



Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

**8. Statement of Significance**

**Applicable National Register Criteria**

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

**Criteria Considerations:** NA

**Areas of Significance:** Commerce; Architecture

**Period of Significance:** 1888-1958 in original nomination; period added in this amendment: 1961-1964

**Significant Dates:** 1964

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

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

**Architect/Builder:** Smith, Harwood K.; Foster, Dales Young

**Form Prepared By**

**Name/title:** Adam Jones and Gregory Smith (National Register Coordinator)

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**Street & number:** 300 N. Field St.

**City or Town:** Dallas

**State:** Texas

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**Date:** February 12, 2013

**Additional Documentation**

**Additional items** (See figures on pages 10-14)

**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.).

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Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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**Photographs**

Name of Property: 1600 Pacific  
Dallas, Dallas County, Texas  
Photographed by Julianna Turner, February 2013

Photo 1  
Northeast elevation from across Pacific  
Camera facing southeast

Photo 2  
North elevation  
Camera facing south

Photo 3  
Northeast podium elevation  
Camera facing southeast

Photo 4  
North tower curtainwall  
Camera facing south

Photo 5  
East podium elevation on Pacific  
Camera facing southeast

Photo 6  
North podium elevation along Pacific  
Camera facing east

Photo 7  
East elevation down Pacific  
Camera facing west

Photo 8  
Northwest elevation  
Camera facing southeast

Photo 9  
South elevation along Elm Street  
Camera facing northwest

Photo 10  
South podium elevation along Elm Street  
Camera facing northeast

Photo 11  
South elevation, Elm Street entrance  
Camera facing north

Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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## **Summary of Previous Nomination Efforts and the Goal of this Amendment**

The purpose of this nomination amendment is to establish the significance of the building at 1600 Pacific (LTV Tower and Bank of Commerce Building, hereafter "1600 Pacific") within the Downtown Dallas Historic District (NR 2006; boundary increase 2009). The period of significance for the district ends in 1958, and this amendment proposes to add an additional period (1961-1964) to reflect the planning, design, construction, and completion of the LTV Tower. The building is one of only two extant buildings in the district constructed during the period 1959-1964, and it is by far the most significant (the other being the altered Dallas Title Co. building at 1301 Main). It contributes to the significance of the district due to the quality of its design, composed as a glass curtain wall tower set back on a 3-story base (Criterion C, area of Architecture). As the headquarters for Ling-Temco-Vought Inc. and the National Bank of Commerce, 1600 Pacific contributes to the Dallas Downtown Historic District under Criterion A for its association with downtown Dallas' role as a national center for banking and business. Criteria Consideration G is not claimed, because the building was designed in 1961 and placed into service in 1964.

The building is being rehabilitated using federal preservation tax credits, and the documentation within this amendment is partially derived the Part 1 tax credit application, approved by the NPS in August 2012. Downtown Dallas is currently continuing a period of revitalization that has seen a vast amount of rehabilitation within the urban core. 1600 Pacific will play a critical role in the continued revitalization of the central core of Dallas.

## **Description**

1600 Pacific features a thirty-three floor concrete superstructure with a cast-in place concrete core, concrete ribbed pan joist slab system, and reinforced concrete columns spaced to create 30'x30' open bays for shell design flexibility. The overall building height is 434 feet. The tower structure is anchored by a three-story rectangular box structure comprised of a series of reinforced concrete columns and rectangular ribbed pan joist slab plates.

The site is approximately rectangular and occupies approximately a quarter of the block between Pacific St./Bryan St. and Thanksgiving Square to the north, Elm Street on the south, Akard St. to the west, and Ervay to the east. The building sits between the 1511 Elm Parking Garage to the west and Thanksgiving Tower (1601 Elm) on the east. The site is approximately 0.69 acres (30,000 sq. ft), and slopes from the north to the south. The building's main entrance was originally located on Pacific Ave. but was moved to Elm Street during a remodel in the early 1980s. Because the building extends the full north/south width of the block, the building allows pedestrian circulation through the building's main lobby from Pacific to Elm and also provides direct interior access to the Dallas underground pedestrian mall and tunnel system. At the east side of the building at street level is a breezeway which originally served as a drive-through teller lane for the National Bank of Commerce. Shipping, service, and parking entrances for the sub-level parking garage are located at street level off Elm Street towards the southwestern corner of the site.

## Exterior

1600 Pacific is among the largest and most significant midcentury buildings in central Dallas, and the majority of the exterior elements remain intact. The building's overall form is a vertically stretched rectangular tower perched atop an elevated three-story shoe box base which appears to hover above the double volume first floor entrances. The shoebox portion of the structure is clad in a dark-blue glass curtain wall with aluminum mullions positioned evenly to create a large open repetition across the façade. The west side of this box is butted against the existing 1511 Elm parking garage. The east side is comprised of brick masonry covered by a living green wall of ivy that compliments the existing pedestrian green space between it and its neighbor to the east, Thanksgiving Tower. Atop the base and located at the fifth floor are two exterior rooftop plazas, one to the north and one to the south of the

Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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tower volume. The rectangular aluminum and glass tower extrudes twenty-eight floors from the base. Its north and south façades are clad in a dark-blue glass curtain wall. Thin, elegant anodized aluminum mullions are positioned closer together than those of the base, increasing the rhythm of repetition across the skin of glass and providing an illusion of greater verticality. The west and east side of this tower are clad with a cream color brick veneer spanning the entire height of the tower with four equally spaced cream colored vertical spandrel panels. These spandrels were later replaced with dark navy-blue metal panels. These vertical bands break the mass of masonry while complimenting and reinforcing the strength of the vertical mullion design featured on the north and south façades.

Interior

1600 Pacific was designed by Dales Y. Foster and HKS to to accommodate rapidly evolving tenant spaces by providing a modular design and floor plate system that would allow adaption to constant manipulation of interior office space for the changing needs of current and future tenants. The double-volume ground floor was intended to serve as the grand lobby for the office tower, a pedestrian passageway from Pacific to Elm, interior access to ground floor retail, and 24-hour entry to the underground Dallas pedestrian mall and tunnel system. The lobby features a pair of escalators which allowed patrons direct access to the second floor National Bank of Commerce banking lobby. The ground floor lobby was constructed with marble and granite paneled floors and walls. The building was renovated in the 1980s to include a new colonnade on the south side of the building in order to re-orient the building's main entry from the Pacific Ave. side to the Elm St. side of the building. The tower portion was designed on a rectilinear 30x30 column grid system to allow LTV and their future tenants to have maximum rapid adaptability to manipulate their lease spaces with ease and flexibility. The original plans and construction called for the upper office floors to be open shell spaces, with the finish out of the elevator lobbies and offices to be performed at a later date by LTV and the future tenants. These lease finishes typically included painted gypsum partitions, carpet or vinyl tile, and acoustical ceiling grid systems. Spatial organization is simple and methodical with main core elements being located directly in the center of the floor plate, 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.

Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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## Statement of Significance

### Downtown Dallas in the early 1960s<sup>1</sup>

Between 1956 and 1961, a planning effort undertaken by the eleven-member Dallas Master Plan Committee (under the supervision of Planning Department Director Marvin Springer) addressed a wide series of topics concerning the city's central business district. Known as the "Hulcy Reports" (after committee chairman D. A. Hulcy, president of Lone Star Gas Company), the plan proposed remedies for alleviating some of the problems associated with the city's rapid expansion after World War II, a ten-year period during which the city annexed nearly 150 square miles. By the late 1950s, Dallas shifted its attention in planning from the metropolitan whole back to the city's core as it began rehabilitating areas close to the downtown area as part of a larger program to encourage development in and around the Central Business District. The continued emphasis on the central business district is reflected in statements such as that made by the CEO of Procter and Gamble on a visit to Dallas: "The core of the metropolitan area must not be forgotten. It's a problem of getting everyone to realize that the continued good health of the core area is absolutely inseparable from the health and growth of the metropolitan area."<sup>2</sup>

The population of Dallas in 1960 reached 679,684, and the city occupied approximately 282 square miles. By the early 1960s, development pressure to the north and in the surrounding suburbs continued to draw people and traffic away from the Central Business District. Many of the highways, constructed to relieve congestion in the downtown area, served as funnels for this traffic to the outlying areas. Major department stores began serving suburbanites in more convenient locations in suburban shopping centers. The opening of NorthPark Shopping Mall on Northwest Highway in 1965 represented the end of the dominance of the downtown area for retail shopping. Henceforth, retail would be fragmented across the metropolis in such large malls to better serve the suburbs with downtown retail stores merely branch stores serving the downtown populace.

A new comprehensive planning effort, *Goals for Dallas*, commenced in 1965. Unlike all previous efforts, this new undertaking utilized an entirely different approach that focused on a sector approach to the city, providing for special interest or neighborhood issues to be heard for the first time. Planning was no longer in the hands of a select few, but rather hundreds of citizens became involved in the process for the first time. Moreover, this planning effort did not focus on the CBD, but rather the entire city and its regions were considered on an equal basis for the first time. While the Central Business District had previously been the focus for Dallas' banking industry for decades, the construction of the First National Bank Building in 1965 represented the last gasp for the banking industry in the downtown area. Subsequently, the banking industry expanded outside the boundaries of the downtown area into other areas of the burgeoning "metroplex" area. This was a trend followed by other entities as well, including retail merchants, insurance companies, and oil companies. The Central Business District no longer stood as the singular symbol of the commercial spirit of Dallas.

### LTV Tower and the National Bank of Commerce Building

1600 Pacific was conceived and constructed during a boom time, when Dallas was a national center of banking and business. The building was designed in 1961 by architects Dales Young Foster and Harwood K. Smith, and opened in 1964 as the fifth tallest building in Dallas. Banking facilities for the National Bank of Commerce were located on the second and third floors. The twenty-eight story tower portion of the building contained the executive headquarters for LTV (Ling-Temco-Vought), Electro-Science Investors, and American Life Insurance Company. The tower also included additional future tenant leasable space.

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<sup>1</sup> Adapted from the draft Downtown Dallas MPDF by Lila Knight (2002), on file with the Texas Historical Commission.

<sup>2</sup> Doug Johnson, "Multi-Million Dollar Downtown Projects Give Vital Center for City's Growth,"

Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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The LTV Corporation grew from the Ling Electric Company, an electrical construction and engineering firm established in 1947 by James “Jimmy” Ling (1922-2004) in Dallas. After incorporating and taking his company public in 1955, Ling marketed his company’s stock through a series of innovative methods, including door-to-door soliciting and selling from a booth at the State Fair of Texas. A series of corporate mergers and name changes soon followed. In 1956 Ling bought L.M. Electronics of California, and changed the name of the company Ling Electronics. The company merged with Altec Electronics in 1959, and with Temco Electronics and Missile Company of Dallas in 1960, becoming a major defense company. In 1961 the company merged with the Chance Vought Aircraft Company, and the name was changed to Ling-Temco-Vought (LTV). Ling believed in corporate diversification, leading to the 1967 acquisition of Wilson Foods, which produced not only fresh meat, but also animal byproducts, sporting goods, and pharmaceuticals. At that time, LTV was listed at number fourteen in the Fortune 500, with annual sales of over \$1 billion. In 1968 the company acquired the Greatamerica Corporation, which was the parent company for Braniff Airways, National Car Rental, and a number of insurance companies. The company purchased a majority interest in the Jones & Laughlin Steel Corporation of Pittsburgh later that year.

When the LTV building opened in 1964, the National Bank of Commerce occupied the second and third floors and LTV occupied the majority of the tower, with many floors available for tenant lease. The building was sold in 1968 to Arlen Realty & Development of New York, due in part to losses in the falling stock market. In 1975, the building was sold to Dresser Inc. (a main rival to Halliburton at the time) for use as its new headquarters. Dresser undertook a major interior renovation during the 1980s. In 1996, the building was sold to Dallas-Minnesota LLC. Throughout the following sixteen years the building went through a series of successive owners with intentions to convert the building into residences which failed due to economic conditions.

#### Architectural significance

Surrounded by other high-rise buildings of the 1955-1965 period, 1600 Pacific easily fits within the midcentury context of postwar Dallas, and represents local developers’ continued embrace of the modern curtain wall form. Dallas buildings designed in this fashion feature curtain-wall exterior cladding, horizontal or ribbon windows, balance and regularity in the building form, absence of ornamentation (or ornamentation through materials), flat roof, smooth and uniform wall surfaces, and windows set flush with walls. Often the design and materials at the first floor relate to the activity at this level, while the materials at the upper levels are different. Other notable curtain wall buildings listed as contributing properties in the Dallas Downtown Historic District include the Statler Hilton Hotel (1956) at 1914 Commerce, and the Dallas Federal Savings and Loan building (1957), at 1505 Elm, on the same block as 1600 Pacific. To the north of 1600 Pacific (just outside of the district boundary) is the individually-listed Fidelity Union Building, built in 1952 with a major addition in 1960 that dwarfs the original building. To the west (and also just outside the district) is the First National Bank (1961-65), designed by George Dahl and Thomas Stanly.

1600 Pacific is notable for its tower-on-base composition, which reflects the influence of Skidmore, Owings & Merrill’s Lever House in New York, and which served as the introduction of this form to downtown Dallas. The building was also the first tower in Dallas to be primarily clad with an all-glass curtain wall system, the first tower to incorporate an innovative large-scale message board integrated into the curtain wall, and the first building in Dallas to feature a drive-through automated banking teller window. The building’s facade was covered with 125,000 square feet (11,600 m<sup>2</sup>) of dark glass with strips of aluminum molding. The curtain wall featured an innovative lighting system, incorporated into the mullions to allow clear vision through the curtain wall during the day. Each of the windows was individually controlled to create unique messages or images, including “LTV” and images of a boat, a bell, and – during the Texas State Fair – a rough image of fair icon “Big Tex.” Access to the two levels of basement parking is located at Elm St. at the southwest corner of the building, and the east side of the building originally featured a drive through vehicular lane from Elm to Pacific for banking. The bank used an

Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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innovative system called “Teller-Vision” which allowed communication with drive-thru customers through a closed circuit television system. The building is also significant as a key contribution to the body of work in downtown Dallas by architects Dales Y. Fosters and the firm of Harwood K. Smith (HKS). These firms designed many significant buildings throughout Dallas and the downtown core.

Architect Harwood K. Smith, FAIA (1913-2002)

Harwood K. Smith was born in Chicago in 1913 and attended the Art Institute of Chicago in his youth. His family moved to the Lower Rio Grande Valley in South Texas in 1926, where his father established an orchard business near San Benito. Smith graduated from Texas A&M University in 1936 and immediately moved to Dallas, where he worked with a succession of established architecture firms to round out his skills and experience in residential, commercial, and institutional architecture. He established his own practice in 1939 in a small office in the Highland Park Shopping Village. During the immediate postwar period his firm earned numerous high-profile commissions, including the high-rise Crestpark Apartments and the first office and manufacturing facility for Texas Instruments, both in 1946. He also designed the new Georgian Style campus for Ursuline Academy in 1948. In the 1950s, Smith designed numerous schools for the Dallas Independent School District, along with apartments and housing projects, several large shopping centers, office buildings, and industrial facilities. His work in the 1960s bore many of the hallmarks of postwar modernism derived from the International Style, as practiced by Mies van der Rohe and Skidmore, Owings and Merrill, including large expanses of glass on curtain wall structural systems. Smith’s firm, now known as HKS, grew through the 1970s and 1980s to become one of the largest and most successful in Texas. Smith served on the Dallas Planning Commission, served as the president of the Dallas chapter of the American Institute of Architects. He received the Dallas AIA “Lifetime Achievement Award” and a national AIA “Presidential Citation.”

Architect Dales Young Foster (1922-2009)

Dales Young Foster was born in St. Paul Minnesota in 1922 and grew up in Asheville, N.C. He earned a bachelor’s degree in architecture from the University of Georgia Technical Institute. After serving in the navy during World War II, Foster received a M. Arch. from MIT and in 1950, relocated to Dallas. He began work as a draftsman for Tatum and Quade, a notable architecture firm in Dallas at that time. In the late 1950s, Foster founded his own firm, Dales Y. Foster Architects, which soon became Foster-Meier Architects after partnering with Frank Meier. Foster created a design legacy of notable Dallas buildings, including schools and fire stations, and two downtown skyscrapers. Beyond Dallas, he designed the 124-acre Mary Kay cosmetics facility in Steamboat Springs, Colorado. His most notable achievements in downtown Dallas are the LTV Tower and National Bank of Commerce Building and the 1966 Manor House high-rise apartment building, the first of its kind in the central business district (1222 Commerce, not within the district). Upon his retirement in the late 1970s, Foster sold his portion of the firm to partner Frank Meier.

Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

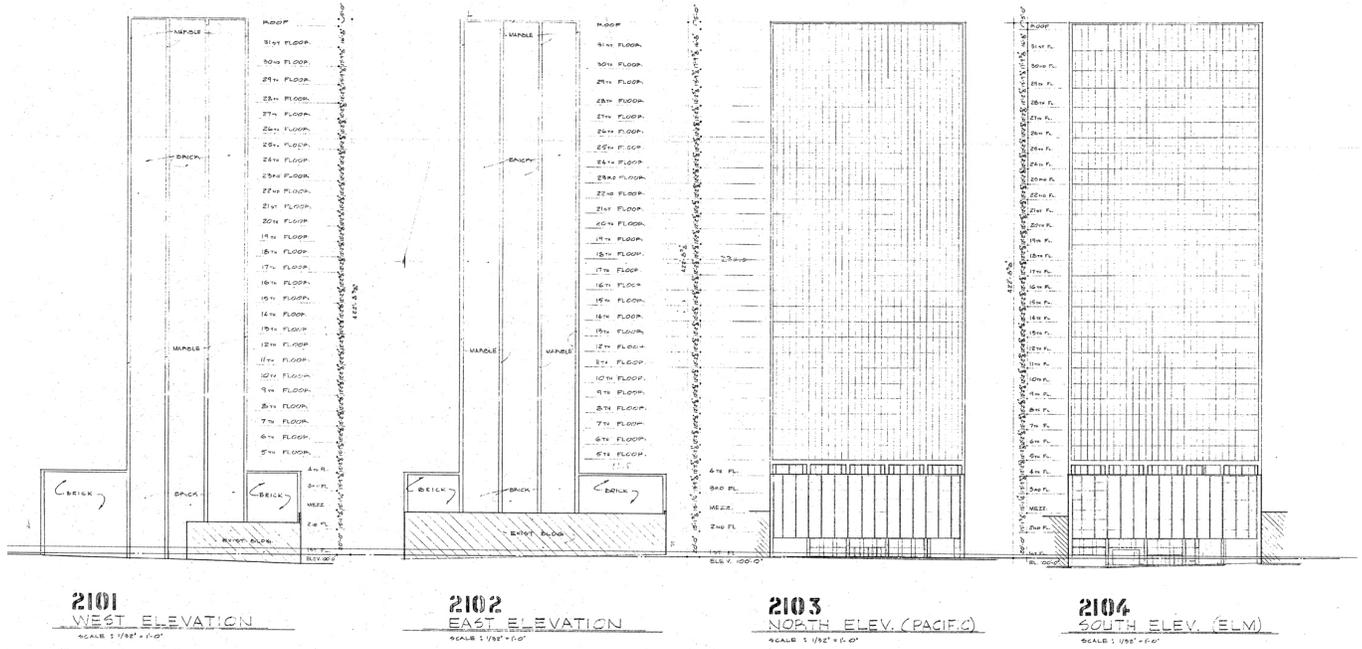
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**Figure 1**  
Historic Rendering, c.1961



Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

**Figure 2**  
Elevations from original drawings, 1961.



Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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**Figure 3**  
1600 Pacific in its current context.



North

Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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**Figure 4**

View southwest across Thanksgiving Square at North façade on Pacific Avenue. No date.



Dallas Downtown Historic District (amendment for 1600 Pacific), Dallas, Dallas County, Texas

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**Figure 5**

Photograph depicting lighting scheme figure of a sailboat, c. 1965.



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