

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Dallas Downtown Historic District (Boundary Increase for Hartford Building)

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 400 N. St. Paul St.

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Not For Publication: ☐ Vicinity: ☐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,

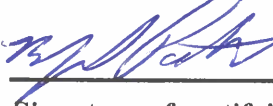
I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

x A B x C D

 Chief Deputy State Historic Preservation Officer <u>5/18/2026</u>	
Signature of certifying official/Title: <u>Texas Historical Commission</u>	Date
State or Federal agency/bureau or Tribal Government	
In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	
State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this 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

5. Classification

Ownership of Property

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: 54 Dallas Downtown Historic District (NRHP 2006); 22 Dallas Downtown Historic District (2009 Boundary Increase)

6. Function or Use
Historic Functions

COMMERCE/TRADE: Business

Current Functions

WORK IN PROGRESS

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7. Description

Architectural Classification

LATE 19TH and 20TH CENTURY REVIVALS: Colonial Revival

MID-CENTURY MODERN NONRESIDENTIAL: Modern

Materials:

Principal exterior materials of the property: Brick, Cast Stone, Metal

Narrative Description and Goal of this Amendment

Summary Paragraph

The purpose of this amendment is to increase the boundary of the Dallas Downtown Historic District (NRHP 2006) to include the Hartford Building at 400 North St. Paul Street as a contributing resource. The building is located directly to the northeast of the current district boundary (*Maps 1, 4*).¹

The 1958 Hartford Building is a 16-story three-part vertical block designed as a speculative mid-century office building with Colonial Revival detailing. The main shaft of the modern high-rise is clad in red brick, rises 13 stories, and features historic metal sash windows, and stone spandrel panels. The top three stories are recessed, providing a roof terrace partially covered by a metal awning. Colonial Revival elements include the symmetrical design, recessed brick arches at the base, pedimented southwest entrance, cast stone banding, stone glyphs in parapet wall, and cupola with weathervane. On the interior, a centralized circulation organizes most of the floors. The first floor contains the main lobby and retail and restaurant spaces while upper floors contain office suites. Historic materials on the first floor include travertine walls and metal elevator doors. The upper floors were used as speculative office space, were reconfigured several times, and retain little historic material. Despite a few modifications over the years, the exterior is largely intact with most alterations limited to the interior. Ongoing rehabilitation work approved by the National Park Service and the Texas Historical Commission is being carried out in accordance with the Secretary of the Interior's Standards for Rehabilitation. That work is largely limited to the interior. Planned and constructed at the end of the district's period of significance, the Hartford Building is like other contributing buildings within the boundary, and it retains historic integrity to convey the commercial and architectural significance of the Dallas Downtown Historic District.

Narrative Description

Setting & Site

The boundary increase largely follows the legal parcel (Block 244, Tract 1) for the Hartford Building located at the northwest corner of North St. Paul Street and Bryan Street. The boundary increase extends northeast across North St. Paul Street to include the 0.31-acre parcel and includes approximately 0.33 acres of North St. Paul Street, encompassing a total of approximately 0.64 acres (Photos 1-2, *Maps 1, 4*-

¹ It's unclear why the property was excluded from the historic district in 2006, but it may have been due to the presence of later 20th century construction on the same block.

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5). The building is connected to a detached non-historic parking garage via a narrow non-historic skybridge which is excluded from the boundary.² Dallas Area Rapid Transit (DART) rail lines extend along Bryan Street, and the M-Line Trolley extends along Federal Street. Due to the angled street grid, a northwest-southeast axis orients the rectangular building.

The Hartford Building Exterior

Following the property types outlined in Section 7 of the Dallas Downtown Historic District nomination, the 1958 Hartford Building is an example of a three-part vertical block, and its form and materials are compatible with other contributing buildings in the district (*Figures 2-4*).³ The building features a three-part classical composition consisting of a base, shaft, and capital. The first three stories function as the base, delineated by a stone water table, cast stone banding, and the recessed brick arches on the primary (southwest), southeast, and northwest elevations (*Photos 1-2, 4, 9*). The next ten stories represent the shaft, with regularly spaced windows and spandrel panels which provide vertical emphasis within each bay (*Photos 1-4, 7-9*). The recessed top floors, with the cupola, represent the capital of this commercial building (*Photos 3 & 6*).

Red brick clads the 16-story reinforced concrete structure. The main shaft of the building rises to 13 stories with an irregularly shaped penthouse forming the additional three stories. The elevations are nearly identical. A stone water table grounds the building. Cast stone banding separates the second and third stories with a smaller stone band separating the third and upper stories. Historic 4/2 metal windows with lower hopper sashes fill the window masonry openings; the windows on the southeast elevation contain wired glass. Stone glyph panels adorn the brick parapet wall. A historic metal-framed awning wraps most of the inset 14th story, partially sheltering the flat roof (*Photos 3, 28-29*). Circulation cores interrupt the awnings on the northeast elevation. Historic metal sliding doors pierce each elevation to provide access to the roof. Two additional (mechanical) stories rise above the 14th story. Historic metal louvers pierce each elevation of the 16th floor. A white cupola caps the hipped roof covered with standing seam metal. The three-story cupola is comprised of a one-story stone base with corner quoining (*Photo 6*). Round windows pierce two sides of the base. The base supports the lighted portion of the round upper cupola. Simple white metal columns surround a rounded glass light fixture. A rounded domed roof with an ornate weathervane caps the cupola.

Southwest Elevation (Façade; North St. Paul Street)

The primary (southwest) elevation faces N. St. Paul Street (*Photos 1-5*). Eleven bays organize this elevation with a single window filling most of the bays; two windows fill the center bay on the upper stories. At the base, two-story inset brick arches define bays 2, 4, 8, & 10, and a three-story inset arch defines the center bay and interrupts the stone cornice. A stone keystone caps the bay. A broken stone pediment supported by fluted pilasters adorns the center bay at the first story; simple stone trims the rectangular openings that flank this center bay (*Photos 4-5*). These three central openings serve as the main entrance and open into a small exterior vestibule with non-historic ca. 2006 splayed storefronts (*Photo 10*). Non-historic porcelain tiles cover the floor; historic acoustical plaster covers the ceiling, and

² The alley and 1970s parking garage occupy Dallas County Parcel ID #00000105220000000, Block 244, Tract 2, addressed 1917 Bryan St according to the Dallas Central Appraisal District. The parking garage was not connected to the Hartford Building historically, is visually separate, is on a separate legal parcel, and is excluded from the boundary.

³ Lila Knight and Marcel Quimby, "Dallas Downtown Historic District," National Register of Historic Places Nomination Form (US Dept. of the Interior, National Park Service, 2006), 7:12. As mentioned in the original district nomination, these property types originate from Richard Longstreth's *The Buildings of Main Street*.

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the walls contain painted stone panels.⁴ Two sets of non-historic doors added ca. 2006 open into the main first floor corridor, centered on the elevator lobby (*Photo 11*). The historic plan of the first floor indicated that doors historically filled the southwest elevation openings and opened into a rectangular vestibule (*Figure 1*). Typical historic metal windows fill all the other bays at each story. Brown stone panels clad the spandrels in the fourth to thirteenth stories in bays 2 to 5 and 7 to 10.⁵

Southwest Elevation of Penthouse

At the 14th story, the irregularly shaped penthouse extends southwest from the northeast wall approximately 20'. Eight even bays organize the southwest elevation of the 14th story. Each of the openings contains a historic metal sliding door (*Photos 28-29*). No openings pierce the 15th floor directly above the metal awning sheltering the 14th floor (*Photo 3*). Eight bays pierce the 16th floor; the center two bays are slightly wider than the others, and historic metal louvers fill each of the openings.

Southeast Elevation (Bryan Street)

The southeast elevation fronts Bryan Street, a major transportation artery in downtown Dallas. Eight bays organize the elevation (*Photo 1*). Typical metal windows fill each of the bays except at the first story entrances. Like on the southwest elevation, two-story inset brick arches define the first two stories of bays 3 & 6. Recessed entrances (with non-historic door systems, dating to the c. 2010s) fill the first stories of these bays, and simple stone trim defines each rectangular opening.

Southeast Elevation of Penthouse

Four even bays pierce the southeast wall of the penthouse at the 14th story, and historic metal sliding doors fill each opening (*Photo 28*). The southeast wall of the east circulation core extends from the main portion of the penthouse to the northeast wall of the building, but no openings pierce the wall. Four louvered openings pierce the 16th story of the penthouse.

Northeast (Rear) Elevation

No window openings pierce the first to third stories of the northeast elevation due to the presence of an adjacent detached parking garage at the time of construction (demolished; replaced with current parking garage). This side of the building is more utilitarian than the other elevations. The blank center of the elevation corresponds to the northeast circulation core; five typical window bays flank the blank center. Brown stone panels clad the spandrel areas of the three center bays in each group of windows (*Photo 7*). A narrow non-historic skybridge connects the third floor of the Hartford Building to a non-historic adjacent parking garage which was added after 1976 (*Figures 2-3*). Both the non-historic bridge and the parking garage occupy a separate, unassociated parcel.⁶

⁴ The finish schedule with the 1958 permit drawing set notes that a 6" travertine base and 4' travertine panels covered the walls of this vestibule. The type of stone is currently unknown. The schedule also notes the acoustical plaster ceilings. The exact date of alterations to this vestibule is unknown but ca. 2006 is based on the materials and ownership changes at the time.

⁵ Sketches noted the stone panels would be dark green, but the panels appear to be a dark brown aggregate currently. It seems likely the color faded over time or was changed prior to construction. The panels appear to be original. "As the Crow Flies, So Goes City Progress," *The Dallas Morning News*, July 27, 1958, page 1.

⁶ There is no underground connection between the two.

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The circulation core mass interrupts the northeast elevation of the penthouse (*Photo 7*). To the south of this, three typical sliding doors pierce the wall. A single sliding door, a louver, and a single pedestrian door pierce the north side of the penthouse wall at the 14th story. Eight metal louvers pierce the 16th story of the penthouse.

Northwest Elevation

The northwest elevation faces Federal Street and with few exceptions follows the design of the southeast elevation with eight bays organizing the wall (*Photos 2, 8-9*). Except for the recessed first-story entries in bays 2 & 5, typical metal windows fill each of the openings in bays 1 and 4 to 8. Historic metal louvers fill the second story opening in bay 2, and all but the first two stories of bay 3. Similar to the other elevations, two-story inset brick arches define the first two stories of bays 3 & 6. Simple stone trim defines the recessed rectangular entrances in bays 2 & 5. The metal door in bay 2 corresponds to an egress stair; the wider non-historic door system added in the 2000s in bay 5 corresponds to a restaurant.

Northwest Elevation of Penthouse

The north wall of the east circulation core extends northeast from the main portion of the penthouse to the northeast wall of the building, but no openings pierce the wall. The north stair circulation core is visible along this elevation. Two openings with sliding doors pierce half of the northwest wall of the penthouse (*Photo 29*). Four louvered openings pierce the 16th story of the penthouse.

Interior

Ongoing rehabilitation work approved by the National Park Service and the Texas Historical Commission is being carried out in accordance with the Secretary of the Interior's Standards for Rehabilitation. Thus far, the work has been limited to the eighth floor interior.

The building contains retail and restaurant spaces on the first floor (*Photos 11 & 14; Figures 1, 8*), tenant-finished office suites on the second to 13th floors (*Photos 18-24; Figures 5, 9-14*), offices on the 14th floor of the penthouse (*Photos 25-27; Figures 7, 15*) and mechanical spaces occupying the top of the penthouse. A full basement spans under the building, containing mechanical and storage spaces. The upper floors were used as speculative office space, were reconfigured several times, and retain few historic materials. Historic materials include travertine wall paneling and metal trim on the first floor elevators, plaster walls and metal trim on upper floors, and concrete floors.

The primary *vertical circulation* occurs at the northeast side of the building. Four elevators, two on each side of a small lobby, provide access between the first and 13th floors (*Photos 12-13, 16-17, 23*). A historic mail chute (non-functioning) remains on the wall to the west of the southwest elevation (*Photos 17 & 18*). No elevators extend above floor 13. The elevator cabs have been updated since the 1950s, but historic materials remain on the first-floor elevator lobby and include the travertine wall panels and metal doors/trim/floor indicator panel (*Photos 12 & 13*). Historic restrooms with historic metal trim are located to the north of the elevators. Historic concrete switchback egress stairs providing access between the basement and floor 14 (*Photos 12 & 17*). A second historic egress stair is centered on the north side of the building, providing access between the basement and floor 14 (*Photo 15*). A similar concrete stair connects floors 14 to 16 in the penthouse.

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First Floor (Figures 1, 8)

From the southwest entrance vestibule, two sets of non-historic wood-framed doors (ca. 2006) open into the first floor corridor, centered in the elevator lobby (*Photo 11*). A pair of non-historic wooden doors on the southeast elevation provides access to a cross corridor added in the 2010s. Retail spaces, defined by non-historic storefront walls (2000s), flank the corridors from both entrances. A secondary hallway extends northwest from the elevator lobby into a restaurant space that fills the north end of the floor (*Photo 14*). Most of the first floor finishes are non-historic (drop ceilings, tile floors, storefront walls); however, the historic visual connection between the main entry and the elevators remains intact.

Floors 2 to 12 (Figures 5, 9-14)

The centralized northeast circulation core organizes the office suites on floors two to twelve. These floors were reconfigured several times over the years and contain double-loaded corridors of varying lengths, designed to meet tenant needs (*Photos 17-22*). At the third floor, the corridor connects to the non-historic bridge to the non-historic parking garage. Most finishes on these upper floors have also been updated by tenants throughout the years. Metal door trim remains at restrooms and on some suite doors on at least floor 12. Most of the floors throughout the upper offices are bare concrete with non-historic rubber base. Although the age is not confirmed, the wood parquet floors in at least two office suites (505 and 720) could be original.⁷ Other non-historic materials include carpet, engineered hardwood, ceramic tile, acoustical tile grid ceilings, and gypsum board walls and ceilings. As of March 2026, the office suites and non-historic ceilings within the eighth floor have been removed as part of the rehabilitation, leaving an open floor around the central core.

Floor 13 (Figures 6, 14)

The configuration of floor 13 follows those of the lower office floors with double-loaded corridors extending from the central core. The elevator lobby, however, extends southwest connecting to the feature stair (*Photos 23-24*). This historic concrete circular stair provides primary access to floor 14. Simple painted metal railings line both sides of this stair, as well as the half-moon opening at the upper floor level (*Photo 25*). Non-historic tension cables augment the stairs today to provide code compliance. A heavy plaster cove encircles the stair at the ceiling. Wood parquet covers the floor of the elevator and stair lobbies but does not extend into the corridors (*Photos 23-24*). As with the parquet on the lower floors, it could be historic material but is not listed on the historic finish schedule. The rest of this floor features non-historic finishes as seen on lower floors.

Floor 14 (Figures 7, 15)

Floor 14 is within the penthouse level. The irregular footprint of this floor is due to the continuation of the northwest egress stair up to this level and the northeast circulation core. Although no elevators access this floor, the elevator mechanical spaces occupy the same locations as the elevators. The circular stair organizes the floor (*Photo 25*). A double corridor extends to the northwest of the stair lobby with offices and a conference room on either side; historic sliding doors in each office/room provide direct access to the covered roof (*Photo 26-27*). A concrete switchback stair to the northwest of the conference room provides access between floors 14 and 16. A single office suite fills the southeast end of the floor with a

⁷ The Hartford companies occupied floors 1 to 6 in 1960 when the building opened, but floor 7 was occupied by other tenants by 1962, according to city directories. Because it was a speculative office building, the parquet may have been a finish option; however, the historic finish schedule with the plans on file with the City of Dallas only specifies that "vinyl asbestos" tiles be used in "lease space" on floors 2 to 13.

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large room in the southwest corner that contains built-ins (*Photo 27*). It is unknown if these date to the construction of the building, as the historic plans note that the floor was “not in contract.” Like the northwest end of the floor, historic sliding doors provide direct access to the roof from this suite (*Photo 28*).

Floors 15 & 16

The top two floors of the penthouse contain mechanical spaces and are accessible by egress stairs. Floor 16 contains one large open mechanical room whose ceiling follows the hipped shape of the roof. The finishes of this floor correspond with the utilitarian use and consist of concrete floors and ceiling and painted concrete walls.

Basement

A full basement spans under the entire building, and like the upper office floors, the centralized circulation core and double-loaded corridor organizes the spaces. This floor can be accessed by elevator or egress stairs. This floor houses mostly mechanical and storage spaces. Finishes throughout this floor correspond to its utilitarian function. Floors are concrete or non-historic VCT, walls are painted concrete block, plaster, or gypsum board on stud, and ceilings range from exposed concrete to dropped grids.

Alterations

The exterior of the Hartford Building has had few alterations since its construction in the late 1950s. The elevated skybridge was built after 1976 between the building and the adjacent non-historic parking garage. A pair of doors were added at the third story of the northeast (rear) elevation to access the skybridge. The installation of the narrow skybridge does not detract from the original design. The current main entrance/vestibule differs from what is shown on the 1958 permit plans (*Figures 1, 8*). On the southwest façade, the historic plans show pairs of recessed doors within the three openings.⁸ The plans indicate that the stone surrounds are historic with only the doors removed.⁹ The doors opened into a rectangular vestibule with terrazzo floors, plaster walls with travertine wainscot, and plaster ceiling. Most of these materials were covered or replaced, but the historic plaster ceiling remains. The vestibule was modified but remains open and currently contains non-historic doors flanked by non-historic splayed aluminum storefront systems added ca. 2006 at the northeast side (*Photos 5, 10-11*). A few exterior entrances were added at the northwest and southeast elevations after 1976 for tenant space but appear similar to the original entrances (*Figure 1-2, 8; Photo 9*).

Since it was mostly used as a speculative commercial building designed to have flexible office space, tenants made several changes, and very little historic fabric remains on the interior. The first floor retains the historic connection between the elevator lobby and vestibule, even if wall materials have changed to storefronts. Alterations to the upper floors include the reconfigurations of office suites and the updating of finishes. The exposed concrete floors throughout the building resulted from the removal of all vinyl asbestos tile.

⁸ Harold Berry, Architect and Perry, Shaw, Hepburn & Dean architects, “Hartford Building,” Permit Set, October 30, 1958, Sheet A-3 “First Floor” and Sheet A-14 “West Elevation.” On file with the City of Dallas, Dallas County, Texas.

⁹ No visible evidence such as holes for hardware on the surrounds indicate the location of the doors. The oldest Google Streetview image, from August 2007, shows the current condition.

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Integrity

The Hartford Building retains historic integrity and conveys the historical and architectural significance of the Dallas Downtown Historic District. The building remains in its historic **location**. Given its location in a major downtown, the **setting** has been somewhat compromised by the construction of non-historic intrusions (especially to the northwest) since 1958, but the historic buildings within the district boundary remain intact (*Map 4, Figure 3*). The exterior retains historic **materials**, including unpainted red brick with grapevine mortar joints, original metal windows and sliding doors, roof awning, spandrel panels, cast stone, and Colonial Revival details such as the broken pedimented entrance on the southwest elevation and the distinctive cupola. On the interior, historic **materials** such as travertine and polished steel remain at the first story elevator lobby, and historic metal trim remains at the upper floor elevators, restrooms, and a few offices. The historic **design** remains intact on the exterior with its rectangular three-part vertical block form, classical composition of base, shaft, and capital, symmetrical façade, recessed arches, roof deck, and penthouse. Fenestration patterns are intact on all elevations. Despite the loss of most of the interior historic materials, the connection between the southwest entrance and elevator lobby remains intact, as does the upper floor central circulation core. Floor 13 retains a historic curved stair, a character-defining feature of the building. While unconfirmed, the intact wood parquet flooring may also be original to the 1950s. Overall, the building retains the **feeling** of a speculative mid-twentieth century commercial high-rise and remains **associated** with the growth of the insurance industry in downtown Dallas after World War II. Therefore, it is eligible as a contributing building in the historic district.

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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

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

COMMERCE (original nomination and subject contributing building) (local level)

COMMUNITY PLANNING AND DEVELOPMENT (original nomination) (local level)

ARCHITECTURE (original nomination and subject contributing building) (local level)

Period of Significance

1888-1958 (original nomination)

1958 (subject contributing building)

Significant Dates

1958

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Perry, Shaw, Hepburn & Dean (architects)

Berry, Harold (architect)

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Statement of Significance Summary Paragraph

The Hartford Building located at 400 North St. Paul Street was built by real estate developer Trammel Crow as a speculative office building that served as the southwestern regional headquarters for the Hartford Fire Insurance Company. Planning began in late 1957 and early 1958, construction began in 1958, and the building was completed in 1959. The property is nominated to the National Register of Historic Places as a contributing building (through boundary increase) to the existing Dallas Downtown Historic District under Criterion A in the area of Commerce and Criterion C in the area of Architecture at the local level of significance. The period of significance is 1958 when construction began, which falls within the historic district's period of significance, 1888-1958.¹⁰ The Hartford Building reflects the continuity of 1950s commercial and architectural development in downtown Dallas outlined in the 2006 nomination. The realization of the Hartford Building reflects the broader trends in the growth of the insurance industry in downtown Dallas after World War II and it was one of three new buildings under construction in 1958 specifically for insurance companies. The property is an intact example of a mid-twentieth century commercial high-rise with Colonial Revival detailing, and its form, design, and materials are cohesive with other contributing buildings in the district. Boston-based architecture firm Perry, Shaw, Hepburn & Dean and Dallas architect Harold Berry designed the building with a blend of conservative Colonial Revival elements requested by the New England-based Hartford Fire Insurance Company, and popular modern design features seen in downtown Dallas. The Hartford company leased the building from Trammell Crow and occupied the first six floors at the time of its opening in 1960. The Hartford Fire Insurance Company remained the primary tenant and used the building as its southwestern headquarters through 1979. Trammell Crow Investment Company occupied the penthouse from 1960 to 1963. Other floors were utilized as speculative office space leased by various tenants over the years.

Narrative Statement of Significance

Dallas Downtown Historic District and Justification for Boundary Increase

The Dallas Downtown Historic District was listed in the National Register of Historic Places in 2006 under Criterion A and C in the areas of Commerce, Community Planning & Development, and Architecture at the local level of significance with a period of significance spanning from 1888 to 1958. The 2006 nomination states that the existing boundary was drawn to include "a concentration of contributing properties that give the district a sense of continuity and which reflect significant aspects of the historical and architectural development of downtown Dallas within the context of the Central Business District. These buildings share a common scale, design, function, materials, and relation to the street which strongly define the area's historic role as the city's commercial and financial center. These physical attributes and the historic associations linking these properties together present a cohesive grouping which can be perceived as a single unit."¹¹ In 2009, a boundary increase expanded the boundary south to include more resources significant under Criterion A and C in the areas of Commerce and Architecture built between 1911 and 1958.¹² This nomination increases the boundary of the district for the third time to include the 1958 Hartford Building. In 2025, new research revealed the significance of the Hartford Building. Located just outside the boundary, the property reflects the age, function, scale,

¹⁰ Lila Knight and Marcel Quimby, *National Register of Historic Places Nomination form for Dallas Downtown Historic District, Dallas, Dallas County, Texas*, 2006, pages 19-20. Nomination on file at Texas Historical Commission, <https://atlas.thc.texas.gov/NR/pdfs/04000894/04000894.pdf>.

¹¹ Knight and Quimby, *National Register of Historic Places Nomination form for Dallas Downtown Historic District*, 87.

¹² Marcel Quimby and Kate Singleton, *National Register of Historic Places Nomination form for Dallas Downtown Historic District (Boundary Increase)*, Dallas, Dallas County, Texas, 2009, pages 9-10, 31. Nomination on file at Texas Historical Commission, <https://atlas.thc.texas.gov/NR/pdfs/08001299/08001299.pdf>.

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design, materials, and architectural style of many other contributing commercial resources in the district. The Hartford Building retains integrity to convey the historical and architectural significance of the historic district.

The Hartford Building contributes to the commercial and architectural history of the Dallas Downtown Historic District. As the southwestern regional headquarters for the Hartford Fire Insurance Company, the building is locally significant under **Criterion A in the area of Commerce** for its association with the “most important commercial and financial institutions that shaped the city's economic growth.”¹³ In late 1957-early 1958, local real estate developers Trammell Crow and Eugene Locke began planning a new office building for the site immediately northeast of the 1929 U.S. Post Office Building (400 N. Ervay Street). The post-World War II construction boom in downtown created over 25 new buildings, including hotels, banks, and office towers specifically for insurance companies.¹⁴ The Hartford Building was built at the end of the district's period of significance.

The building is also locally significant under **Criterion C in the area of Architecture** as part of a cohesive collection of “surviving commercial resources reflecting the architectural development of the downtown area.”¹⁵ Designed and constructed in the late 1950s, the Hartford Building reflects the traditional and modern architectural trends in downtown. The three-part vertical block form and materials align with other contributing buildings in the district. The building featured restrained Colonial Revival detailing requested by the New England-based insurance company. While Colonial Revival detailing was uncommon in downtown Dallas, making the building somewhat distinct, period revival designs were popular in the district.

The Dallas Downtown Historic District's period of significance ends in 1958 “to incorporate the full extent of the post-World War II building boom.”¹⁶ However, the district includes 13, and with Hartford 14, buildings constructed between 1956–1965—six built between 1956–1958 and the others after 1959. The remaining eight were constructed between 1958–1965, including the Hartford Building. Although the building boom slowed after 1958, the new construction continued to shape the downtown skyline. The Hartford Building aligns with the end of the district's period of significance, as planning and design for the building were well underway in that year.

The Hartford Company & the Dallas Insurance Industry

Completed in 1959, the Hartford Building housed the newly established southwest regional headquarters of the Hartford Fire Insurance Company. The new region included Arkansas, Louisiana, New Mexico, Oklahoma, and Texas (*Figure 4*). Hartford appointed its first agent in the state of Texas in 1859; 100 years later, Texas had over 600 agencies and the regional headquarters.¹⁷ The Dallas office was the company's eighth regional headquarters after Hartford, New York City, Atlanta, Chicago, San Francisco, Minneapolis, and Toronto.¹⁸ Hartford's decision to form a new headquarters based in Dallas was a demonstration of the company's faith in the future of the region.¹⁹

¹³ Knight and Quimby, “Dallas Downtown Historic District,” 8:21.

¹⁴ Knight and Quimby, “Dallas Downtown Historic District,” 8:53–8:54.

¹⁵ Knight and Quimby, “Dallas Downtown Historic District,” 8:21.

¹⁶ Knight and Quimby, “Dallas Downtown Historic District,” 8:56.

¹⁷ Advertisement, *The Dallas Morning News* (24 January 1960): 13. It is currently unknown if this agent had a formal office and where the first office was located. The Dallas city directory from 1900 places the Hartford Fire Insurance Company agent in the Linz Building and the Hartford Life Insurance Company offices in the Trust Building.

¹⁸ “Office Unit to Be Built by Hartford,” *The Dallas Morning News* (27 February 1958): 9.

¹⁹ Advertisement, *The Dallas Morning News* (24 January 1960): 13.

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The Dallas insurance industry grew throughout the 1950s, during the period of significance for the district. As of October 1958, Dallas-based insurance companies held over \$1.3 billion in assets. Local life insurance companies alone held over \$6.5 billion worth of policies. Companies who operated regional or Texas headquarters in Dallas held over \$8.5 billion worth of policies. Local banks accepted hundreds of millions of dollars in premiums collected. *The Dallas Morning News* attributed the success of the insurance industry as a “major factor in the growth and development of Texas and the entire southwest” in the 1950s.²⁰ Besides the Hartford Insurance Company, San Francisco-based Fireman’s Fund Insurance opened a regional headquarters in Dallas in March 1958.²¹

The Dallas Chamber of Commerce welcomed the establishment of Hartford’s southwestern regional office. They viewed the decision, and the new building, as providing “welcome recognition of the city’s pre-eminence in insurance.”²² The Chamber saw the local economy benefiting especially from the influx of money from insurance premiums into local banks. They also hoped that other insurance firms would be encouraged to expand their footprints in downtown, especially at a time when suburban development was rising at the expense of the commercial core.²³ Historian David Dillon noted decades later that “the 1950s were not a golden decade for downtown Dallas,” acknowledging the steady suburban development created increased competition and encouraged some businesses to relocate out of downtown.²⁴

The Hartford Building was one of several new buildings constructed in the late 1950s-early 1960s for insurance companies in Dallas. In October 1959, as the Hartford Building neared completion, the Dallas Chamber of Commerce and the Dallas Central Records Department identified 25 buildings that housed home offices for insurance companies for a combined total of over 2.2 million square feet. Fifteen of these buildings were built after 1946, reflecting the post-war growth of the industry.²⁵ Three buildings under construction in the fall of 1958 would house insurance offices. As *The Dallas Morning News* reported, these projects “emphasize still more the role of the insurance industry in helping Dallas keep pace with the constantly-growing [sic] demand for modern office space.”²⁶ The insurance companies expanding or relocating to Dallas helped to physically shape the skyline of the downtown in the late 1950s. Two of the buildings mentioned in the article were the Hartford Building and the Southland Center.²⁷ The \$35 million Southland Center included 1.5 million square feet in a 42-story office building for Southland Life Insurance and a 28-story hotel. The International-styled development (extant), which opened in April 1959, encompassed the entire block between North Pearl, Live Oak, Olive, and Bryan streets.²⁸ The Fidelity Union Life Insurance Company (NRHP 2009) constructed a large post-war modern complex at Akard and Pacific. Other insurance company construction in this era included the Blue Cross-Blue Shield Building (now known as Salazar Center) at Main Street and North Central Expressway (façade heavily modified), and the refacing of the 1909 Praetorian Building (1601 Main, demolished).²⁹ The construction of the Hartford Building symbolized the growing status of Dallas in the insurance industry, as it provided a regional headquarters for a substantial out-of-state company.³⁰

²⁰ “Insurance Firms Plan Expansions in Dallas,” *The Dallas Morning News* (5 October 1958): 11.

²¹ “Insurance Firms Plan Expansions in Dallas,” 11.

²² “Hartford Building,” *The Dallas Morning News* (28 February 1958): 5.

²³ “Hartford Building,” 5.

²⁴ David Dillon, *Dallas Architecture 1936-1986* (Austin: Texas Monthly Press, 1985), 39-40.

²⁵ “Skyline Boosted with Insurance,” *The Dallas Morning News* (5 October 1958): 6.

²⁶ “Skyline Boosted with Insurance,” 6.

²⁷ “Skyline Boosted with Insurance,” 6.

²⁸ “Skyline Boosted with Insurance,” 6; “Dallas Leads in Insurance,” *The Dallas Morning News* (19 April 1959): 3.

²⁹ Mike Quinn, “Dallas Gains Office Space,” *The Dallas Morning News* (3 December 1959): 20; “Dallas Leads in Insurance,” 3.

³⁰ “Skyline Boosted with Insurance,” 6.

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The Hartford Building

In February 1958, Hartford, Connecticut-based Hartford Insurance Company president James C. Hullet and Dallas Chamber of Commerce president J. Erik Jonsson issued a joint announcement for the construction of a 14-story, \$5 million office building at the corner of Bryan and St. Paul streets (*Maps 1-5*).³¹ The announcement in early 1958 came after months of discussion and planning the previous year. Although Hartford anticipated eventually occupying the entire building at some future date, the insurance company only committed to filling about half of the available 190,000 square feet, leaving the rest of the building available to other tenants.³²

Real estate developer Trammell Crow developed the building with partner Eugene Locke.³³ According to the *Handbook of Texas*, “Crow pioneered the idea of ‘building on speculation’ and used short lease arrangements that permitted him to raise rents over time....”³⁴ Crow and Locke developed the building under a lease agreement with the Hartford Fire Insurance Company, its largest tenant.³⁵ Crow approached design from a realistic rather than an aesthetic perspective, seeing buildings first and foremost as commodities.³⁶ As a tradable good, Crow prioritized the relationship with the tenants above architectural style. He understood the need for the building to look nice and be spacious for prospective tenants, but he claimed to leave the design to his architects.³⁷ One such architect was Harold A. Berry, who helped design the Hartford Building, the Dallas Trade Mart, and the Stemmons Towers.³⁸

Wrecking crews were in the process of demolishing the existing two-story buildings on site at the time of the February 1958 announcement.³⁹ In March 1958, the city issued permit #81816 to contractor James Stewart to excavate and drill piers at 408 North St. Paul Street.⁴⁰ The following month, the city issued permit #84128 to construct the office building.⁴¹ The plans filed with the city of Dallas, however, are dated October 1958. The building featured offices on floors one to 13, and a penthouse office level at floor 14 (*Figures 1, 5-7*).

A redesign of the high-rise led to a construction delay.⁴² The Hartford Fire Insurance Company directly influenced the decision to use Colonial Revival elements in the new building with their officials describing the design as “an exterior finish of New England red brick, marble trim and a traditional white cupola covered with gold leaf and topped by a gold weathervane” (*Figure 4*).⁴³ The New England company’s use of Colonial Revival detailing illustrates that by the 1950s, Dallas was achieving a national

³¹ “Office Unit to Be Built by Hartford,” 1. Approximately \$55 million in 2024.

³² “Office Unit to Be Built by Hartford,” 1.

³³ Don Freeman, “As Crow Flies, So Goes City Progress,” *The Dallas Morning News* (27 July 1958): 1; “Skyline Boosted with Insurance,” 6.

³⁴ Diana J. Kleiner and Spenser R. Rapone, “Trammell Crow Company,” General Entry. *Handbook of Texas Online* (1 January 1996, rev. 2 June 2022)

³⁵ “Skyline Boosted with Insurance,” 6.

³⁶ Joel Warren Barna, *The See-Through Years: Creation and Destruction in Texas Architecture and Real Estate 1981-1991* (Houston: Rice University Press, 1992), 43; J. Barney Malesky, “Five Buildings in the Dallas Central Business District by I.M. Pei and Partner Henry N. Cobb: A Stamp on the City’s Direction,” Master of Arts Thesis (North Texas State University, 1986), 6.

³⁷ Freeman, “As Crow Flies, So Goes City Progress,” 1.

³⁸ Dillon, *Dallas Architecture*, 42.

³⁹ “Office Unit to Be Built by Hartford,” 9; Sanborn Map for Dallas, 1921-1927 vol. 1, 1921-May 1950, Sheet 29.

⁴⁰ This is the address in the city permit books and for the original blueprints on file at city records; today the building address is 400 N St. Paul.

⁴¹ Permit books for 1958, Dallas History & Archives Division, Dallas Public Library. The permit book for the building listed a construction value of \$1.9 million (approximately \$21 million in 2024).

⁴² Freeman, “As Crow Flies, So Goes City Progress,” 1.

⁴³ “Office Unit to Be Built by Hartford,” 9.

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presence rather than just being a regional city. Dallasites immediately criticized the design for the overt reference to New England Colonial Revival architecture. Responding to the feedback, the architects modernized the design with a “pleasing blend of Southern traditional and Dallas contemporary—with a columned Virginia-style tower, simple lines, green panels under the windows, greater height in the first two stories” (*Figure 2*).⁴⁴ Boston-based Perry, Shaw, Hepburn & Dean designed the building with Dallas-based Harold A. Berry; although, local reports only ever list Berry.⁴⁵

Construction of the building continued in the fall of 1958 and into the spring of 1959. The month of July included at least three incidents that had the potential to impact progress. On July 1, 1959, the Plumbers Local 100 union began a strike to seek higher wages. Other AFL-CIO-affiliated unions, however, stayed on the job.⁴⁶ The following week on July 7, the union accepted a new contract, and work resumed.⁴⁷ Two days later, a 20’ steel beam fell from the top of the building and impaled a delivery truck, and on July 10, a brick fell from scaffolding and damaged a passing automobile.⁴⁸ No one was injured in these incidents, however, and it appears there were no lasting construction delays.

Advertisements for available “luxury space” in the building first appeared in September 1959. These ads in *The Dallas Morning News* announced that suites would be partitioned on each floor according to the tenants’ wishes. By the beginning of December, over 70 percent of the building was leased, 50 percent of which belonged to the Hartford insurance company.⁴⁹ The Hartford Fire Insurance Company planned a formal opening of the building on January 24 and 25, 1960.⁵⁰ Over 400 people attended the day’s activities on January 24. Upper management from the home offices also attended the opening, as did insurance commissioners from the surrounding states.⁵¹

Trammell Crow moved his offices to the Hartford Building upon its completion in January 1960.⁵² Joseph Nocera observed in his 1984 story on Crow in *Texas Monthly* that “No one remembers ever seeing him take the elevator, though; he always walked up the thirteen flights of stairs” including the curved stair to the penthouse.⁵³ From January 1960 to 1963, Trammell Crow Investment Company officed in the 14th floor penthouse (suite 1401), and his preferred architect at the time, Harold A. Berry, officed across from him in suite 1405 until 1964.⁵⁴ The Hartford Insurance Company retained their regional offices in this building at least through 1979, according to city directories. The company occupied the first to sixth floors for most of that time. From 1960 to 1966, the Hartford Accident & Indemnity Co filled the first floor, while the Hartford Fire Insurance Company occupied all of floors two to six. From 1966 on, both occupied the sixth floor only. The city directories also indicate the presence of other insurance firms throughout the building in the 1960s and 1970s.

⁴⁴ Freeman, “As Crow Flies, So Goes City Progress,” 1; Sketches and news articles mentioned that the stone panels would be dark green, but the panels appear to be a dark brown aggregate currently. It seems likely the color faded over time or may have been changed prior to construction.

⁴⁵ Both names appear on the construction set filed with the Dallas City Records.

⁴⁶ “Plumbers Strike, Slow Major Jobs,” *The Dallas Morning News* (2 July 1959): 1.

⁴⁷ “Plumbers Agree to New Pact,” *The Dallas Morning News* (8 July 1959): 1.

⁴⁸ “Steel Beam, Mortar Slam into Vehicles,” *The Dallas Morning News* (10 July 1959): 1; “Brick Falls onto Auto,” *The Dallas Morning News* (11 July 1959): 10.

⁴⁹ Quinn, “Dallas Gains Office Space,” 20.

⁵⁰ “Hartford Building Plans Opening of New Building,” *The Dallas Morning News* (24 January 1960): 1.

⁵¹ “Hartford Holds Open House,” *The Dallas Morning News* (25 January 1960): 6.

⁵² Freeman, “As Crow Flies, So Goes City Progress,” 1.

⁵³ Joseph Nocera, “The Eccentric Genius of Trammell Crow,” *Texas Monthly* (August 1984) [republished online without page numbers].

⁵⁴ According to city directories between 1960 and 1964 and Nocera, “The Eccentric Genius of Trammell Crow.”

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Architectural Significance

The design of the Hartford Building is cohesive with the architectural trends seen within the Dallas Downtown Historic District. The Hartford Building was designed as a post-war modern commercial high-rise with Colonial Revival detailing, referencing both tradition and modernism. Its high-rise form and modern materials mirror other nearby high-rises. The Colonial Revival elements are somewhat distinct in downtown Dallas but they are reminiscent of other early 20th century period revival styles represented in the district. The rectangular three-part vertical block features a classical composition with a defined base, shaft, and capital, which reflects the architect's desire to satisfy the client and for the design to be compatible with the district.⁵⁵ The first three stories represent the base, defined by stone water table, the recessed arched window bays, and stone banding. The fourth to thirteenth stories define the shaft with regular fenestration. The inset upper stories act as the capital. Character defining Colonial Revival elements include the symmetrical design, recessed brick arches, broken pediment and fluted pilasters at the main southwest entrance, cast stone banding, stone glyphs in parapet wall, and cupola with weathervane. While referencing a historical era of architectural history, the building also communicates its post-war modern construction. Other modern elements include the steel sash windows and stone spandrel panels.

Conclusion

The 1958 Hartford Building in downtown Dallas housed the newly formed southwestern regional office for the Hartford Fire Insurance Company, the anchor tenant to this speculative office building developed by real estate developers Trammell Crow and Eugene Locke. The property is nominated as a contributing building (through boundary increase) to the existing Dallas Downtown Historic District under Criterion A in the area of Commerce and Criterion C in the area of Architecture at the local level of significance. The period of significance is 1958 when construction began, which falls within the historic district's period of significance, 1888-1958.⁵⁶ The Hartford Building is associated with the continuity of 1950s commercial and architectural development in downtown Dallas, and specifically with the post-war growth of the insurance industry. It reflects the age, function, scale, design, materials, and architectural style of many other contributing resources in the historic district justifying its inclusion.

⁵⁵ Lila Knight and Marcel Quimby, "Dallas Downtown Historic District," National Register of Historic Places Nomination Form, 7:12. As mentioned in the original district nomination, this property type originates from Richard Longstreth's *The Buildings of Main Street*. While the three-part composition was typical of late 19th and early 20th century buildings, post-war buildings occasionally featured this classical arrangement especially when the design featured traditional and modern influences. The Hartford Building is compatible with other contributing resources in the district, but it's important to note that some other 1950s construction such as the 1955 Republic National Bank and the 1956 Statler Hilton Hotel (both contributing to the historic district), the 1952 Fidelity Union Life Insurance Building (NRHP 2009), and the 1959 Southland Center more clearly represented a departure from historical influences and an acceptance of second wave modernism seen in their sleek post-war modern designs.

⁵⁶ Lila Knight and Marcel Quimby, *National Register of Historic Places Nomination form for Dallas Downtown Historic District, Dallas, Dallas County, Texas*, 2006, pages 19-20. Nomination on file at Texas Historical Commission, <https://atlas.thc.texas.gov/NR/pdfs/04000894/04000894.pdf>.

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“Hartford Firm Plans Opening of New Building.” *The Dallas Morning News* (24 January 1960): 1.

“Hartford Holds Open House.” *The Dallas Morning News* (25 January 1960): 6.

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"Steel Beam, Mortar Slam into Vehicles." *The Dallas Morning News* (10 July 1959): 1.

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Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested. *Part 1 approved on 4/14/2025, Project #49264*
☐ 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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office (*Texas Historical Commission, Austin*)
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

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

10. Geographical Data

Acreage of Property approximately 91.44 acres

Acreege previously listed in the National Register 90.8 acres

Acreege of boundary increase for Hartford Building Less than 1 acre (approximately 0.64 acres)

Latitude/Longitude Coordinates

1. Latitude: 32.784254

Longitude: -96.797640

Verbal Boundary Description of Boundary Increase

The boundary increase largely follows the legal parcel for the Hartford Building located at the northwest corner of North St. Paul Street and Bryan Street. According to the Dallas Central Appraisal District, the Hartford Building is positioned on Block 244, Tract 1 (Account #: 00000105217000000), Dallas, Dallas County, Texas. The boundary increase extends northeast across North St. Paul Street to include the 0.31-acre parcel and includes approximately 0.33 acres of North St. Paul Street, encompassing a total of approximately 0.64 acres (Map 1).

Boundary Justification

The boundary increase includes all property associated with the Hartford Building. The building is connected to a detached non-historic parking garage via a non-historic skybridge. The parking garage was not connected to the building historically, is visually separate, is on a separate legal parcel, and is excluded from the boundary.

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11. Form Prepared By

name/title: Amanda K. Loughlin/Senior Project Manager
organization: Heritage Consulting Group, Inc.
street & number: 15 W. Highland Ave.
city or town: Philadelphia state: PA zip code: 19118
e-mail aloughlin@heritage-consulting.com; projects@heritage-consulting.com
telephone: (215) 248-1260
date: October 2025, revised March 2026

Additional Documentation

Maps (see continuation sheets 27 through 31)

Additional items (see continuation sheets 32 through 46)

Photographs (see continuation sheets 47 through 75)

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Photo Log

Name of Property: Dallas Downtown Historic District (Boundary Increase for Hartford Building)

City or Vicinity: Dallas

County: Dallas

State: Texas

Photographer: Brad Finch, F-stop Photography

Date Photographed: November 2024 and March 2026

All photographs accurately depict property conditions. No changes nor significant deterioration has occurred since the photos were taken in November 2024 and March 2026.

Photo 1

Exterior

Southwest and southeast elevations

View north

Photo 2

Exterior

Northwest and southwest elevations

View east

Photo 3

Exterior

View from of the upper southwest elevation and rooftop

View northeast

Photo 4

Exterior

Southwest elevation

View northeast

Photo 5

Exterior

Southwest elevation, detail of entry portal and broken pediment

View northeast

Photo 6

Exterior

Detail of roof cupola

View west

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Photo 7

Exterior

Upper portion of the northeast elevation from adjacent parking garage

View southwest

Photo 8

Exterior

Upper portion of the northwest elevation from adjacent parking garage

View south

Photo 9

Exterior

Northwest elevation

View southeast

Photo 10

Exterior

Main (southwest) entry vestibule

View southwest

Due to shifted street grid, the following interior directions are based on plan north shown on the accompanying photo keys (Figures 8-15).

Photo 11

1st Floor

View from main entrance doors

View plan east

Photo 12

1st Floor

Historic elevator lobby with travertine wall panels, metal elevator doors and trim, and metal stair door and trim

View plan southeast

Photo 13

1st Floor

Historic elevator panel on historic travertine wall of elevator lobby

View plan north

Photo 14

1st Floor

North commercial space

View plan north

Photo 15

2nd Floor

North stair, showing typical historic stair finishes of both the north and east stairs

View plan west

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Photo 16

2nd Floor

Elevator and egress stair lobby, showing typical configuration and finishes on upper floors

View plan west

Photo 17

6th Floor

Elevator and egress stair lobby, showing typical configuration and finishes on upper floors as well as mail chute

View plan southeast

Photo 18

4th Floor

Typical upper floor corridor to the south of the elevators

View plan south

Photo 19

12th Floor

Typical upper floor corridor to the north of the elevators and restrooms

View plan southeast from north end

Photo 20

2nd Floor

Southwest corner of floor, typical upper floor office area

View plan southwest

Photo 21

4th Floor

Northwest corner of floor, typical upper floor office area

View plan northwest

Photo 22

11th Floor

Southeast corner of floor, typical upper floor office area above the third floor

View plan north

Photo 23

13th Floor

Elevator lobby, looking toward historic stair to 14th floor

View plan west

Photo 24

13th Floor

Historic curved stair to 14th floor

View plan north

Dallas Downtown Historic District (Boundary Increase for Hartford Building),

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Photo 25

14th Floor

Stair lobby

View plan southeast

Photo 26

14th Floor

North conference room, showing typical sliding door

View plan northeast

Photo 27

14th Floor

Southwest room

View plan northeast

Photo 28

14th Floor

Historic covered roof, showing historic sliding doors along southwest and southeast elevations

View north

Photo 29

14th Floor

Looking toward the northwest and southwest elevations from corner of roof

View east

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Dallas Downtown Historic District (Boundary Increase for Hartford Building),

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Maps

Map 1. The boundary increase (shown in red) largely follows the legal parcel for the Hartford Building located at the northwest corner of North St. Paul Street and Bryan Street. According to the Dallas Central Appraisal District, the Hartford Building is positioned on Block 244, Tract 1 (Account #: 00000105217000000), Dallas, Dallas County, Texas. The boundary increase extends northeast across North St. Paul Street to include the 0.31-acre parcel and includes approximately 0.33 acres of North St. Paul Street, encompassing a total of approximately 0.64 acres. The boundary increase includes all property associated with the Hartford Building. The building is connected to a detached non-historic parking garage via a non-historic skybridge. The parking garage was not connected to the building historically, is visually separate, is on a separate legal parcel, and is excluded from the boundary. Original Dallas Downtown Historic District (NRHP 2006) boundary shown in blue.

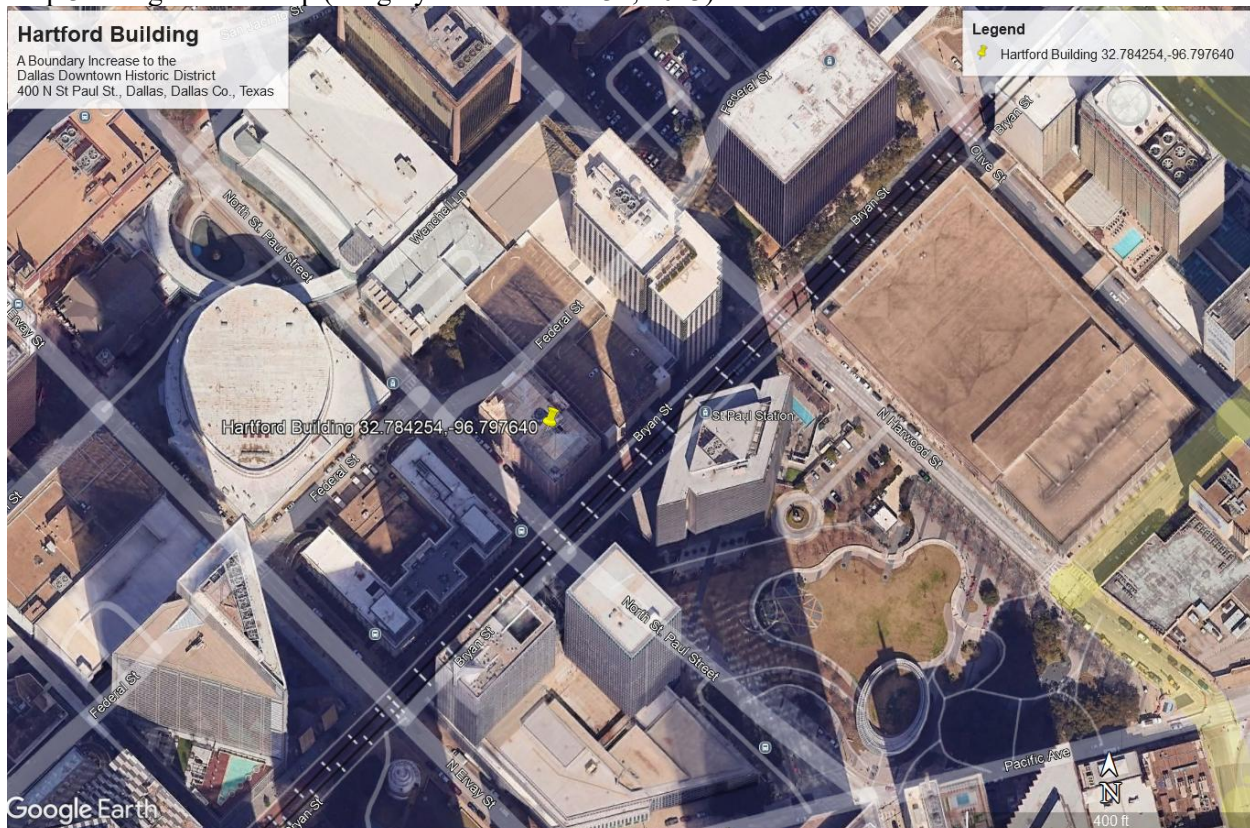


Dallas Downtown Historic District (Boundary Increase for Hartford Building),
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Map 2. Dallas County, Texas.

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Map 3. Google Earth Map (imagery from October 31, 2023).



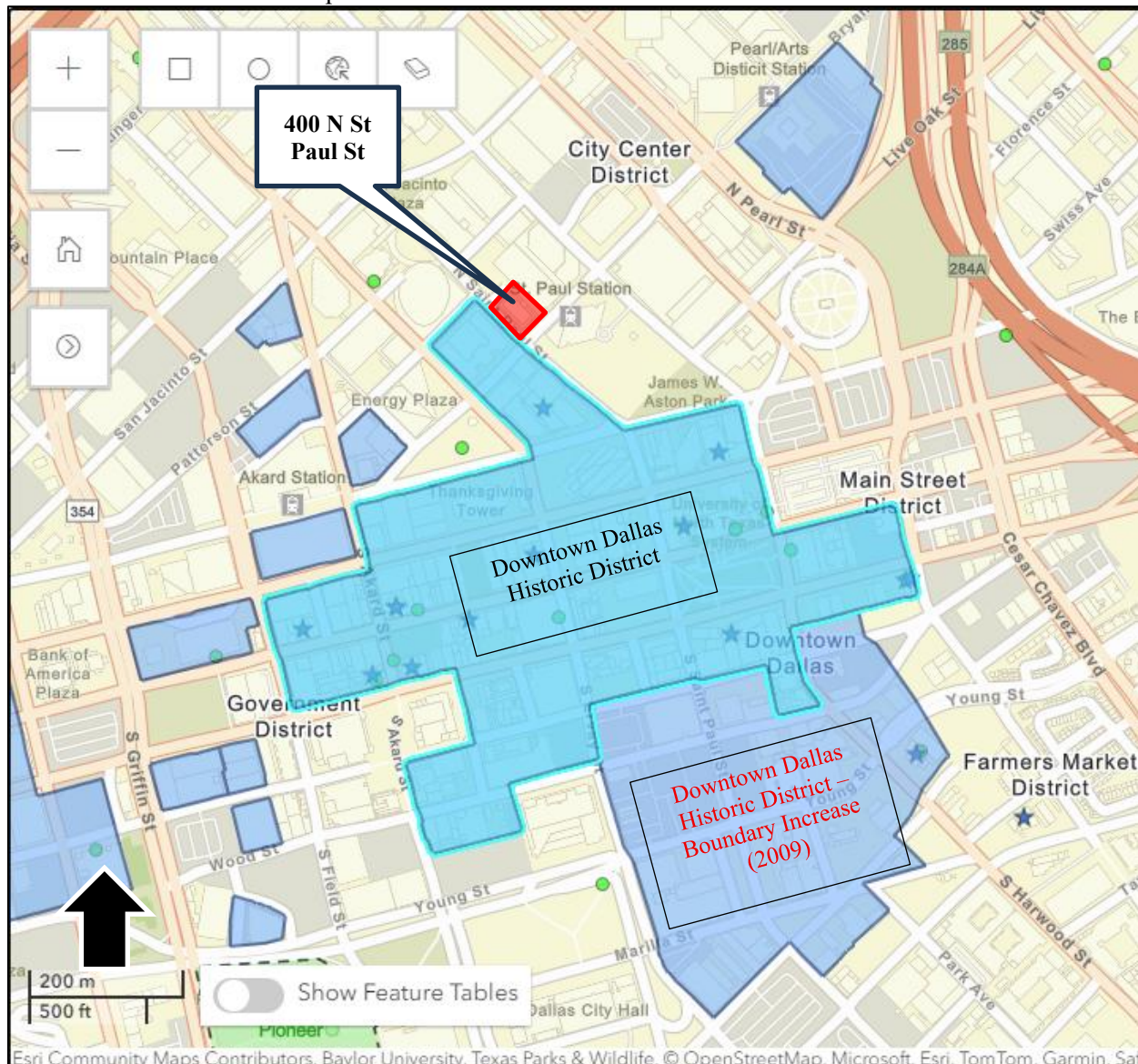
Dallas Downtown Historic District (Boundary Increase for Hartford Building),

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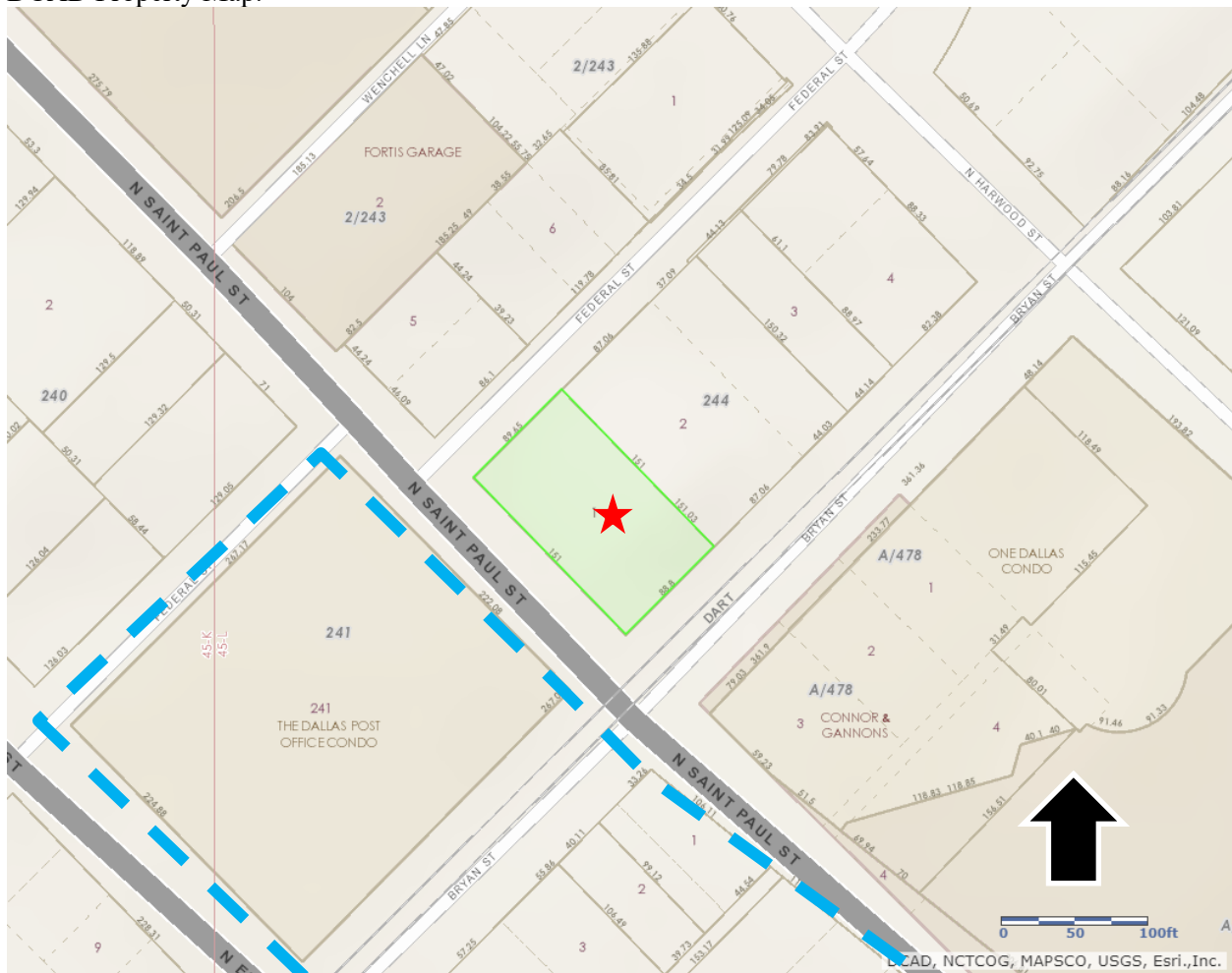
Map 4. The map depicts the Downtown Dallas Historic District (NRHP 2006) within the blue polygon, and the 2009 boundary increase in darker blue below. The red rectangle represents the approximately 0.64 acre boundary increase to include the Hartford Building at 400 North St. Paul Street. Base map: THC, Texas Historic Sites Atlas Map.



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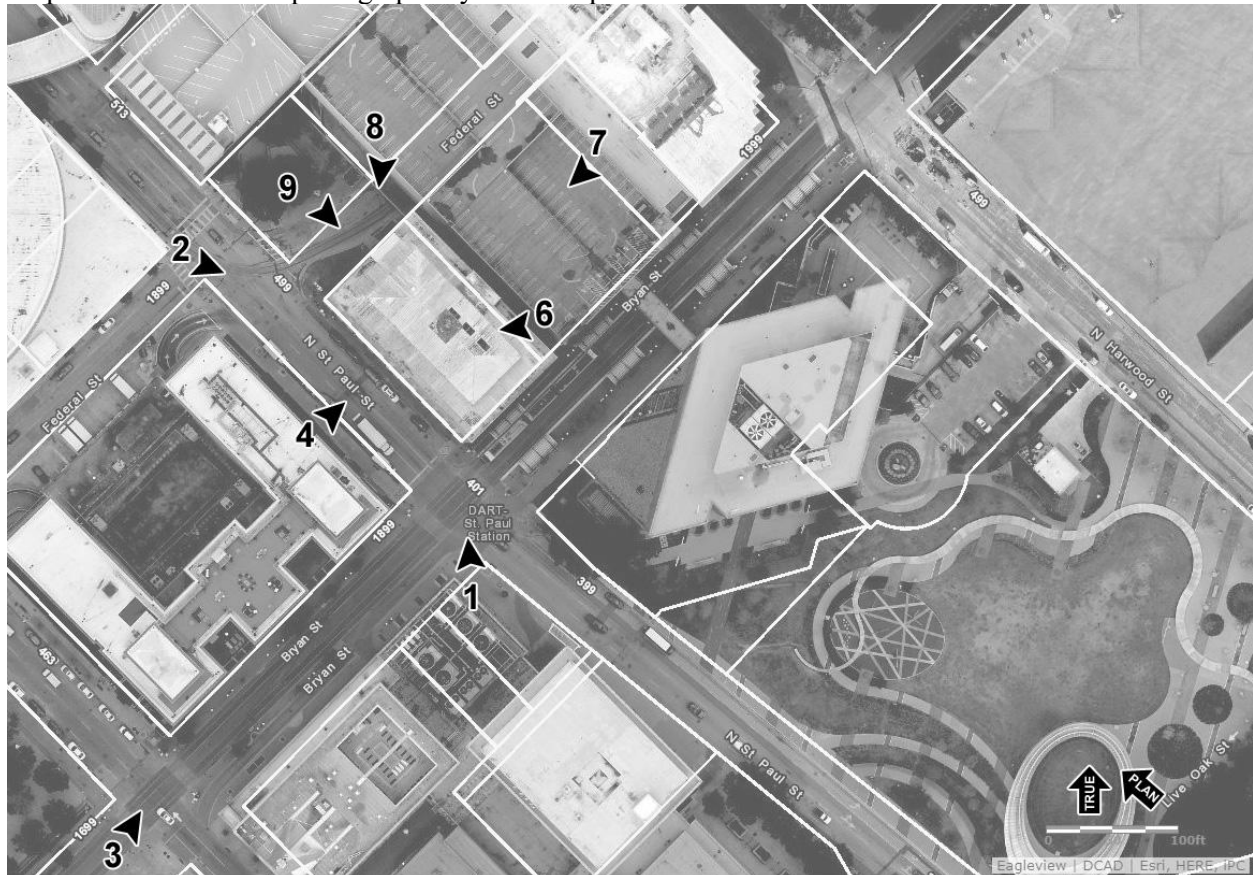
Map 5. The Hartford Building parcel shown within green shaded area with red star. The dashed blue line represents the boundary of the existing Downtown Dallas Historic District (NRHP 2006). Base map: DCAD Property Map.



Dallas Downtown Historic District (Boundary Increase for Hartford Building),
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Map 6. Overall exterior photograph key. Base map from DCAD.

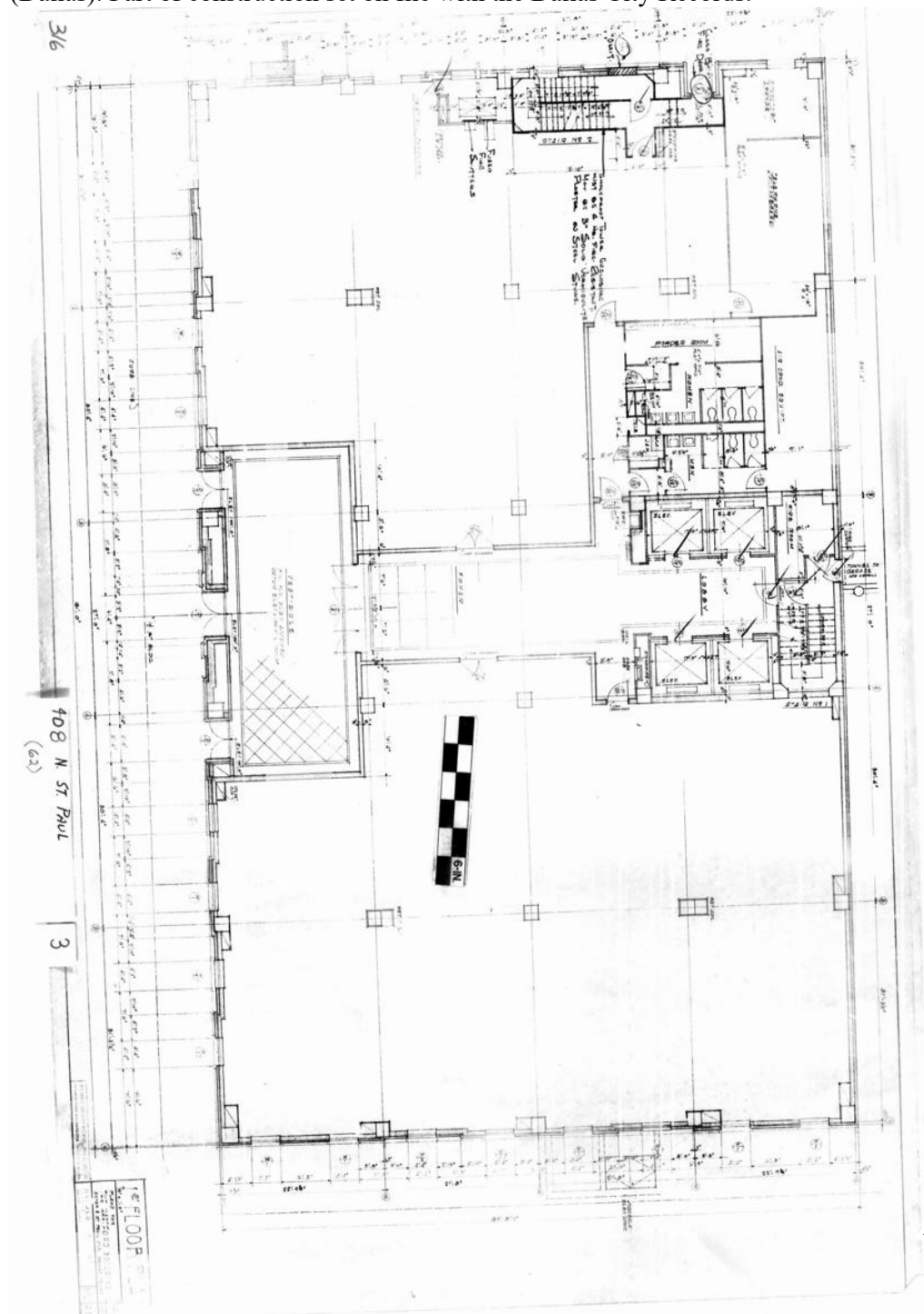


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Figures

Figure 1. First floor plan, 30 October 1958, Perry, Shaw, Hepburn & Dean (Boston) and Harold A. Berry (Dallas). Part of construction set on file with the Dallas City Records.



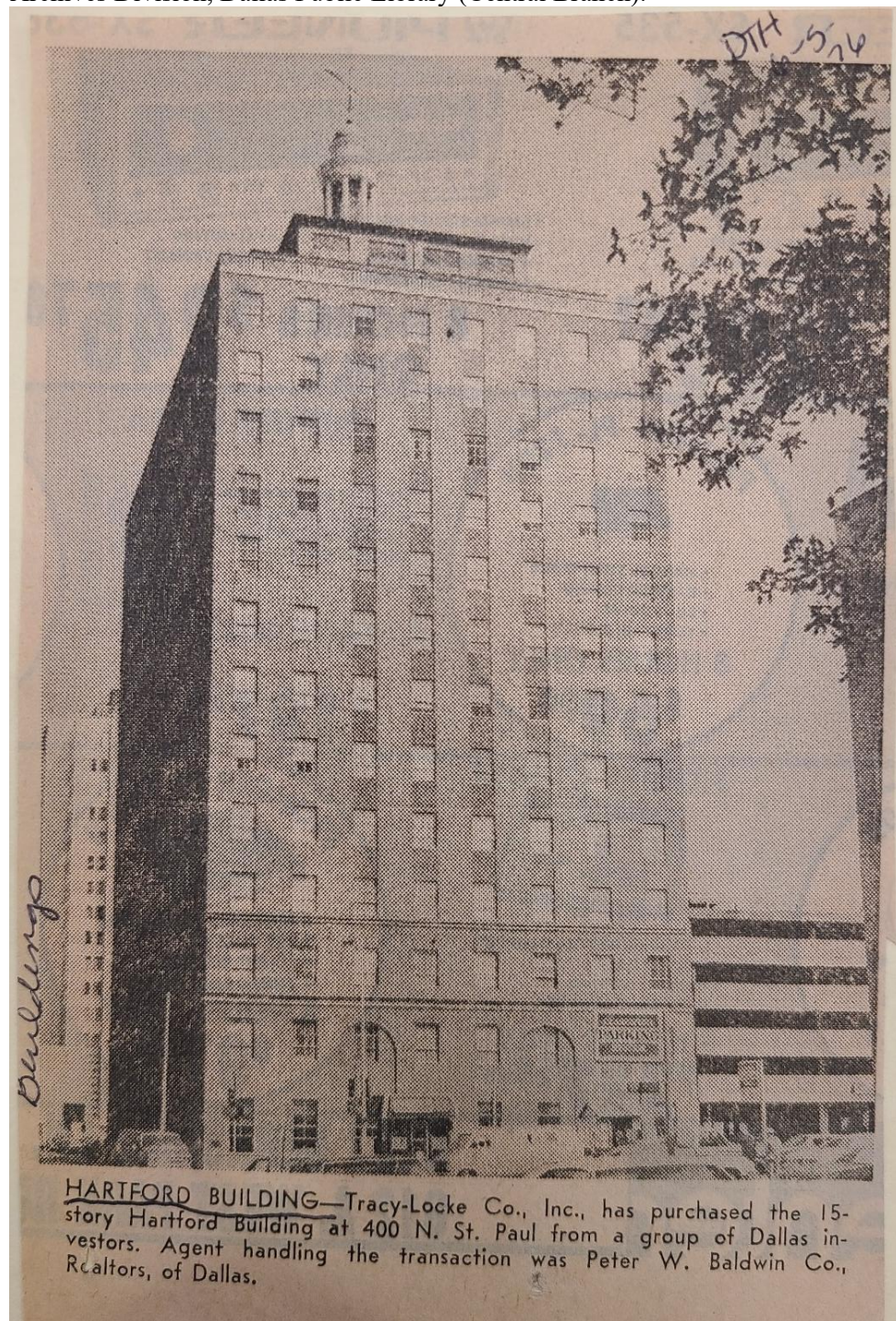
Dallas Downtown Historic District (Boundary Increase for Hartford Building),

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Figure 2. Photo from 1976, showing the southeast elevation. Note the parking garage to the right (east) differs from the current garage built after 1976. Source: Hartford Building Vertical File, Dallas History & Archives Division, Dallas Public Library (Central Branch).



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Figure 3. A 1970s aerial image of downtown Dallas, looking south, with Hartford Building visible. Note the absence of the adjacent parking garage, which wasn't built until circa 1976. Bryan Tower (NRHP 2024), the large skyscraper at left, dates to 1972. Renaissance Tower, the tall, mirrored glass high rise near the center of the photo, opened in 1974. Source: WBAP-TV (Television station: Fort Worth, Tex.). [Aerial view of Downtown Dallas, 2], photograph, 197X; (<https://texashistory.unt.edu/ark:/67531/metadc1611200/>: accessed July 3, 2025), University of North Texas Libraries, *The Portal to Texas History*.



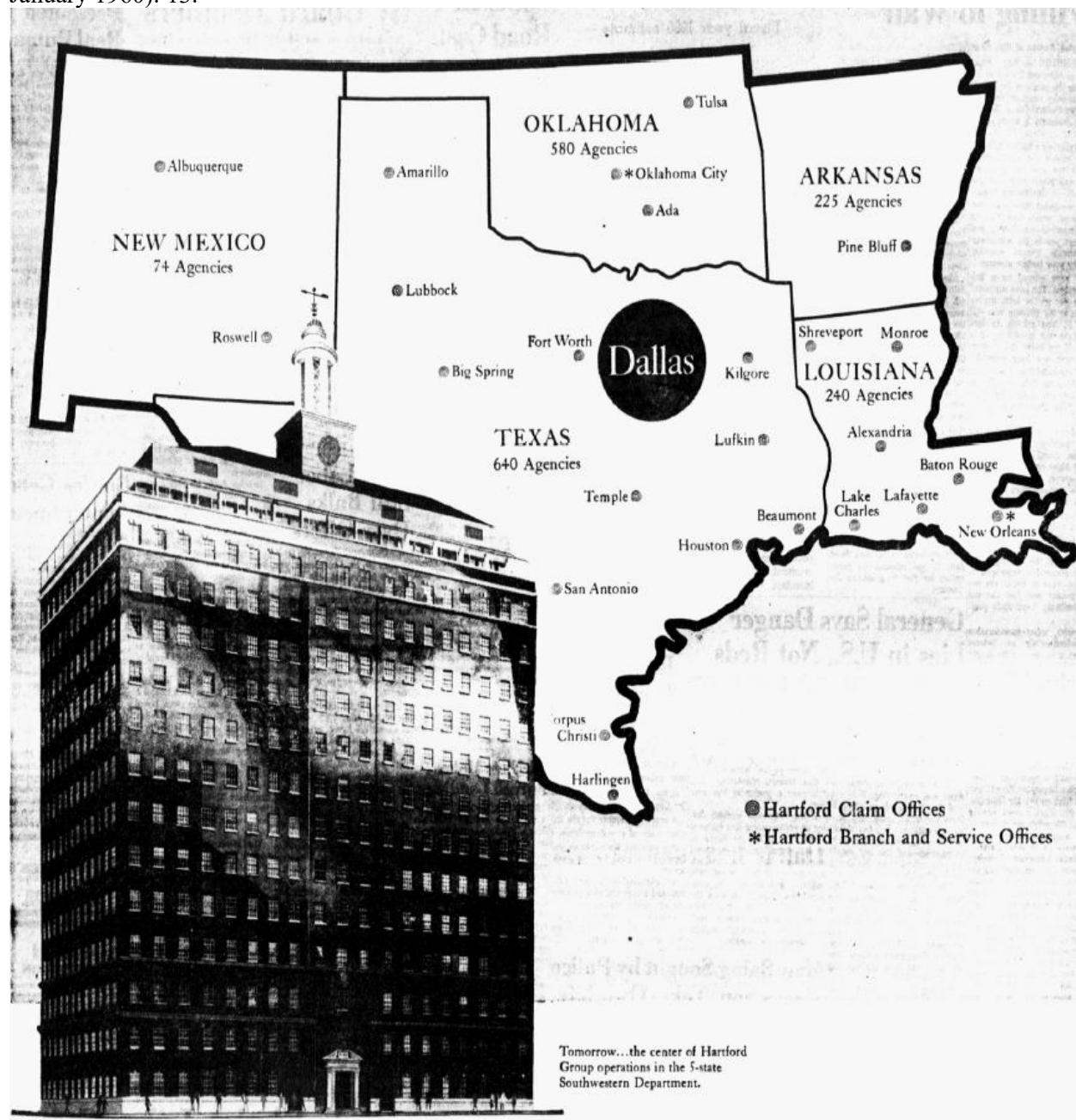
Dallas Downtown Historic District (Boundary Increase for Hartford Building),

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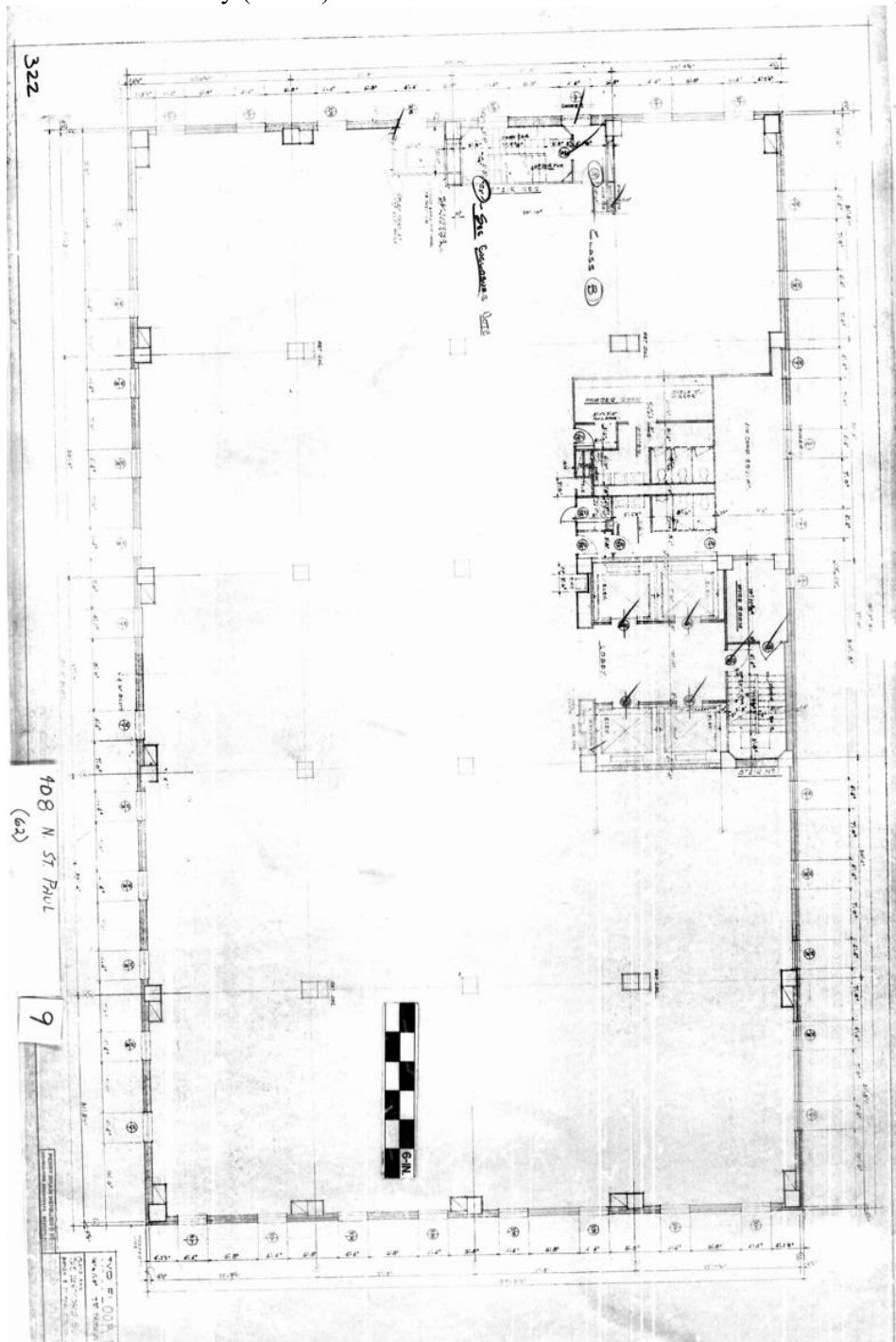
Figure 4. Architect's initial rendering of southwest elevation of Hartford Building and a map showing the southwestern region of the Hartford company. Source: Advertisement in *The Dallas Morning News* (24 January 1960): 13.



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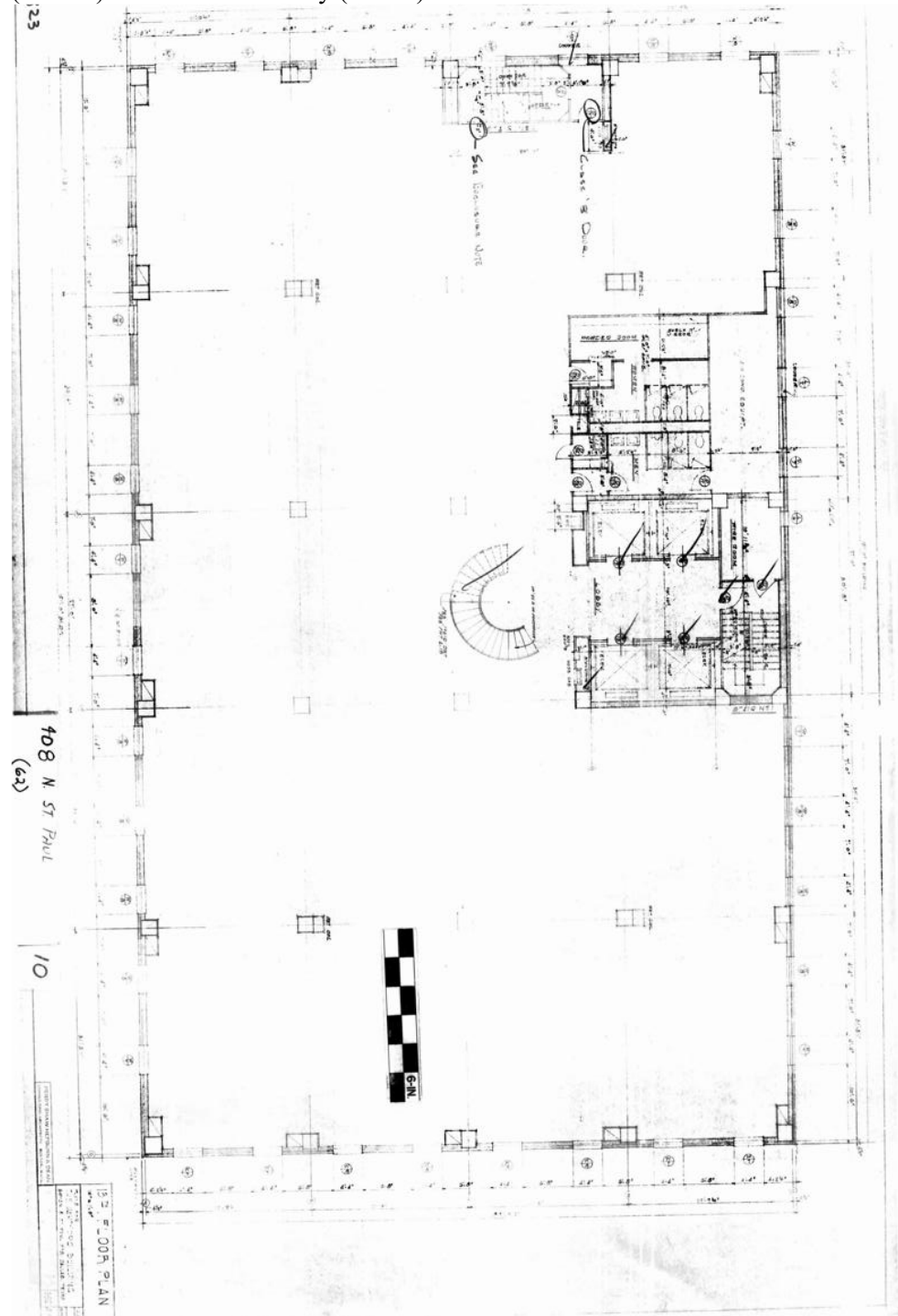
Figure 5. Typical office floor (floors 2 to 12), 30 October 1958, Perry, Shaw, Hepburn & Dean (Boston) and Harold A. Berry (Dallas). Part of construction set on file with the Dallas City Records.



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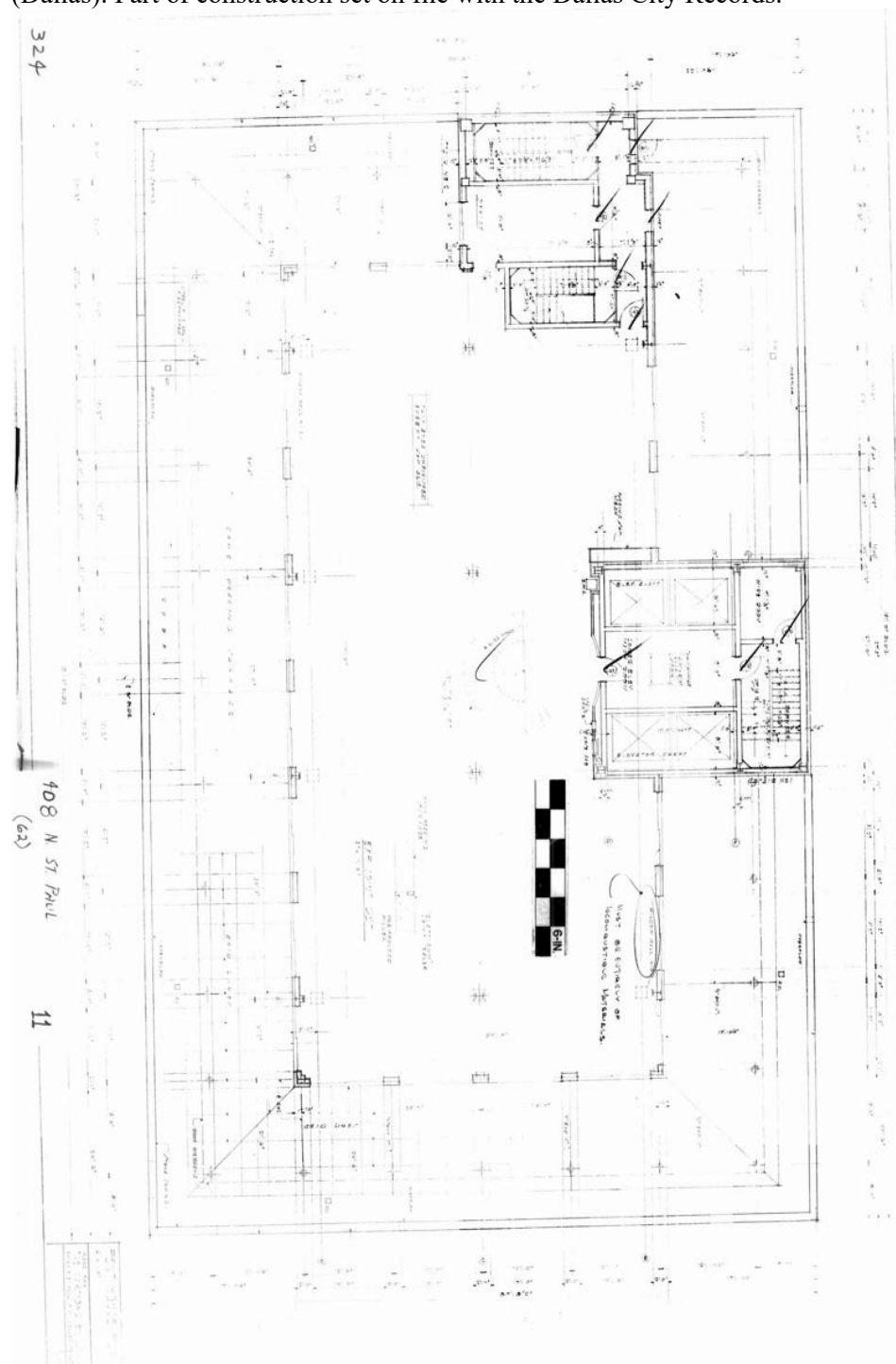
Figure 6. Floor 13, showing historic circular stair, 30 October 1958, Perry, Shaw, Hepburn & Dean
(Boston) and Harold A. Berry (Dallas). Part of construction set on file with the Dallas City Records.



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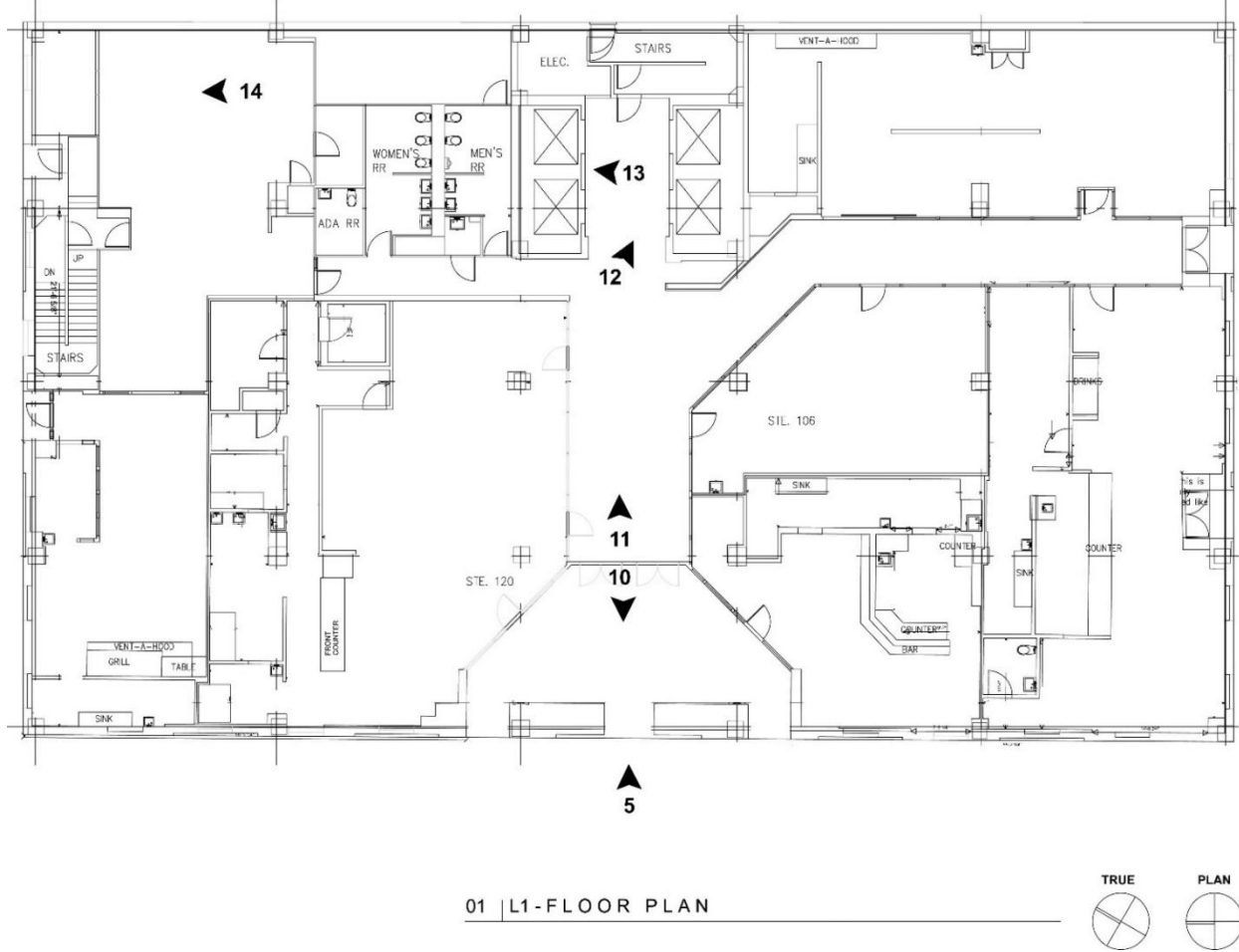
Figure 7. Floor 14, 30 October 1958, Perry, Shaw, Hepburn & Dean (Boston) and Harold A. Berry
(Dallas). Part of construction set on file with the Dallas City Records.



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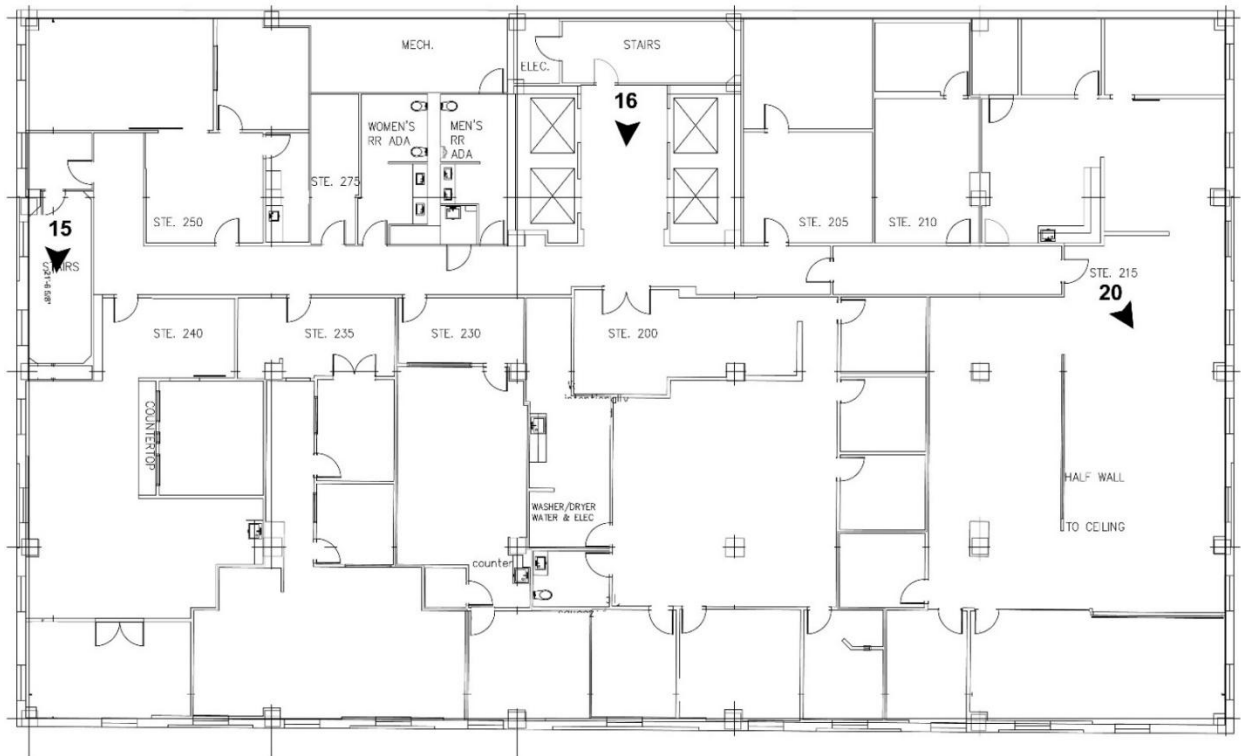
Figure 8. Current first floor plan and photograph key. Not to scale. Base plan from Berardi Partners, 2024.



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Figure 9. Current second floor plan and photograph key. Not to scale. Base plan from Berardi Partners, 2024.



01 | L2 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

TRUE



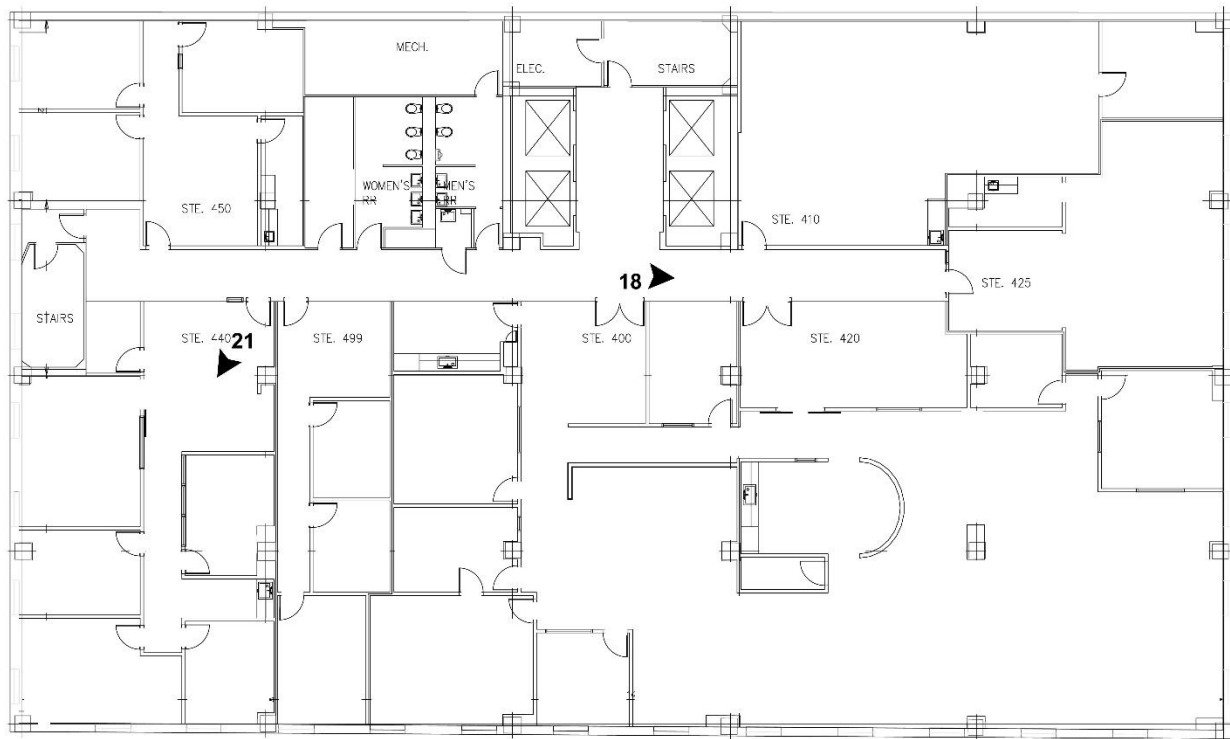
PLAN



Dallas Downtown Historic District (Boundary Increase for Hartford Building),
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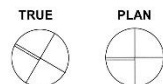
Dallas County, Texas
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Figure 10. Current fourth floor plan and photograph key. Not to scale. Base plan from Berardi Partners, 2024.



01 | L4 - FLOOR PLAN

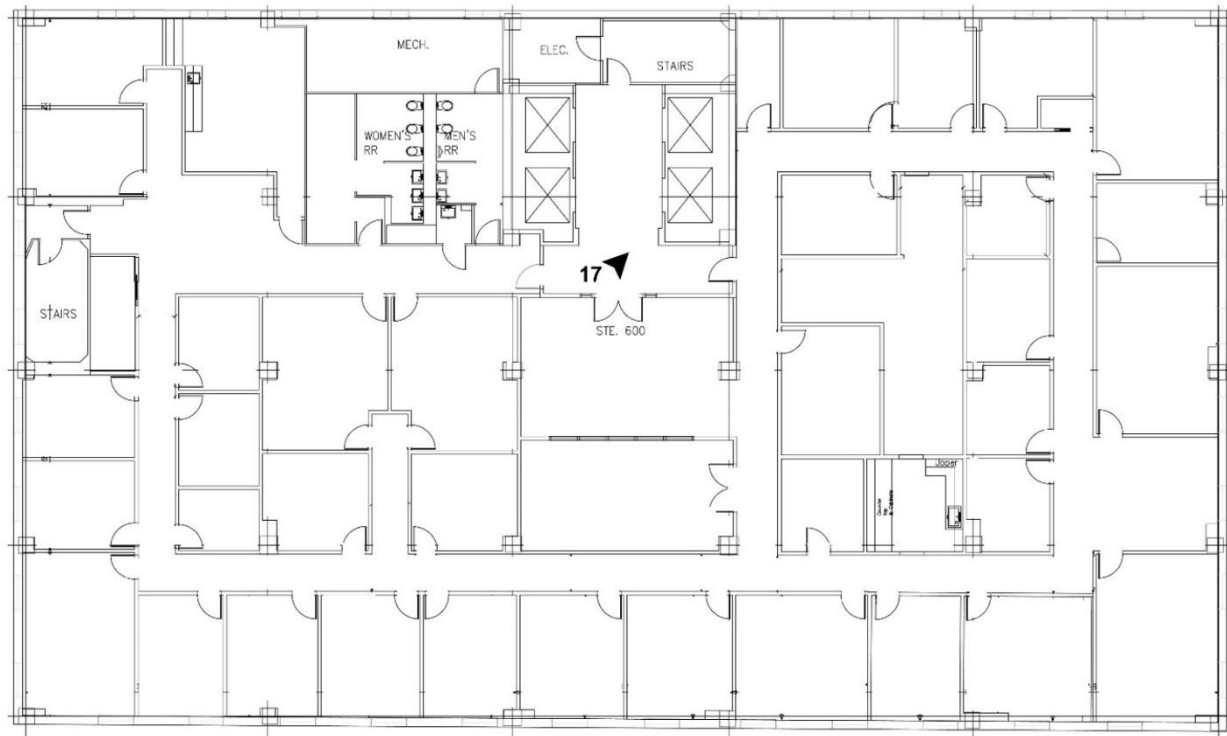
SCALE: 1/8" = 1'-0"



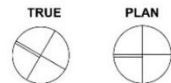
Dallas Downtown Historic District (Boundary Increase for Hartford Building),
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Figure 11. Current sixth floor plan and photograph key. Not to scale. Base plan from Berardi Partners, 2024.



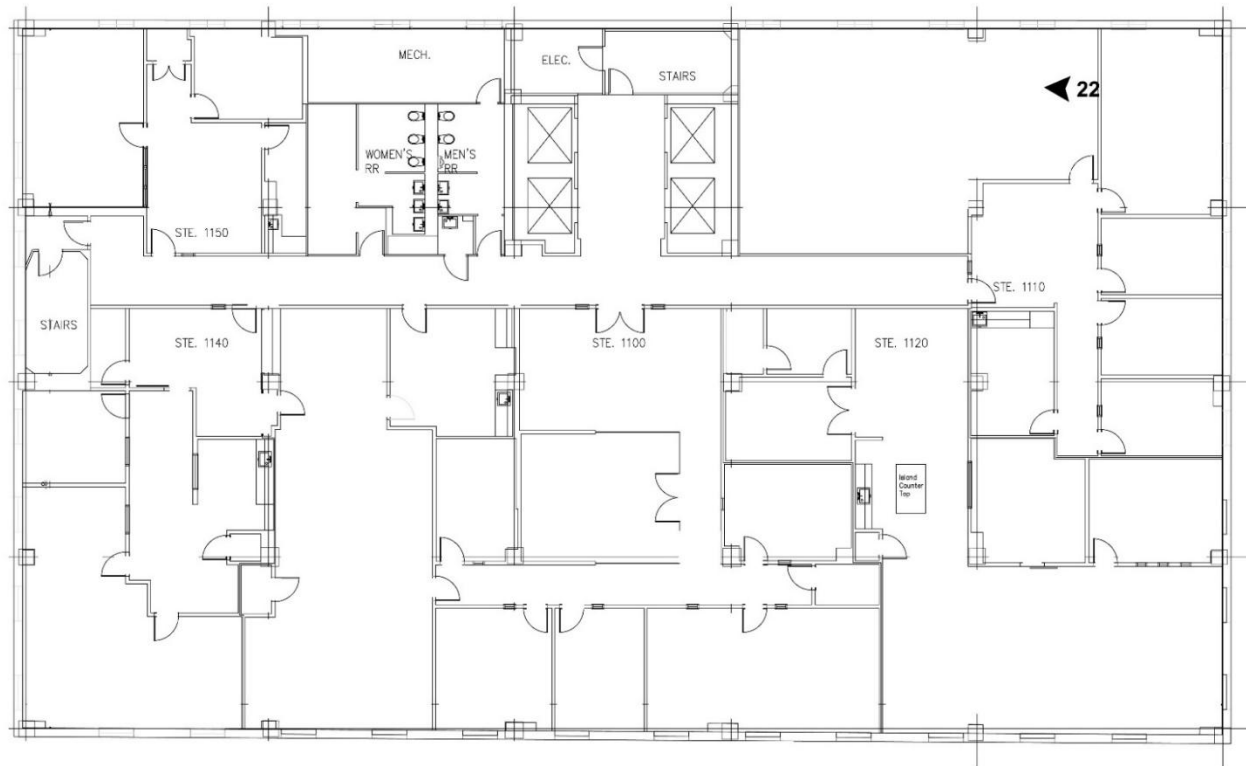
01 | L6 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



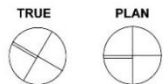
Dallas Downtown Historic District (Boundary Increase for Hartford Building),
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Figure 12. Current eleventh floor plan and photograph key. Not to scale. Base plan from Berardi Partners, 2024.



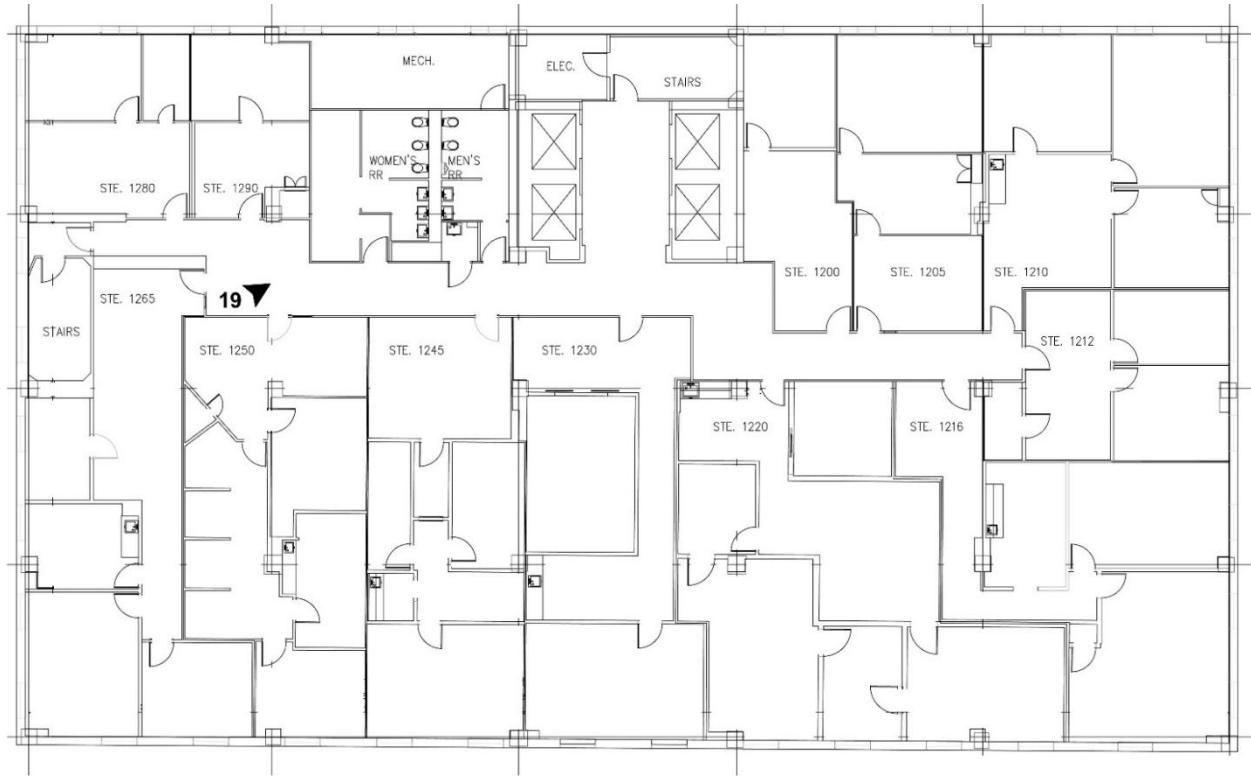
01 | L11 - FLOOR PLAN



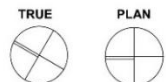
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Figure 13. Current twelfth floor plan and photograph key. Not to scale. Base plan from Berardi Partners, 2024.



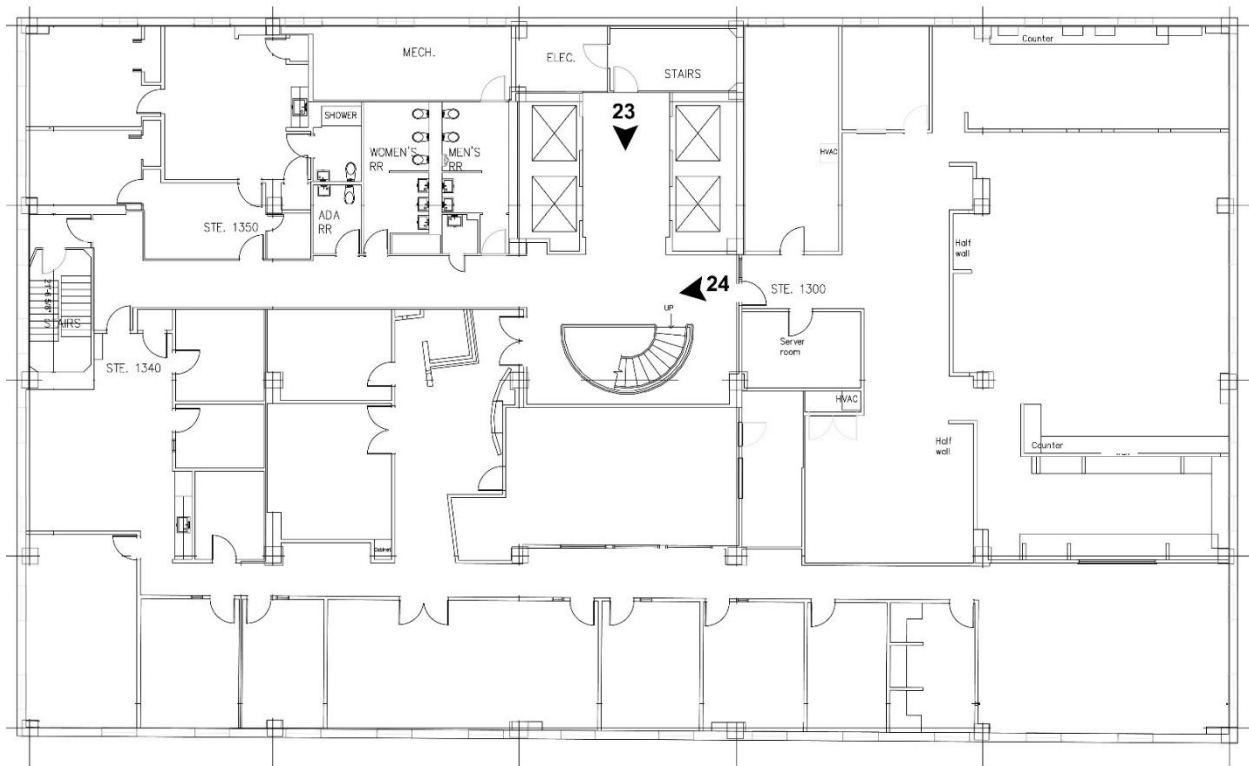
01 | L12-FLOOR PLAN



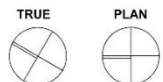
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Figure 14. Current thirteenth floor plan and photograph key. Not to scale. Base plan from Berardi Partners, 2024.



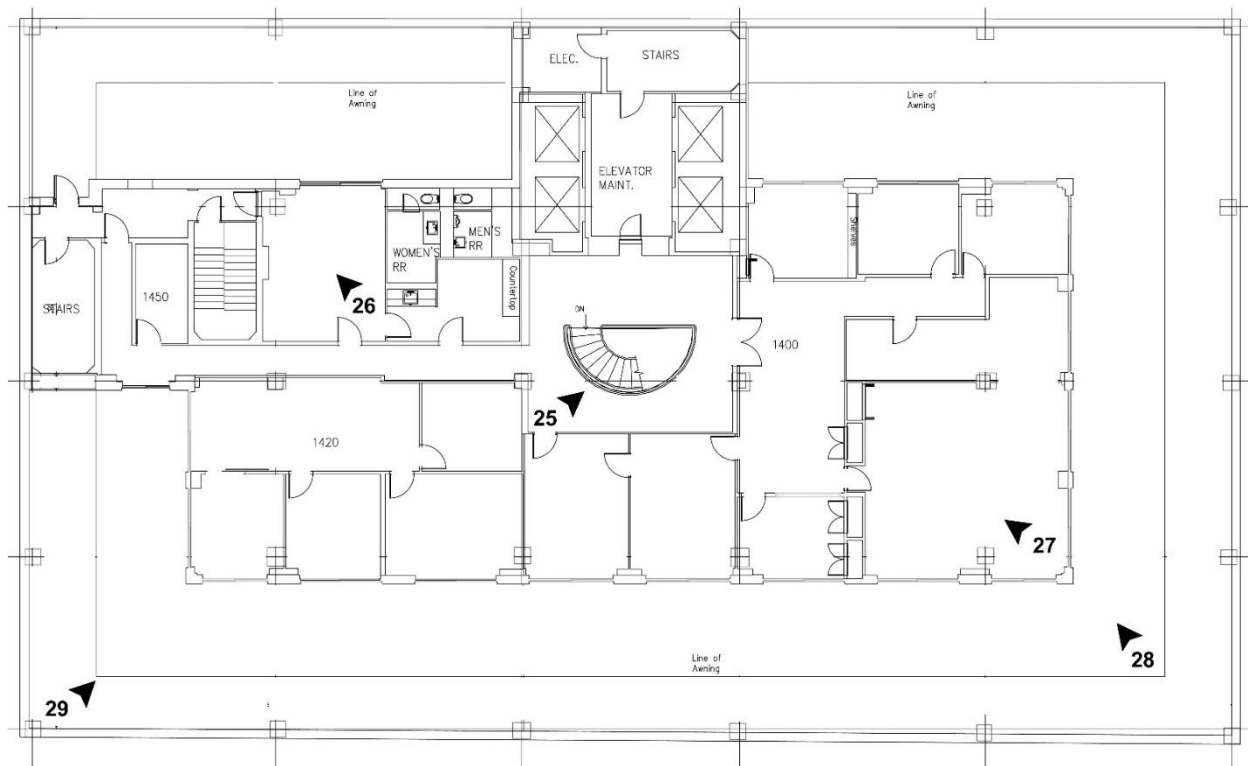
01 | L13-FLOOR PLAN



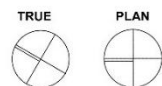
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Figure 15. Current fourteenth floor plan and photograph key. Not to scale. Base plan from Berardi Partners, 2024.



01 | L14 - FLOOR PLAN



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Photographs

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Photo 1. Exterior, southwest and southeast elevations, view north.



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Photo 2. Exterior, northwest and southwest elevations, view east.



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Photo 3. Exterior, view of the upper southwest elevation and rooftop, view northeast.



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Photo 4. Exterior, southwest elevation, view northeast.



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Photo 5. Exterior, southwest elevation, detail of entry portal and broken pediment, view northeast.



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Photo 6. Exterior, detail of roof cupola, view west.



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Photo 7. Exterior, upper portion of the northeast elevation from adjacent parking garage, view southwest.



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Photo 8. Exterior, upper portion of the northwest elevation from adjacent parking garage, view south.



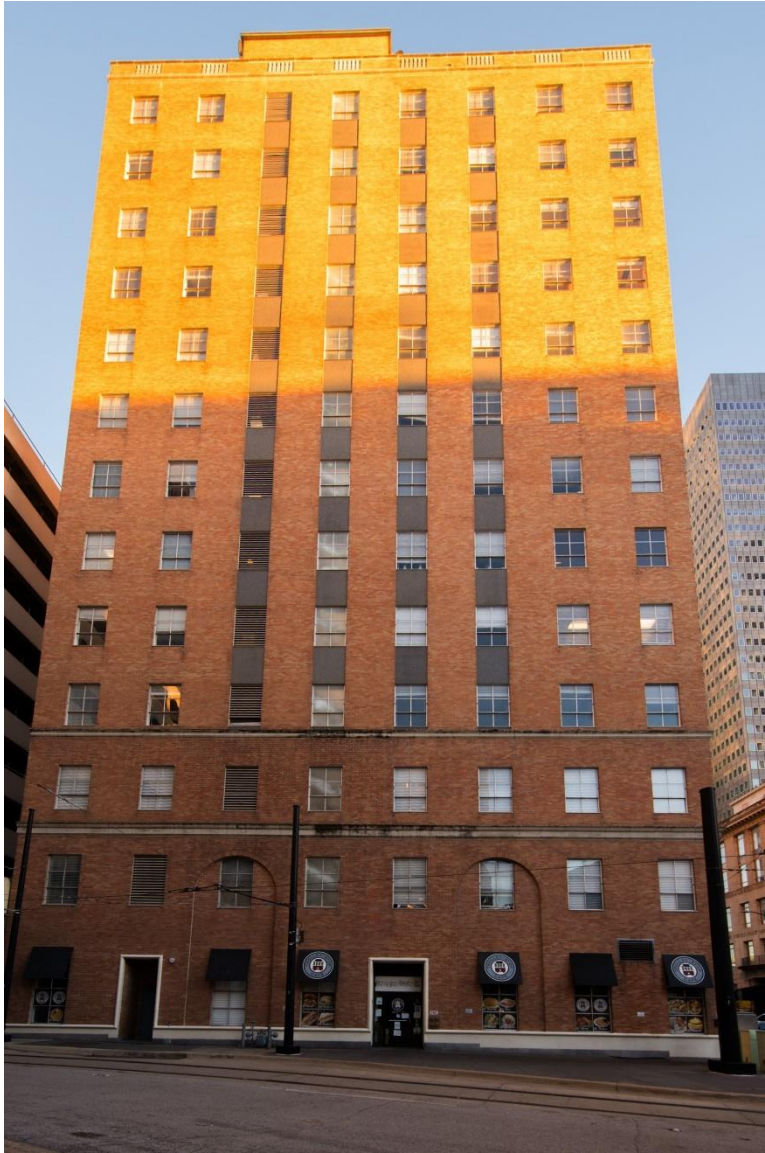
Dallas Downtown Historic District (Boundary Increase for Hartford Building),

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Photo 9. Exterior, northwest elevation, view southeast.



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Photo 10. Exterior, main (southwest) entry vestibule, view southwest.



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Due to shifted street grid, the following interior directions are based on plan north shown on the accompanying photo keys (Figures 8-15).

Photo 11. 1st Floor, view from main entrance doors, view plan east



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Photo 12. 1st Floor, historic elevator lobby with travertine wall panels, metal elevator doors and trim, and metal stair door and trim, view plan southeast.



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Photo 13. 1st Floor, historic elevator panel on historic travertine wall of elevator lobby, view plan north.



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Photo 14. 1st Floor, north commercial space, view plan north.



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Photo 15. 2nd Floor, north stair, showing typical historic stair finishes of both the north and east stairs,
view plan west.



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Photo 16. 2nd Floor, elevator and egress stair lobby, showing typical configuration and finishes on upper floors, view plan west.



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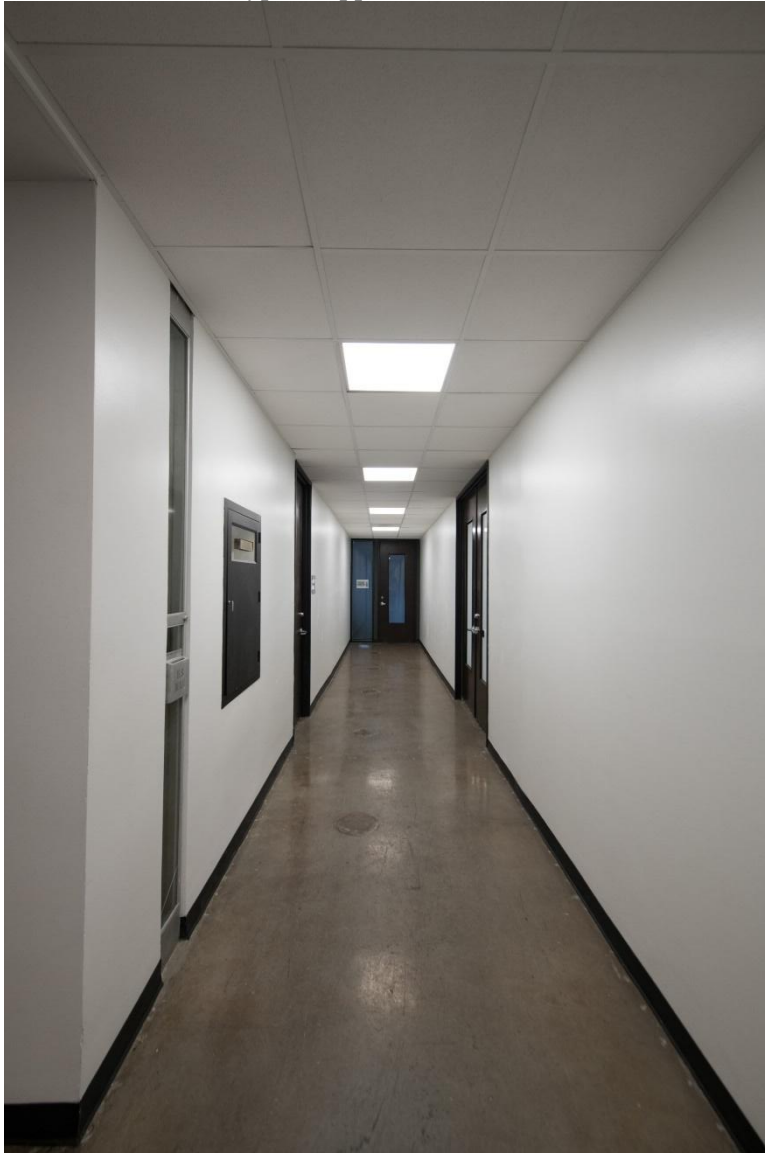
Photo 17. 6th Floor, elevator and egress stair lobby, showing typical configuration and finishes on upper floors as well as mail chute, view plan southeast.



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Photo 18. 4th Floor, typical upper floor corridor to the south of the elevators, view plan south.



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Photo 19. 12th Floor, typical upper floor corridor to the north of the elevators and restrooms, view plan
southeast from north end.



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Photo 20. 2nd Floor, southwest corner of floor, typical upper floor office area, view plan southwest.



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Photo 21. 4th Floor, northwest corner of floor, typical upper floor office area, view plan northwest.



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Photo 22. 11th Floor, southeast corner of floor, typical upper floor office area above the third floor, view
plan north.



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Photo 23. 13th Floor, elevator lobby, looking toward historic stair to 14th floor, view plan west.



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Photo 24. 13th Floor, historic curved stair to 14th floor, view plan north.

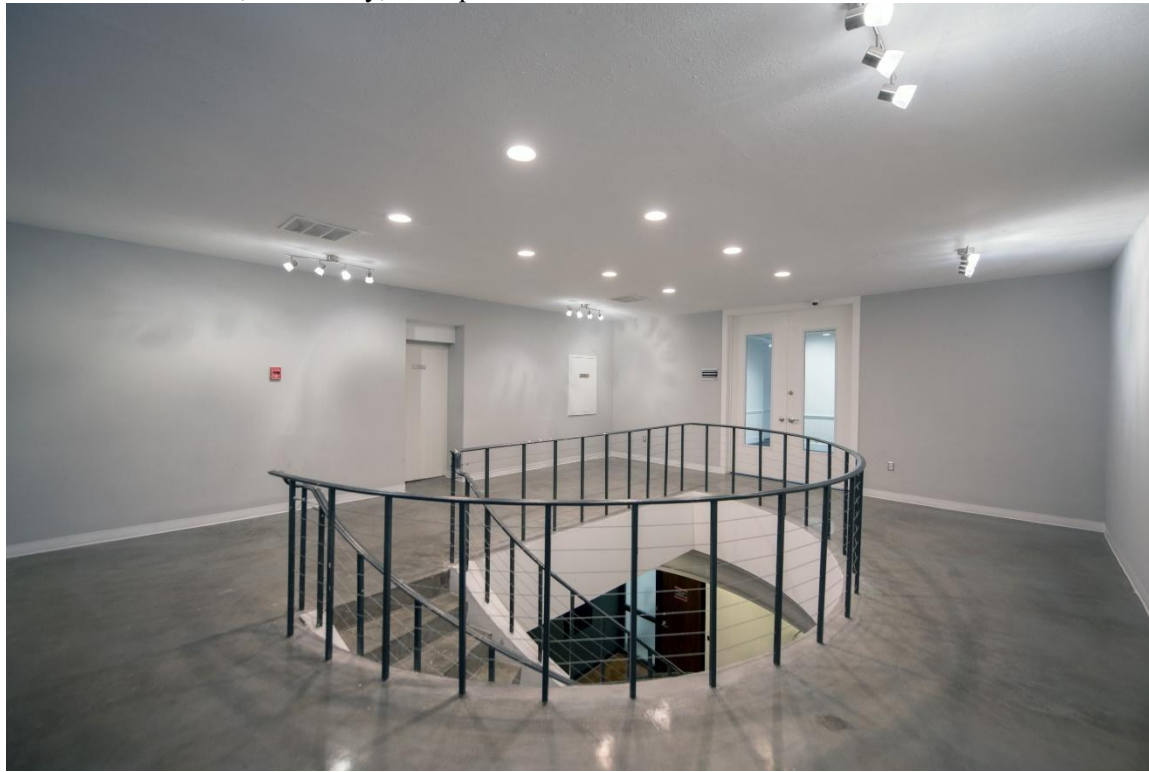


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Photo 25. 14th Floor, stair lobby, view plan southeast.



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Photo 26. 14th Floor, north conference room, showing typical sliding door, view plan northeast.



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Photo 27. 14th Floor, southwest room, view plan northeast.



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Photo 28. 14th Floor, historic covered roof, showing historic sliding doors along southwest and southeast elevations, view north.



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Photo 29. 14th Floor, looking toward the northwest and southwest elevations from corner of roof, view east.

