city.

Dallas in the 1960s were marked by a construction boom to the downtown area, supported by a growing oil industry, inland port, and continued success as a financial center for the region, and consolidated banking operations. In 1962 alone, construction spending topped at \$247,152,400, surpassing that spent in 1961 by \$57 million. The First National Bank Tower, Republic National Bank Tower and the LTV Tower were all started in 1962.⁹ Differing from past years, the total permit costs for commercial buildings surpassed the total for residential projects. The disparity between the two would've been greater if apartment construction had not continued at record levels. More than 6,700 apartment units were constructed, as apartments became popular for urban living, attracting the increasing number of young single persons, married couples and some older persons who no longer wanted to maintain homes.

First National Bank

The First National Bank in Dallas began with the organization of the Exchange Bank of Dallas in the late 19th century. The Exchange Bank of Dallas grew out of a pioneer banking partnership, Gaston & Camp, created in 1868. The Exchange Bank was granted a charter on April 23, 1874. In 1887, the financial institution became the National Exchange Bank of Dallas, and then acquired the National Bank of Dallas in 1900. The National Exchange Bank of Dallas consolidated with the American National Bank in 1905 to become the American Exchange National Bank of Dallas. This bank then consolidated with the City National Bank, becoming the First National Bank of Dallas.¹⁰ In the 1970s, First International Bankshares, the holding company anchored by First National Bank, became the largest bank holding company in the Southwest.

Nathan Adams (1896-1966) was born near Pulaski, Tennessee, and was the youngest of seven children. He was raised by his mother, a teacher at Giles College, after his father passed away when he was five years old. His father was a major in the confederacy army and a lawyer. Adams' early success at his business jobs helped lead the way to his extensive banking career. His early jobs included a cash boy at a general store, a runner for the People's National Bank of Pulaski, bookstore manager, and a bookkeeper for the Giles National Bank. Adam's skills were noticed by a friend who was the treasurer of the Texas and Pacific Railway, and was invited to start working for the company in Dallas. He began working in the auditing department at the railway company, but shortly after became a utility and relief man at the National Exchange Bank. Moving up through the ranks, Adams became the first president of First National Bank in Dallas. Adams is credited with establishing programs which helped aide the Texas cotton industry in 1907 and the Texas wool industry in 1931, as well as helping to fund the oil and gas industry in the state. Two of Adam's main contributions to the city of Dallas are securing the location of the Federal Reserve Bank of Dallas as well as the Texas

⁸ Fairbanks, np.

⁹ Rochelle, By Rudy. "Dallas Construction in '62 Set Mark Difficult to Beat." *Dallas Morning News* 20 Jan. 1963, Final Edition, Section 9: 1. NewsBank. Web. 24 Oct. 2016.

¹⁰ "History of First National Bank in Dallas Spans 90 Years of Area Growth." *Dallas Morning News* 31 Jan. 1965, Final Edition, Section 8: 2. NewsBank. Web. 24 Oct. 2016.

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Centennial Central Exposition. Adams managed the sale of \$75 million worth of treasury certificates during World War I, and led a Texas sales campaign that totaled over \$4.5 billion of government securities during World War II.¹¹

Although Adams was not President at the time of construction, many of his smart banking moves helped pave the way for First National Bank's future in Dallas. Following the Great Depression, Dallas became a finance and legal center for the oil industry. Many oil well equipment distribution companies and manufacturing plants were located in the city. Both Nathan Adams and Republic National Bank president, Fred Florence, accepted underground oil and natural gas reserves as collateral the financing of large-scale production. These risky moves proved to be very lucrative, and places Dallas as the center for the oil and gas industry of Texas, as well as, Louisiana and Oklahoma.¹² Dallas was also supported during the Great Depression from the federal relief projects commissioned by the Federal Reserve bank located in the city.

At the time of construction, First National Bank was the largest bank in Texas, and was quickly acquiring banks throughout the state. The 1960s were marked by an intense rivalry between First National Bank and Republic Bank. This rivalry was materialized in the construction of each banks respective towers built just a few blocks apart in just a few years. Both banks were set on building the tallest building in the city, leaving a tangible prominence over the other.¹³ The Bank Holding Act of 1970 allowed banks to form holding companies and acquire other banks. In 1972, First International Bancshares formed by the merger of First National Bank and the Citizens Bank and Trust of Houston. The holding company pursued aggressive growth and acquired banks statewide. In 1981 the holding company changed its name to InterFirst Corporation, and by 1986 was the third-largest holding company in Texas. InterFirst lent a significant amount of money to Texas real estate investments, which precipitously fell in value by the end of the decade. In 1987 the company merged with RepublicBank Corporation to form First RepublicBank Corporation, which failed within a year. The FDIC closed the holding company's banks, in what was then the largest bank failure in U.S. history.¹⁴

First National Bank Building

The building was conceived of during a boom time in Dallas history and during a period of major change to the Dallas downtown core. First National Bank, fresh off a major merger with Dallas National Bank, was already occupying a large portion of the 1400 block of Main Street, primarily in an 18-story high-rise adjacent to the Davis Building, which the bank had operated out of since 1918. The merger, along with many over the decade, brought to light the critical spatial constraint that had become ever present with the bank. Demand for a single headquarters hit a peak in 1960; it was at this point that First National Bank began to explore sites for its new headquarters. The eye was squarely on the 1400 block of Elm, a 2-acre rectangular block that already contained portions of the bank's expanded operations and new motor bank branch. After a year-long process that involved the work of three real-estate agents, the block, which consisted of thirteen individual parcels of land, was purchased and design work began. The purchase of an entire city block for their new headquarters indicated the bank's confidence in Downtown Dallas.¹⁵ Valued at \$4.5 million, this purchase would prove to be the largest single development site ever acquired by any bank in the Southwest as of 1961. The transaction was one of the biggest transactions in recent Dallas history in terms of the value of the land.¹⁶ The

¹¹ *Handbook of Texas Online*, Joan J. Perez, "Adams, Nathan."

¹² *Ibid.*

¹³ Broyles, William, and Alex Sheshunoff. "How First National Passed Republic and Other Stories of the Banking Game." *Texas Monthly*, May 1974, 44 .

¹⁴ *Handbook of Texas Online*, Jeff Seidel, "Interfirst Corporation," accessed March 08, 2017, <http://www.tshaonline.org/handbook/online/articles/coi01>.

¹⁵ "First National Shows Faith in Future City." *Dallas Morning News*, 17 Jan. 1961, Final Edition, 4: 2. NewsBank. Web. 24 Oct. 2016.

¹⁶ "First National Acquires City Block for Expansion." *Dallas Morning News*, 15 Jan. 1961.

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central location of the building would be convenient for the many business firms moving to Downtown Dallas. Located along the major motor and bus routes, the site was also convenient for those visiting from the many surrounding residential neighborhoods. Robert H. Stewart III, president of First National Bank at the time of the purchase, supported this new location because of its accessibility. In the 1960s, three of the bounding streets were one-way, providing a clockwise flow of traffic around the site¹⁷. Stewart envisioned the building as both beautiful and functional, satisfying customers for decades.

Hired to design the 52-story tower was a team of two prominent Dallas architects. The first was George Dahl, whose work consisted primarily of large public structures around the country with his most notable building of the time being the Memorial Hall in southern portion of Downtown; the second was Thomas Stanley, an up-and-coming prodigy of famed Fort Worth architect Wyatt C. Hedrick, whose work up until 1960 was known for his modernization of classical styles as well as his ability to house corporate companies in a highly efficient manner. Dahl and Stanley were selected by a planning committee that interviewed 22 major architectural firms from across the country.¹⁸ First National Bank Tower is the only collaborative project between the two architects. Dahl was the veteran architect of the team, while Stanley was the new-comer to the Dallas architecture scene.

The overall composition of the building follows that of SOM's groundbreaking 1952 Lever House, with a tower set back on a wide rectangular base. The design intent behind the building was a marriage between New Formalism (on the lower portion of the building) and the Corporate Modernism that grew from the International Style (on the tower). The arrangement of piers on the ground floor give the building the monumental stance of a classical temple and the overall feeling of a civic building from the street level. The exaggeration of traditional design elements is seen again in the tower footprint, a hexagonal shape that is stretched longitudinally to form the floor plates of the building as well as to provide a broad response to the building's imposition on its surroundings. The classical nuances of the building seem to have been fully conceived by Stanley, but it is Dahl's influence that is clearly seen in the logical order of architectural elements, primarily the tectonic relationships between structural elements and building envelope as well as the spatial articulation.

Site excavation work began in the spring of 1962. Morrow-Patton Joint Ventures completed the work, removing about 100,000 yards of dirt and rock, bottoming out about 35' below grade.¹⁹ Thousands of pedestrians a day would stop and observe the demolition crews demolishing the existing buildings on site and the large cranes removing tons of earth.²⁰

The building opened January 31st, 1965, and was the tallest building west of the Mississippi River (except for the Gateway Arch in Saint Louis).²¹ The Renaissance Tower, built in 1974 adjacent to the First National Bank Tower along Field Street, became the tallest building west of the Mississippi. Other notable features of the building included its use of marble from the Battle of Marathon site in Greece; hand-sewn carpet from India, Italy, and Puerto Rico; and pink granite from the same quarry that provided material for the Texas State Capitol. The building also featured an enclosed observation deck located on the 50th floor, providing a 360-degree viewpoint of downtown.

Upon the building's opening, the facility contained over 1.5 million square feet of usable space, including 570,000 sf used for banking operations; this nearly doubled the amount of space that the bank previously utilized in downtown. All of the bank's operations were now under the same roof for the first time in decades. The extra space inevitably led to the expansion of the banking operations as well as creating a series of public banking floors that were larger than

¹⁷ Ibid.

¹⁸ "Stanley, Dahl Will Design First National." *Dallas Morning News*, 16 Apr. 1961.

¹⁹ "Big Boys Dig Away Downtown." *Dallas Morning News*, 5 Apr. 1962.

²⁰ Bullock, Helen. "Downtown Pulsating with Change." *Dallas Morning News* 24 Feb. 1962.

²¹ "Texas Cities Building Big." *Dallas Morning News*, 5 Feb. 1964.

First National Bank Tower, Dallas County, Texas

any that were in Dallas at the time. The building continued to utilize First National Bank's drive-up operations as well with a full service, 15 teller station located at the corner of Elm and Pacific.

Hunt Oil Company & Other Significant Tenants

From H.L. Hunt's Empire to the Murchison Brothers holdings of the Dallas Cowboys, Daisy Manufacturing, and Henry Holt Publishing, there was a constant stream of movers and shakers throughout the halls and offices of the First National Bank, including the bank itself. Hunt Oil Company leased levels 28 and 29. Hunt Oil was founded by H.L. Hunt in 1930 when he bought the Daisy Bradford No. 3 well near Kilgore, Texas. As the company acquired smaller oil companies, growing Hunt's success, he and his family moved to Dallas in 1938. During World War II, Hunt Oil grew significantly as the demand for oil increased. The company produced over 100 million barrels during the period from 1941 to 1945. Hunt Oil continued to grow following the war. In 1948, *Fortune* magazine identified Hunt as the richest man in the United States, with his oil properties valued at \$263 million.²² In the 1960s, Hunt delegated much of the oil operations to his sons, so he could focus more time on the food and drug subsidiary of Hunt Oil, HLH Products. This venture was an attempt to integrate his many farmland holdings, but proved to be unsuccessful.²³ Following H.L. Hunt's death in 1974, his son, Ray L. Hunt become the sole executor of the multi-million-dollar hunt estate. Today, Hunt Oil continues to be one of the largest privately owned companies in the country.

The monumental building encapsulated the hustle and bustle of the Dallas Marketplace as the 48th floor was the setting of the exclusive Dallas Petroleum club from the building's opening through 1986. Ray L. Hunt, son of the H.L. Hunt and at the time the sole executor of the multi-million-dollar Hunt estate, was elected president of the Dallas Petroleum Club in 1975.²⁴ In that year, the Club had 950 resident members from Dallas and 200 nonresident members outside of the county. The club was founded in 1934 as a fraternity of prominent oil men in Dallas, originally located at the Baker Hotel, then relocating to the Adolphus Hotel in 1940 before returning to the Baker Hotel in 1952.

The Murchison brothers, Clint and John, had their company offices at First National Bank Tower. Clint and John are the sons of Clinton Williams Murchison, Sr, who was a very successful oil and gas developer and financier. In 1929, Clinton, Sr, formed the Southern Union Gas Company, which supplied much of the natural gas throughout Texas, Oklahoma, Arkansas, Arizona, and New Mexico. His portfolio included the American Liberty Oil Company and the Delhi Oil Corporation. Murchison diversified his investments by acquiring life-insurance companies, banks, bus lines, publishing firms, heavy industrial building materials companies and companies serving hunting, fishing, travel and gardening.²⁵ In the late 1940s, took over the operations of Murchison Brothers. The company included the following business holdings: Daisy Manufacturing Company (maker of the Daisy BB gun), Centex Corporation, *Field and Stream* magazine, Henry Holt Publishing Company (later known as Holt, Rinehart, and Winston), and Delhi Oil Tecon. They also had a construction company that worked on projects such as the St. Lawrence Seaway, removal of dangerous shale deposits along the Panama Canal, and the construction of a tunnel under Havana Harbor in Cuba. Clint, Jr., created a company which collected manure and processed it to produce methane gas. The gas was sold to an Oklahoma pipeline, while the remaining nutrients were sold as commercial cattle feed. Most notably, Murchison founded the Dallas Cowboys as an expansion franchise for \$600,000 in 1959. He was also critical in the construction of Texas Stadium, home of the Dallas Cowboys until 2008. At the peak of Murchison's career, his fortune at \$350 million.²⁶

²² *Handbook of Texas Online*, Jerrell Dean Palmer, "Hunt, Haroldson Lafayette."

²³ "Hunt Oil Company." *International Directory of Company Histories*. *Encyclopedia.com*.

²⁴ "Petroleum Club Picks Ray Hunt." *Dallas Morning News*, 2 Feb. 1975.

²⁵ *Handbook of Texas Online*, Ernestine Orrick Van Buren, "Murchison, Clinton Williams, Sr."

²⁶ *Handbook of Texas Online*, Jack Lala, "Murchison, Clinton Williams, Jr."

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Even Hollywood was inspired by the building's influential tenants. H.L. Hunt-inspired J.R. Ewing from the hit show *Dallas* held offices in the bank's building at one point in the original series. His office was located at level 42, and can be seen in many Season 1 scenes. Shots of the exterior of the building were also often used in the show.

Architect George Dahl

George Dahl, born in Minneapolis in 1894 of Norwegian immigrants, is one of Dallas' most prominent architects. Dahl received his bachelor's degree in architecture from the University of Minnesota, and then went on to receive his master's degree from Harvard University in 1923. Upon graduation, Dahl began working at Herbert M. Greene Co. in Dallas, becoming a partner in 1928. At this time, the firm's name was changed to Herbert M. Greene, LaRoche, and Dahl. After Greene's death, the firm became LaRoche and Dahl.

Dahl experienced significant success following the founding of his own firm, George Leighton Dahl, Architects and Engineers, Incorporated, in 1943. By the time of his retirement in 1973, Dahl had produced about 3,000 projects, over 100 of them in Texas, with an estimated value of over \$2 billion. The First National Bank Tower was one of the later projects in his career. He was among one of the first Texas architects to practice across the country and was a leader in 'fast-track' design. This new design approach allowed for construction to begin before the design was finished. He also designed, in 1938, the nation's first drive-through bank, the Hillcrest State Bank in University Park.

George Dahl is best known for the 1936 Texas Centennial Exposition at Fair Park in Dallas. This project was a complex of 26 Art Deco style buildings designed by ten firms. Dahl managed the entire planning and construction of the project. The complex was designated a national historic landmark in 1986. Dahl was one of the founders of the Texas Society of Architects, and served as the president for this professional organization as well as for AIA Dallas in 1959.

Dahl's significant remaining works in Dallas include:

- Neiman Marcus Building – 1618 Main Street (1927), Recorded Texas Historic Landmark
- Titcher-Goettinger Building – 1900 Elm Street (1929), National Register of Historic Places (1996), Harwood Historic District
- Singer Building – 1514 Elm Street (1934)
- Fair Park Tower Building, Esplanade of State & Cotton Bowl – (1936), Dallas Landmark, National Historic Landmark (1986)
- Hillcrest State Bank (1938) – first drive-through bank
- Mayfair Department Store – 1414 Elm Street (1947), Downtown Dallas Historic District (2006)
- *Dallas Morning News* Building – 508 Young Street (1949)
- Great American Reserve Insurance Building – 2020 Live Oak Street (1950)
- Fifth Church of Christ Scientist – 5655 W Northwest Highway (1952)
- Dallas Federal Savings and Loan – 1505 Elm Street (1957), Downtown Dallas Historic District (2006)
- Dallas Memorial Auditorium – (1957)
- Earle Cabell Federal Building – 1100 Commerce Street (1971)

Architect Thomas Stanley

Thomas Stanley was one of Dallas' most prominent architects during the middle of the 20th century. A graduate of Clemson College, Stanley's career began with a tour of duty in World War II where he served as a flight instructor and a bombardier. During the later duration of the war, Stanley was stationed at Ellington Field outside Houston and it is here where he took up a great interest in Texas which at the time was a ripe environment for entrepreneurs to get their

First National Bank Tower, Dallas County, Texas

start. Shortly after discharge Stanley met renowned Texas architect Wyatt C. Hedrick and was hired on the spot. Throughout his partnership with Hedrick, beginning in 1951, Stanley would work on several projects in Texas including the Fidelity Union Tower (now the Mosaic Dallas), which borders the northeast corner of the 1401 Elm site.

In 1959 Stanley opened his own firm in Dallas, quickly gaining a clientele that favored his design approach, one that balanced economic, corporate driven standards with a modern interpretation of classical design elements. He quickly gained much success when the First National Bank Tower opened in 1965, leading to other large commissions that included the flagship aesthetic of the Sanger Harris Department Store Chain, The Gulf Oil Tower (now Trump International Hotel and Tower) in New York City, and 30 North LaSalle in Chicago, Illinois. At his firm's peak the office became one of the largest in the country, noted by Time Magazine, and employed over 200 people.

Stanley's significant remaining works in Dallas include:

- 211 Ervay – (1958) Downtown Dallas Historic District (2006)
- Sanger Harris Downtown Department Store – (1965)
- Fidelity Union Life Tower – (1952), National Register of Historic Places (2009)
- Center City Plaza – (1955) Adolphus Tower

Later Renovations

In the years that followed the bank's operations continued to expand, utilizing existing space as well as occupying the lower portion of tenant space in the tower. In 1974, with the construction of the Renaissance Tower, came the Downtown Dallas Tunnel Network, which linked up with 1401 on the first sublevel. In 1989, Interfirst, which developed from the National Exchange Bank of Dallas, First National Bank in Dallas, and First International Bancshares Corporation, became the primary tenant in the building and completed a major renovation of the building podium and 9th floor. The biggest change to the building was the closure of the main banking lobby at the 4th floor. The escalators connecting the ground floor to the 4th floor were removed, and the slab opening was infilled. Additionally, the storefront at the southeastern corner of the 2nd floor was removed and the entire corner was enclosed in new storefront, which is the current condition. This new space became the banking lobby. In the 1989 renovation, many of the historical finishes at levels 4 through 8 were removed. It wasn't until the 90s when Bank of America purchased First National that major changes began to take hold. As the bank pulled more and more resources to the Bank of America Tower, 1401 Elm occupancy declined. In 2009 the building, with only 30 percent occupancy, closed its doors leaving the building as the largest concentrated vacant space in downtown Dallas.

Conclusion

First National Bank Tower was built as the bank's headquarters in 1965, and was designed by renowned Dallas architects George Dahl and Thomas Stanley. In the 1960s, First National Bank was the largest bank in the state, consistently in competition with neighboring Republic bank for this title. The 52-story tower, consists of 2 sub-grade levels, an 8-level podium, and a 42-story tower, while occupying an entire city block. At the time of construction, the tower was the tallest building to the west of the Mississippi River. First National Bank Tower is nominated to the National Register of Historic Places under Criterion A at the local level in the area of Commerce. As headquarters of the largest bank in Texas and home to several influential tenants, the building contributed to the economic history of Dallas. The building is also nominated under Criterion C in the area of Architecture at the local level as a distinct example of a tower-on-base skyscraper and its unique combination of New Formalism and the Corporate Modernism that grew in the postwar period from the International Style.

First National Bank Tower, Dallas County, Texas

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Section 10: Boundary Continuation Sheet

Verbal Boundary Description

The Dallas Central Appraisal District identifies the property at 1401 Elm Street with Commercial Account #00000100441000000. The building occupies BLK 60, map grid 45-K and has site address 1401 Elm Street.

The nominated property is bounded by Pacific Ave to the north, North Field Street to the west, Elm Street to the south, and North Akard Street to the south. See Google Earth map on page 22 for visual depiction of this boundary.

The two below-grade levels of the nominated property extend beyond the street-level property line, lining approximately with the sidewalk curb above. At the northeast corner of the building, level 1 is below-grade due to the change in grade on the site. See page 30 and 31 for the original building section to see the vertical building outline in relation to the below-grade levels.

Boundary Justification

The nominated boundary corresponds with the historical property boundary associated with the site. Since the original construction, the building boundary and footprint has not been altered. The nomination included all below-grade levels of the building that extend past the site property line.

First National Bank Tower, Dallas County, Texas

Map 1: Scaled Google Earth map shows property location within downtown Dallas

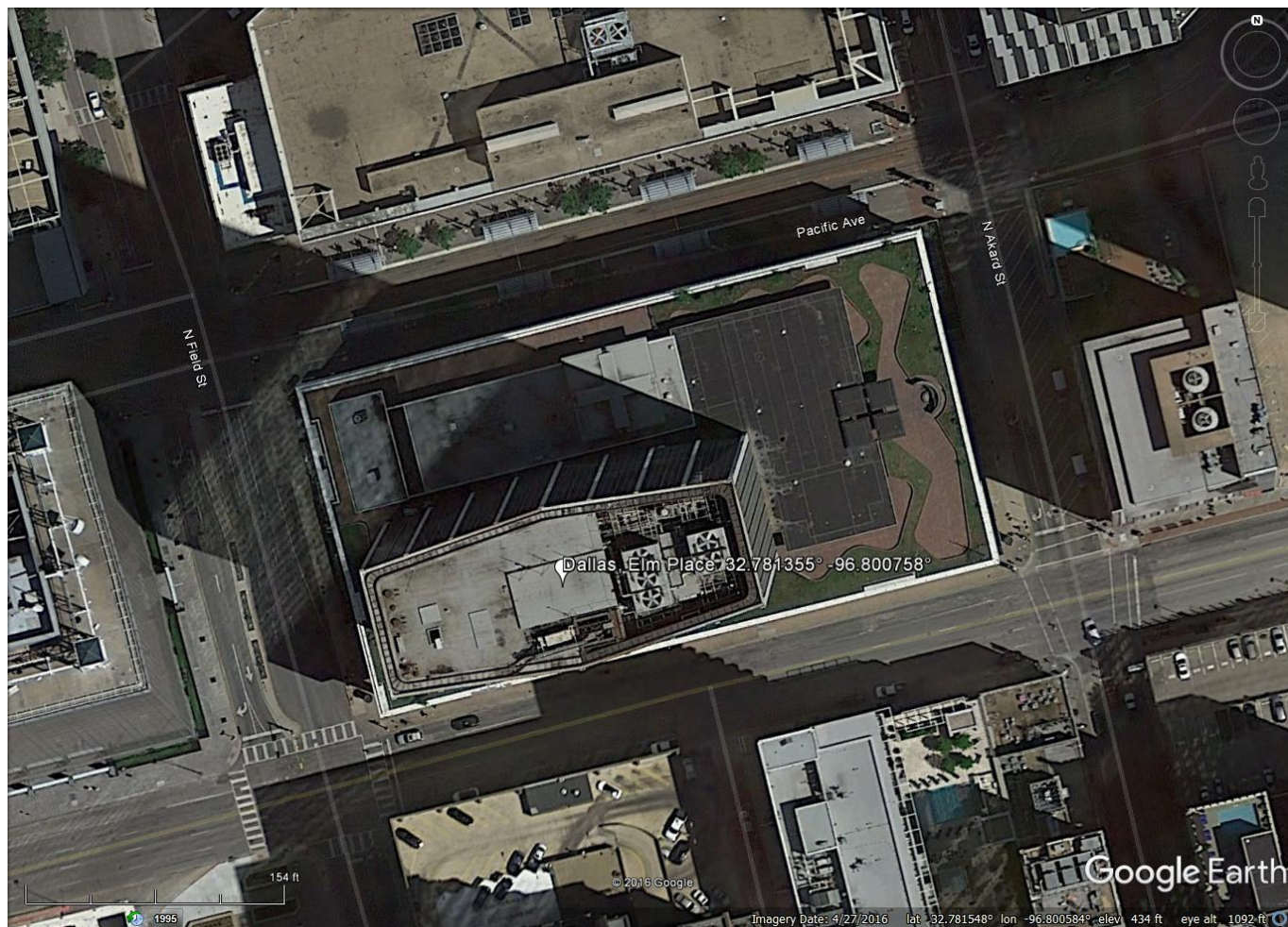
Latitude: 32.781355° Longitude: -96.800758°



First National Bank Tower, Dallas County, Texas

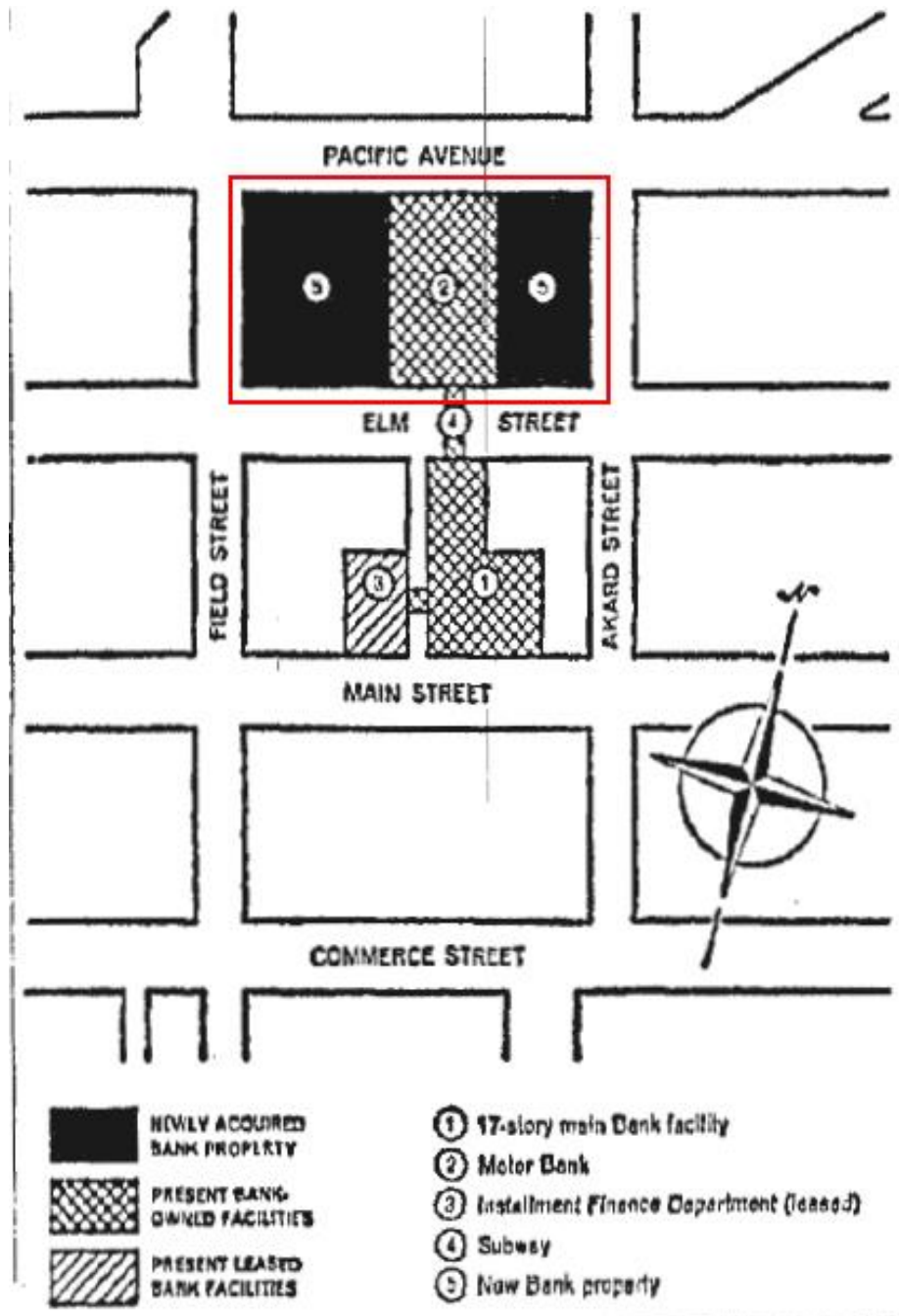
Map 2: Scaled Google Earth depicts the approximate boundary of the nominated property.

Latitude: 32.781355° Longitude: -96.800758°



First National Bank Tower, Dallas County, Texas

Map 3: 1961 map showing the nominated site at the time of purchase by the First National Bank



[illegible]

First National Bank Tower, Dallas County, Texas

Sign promoting construction of the First National Bank building
University of Arlington Digital Gallery - <http://library.uta.edu/digitalgallery/items/browse>



First National Bank building under construction. Framing of tower begins.
University of Arlington Digital Gallery - <http://library.uta.edu/digitalgallery/items/browse>

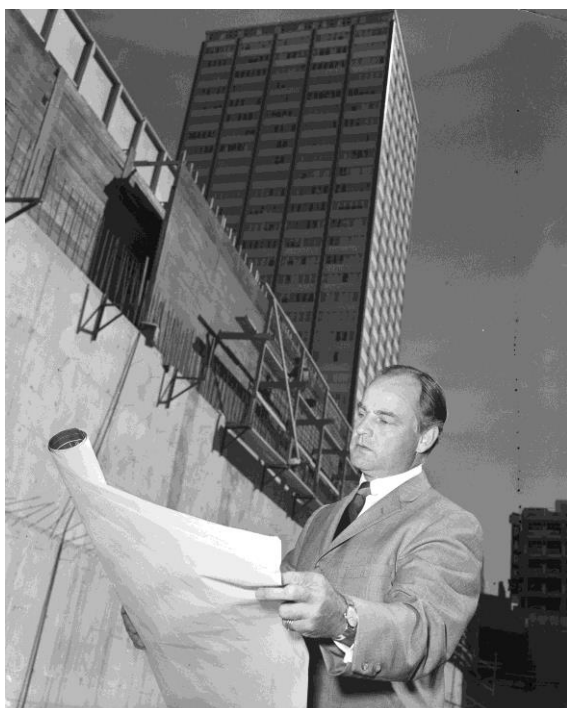


First National Bank Tower, Dallas County, Texas

First National Bank building under construction. Construction workers.
University of Arlington Digital Gallery - <http://library.uta.edu/digitalgallery/items/browse>



Architect Thomas E. Stanley in front of the First National Bank building under construction.
University of Arlington Digital Gallery - <http://library.uta.edu/digitalgallery/items/browse>



First National Bank Tower, Dallas County, Texas

Construction of the First National Bank building. Framing of the tower in progress.
University of Arlington Digital Gallery - <http://library.uta.edu/digitalgallery/items/browse>



First National Bank Tower, Dallas County, Texas

First National Bank building under construction. Framing of upper floors in progress.
University of Arlington Digital Gallery - <http://library.uta.edu/digitalgallery/items/browse>



First National Bank building under construction. Framing of tower completed. Hoist installation visible.
University of Arlington Digital Gallery - <http://library.uta.edu/digitalgallery/items/browse>



First National Bank Tower, Dallas County, Texas

Construction of the First National Bank building. Exterior marble panels in progress.
University of Arlington Digital Gallery - <http://library.uta.edu/digitalgallery/items/browse>



First National Bank Tower, Dallas County, Texas

First National Bank building under construction. Exterior tower vertical light installation in progress.
University of Arlington Digital Gallery - <http://library.uta.edu/digitalgallery/items/browse>



First National Bank Tower, Dallas County, Texas

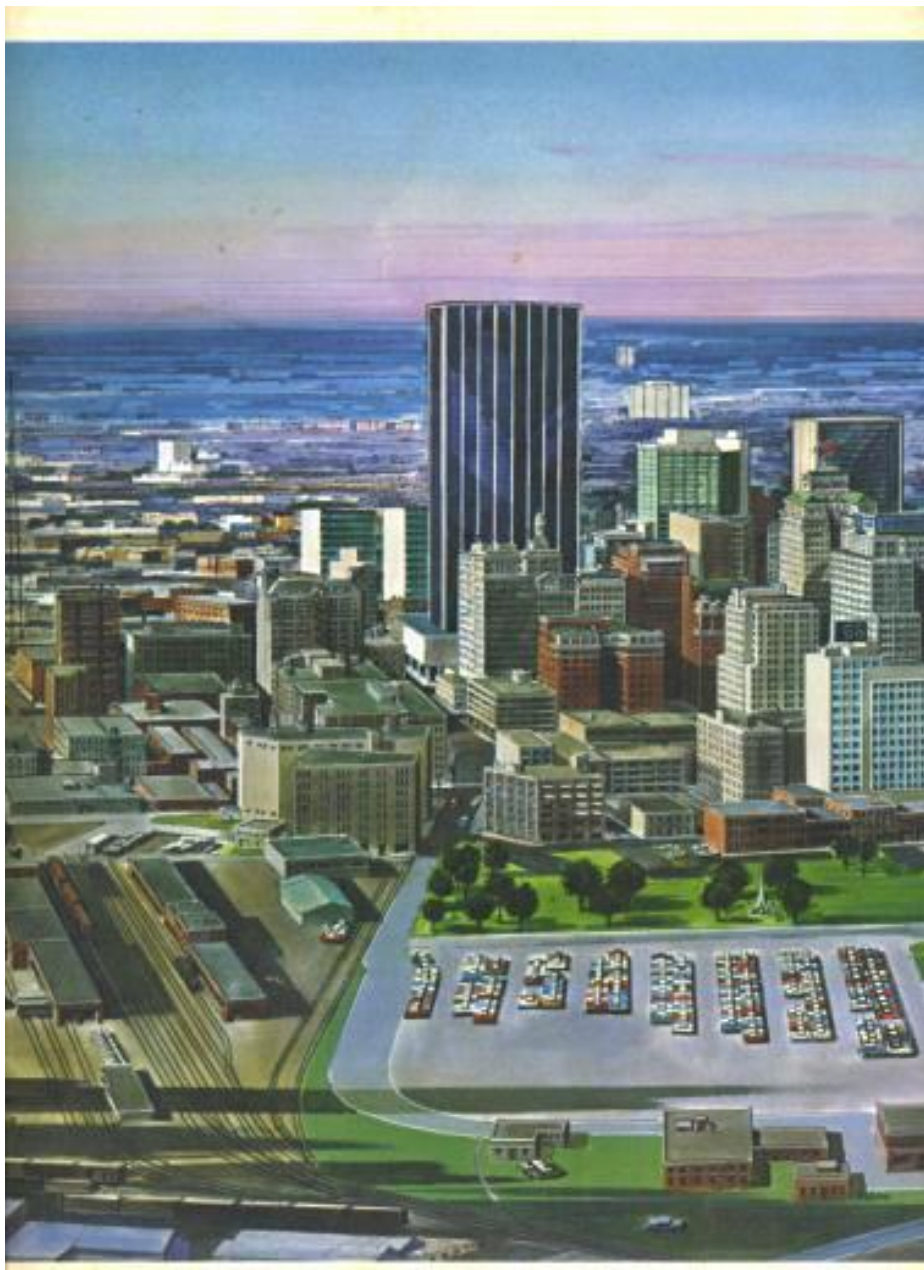
First National Bank Tower shortly after building opened, 1965. Photographer unknown.
<https://archpaper.com/2015/03/michael-friebele/>



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Dallas skyline sketch by Ed Bearden. Date unknown.

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Magazine advertisement for PPG's new glazing used at the First National Bank Building. Date unknown.
<http://www.wufatelier.com/news/2015/3/24/it-is-not-easy-turning-50>



First National Bank Tower, Dallas, Texas
Architectural Representative
Pittsburgh Plate Glass Company

New PPG sunglasses for buildings: windows that reduce glare, heat, costs.

Special new glasses from PPG make windows that are even better than wearing sunglasses. These environmental control glasses reduce glare and keep buildings warmer in winter, cooler in summer. And they cut heating and air conditioning costs.

We call this Glass Conditioning.[®]

There's a PPG Glass Conditioning product for every exposure of every building in any climate.

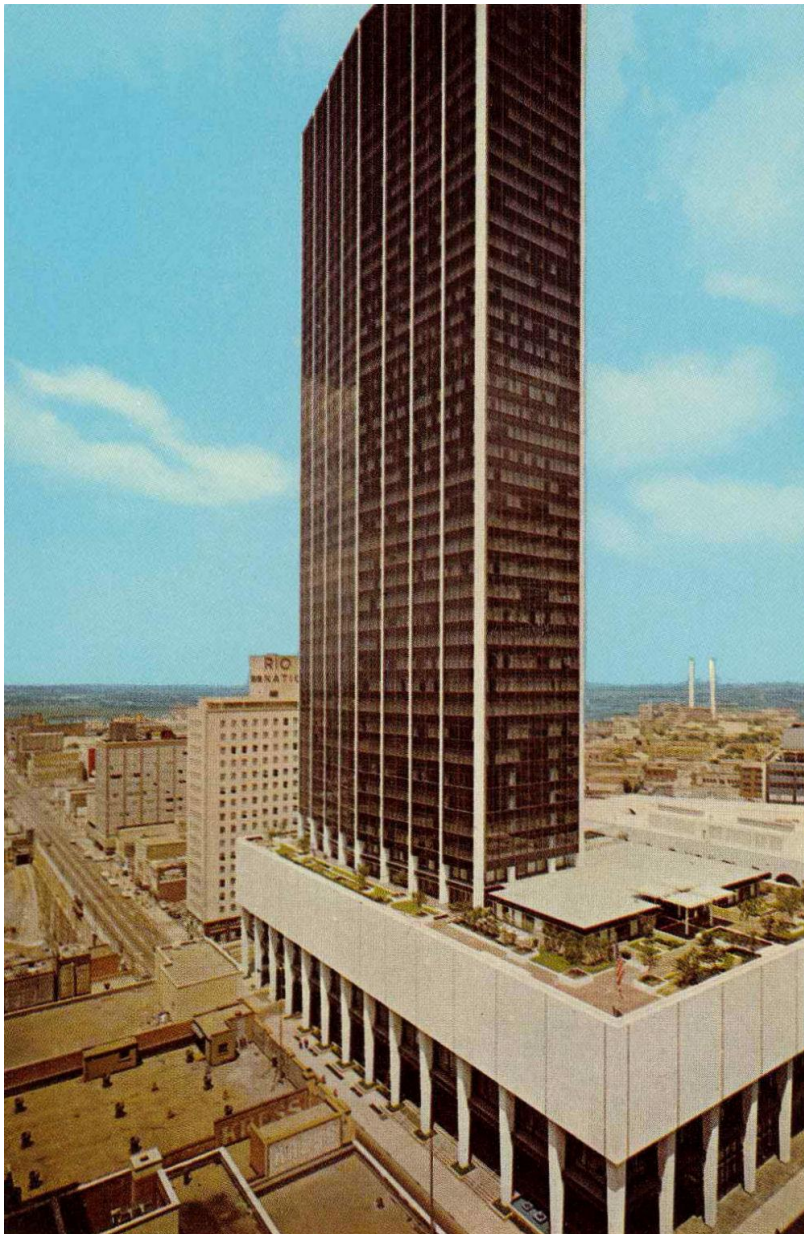
We make the glass that makes the difference. It's not just the glass, it's the way we make it.

If you're making building decisions, ask your architect to contact a PPG Architectural Representative. He can help make your building a better investment. Or write: Pittsburgh Plate Glass Company, One Gateway Center, Pittsburgh, Pa. 15220. PPG makes the glass that makes the difference.

PPG
Pittsburgh Plate Glass Company

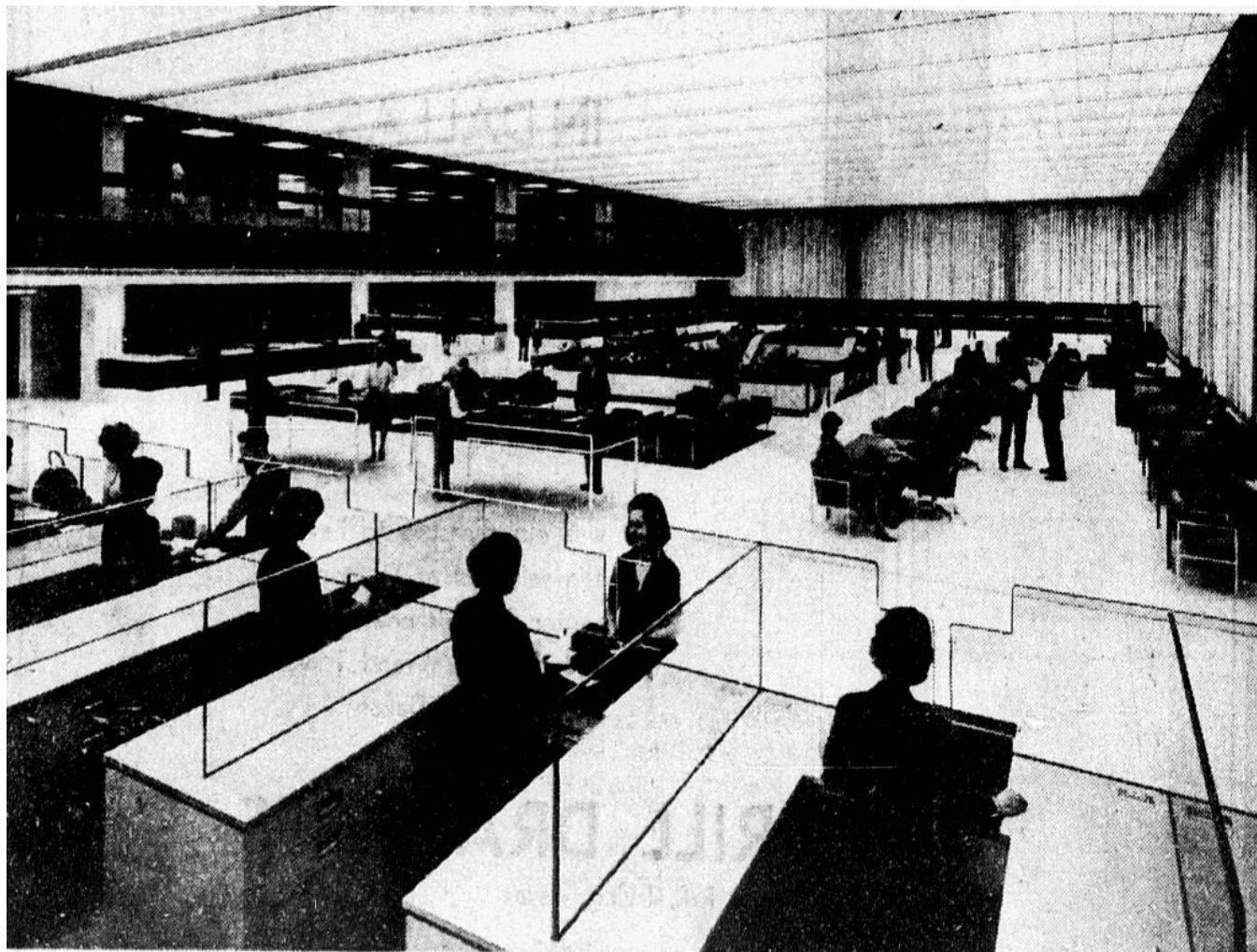
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First National Bank Tower shortly after building opened, Postcard by A-W Distributors. Date unknown.
<https://www.amazon.com/National-Building-Original-Vintage-Postcard/dp/B00P4DRW4K>



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First National Bank Tower, Dallas County, Texas

First National Bank from Republic Tower, 1968.

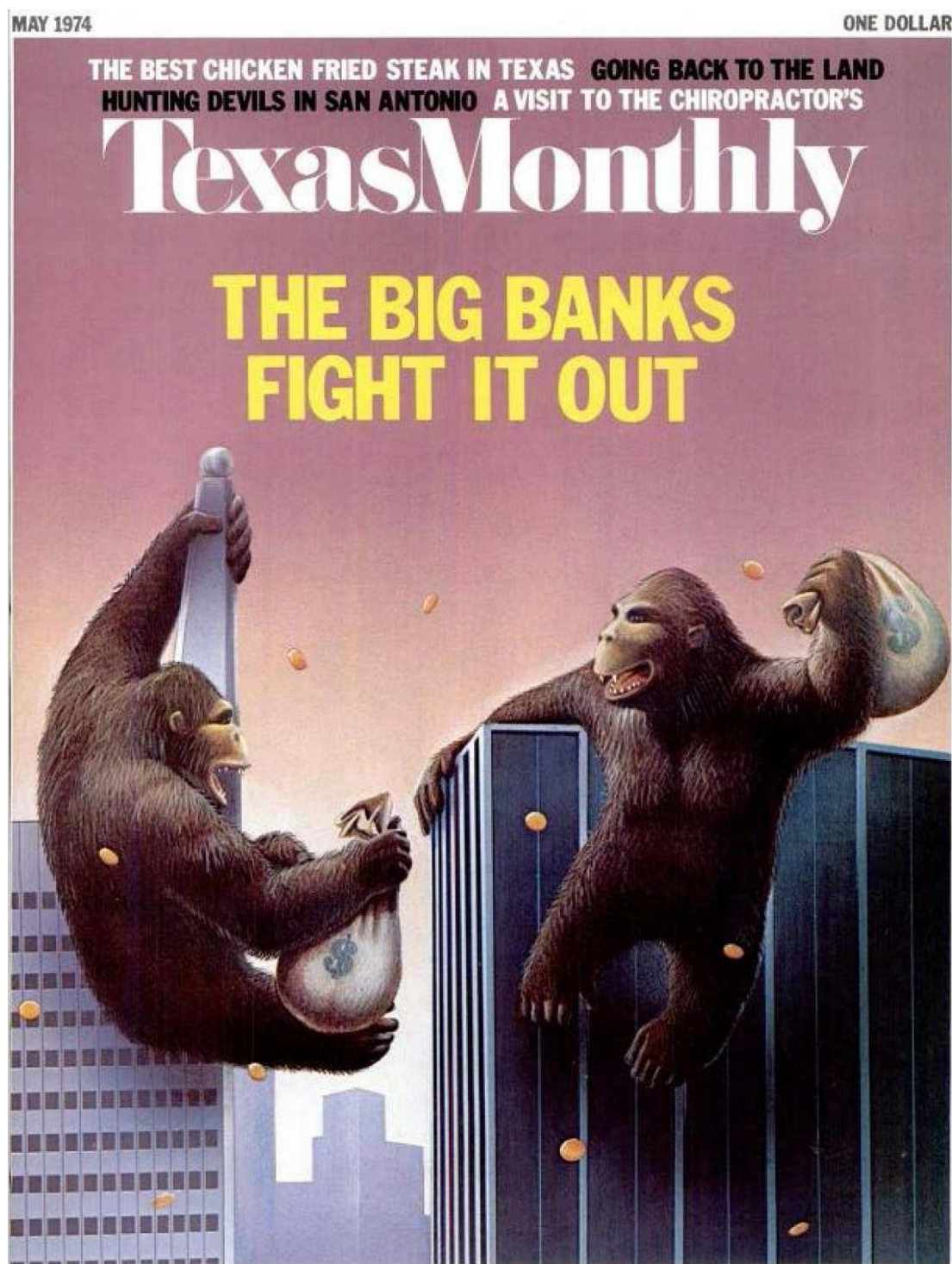
<https://flashbackdallas.com/2015/03/19/incredible-view-from-republic-tower-2-1968/>



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Texas Monthly Cover, May 1974.

<http://www.texasmonthly.com/issue/may-1974/>



First National Bank Tower, Dallas County, Texas

First National Bank Tower elevator lobby, typical original finish out, photographer and date unknown.
<http://www.dallasobserver.com/news/the-view-from-and-of-1401-elm-street-7130480>



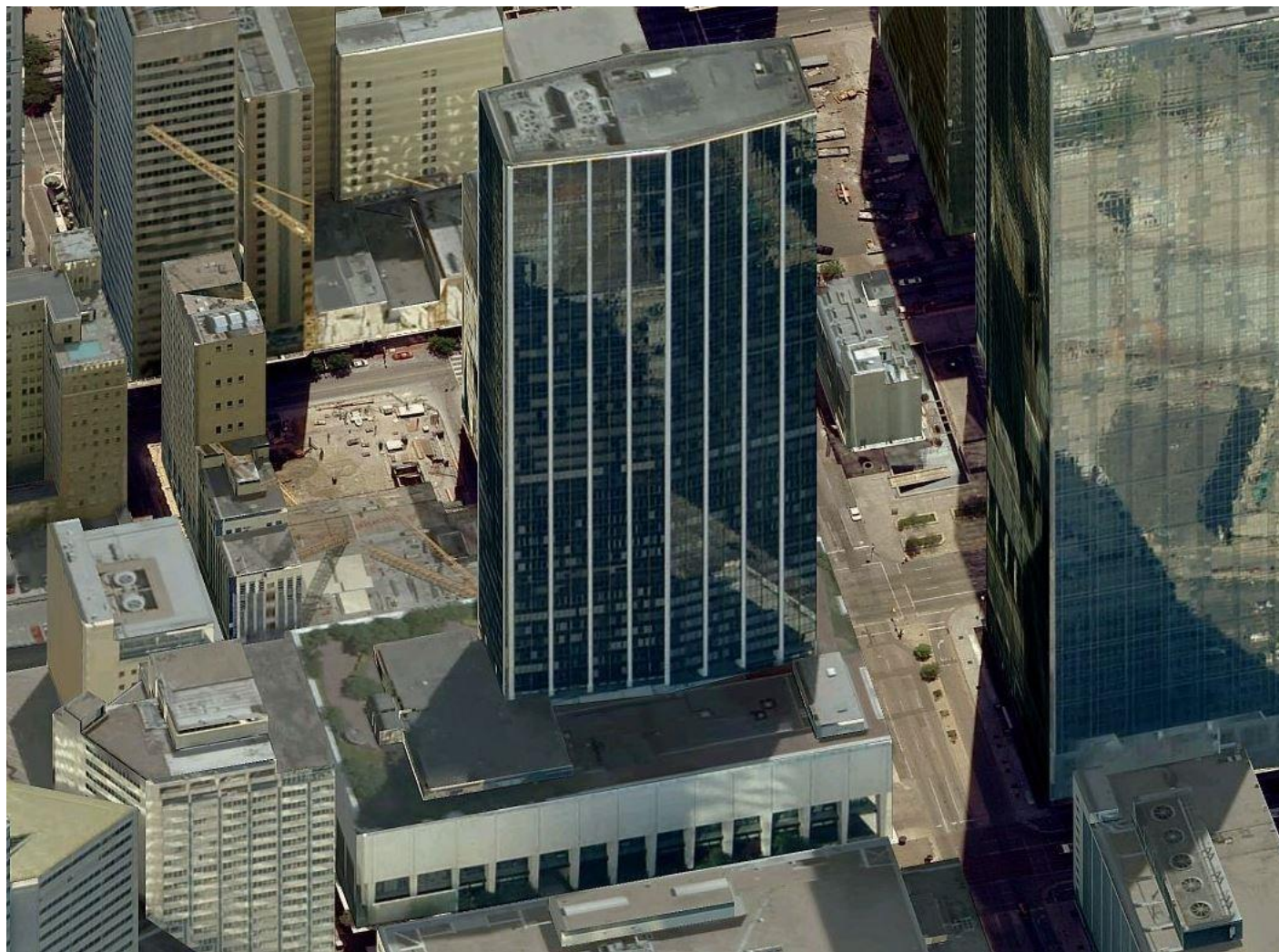
First National Bank Tower, Dallas County, Texas

Current Photographs

NOTE: The building's height and setting amid tall buildings on narrow streets make it difficult to capture full elevations from any direction.

Birdseye's view from the north

Screen capture from Bing Maps (<https://www.bing.com/maps>), August 10, 2017.



First National Bank Tower, Dallas County, Texas

Birdseye's view from the south

Screen capture from Bing Maps (<https://www.bing.com/maps>), August 10, 2017.



First National Bank Tower, Dallas County, Texas

Photo 1
Northeast oblique
Camera facing southwest



First National Bank Tower, Dallas County, Texas

Photo 2
Northeast oblique
Camera facing southwest



First National Bank Tower, Dallas County, Texas

Photo 3
Southeast Oblique
Camera facing northwest



First National Bank Tower, Dallas County, Texas

Photo 4
Southwest oblique
Camera facing northeast



First National Bank Tower, Dallas County, Texas

Photo 5
Tower, north elevation
Camera facing southeast



First National Bank Tower, Dallas County, Texas

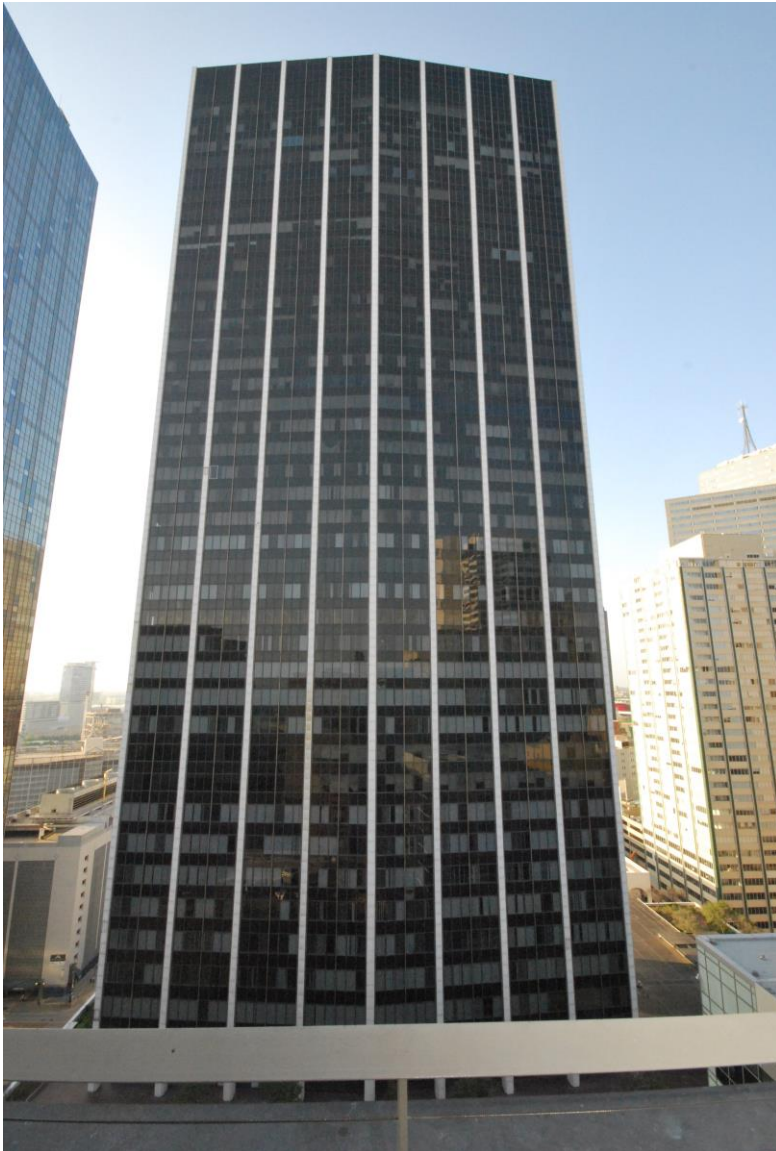
Photo 6

Northwest corner – camera facing southeast



First National Bank Tower, Dallas County, Texas

Photo 7
South tower elevation – camera facing north



First National Bank Tower, Dallas County, Texas

Photo 8

South elevation, looking down from adjacent building – camera facing north

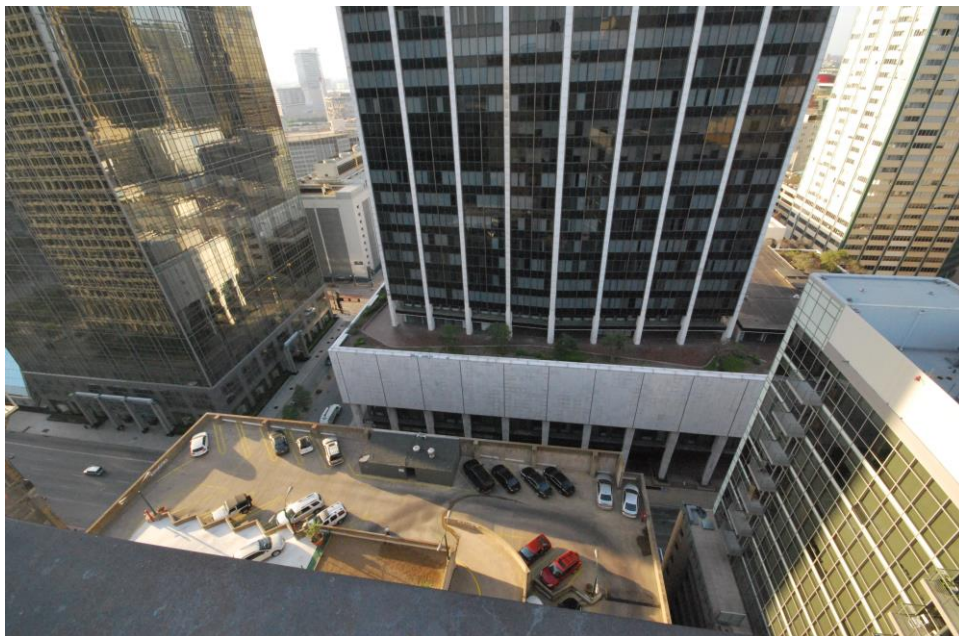


Photo 9

South street-level elevation – camera facing west



First National Bank Tower, Dallas County, Texas

Photo 10
Northeast corner ground level – camera facing west

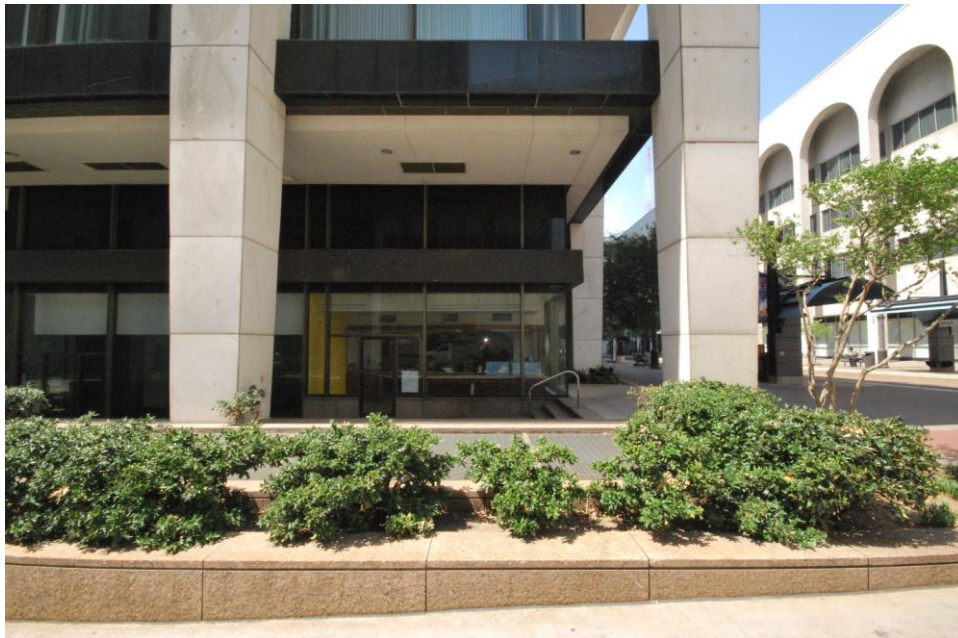


Photo 11
East elevation ground level – camera facing southwest

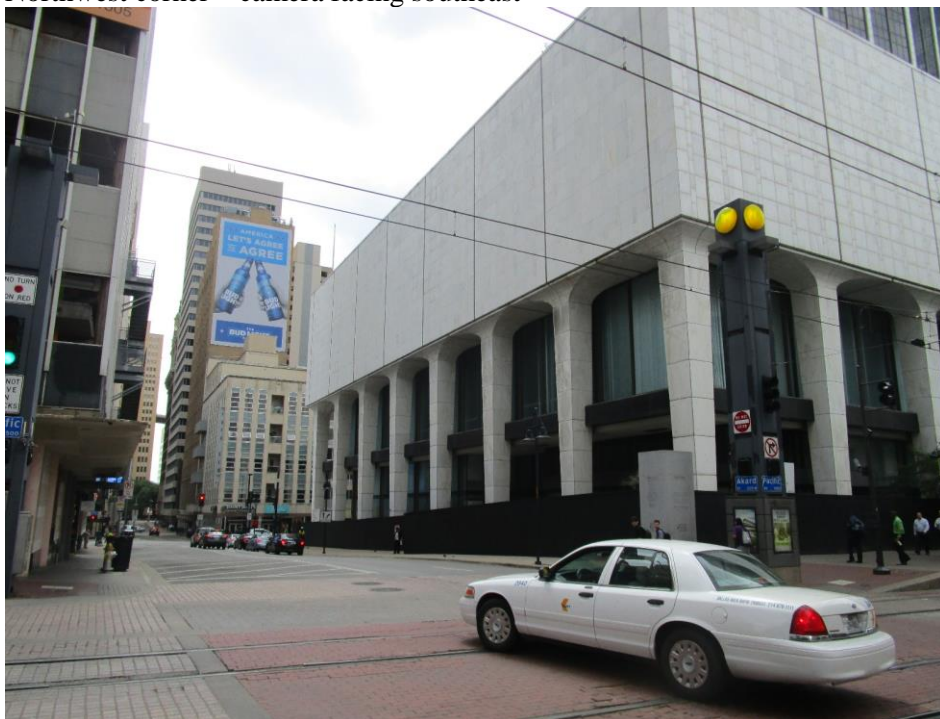


First National Bank Tower, Dallas County, Texas

Photo 12
Southeast corner – camera facing west



Photo 13
Northwest corner – camera facing southeast



First National Bank Tower, Dallas County, Texas

Photo 14
Northeast corner – camera facing west



First National Bank Tower, Dallas County, Texas

Photo 15

Parking garage entrance at level 1 along the southern elevation Camera facing east



Photo 16

Exterior patio at level 1 along the south elevation – camera facing east



First National Bank Tower, Dallas County, Texas

Photo 17
9th floor terrace east elevation – camera facing northwest



Photo 18
Exterior of glass clerestory and canopy at level 9 North elevation



First National Bank Tower, Dallas County, Texas

Photo 19

9th floor terrace south elevation – camera facing west



First National Bank Tower, Dallas County, Texas

Photo 20
Level 2 retail lobby – camera facing west Space renovated in 1989



Photo 21
Renovated banking lobby at Southeast corner Area renovated in 1989



First National Bank Tower, Dallas County, Texas

Photo 22

2nd floor main lobby – camera facing southwest



First National Bank Tower, Dallas County, Texas

Photo 23

2nd floor main lobby – camera facing north towards elevator bay



First National Bank Tower, Dallas County, Texas

Photo 24
Renovated (1989) banking lobby at southeast corner

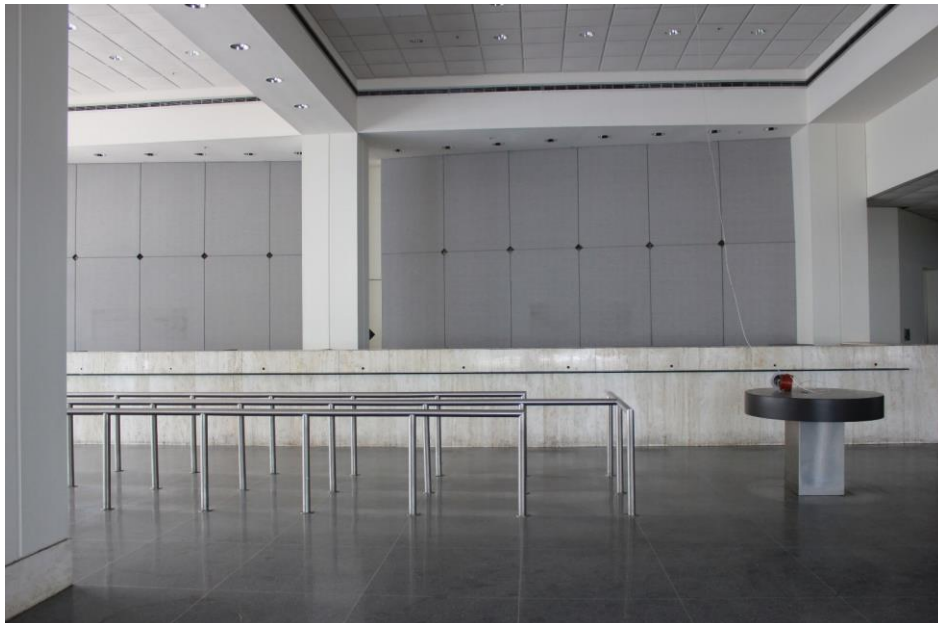


Photo 25
Renovated (1989) banking lobby at southeast corner



First National Bank Tower, Dallas County, Texas

Photo 26

Original railing detail located at level 2 and 3 main lobby and level 5 balcony



First National Bank Tower, Dallas County, Texas

Photo 27

North side of main lobby at level 3 – camera facing west

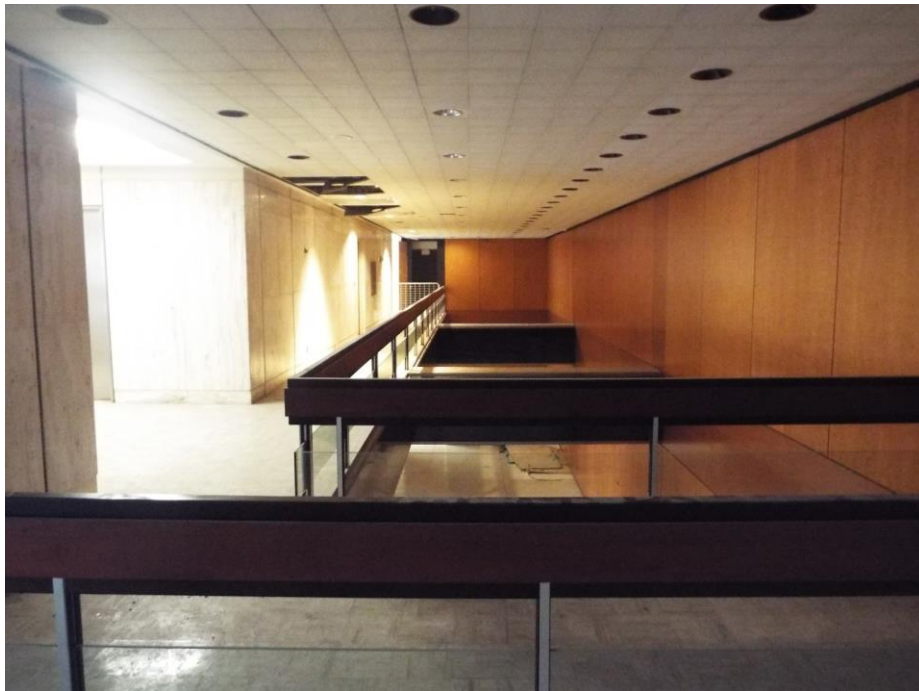


Photo 28

3rd floor main lobby looking down at level 2 – camera facing east



First National Bank Tower, Dallas County, Texas

Photo 29
Typical elevator lobby at level 2 main lobby



Photo 30
9th floor main lobby Typical finishes of this area (travertine, teak wood millwork and wall panels)



First National Bank Tower, Dallas County, Texas

Photo 31

Original Bank lobby at level 4 – camera facing northeast from level 5



First National Bank Tower, Dallas County, Texas

Photo 32
Typical tower elevator lobby



First National Bank Tower, Dallas County, Texas

Photo 33

Typical historic ceiling at elevator lobbies Ceiling remains at main public spaces



First National Bank Tower, Dallas County, Texas

Photo 34

Teak decorative wall located at level 4 Similar decorative walls are installed throughout



First National Bank Tower, Dallas County, Texas

Photo 35

Teak and brass decorative wall located at level 9



First National Bank Tower, Dallas County, Texas

Photo 36

Entrance at level 1 parking ramp Escalators go to level 2 main lobby



First National Bank Tower, Dallas County, Texas

Photo 37

49th/50th floor escalators – camera facing east



First National Bank Tower, Dallas County, Texas

Photo 38

Current condition of 50th floor observation deck



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