



(Oct. 1990)  
United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: 1926 Republic National Bank  
OTHER NAME/SITE NUMBER: Davis Building

2. LOCATION

STREET & NUMBER: 1309 Main Street  
CITY OR TOWN: Dallas  
STATE: Texas CODE: TX COUNTY: Dallas CODE: 113 ZIP CODE: 75202  
NOT FOR PUBLICATION: N/A  
VICINITY: N/A

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (x nomination) ( \_ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ( x meets) ( \_ does not meet) the National Register criteria. I recommend that this property be considered significant ( \_ nationally) ( \_ statewide) ( x locally). ( \_ See continuation sheet for additional comments.)

*[Handwritten Signature]*

Signature of certifying official

11/28/05

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( \_ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

entered in the National Register  
See continuation sheet.  
 determined eligible for the National Register

See continuation sheet  
 determined not eligible for the National Register

removed from the National Register

other (explain): \_\_\_\_\_

*[Handwritten Signature]*  
Edson H. Beall

Signature of the Keeper

Date of Action

1-18-06

**5. CLASSIFICATION**

**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>	
	1	0	<b>BUILDINGS</b>
		0	<b>SITES</b>
		0	<b>STRUCTURES</b>
		0	<b>OBJECTS</b>
	<hr/>	<hr/>	
	1	0	<b>TOTAL</b>

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

**NAME OF RELATED MULTIPLE PROPERTY LISTING:**

**6. FUNCTION OR USE**

**HISTORIC FUNCTIONS: COMMERCE/TRADE:** financial institution, business

**CURRENT FUNCTIONS: DOMESTIC:** multiple dwelling

**7. DESCRIPTION**

**ARCHITECTURAL CLASSIFICATION:** Late 19<sup>th</sup> and 20<sup>th</sup> Century American Movements: Skyscraper

**MATERIALS:** FOUNDATION CONCRETE  
WALLS STONE, BRICK  
ROOF CONCRETE, ASPHALT  
OTHER

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-9).



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 7 Page 5

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

## *Introduction*

Located at 1309 Main Street, this impressive Classical Revival structure with Beaux Arts influences was completed in 1926. Prominent local Architect C. D. Hill was responsible for its design shortly before his 1926 death. For twenty-eight years, this 20-story building was the headquarters for Republic National Bank and Trust, one of the most prominent financial institutions in the city and state. The bank's success spurred a massive addition to the west end of the building in 1931, increasing its size by 60%. The architectural firm of Coburn and Fowler (Douglas F. Coburn and W. Brown Fowler), who exerted considerable effort to maintain stylistic continuity with Hill's design, undertook this expansion project.<sup>1</sup> Continued prosperity and growth on the part of the bank necessitated its departure to a new, larger facility at 300 N. Ervay/325 N. St. Paul Street in 1954. Soon thereafter, the 1926/1931 building was then renamed to honor Wirt Davis, long time chairman of the bank. Today, the building is commonly referred to as the "Davis" Building; however, the historic name, Republic National Bank building or Republic Bank building is used throughout this nomination.

The property conveys the spirit and enthusiasm of a very important period in Dallas history. As the corporate headquarters for Republic National Bank (but with multiple tenants), this building carried the promise of a new era in commercial real estate development and reflects a 1920s building boom in downtown Dallas. At the time of its completion in 1926, the building was the second tallest building in Dallas. With the west side addition in 1931, the building was heralded the largest office building in the state of Texas.

The Republic Bank building is in the central business district of downtown Dallas, on the north side of Main Street. Reflecting its role in the emergence of Dallas as a major city, the Republic Bank forms part of a core group of historic buildings in the vicinity of Main Street near Akard and Ervay. These include the original Neiman Marcus store (1907); the Busch-Kirby Building (1913); the Adolphus Hotel (1912); the Wilson Building (1904); and the Magnolia Building (1922). The Texas Historical Commission has formally recognized this area as a potential National Register of Historic Places District. The Republic Bank building has been certified as an eligible historic property by the Texas Historical Commission and the National Park Service.

## *Architectural Description*

The Republic Bank building is a 20-story, three-part vertical block commercial building located in the center of Dallas' Central Business District.<sup>2</sup> However, this differs from most three-part commercial buildings as the 'capital' of the building is six stories in height and topped with a cupola instead of the more common capital of one to three stories; this occasionally occurred in the 1920's with the advent of high-rise buildings. Originally constructed in 1925-26, the building faces Main Street between Akard and Field Streets in a mid-block location. Near the historic center of Dallas' Central Business District at Main and Akard Streets, the Republic building is the most prominent building on this block and is quite visible from the surrounding streets.

<sup>1</sup> Fuller, Larry P. American Institute of Architects Guide to Dallas Architecture With Regional Highlights. Dallas: McGraw-Hill Construction Information Group, 1999. Page 23.

<sup>2</sup> Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Walnut Creek, California: Alta Mira Press, 2000.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

Section 7 Page 6

Designed in the Classical Revival style with Beaux Arts influences, the Republic buildings' mass exemplifies many Classical Revival characteristics: symmetrically arranged building of monumental proportions, smooth stone surfaces, colossal portico (columns), Roman or Greek details (such as the Corinthian column capitals) and limited ornamentation in the building base and shaft. The Classical Revival style was popular from this first quarter of the twentieth century and was typically used to create massive public or institutional buildings on a grand scale; as such, it was often utilized in federal, financial, and banking buildings. However, the 'capital' of the Republic Bank building contains many features that are Beaux Arts stylistic influences: the recessed and stepped lines at the upper floors, limited sculptural spandrels, cupola, swags, pronounced cornices, sculptures (original urns), balustrades, and other ornamentation. This Beaux Arts ornamentation was often combined or 'added to' Classical Revival buildings, especially in the 1920's and in high-rise buildings.

The building is constructed of steel frame, Indiana limestone clad structure that encompasses the entire 145' x 100' site. The original Republic Bank building, designed by C. D. Hill and constructed in 1925-26, was five bays in width (95' in width) with the center three bays inset slightly from the outside bays. The 'capital' of the building was quite ornate with stepped upper floors topped by a Cupola above the 20<sup>th</sup> floor. The 1931 addition, designed by Coburn and Fowler extended this façade 50' to the west and matched the materials, window patterns, cornice lines and overall design and details of the original building. This addition increased the building size by 60%, and maintained (and matched) the appearance of the original building.

## Setting

Main Street is one of downtown Dallas' major east-west streets with two lanes of traffic at this location as well as two parking aisles. While development to the west is comprised of newer buildings (such as One Main Place, 1968 and Dallas Title, 1964), Main Street to the east is the historic core of downtown Dallas; the next block includes several historic buildings the Kirby Building (NR), the Wilson Building (NR), Neiman Marcus (NR) and numerous smaller, historic buildings. Pegasus Plaza, at the corner of Main and Akard Street is adjacent to the Magnolia Hotel (NR) with the Adolphus Hotel located across Akard, and one block south of the Republic Bank building.

This immediate area of Main Street at the Republic Bank building has been commercial since the late 1800's, with many of Dallas' prominent and now extant buildings located in this vicinity such as an earlier City Hall (demolished to build the Adolphus Hotel in 1912), Oriental Hotel (demolished to build the Baker Hotel in 1924), National Exchange Bank Building (demolished in 1940). The site of the Republic building and its' addition replaced two of Dallas' early skyscrapers—the five-story Cockrell Building (1885 – 1925, designed by James Flanders) and the six-story Scollard Building (c. 1895 – 1930) respectively.<sup>3</sup>

The block immediately across from the Republic Building (the south side of the 1300 and 1400 block of Main Street) includes several historic buildings that range from the turn of the century to post World War II architecture – including several historic buildings that are part of the historic Adolphus complex, 1400 Main (a modern 2-story building, designed by Gill and Harrell, 1955), 1402 and 1404 Main (two-story Victorian commercial buildings dating from c. 1900), and Corrigan Tower at 1412 Main (a 27-story modern/curtainwall building, designed by Wyatt C. Hedrick, 1954).

<sup>3</sup> McDonald, William L., *Dallas Rediscovered: A Photographic Chronicle of Urban Expansion, 1870-1925*. Dallas, Texas: Dallas Historical Society, 1978. Pages 52, 67.



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section 7 Page 7

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

Dallas Title, a three-story building adjoins the Republic Bank building's west façade, extending to Field Street. The vacant lot immediately adjacent to the east of the Republic building has been used for parking for the past several decades, and construction is now underway for a new building with retail at the first floor; this site included an alley, formerly called Exchange Place and nicknamed "Money Alley". On the other side of this site (at the north-west corner of Main and Akard intersection), the historic art deco Marvin/Cullum Building (designed by Lang and Witchell, 1929) is currently undergoing rehabilitation. The Metropolitan Garage, a 600-unit parking facility, abuts the north façade of the Republic Bank building and faces Elm Street. Main Street has wide sidewalks throughout this block, with abundant street trees, providing a pleasant pedestrian experience.

The blocks surrounding the Republic Building are the heart of Dallas' resurging downtown with a recent infusion of housing, restaurants, and some retail. Many of these rehabilitated projects have used historic tax credits and abatements as well as City of Dallas Tax Increment Financing funds.

Exterior: South Façade – Original Building (1926)

The south façade of the original 1926 symmetrical building consists of five bays and is clad in Indiana limestone; the center three bays are recessed. The four-story base of the building consists of two-story window openings at the first and second floors, arched windows at the third floor and smaller rectangular windows at the fourth floor that are between horizontal belt courses that 'cap' this base. Two Corinthian columns extending three floors in height enframe the building entry with companion, matching engaged columns that bracket the central bay. The original main entrance is located in the original building's center bay. For the first three floors the central three bays are stepped back, giving special prominence to the building entrance. It is surmounted at the ground floor by a pediment festooned with low relief foliage below a cartouche, motifs, which along with urns are employed throughout the façade's decoration. Spandrels with a three-cartouche design were located above the first floor windows in both adjoining bays and in the easternmost bay (as well as in five bays on the east elevation). The westernmost bay was the entrance to the separate elevator lobby. This entry has a stone surround and is surmounted by a stone header with the words 'Republic Bank Building'.

Above the third floor the central pilasters and columns support a three-bay-wide ornamental portion of an otherwise unadorned entablature spanning the width of the façade. The vine, cartouche, and urn detailing of the central portion of this entablature is repeated in the fourth floor of the three central bays and again in the central portion as ornamental blocks. The words 'Republic Bank Building' are incised in the center of the entablature creating the identification for the building.

Above the four-story base the central three bays are expressed only by a slight recession until they reach the building 'capital' which begins at the sixteenth floor. At this point ornamentation reappears and becomes more elaborate as it moves upward to the crowning cupola. The bottom of the 16<sup>th</sup> floor is given emphasis by ornamental metal spandrel panels beneath the windows of the central bays; the windows of the central bays are arched at this floor. An overscaled entablature essentially frames the 16<sup>th</sup> floor windows on the flanking outer two bays of the original building.

Resting on an architrave trim in the central bay is an elaborate two-story tabernacle frame. The tabernacle features a balustrade, decorated spandrel, heavily ornamented pilasters, and broken scroll pediment. A classical cornice supported by modillion caps the outer bays of the original structure at the nineteenth floor. What was originally a three-bay wide, two-story high temple topped this cornice; this was topped by the large cupola with spire. This temple has paired columns



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 8

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

flanking the center bay and engaged pilasters at the corners of the building. A triangular pediment was centered over the center bay and large urns were originally located at the corners.

Exterior: South Façade – Building Addition (1931)

The 1931 addition, designed by Coburn and Fowler, extended this façade 50' to the west and matched the materials, window patterns, cornice lines and overall design and details of the original building. When originally constructed, the existing 'temple' of the original building was separated from the Addition by a bay-wide recess; this provided a separation and distinction between the original building and later addition. However, the fifth or westernmost bay of the original building's north elevation has been filled in and this portion of the façade now matches the adjacent facades to the east and west, with a balconet added to this at the twentieth floor; the date of this later infill is not known. With this infill, the façade at the twentieth floor is in one plane which eliminates the distinction in massing between the original 1926 building and the 1931 addition.

This area of the infill is now topped by a belvedere-like structure located above the elevator machine room penthouse. This structure originally housed the boiler flue. When the west wing was added a fire escape was installed along the fifth bay of the original building. The railings of this second fire escape are purely functional and without distinctive patterning.

In summary, in constructing the new addition, considerable effort was exerted to maintain stylistic continuity and today the two structures are perceived as one building. Together they display stylistic references such as advancing and receding planes, rooftop features, and use of giant orders typical of Classical Revival with detailing typical of the classicism of the Beaux Arts movement.

Exterior - West Façade

The Republic Bank building's west elevation is entirely a product of the 1931 addition. The first three floors of the building extend to the property line and are hidden behind adjacent structures. The southernmost portion of the façade (nearest Main Street and approximately 25' wide) from the fourth to the twentieth floors continues in this same plane—located at the property line—and is clad in limestone and matches the south façade in materials, window sizes, belt courses, cornice lines and parapet. The fully elaborated 18<sup>th</sup> and 20<sup>th</sup> floor entablature and cornice of the south façade were extended to this area. The north three fourths of this elevation (approximately 75') for floors four through twenty, is recessed approximately 10' and is clad in brick. Small balconies have been added to windows in the center portion of this façade as part of the recent rehabilitation. The elaborate cornices of the limestone portion are reflected on this rear, brick portion with smaller scaled stone cornices.

Exterior - North Façade

The north elevation faces the interior of the block and is visible only from limited vantage points from the surrounding streets. The original 1926 building is clad with Indiana limestone and generally matches the south façade in materials, window sizes, cornice and parapet although with less ornamentation; only the top cornice continues from this adjacent façade. The easternmost portion of this façade is recessed from the property line by approximately 20' with the exception of the last original bay which extends approximately an additional ten feet. That portion of the building's north façade that was



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section 7 Page 9

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

---

the addition extends to the property line and is clad in brick with limited stone banding. Fire escapes and small balconies have been added at the two locations at this façade.

Exterior – East Façade

The Republic Building's original east elevation remains intact and is constructed of Indiana limestone. Its design reflects that of the adjacent south façade and matches the south façade in materials, window sizes, belt courses, cornice lines, and parapet. The fully elaborated 18<sup>th</sup> and 20<sup>th</sup> floor entablature and cornice of the south façade extend to this façade and have not been altered.

Original Interior

Historically, the most notable interior space in the building was the banking room. The banking room, where teller cages were placed, was an imposing two-story space that extended from the ground floor to the second floor. The second floor work area looked on to the open main banking floor, which was dominated visually by a central grand staircase that led to the first basement level where vaults were located. Ceilings in the banking room with coffered with a lotus blossom motif in cobalt blue, ivory, and gold hues. Floors were travertine marble and wood work was executed in white-oak. Other public spaces (elevator lobbies, patron restrooms, and vault areas) as well as second floor directors' meeting room were also handsomely appointed according to newspaper accounts printed at the building's opening. Many of these spaces were enriched by marble or wood wainscot (including walnut), plaster walls, and travertine floors with marble borders. Unfortunately, much of the original interior has been lost to subsequent renovations following the departure of Republic National Bank. In 1998, a city landmark designation report of the property noted that much of the interior had been gutted with interior finishes replaced with office portioning and materials typical of the 1970s and 1980s.<sup>4</sup> The second floor mezzanine above the former banking room has also been infilled.

Present Condition

The Republic building is in excellent condition and retains a high degree of integrity of setting, workmanship, materials, design, feeling, and association. It was the subject of a substantial rehabilitation project in 2003. Exterior deteriorated materials were repaired or replaced with appropriate materials and masonry elements cleaned. Aluminum frame operable windows with clear glass replaced inappropriate fixed frame windows with bronze tinted glass on the south and east façades. New storefronts and doors, similar to the original, were installed on the south elevation where frameless glass and chrome storefronts had been added. Storefronts, spandrels, and pediments were reinstalled where two-story bow windows had replaced these original features. Small balconies have been added to several bays of the north and west façades. New fire escapes have also been added to the north façade. In the interior, the majority of the building space has been sensitively readapted into 183 loft apartments. Much of the original concrete, brick, marble, and terrazzo surfaces, where they exist have been left exposed, rather than covered. Public spaces include elevator lobbies and an entry foyer. Basement levels still have their original floors visible and stairways have vintage handrails with decorative supports. The first and second level basements contain money vaults, with operable doors still in place. The basement also contains old furnace machinery, believed to be original. These furnaces have been disconnected but maintain their visual character.

---

<sup>4</sup> Flores, Richard. *Republic Building. Dallas Landmark Commission Landmark Nomination Form*. Dallas: Corgan Associates, Inc., 1998.



**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:** N/A

**AREAS OF SIGNIFICANCE:** Economics, Architecture

**PERIOD OF SIGNIFICANCE:** 1926-1954

**SIGNIFICANT DATES:** 1926, 1931

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Hill, H.D.; Coburn & Fowler

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-10 through 8-19).

**9. MAJOR BIBLIOGRAPHIC REFERENCES**

**BIBLIOGRAPHY** (see continuation sheets 9-20 through 9-22).

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

preliminary determination of individual listing (36 CFR 67) has been requested.

- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**PRIMARY LOCATION OF ADDITIONAL DATA:**

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



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 8 Page 10

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

The 1926 Republic Bank building is one of the most prominent historic buildings in downtown Dallas and contributes to a significant collection of National Register eligible properties located on Main Street. Its Classical Revival style is indicative of wealth and eminence of the banking industry in Dallas during the first quarter of the twentieth century. As a result, the Republic Bank building is significant locally under Criterion C for its architectural style, craftsmanship, and as an example of the work of C. D. Hill, a master architect. The building is also significant in the area of Economics, under National Register Criterion A, as a symbol of the growth and development of the banking industry in Dallas. For twenty-eight years, the 20-story building was the headquarters for Republic National Bank and Trust, one of the most prominent financial institutions in the city and state. As a consequence of housing such an important financial institution, the building is also associated with a number of important Dallasites, including Wirt Davis, Fred Florence, among others. These key players in Republic Bank's history were some of the most powerful and influential of the city's social, political and economic elite. The period of significance for the property is 1926 through 1954, when Republic Bank moved from the building.

## *Historical Background*

### The Banking Industry in Texas from its Establishment Through the 1930s

Banking history in Texas predates its statehood, independence, and even the battle of the Alamo. Established in San Antonio in 1822, Banco Nacional de Texas or the Texas National Bank was created by decree of José Félix Trespalacios, the Mexican Governor of Texas. The bank's history, however, was short lived. Currency problems forced its suspension just months after its creation. In 1835, the first commercial bank in Texas was founded in Galveston by merchants Samuel May Williams and Thomas F. McKinney, one of the many enterprises formed under the organization of McKinney, Williams, and Company.<sup>5</sup> Loans from that institution were used to support the cause for independence during the Texas Revolution.<sup>6</sup>

After the Texas Revolution, private firms and merchants carried on banking activities, the largest of which was McKinney, Williams, and Company. This and other firms served the needs of the new government as well as private enterprise, taking the place of a state instituted system. When Texas gained its statehood in 1845, the constitution prohibited the creation of banking corporations, and the legislature was forbidden to authorize individuals to issue bills, checks, promissory notes, or other paper to circulate as money. In 1848, however, Galveston merchant Samuel May Williams received special permission from the Texas Congress to activate a bank and circulate money based upon his 1835 charter.<sup>7</sup> Williams's bank, the Commercial and Agricultural Bank of Galveston, was the first chartered bank established prior to the Civil War in the state. After just over a decade of operation, the bank and its only branch in Brownsville closed after a court decision prohibited it from issuing circulating notes. Soon after Williams' bank closed, changes to the state constitution combined with the charting of national banks, precipitated new found success in the industry. Finally, from about the 1860s through the end of the century, "state banks, national banks, and private banks

<sup>5</sup> Bishop, Curtis. *Handbook of Texas Online*, s. v. "MCKINNEY, WILLIAMS AND COMPANY," <http://www.tsha.utexas.edu/handbook/online/articles/view/MM/dfm1.html> (last updated March 8, 2005; accessed April 1, 2005).

<sup>6</sup> Crum, Lawrence L. *Handbook of Texas Online*, s. v. "BANKS AND BANKING," <http://www.tsha.utexas.edu/handbook/online/articles/view/BB/czb1.html> (last updated December 4, 2002; accessed February 18, 2005).

<sup>7</sup> Henson, Margaret Swett. *Handbook of Texas Online*, s. v. "WILLIAMS, SAMMUEL MAY," <http://www.tsha.utexas.edu/handbook/online/articles/view/WW/fwi35.html> (last updated March 8, 2005; accessed April 1, 2005).



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 8 Page 11

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

flourished in Texas.”<sup>8</sup> During this forty year period, national banks outnumbered state banks. In 1905, a state constitutional amendment firmly established the state banking system, reversing this trend; and by 1908, state banks outnumbered national banks. Two years later, the passage of guaranty law by the Texas legislature created a state deposit insurance system. The state deposit insurance fund further contributed to the growth of the state banking system over the next decade.

Texas became home to the Federal Reserve Bank of Dallas in 1914. This was an outcome of the Federal Reserve Act of 1913, which created twelve regional Federal Reserve Banks.<sup>9</sup> By 1920, Texas was home to 1,035 state banks and 500 national banks. A year later, a depressed economy resulted in the closure of a number of banks and eventually, the draining of the state deposit insurance fund. By the mid 1920s, many of the surviving state banks had become national banks to avoid assessments under the old system. Over the next decade, bank failures continued to be common due to the Great Depression, poor management, and simply too many banks.<sup>10</sup>

## Banking History in Dallas

Banking in Dallas goes back to the Reconstruction period of the late 1860s, when private banks began to succeed in Texas after the Civil War. T.C. Jordan and E.G. Mays started a banking house in 1868 on the Dallas courthouse square. Mays contributed \$20,000 gold as capital, although the bank was named T.C. Jordan & Company. An outgrowth of this company was the City Bank of Dallas, established in 1873 by Colonel C.C. Slaughter with a capital of \$50,000. City Bank of Dallas absorbed several banks over the years, merging in 1929 with the American Exchange National Bank to form First National Bank of Dallas.<sup>11</sup>

Another early Dallas bank was Gaston & Camp, established in 1868 by Captain W.H. Gaston and A.C. Camp with “...a dry goods box as a counter, and their pockets as safe deposit vaults.”<sup>12</sup> Gaston & Camp evolved into Gaston, Camp & Thomas, then Gaston & Thomas, before merging with Exchange Bank in 1881. This became the National Exchange Bank in 1887, and absorbed two other banks before merging with the American National Bank in 1905. American National Bank combined with the American Exchange National Bank mentioned above – so it can be seen that traces of the first two banks in Dallas eventually came together in the First National Bank of Dallas. The merger made First National Bank the largest bank in the South.<sup>13</sup>

The first Dallas bank to receive a state charter was the Dallas County Bank, established in 1873. John Kerr was president of this bank, which had \$100,000 capital. Dallas County Bank also had the dubious distinction of being the first bank failure in Dallas, in 1878.<sup>14</sup> The panic of 1893 saw five of Dallas’ ten banks either liquidated or taken over by others. In the depression of 1907, two Dallas banks failed.<sup>15</sup>

<sup>8</sup> Crum, Lawrence L. *Handbook of Texas Online*, s. v. “BANKS AND BANKING,”

<http://www.tsha.utexas.edu/handbook/online/articles/view/BB/czb1.html> (last updated December 4, 2002; accessed February 18, 2005).

<sup>9</sup> Holmes, L. and G. D. Saxon, editors, *WPA Dallas Guide and History*, 1992, Page 164.

<sup>10</sup> Crum, Lawrence L. *Handbook of Texas Online*, s. v. “BANKS AND BANKING,”

<http://www.tsha.utexas.edu/handbook/online/articles/view/BB/czb1.html> (last updated December 4, 2002; accessed February 18, 2005).

<sup>11</sup> Holmes, L. and G. D. Saxon, editors, *WPA Dallas Guide and History*, 1992, Page 162.

<sup>12</sup> Holmes, L. and G. D. Saxon, editors, *WPA Dallas Guide and History*, 1992, Page 162.

<sup>13</sup> Firsching, Jay. *Dallas National Bank. City of Dallas Landmark Designation Form*. Dallas: Architexas, 2004.

<sup>14</sup> Holmes, L. and G. D. Saxon, editors, *WPA Dallas Guide and History*, 1992, Page 163.

<sup>15</sup> Holmes, L. and G. D. Saxon, editors, *WPA Dallas Guide and History*, 1992, Page 164.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 8 Page 12

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

When the Texas legislature adopted a state deposit insurance system in 1910, the first bank established under this system in Dallas was the First State Bank. Judge George W. Riddle was president of this bank, started with capital of \$100,000. First State Bank absorbed two other banks before being absorbed by the Security National Bank in 1919. Security National Bank became the Southwest National Bank, then the North Texas National Bank, before merging with the Republic National Bank & Trust Company (Republic National Bank).<sup>16</sup>

The year 1914 was a significant year in Dallas banking, when the city gained the 11<sup>th</sup> District Federal Reserve branch, one of the twelve new regional Federal Reserve Banks in the country. The territory of this bank was all of Texas and parts of Louisiana, Oklahoma, New Mexico, and Arizona. Perhaps more than any other influence, the location of the Federal Reserve branch in Dallas finally and firmly established the city as a major banking center for the entire southwest.<sup>17</sup>

The positive momentum in the local banking industry continued through the 1920s and 1930s, despite the Great Depression. In fact, the solvency of Dallas banks was quite remarkable with only one bank, State Trust & Savings Bank, failing in the city.<sup>18</sup> The East and West Texas oil booms combined with well calculated mergers insulated many local intuitions from the national financial crisis. Two of the greatest contributors to the success of the local banking industry during this period were Nathan Adams (president of First National Bank of Dallas) and Fred Florence (president of Republic National Bank and Trust Company). Both men accepted underground oil and natural gas reserves as collateral for the financing of large-scale production.<sup>19</sup> As a consequence of their and other local banks backing of the oil business, Dallas became the financial and legal center for the oil and gas industry.<sup>20</sup> By the end of the Depression, the city would emerge "as an important southern metropolis with a regional dominance in banking, wholesaling, retailing, and insurance."<sup>21</sup>

In 1940, eleven commercial banks operated in Dallas. Republic National Bank, First National Bank, and three other banks were nationally chartered while the remaining six were state chartered. Both Republic and First National held the distinction of being the largest banks in the Southwest, according to the 1940 edition of *American Banker*.<sup>22</sup>

## Republic National Bank and the Construction of 1309 Main

Republic National Bank had its beginnings in 1920, when Eugene DeBogory founded the Guaranty Bank and Trust Company.<sup>23</sup> The bank opened on February 14, 1920, with initial capital of \$100,000. It was located on 1305-1307 Main Street, in the Boger Building.<sup>24</sup> The bank's first president was W.O. Connor, a former director of Sanger Brothers

<sup>16</sup> Holmes, L. and G. D. Saxon, editors, *WPA Dallas Guide and History*, 1992, Page 164.

<sup>17</sup> Firsching, Jay. Dallas National Bank. *City of Dallas Landmark Designation Form*. Dallas: Architexas, 2004.

<sup>18</sup> Holmes, L. and G. D. Saxon, editors, *WPA Dallas Guide and History*, 1992, Page 165.

<sup>19</sup> Firsching, Jay. Dallas National Bank. *City of Dallas Landmark Designation Form*. Dallas: Architexas, 2004.

<sup>20</sup> Joan Perez, "Adams, Nathan," in *The New Handbook of Texas* (Austin: Texas State Historical Association, 1996) vol. 1, Page 24 and Joan Perez, "Florence, Fred," in *The New Handbook of Texas* (Austin: Texas State Historical Association, 1996) vol. 2, Page 1035.

<sup>21</sup> Firsching, Jay. Dallas National Bank. *City of Dallas Landmark Designation Form*. Dallas: Architexas, 2004.

<sup>22</sup> Holmes, L. and G. D. Saxon, editors, *WPA Dallas Guide and History*, 1992, Page 166.

<sup>23</sup> Seidel, Jeff. *Handbook of Texas Online*, s. v. "REPUBLIC BANK," <http://www.tsha.utexas.edu/handbook/online/articles/view/RR/cor1.html> (last updated July 23, 2002; accessed December 30, 2004).

<sup>24</sup> Flores, Richard. *Davis Building. Dallas Landmark Commission Landmark Nomination Form*. Dallas: Corgan Associates, Inc., 1998.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 8 Page 13

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

wholesale division. Within three months the bank's capital had expanded to \$1,000,000. The bank became known informally as "the Day and Night Bank" because of its late hours -- until 8 PM weeknights and 10 PM on Saturday.<sup>25</sup> On April 29, 1922, the bank converted from a State bank to a National Bank upon receiving a national charter in 1922. At that time, the bank changed its name from Guaranty to Republic National Bank of Dallas.<sup>26</sup>

Over just a three-year period, Republic National Bank evolved into a leading local banking institution. Its capital stock had increased to \$1,500,000 by September of 1923, contributing significantly to the combined capital of Dallas' thirteen National or State Banks, which was \$11,650,000. The bank's phenomenal growth led the institution to announce plans to construct a new skyscraper that would serve as its headquarters. Acquisition of property for the new facility, to be built at Main Street and Exchange Place, was complete by late 1923. The historic, six-story, Scollard Building and the adjoining two-story Davis building were razed in mid-January of 1924 in preparation for construction.<sup>27</sup> The Scollard Building, erected in 1889 and one of the finest office facilities of its day, was owned by Wirt Davis and Percy Davis. Both men partnered with Republic Bank to erect the new banking facility. Originally planned to be an eighteen story building, construction was projected at that time to cost somewhere between \$1,500,000 and \$2,000,000.<sup>28</sup>

In 1923, Republic Bank announced the creation of an affiliated State banking institution, Republic Trust & Savings Bank. The new institution opened with a capital stock of \$500,000 and a surplus of \$50,000. Wirt Davis, President of the Texas Farm Mortgage Company, was selected as its president, with W. O. Connor, President of Republic National Bank serving as chairman of the board. At the same time, Republic National Bank acquired Davis' and Leslie Waggener's Texas Farm Mortgage Company. Like Davis, Mr. Waggener would play a prominent role in the future of Republic National Bank, eventually serving as the bank's Chairman of the Executive Committee. With the merger and creation of affiliated institutions like Republic Trust, Republic National Bank effectively created a complete commercial, savings, and trust banking entity for the citizens of Dallas.<sup>29</sup>

The unusual connection between the property transactions for the site of the new building and the creation of Republic Trust & Savings Bank were explained by Mr. Connor in an article in Dallas Magazine: "The need of a large trust company affiliated with some large national bank has been apparent in Dallas for some time. Since Wirt Davis and his associates have had under their consideration the organization of such an institution and, by their ownership of a large part of the acquired property, we found it possible both to create this trust company and to solve our problem of providing more space for our bank."<sup>30</sup>

At the same time of these activities, plans for the new Republic Bank building progressed. Advertisements and articles in local papers and magazines touted the success of Republic National Bank and its affiliated institutions, noting that the combined institutions would soon be housed in "the most modern banking rooms in the State of Texas."<sup>31</sup> In August of 1924, a building permit for a new twenty story building was granted by the City of Dallas. Inge Construction Company of Dallas was listed as the contractor with C. D. Hill & Company serving as the architects. The structural engineer was R.O. Jameson.

<sup>25</sup> Flores, Richard. *Davis Building. Dallas Landmark Commission Landmark Nomination Form*. Dallas: Corgan Associates, Inc., 1998.

<sup>26</sup> Seidel, Jeff. *Handbook of Texas Online*, s. v. "REPUBLIC BANK," <http://www.tsha.utexas.edu/handbook/online/articles/view/RR/cor1.html> (last updated July 23, 2002; accessed December 30, 2004).

<sup>27</sup> "Razing of Building to Start Monday," *The Dallas Morning News*, January 13, 1924, Section 6, Page 1.

<sup>28</sup> "Dallas to Have Another Big Skyscraper," *Dallas Magazine*, September 1923, Page 6.

<sup>29</sup> "Dallas to Have Another Big Skyscraper," *Dallas Magazine*, September 1923, Page 6.

<sup>30</sup> "Dallas to Have Another Big Skyscraper," *Dallas Magazine*, September 1923, Page 6.

<sup>31</sup> "New Skyscraper Will Be Erected," *The Dallas Morning News*, August 26, 1923, Front Page and Section 1, Page 1.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

Section 8 Page 14

Initially, construction on the new building proceeded rapidly. Within a month's time (September, 1924), the steel framing manufactured by Mosher Steel and Machinery (Dallas, Texas) reached the third floor.<sup>32</sup> By January of 1925, the steel framing reached the top story. Changes in plans to the first few floors, however, were reportedly delaying the concreting of the steel framing. The Dallas Morning News, however, reported that the building would be completed by January of the following year (1926).<sup>33</sup>

As plans for the first two floors were refined in December of 1924, new vaults considered to be "one of the largest and most complete in the southwest" and weighing more than 100 tons, were ordered from the York Safe and Lock Company of York, Pennsylvania. The specifications for the safe deposit vault space required some 8,500 boxes. The vaults were to be finished with polished steel lining, marble bases and floors, and a series of mirrors (to keep visitors visible to attendants).<sup>34</sup>

Concreting of the steel frame was near completion by May of 1925 and the building's stone facing reached the thirteenth story.<sup>35</sup> By October of that same year, the building's exterior shell was complete and work on the interior was progressing rapidly.<sup>36</sup>

As the bank neared its sixth anniversary and the opening of its new facility in January of 1926, Republic National Bank stockholders and directors elected to increase the bank's capital stock to \$2,500,000 and add an additional \$500,000 in surplus.<sup>37</sup> With over \$29,028,184 in resources, the bank continued to show "enormous growth" and a significant capacity for success.<sup>38</sup> On Friday the 12<sup>th</sup> February 1926, the newly completed Republic Bank building was made available for public viewing. On the following Monday, which happened to be the bank's sixth anniversary, the bank officially opened for business in its new home. In an article printed several days before the bank's opening, a reporter for The Dallas Morning News touted the new facility:

"Not only is the Republic Bank building the second tallest in the city, but it is in exterior and interior design and finish, one of the finest banking and office structures in the country. Graceful in its external lines, its banking rooms in particular are extraordinary for their spaciousness, beauty and convenience, probably eclipsing any institution in the South or Southwest."<sup>39</sup>

Visitors to the new bank would have likely been impressed by the banking room's lotus blossom coffered ceilings, white-oak woodwork, and travertine marble floors. Elevators were automatic (requiring no manual effort to operate elevator doors). Corridor walls had Tennessee Marble wainscoting. These finishes reportedly appealed to, "the gentler sex [women]," whose fear of banks would be lost in the beauty and "restful atmosphere" of the color schemes and handsome craftsmanship of the finishes.<sup>40</sup>

<sup>32</sup> "Steel Framing of Republic Bank Now Up to Third of Surface Floor," *The Dallas Morning News*, September 29, 1924, Section 2, Page 9.

<sup>33</sup> "Republic Building Framework Placed," *The Dallas Morning News*, January 3, 1925, Section 2, Page 9.

<sup>34</sup> "Vaults Purchased for Republic National Bank," *The Dallas Morning News*, December 7, 1924, Section Six, Page 1.

<sup>35</sup> "Current Building Activities," *The Dallas Morning News*, May 31, 1925, Section 9, Page 1.

<sup>36</sup> "Bank Building Nears Completion," *The Dallas Morning News*, October 11, 1925, Section 9, Page 5.

<sup>37</sup> "Bank Capital is \$2,500,000," *The Dallas Morning News*, January 13, 1926, Section 2, Page 9.

<sup>38</sup> Republic National Bank advertisement, *The Dallas Morning News*, February 7, 1926, Section 10, Page 8.

<sup>39</sup> "City Skyline is Graced by New Building," *The Dallas Morning News*, February 7, 1926, Section 10, Page 7.

<sup>40</sup> "Feminist Complex of Fear of Banks is Lost in Beauty of New Republic Bank Building," *The Dallas Morning News*, February 7, 1926, Section 10, Page 6.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 8 Page 15

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

At the building's opening a number of local contractors and businesses, that participated in the construction of the new facility, placed advertisements in the local papers. According to these advertisements, plastering and ornamental work for the new bank was completed by A. A. Greer of Williamson-Greer Co.; Lydick Roofing Co. was the roofing contractor; Blue Diamond Service Company provided the mortar; Austin Brothers provided the Lupton brand casement windows; and Otto Bowman did all the painting and interior decorating.<sup>41</sup> The Mosher Steel & Machinery Company furnished the structural steel for the building.<sup>42</sup>

Unfortunately, Architect C. D. Hill did not live to see the opening of the new facility. He died just weeks before this event. In an article printed shortly after his death, a reporter noted that the "Republic Bank building was one of his latest and finest creations."<sup>43</sup> D.F. Coburn, H.D. Smith, and Clifford Evans, who were partners in C. D. Hill & Company, Architects, placed an advertisement in *The Dallas Morning News*, in which they thanked their former partner, saying of Hill "...we are grateful for the valuable service rendered on this [Republic Bank] and other projects. It was a pleasure to work with him for the upbuilding of this organization."<sup>44</sup>

In 1928, the bank became the Republic National Bank and Trust Company, when it consolidated with the Republic Trust and Savings Bank. The latter had been formed as a separate entity to handle loan services.<sup>45</sup> A year later, Republic started a new savings program called the School Savings Plan. Bank vice president James Cumby suggested the plan after seeing his sons' enthusiasm for saving after he opened savings accounts for them. Under this plan, teachers collected deposits from their students, recorded the amounts, and then turned the funds over to the school principal. The bank's money wagon would then pick up the deposits. By 1946, 40,000 children had participated in Republic's School Savings Plan.<sup>46</sup>

In 1929, Republic's capital structure reached the sum of \$4,000,000 with \$1,500,000 in surplus. Fred Florence was also elected the bank's president. A year later, plans for the construction of a 20-story western extension to the bank's tower were underway. Construction plans and specifications were prepared by Coburn and Fowler Architects. Mr. Coburn had practiced with C. D. Hill. Two other firms instrumental in the construction of the original building, Inge Construction Company of Dallas (general contractor) and R. O. Jameson (structural engineer), were again awarded contracts.<sup>47</sup> Excavation for the building was made by T. A. Griffen. The addition was built on the site of the Boger Building where the original Guaranty Bank had been located.<sup>48</sup> Completed in 1931, the western extension was boasted to have elevated the Republic Bank building to the status of the largest office structure in Texas.<sup>49</sup>

In 1933, *Business Week* reported that Republic led the nation's largest banks in the ratio of loans and discounts to deposits and resources. Republic's loans and discounts were 43.09% of resources, whereas the average among the largest 183

<sup>41</sup> Advertisements, *Times Herald (Dallas)*, February 7, 1926.

<sup>42</sup> Mosher Steel & Machinery Company advertisement, *Dallas Magazine*, March 1925, Volume 4, Number 3, Page 37.

<sup>43</sup> "C. D. Hill of Dallas Dies," *The Dallas Morning News*, January 4, 1926, Section 2, Page 13.

<sup>44</sup> C. D. Hill & Company advertisement, *The Dallas Morning News*, February 7, 1926, Section 10, Page 3.

<sup>45</sup> Seidel, Jeff. *Handbook of Texas Online*, s. v. "REPUBLIC BANK," <http://www.tsha.utexas.edu/handbook/online/articles/view/RR/cor1.html> (last updated July 23, 2002; accessed December 30, 2004).

<sup>46</sup> Flores, Richard. *Davis Building. Dallas Landmark Commission Landmark Nomination Form*. Dallas: Corgan Associates, Inc., 1998.

<sup>47</sup> "Republic Bank Annex: Built By Dallas Men of Dallas Material," *The Dallas Magazine*, April 1931: Pages 24 and 25.

<sup>48</sup> Flores, Richard. *Davis Building. Dallas Landmark Commission Landmark Nomination Form*. Dallas: Corgan Associates, Inc., 1998.

<sup>49</sup> "Growth of the Republic Broadens Horizons of the Southwestern Banking," *Dallas Times Herald*, November 28, 1954, 10.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

Section 8 Page 16

banks was 19.53%. The *Business Week* article reported that Republic had the highest ranking in the southwest in the specialized categories of cotton and oil loans.<sup>50</sup>

The bank changed names again in 1937, to Republic National Bank of Dallas.<sup>51</sup> Republic was listed as Dallas second largest bank – after First National Bank – in a 1949 *Fortune* magazine article. In 1954, it became the 19<sup>th</sup> largest bank in the United States when it merged with National City Bank, a long time affiliate.<sup>52</sup> Finally, in 1954, Republic left its home at 1309 Main Street and moved into a new, more modern building.<sup>53</sup> Like its predecessor, the new building was touted as Dallas' latest icon. The 40-story aluminum and glass tower was located at Ervay and Bryan. The old bank building was renamed the Davis Building, honoring longtime chairman of the bank's board Wirt Davis. It then served as a commercial office property for many years until it became vacant in the 1980s.<sup>54</sup>

## Years of Transition for the Republic Bank Building

In early 1984, new owner Louis G. Reese III engaged Corgan Associates to undertake an ambitious remodeling of the Republic Bank building, intending to bring the building "...back to days of glory."<sup>55</sup> Reese's ambition didn't last long. By the end of 1984, the property had changed hands again – an investment group headed by Bruce Wiles planned to continue the renovation, saying of Reese's plans "The renovation they started was a good one. They were well-intentioned."<sup>56</sup> In early 1985, a fire at the adjacent Metropolitan Building damaged the Davis,<sup>57</sup> and by summer of 1985, the building had been sold to yet another investment group with restoration plans. Investor Bob Cooper stated "We are going to try and get it as close to the 1926 condition as we can... We've already bought the marble and the chandeliers."<sup>58</sup> A year later, three savings and loan associations filed notice they planned to foreclose on the building – taking it back from Cooper's group.<sup>59</sup> The foreclosure sale took place in November 1987.<sup>60</sup> After the building sat empty for eight years, developer J.L. Williams purchased the Republic Bank building in 1993, planning to "renovate, not raze" the Davis.<sup>61</sup>

After many years of false starts, the Republic Bank building's "days as a dusty derelict" ended in 2003 when the building was sensitively converted into loft apartments by its current owners, Hamilton Properties.<sup>62</sup>

## Key Figures in Dallas Commerce Associated with Republic National Bank

<sup>50</sup> Flores, Richard. *Davis Building. Dallas Landmark Commission Landmark Nomination Form.* Dallas: Corgan Associates, Inc., 1998.

<sup>51</sup> Seidel, Jeff. *Handbook of Texas Online*, s. v. "REPUBLIC BANK," <http://www.tsha.utexas.edu/handbook/online/articles/view/RR/cor1.html> (last updated July 23, 2002; accessed December 30, 2004).

<sup>52</sup> Flores, Richard. *Davis Building. Dallas Landmark Commission Landmark Nomination Form.* Dallas: Corgan Associates, Inc., 1998.

<sup>53</sup> Seidel, Jeff. *Handbook of Texas Online*, s. v. "REPUBLIC BANK," <http://www.tsha.utexas.edu/handbook/online/articles/view/RR/cor1.html> (last updated July 23, 2002; accessed December 30, 2004).

<sup>54</sup> Flores, Richard. *Davis Building. Dallas Landmark Commission Landmark Nomination Form.* Dallas: Corgan Associates, Inc., 1998.

<sup>55</sup> "Davis Building: 'new from the inside out...'" *Dallas Daily News*, February 27, 1984.

<sup>56</sup> "Investors purchase landmark." *Dallas Morning News*, December 21, 1984, 2E.

<sup>57</sup> "Lenders post Davis Building for foreclosure." *Times Herald* (Dallas), August 13, 1986, 1B.

<sup>58</sup> "Building to receive face lift: Early skyscraper will be restored." *Dallas Morning News*, August 13, 1985, 9D.

<sup>59</sup> "Lenders post Davis Building for foreclosure." *Times Herald* (Dallas), August 13, 1986, 1B.

<sup>60</sup> "Davis Building becomes victim of foreclosure sale." *Times Herald* (Dallas), November 4, 1987, 1C.

<sup>61</sup> "J.L. Williams buys historic Davis Building." *Dallas Morning News*, July 28, 1993, 1D.

<sup>62</sup> "Turning Main Street into home." *Dallas Morning News*, June 27, 2003, 1D.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 17

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

During Republic Bank's occupancy of the building (1926 to 1954), the bank's officers and board of directors included many prominent names in Texas commerce. Two individuals recognized for their association with Republic National Bank during its early years in the building were Wirt Davis and Fred Florence. Mr. Davis, born in Liberty, Texas, in 1874, was the son of a judge (George W. Davis). His formal education included a bachelor of arts degree from Yale University and a law degree from the University of Texas. A resident of Dallas for 60 years, Mr. Davis business acumen was identified with a number of industries including banking, lumber, and oil. In 1923, Mr. Davis, President of the Texas Farm Mortgage Company, was selected as the president of Republic Trust & Savings Bank, a state banking institution created by Republic Bank. He later rose to the position of chairman of the board of Republic National Bank in 1934, a position he retained until his death in 1945. In 1954, following the departure of the bank to its new facility at 300 N. Ervay/325 N. St. Paul Street, the building was then renamed in honor of Wirt Davis.

Fred Farrel Florence, born in New York City in 1891, began his banking career at the age of 15, working at the First National Bank in Rusk, Texas. He later worked at American Exchange Bank in Dallas and First State Bank in Ratcliff, before moving to Alto State Bank as vice president in 1912. He became president of Alto State Bank in 1915. After serving in the U.S. Army Signal Corps during World War I, he returned to Alto State Bank and also served as a town alderman, and in 1919, as mayor of Alto. In 1920, he joined the new Guaranty Bank and Trust Company as first vice president. He served as such until becoming the bank's president in 1929, and then in 1957 he became chairman of the executive committee and chief executive officer. Under his guidance, Republic was one of the first banks to allow loans with untapped oil and gas reserves as collateral. During his time with the bank, deposits rose from about \$1 million to nearly \$900 million. Mr. Florence was vice president of the Dallas Joint Stock Land Bank, president of the Texas Bankers Association, and president of the American Bankers Association.

Two Texas governors and U.S. President Franklin Roosevelt tapped Florence for service on recovery and relief boards during the 1930s. He served on numerous civic organizations such as Chamber of Commerce, and Dallas Civic Federation; and was president of the 1936 Texas Centennial Central Exposition and 1937's Greater Texas and Pan-American Exposition. He was a trustee of Southwestern Medical Foundation, and on the boards of the National Merit Scholarship Corporation and the Southwest Research Institute. Mr. Florence died in 1960.<sup>63</sup>

Mr. Florence is strongly associated with the later headquarters of Republic National Bank, built in 1954 at 300 N. Ervay/325 N. St. Paul Street. In recognition of his importance to the banking industry in Dallas and his association with Republic National Bank during its occupancy of its later headquarters, the building was listed on the National Register of Historic Places under Criterion B as well as Criteria A and C.

Other important men who served on Republic National Bank's board of directors during the period of significance were John W. Carpenter, businessmen and real-estate mogul; Tom Braniff, Chairman of Braniff Airways; Herbert Marcus and Stanley Marcus of Neiman Marcus Department Store; Karl Hoblitzelle, President of Interstate Theaters; J. H. Pearlstone of Pearlstone Mill and Elevator Company; Frank W. Wozencraft, attorney and former Mayor of Dallas; Dr. Edward Cary, founder of Southwestern Medical Foundation; and J. M. Higgonbotham, Jr., attorney and former Mayor of the City of Dallas.<sup>64</sup>

<sup>63</sup> Perez, Joan Jenkins. *Handbook of Texas Online*, s. v. "FLORENCE, FRED FARREL,"

<http://www.tsha.utexas.edu/handbook/online/articles/view/FF/fl14.html> (last updated December 4, 2002; accessed January 3, 2005).

<sup>64</sup> Flores, Richard. *Davis Building. Dallas Landmark Commission Landmark Nomination Form*. Dallas: Corgan Associates, Inc., 1998.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

Section 8 Page 18

### *Architecture Significance of the Republic Bank Building*

During the early part of the twentieth century, the Classical Revival style returned public architecture to the classical traditions that the eclectic styles of the Victorian period had disrupted.<sup>65</sup> The architecture of the World Columbian Exposition in Chicago (1893) was responsible for this resurgence of classicism. However, the new interpretations that evolved from this movement gave little to no regard to historical accuracy.

The Classical Revival style shared many characteristics with the Beaux Arts style. One of the defining differences between the two styles is that the Classical Revival style employed less opulent decorative details (such as swags, cartouches, and bas-relief carvings), and as consequence was more restrained. While Classical Revival in its massing and vocabulary, the Republic building's exterior also displays elements typical of Beaux Arts architecture, particularly at the building's capital. Its symmetry and composition—with advancing and receding planes—as well as rooftop features and use of giant orders are important elements of Beaux Arts architecture applied to a Classical Revival skyscraper. The interior of the building, however, likely provided the canvas and palette for full expression of Beaux Arts ideals. The original grandeur of banking rooms and lobbies, for example, created majestic public space that adhered to the Beaux Arts tradition of grand entrances and circulation areas.

The use of classically-influenced styles in the design of larger buildings declined in the 1920s as more modern styles began to be employed. However, styles like Classical Revival continued to be used in the design of federal buildings (such as post offices and courthouses), banks, and other public intuitions. This was largely precipitated by the belief that revival styles appealed to the public, giving them an impression of permanence and presence. This presence was achieved through a variety of means including the creation of columned porticos, grand lobbies, marble entry vestibules, and limestone pedimented entries. Each architectural element was intended to make an impact on a visitor's consciousness, one of solid, long lasting permanence and stability. C. D. Hill's application of a classically driven vocabulary in the design of the Republic National Bank facility was indicative of this trend.

<sup>65</sup> Craig, Lois A. and the Staff of the Federal Architecture Project. *The Federal Presence: Architecture, Politics and National Design*. Cambridge, Massachusetts: The MIT Press, 1984, Page 214.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 8 Page 19

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

## Architect C. D. Hill

Charles Dexter Hill was born in 1873 in Edwardsville, Illinois, and was the son of a local contractor. He studied architecture at Valparaiso University, Indiana, and at the Art Institute of Chicago. He practiced architecture in Edwardsville from 1897 to 1903, with his own firm of Hill and Kistner. He moved to Texas in 1903, initially working for Sanguinet and Staats. He soon established his own firm, C. D. Hill and Company, with Douglas F. Coburn and H.D. Smith, in 1907.<sup>66</sup> His association with this firm continued until his death in 1926, shortly before the opening of the Republic Bank building. In fact, the bank building was likely one of his last and largest works. Other notable buildings designed by C. D. Hill in Dallas were the former Dallas City Hall, First Presbyterian Church, Oak Lawn Methodist Church, the Dallas Country Club, the Central Bank Building, the Dallas National Bank, the Rodgers-Meyer Furniture Co., the Perkins Dry Goods Co., and the Coliseum at Fair Park.<sup>67</sup> He also designed private residences in the Dallas area, including those of Edward O. Tenison, H.L. Edwards, Dr. J.O. McReynold, and Edgar L. Flippen.<sup>68</sup> Elsewhere in Texas, Hill designed the Neuces Hotel, Corpus Christi; Central Presbyterian Church, Waxahachie; and the South Texas Commercial National Bank Building, in Houston. C. D. Hill was a member of the Chamber of Commerce, Lion's Club, and the Lakewood Country Club.<sup>69</sup>

## *Summary*

The Republic Bank building conveys the spirit and enthusiasm of a very important period in Dallas history. As the corporate headquarters for Republic National Bank, the building figured prominently in Dallas and regional commerce from the time of its completion in 1926 to 1954, when the bank moved to its new facility. As a consequence, the building is significant locally under Criterion A for its association with a highly successful, innovative bank that contributed to the commercial growth and development of Dallas and played a major role in the banking industry in the southwestern United States until the economic downturn of the 1980's.

The building is also eligible under Criterion C for its architectural style, contribution toward Dallas architecture, and association with well known architect C. D. Hill. The Republic Bank building is one of the most recognizable buildings in Dallas' Central Business District and its Classical Revival architecture is indicative of the use of classically-derived styles in the design of public institutions such as banks, federal buildings, and post offices in the early part of the twentieth century. Reflecting its role in the emergence of Dallas as a major city, the Republic Bank building forms part of a core group of historic buildings in the vicinity of Main Street near Akard and Ervay. The building was the second tallest building in Dallas at its completion. With the west side addition in 1931, the building was heralded the largest office building in the state of Texas. The building was also one of the last and largest of C. D. Hill's work.

<sup>66</sup> Ellis A. Davis and Edwin H. Grobe, *Encyclopedia of Texas*, Volume 1, Page 310, Dallas: Texas Development Bureau, 1923.

<sup>67</sup> Lila Knight and Marcel Quimby, *Davis Downtown Historic District National Register Nomination Form*, 2002. Page 38.

<sup>68</sup> Lila Knight and Marcel Quimby, *Davis Downtown Historic District National Register Nomination Form*, 2002. Page 38.

<sup>69</sup> Ellis A. Davis and Edwin H. Grobe, *Encyclopedia of Texas*, Volume 1, Page 310, Dallas: Texas Development Bureau, 1923.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 20

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

**Bibliography**

- Davis, Ellis A. and Edwin H. Grobe. *Encyclopedia of Texas, Volume 1*. Dallas: Texas Development Bureau, 1923.
- Firsching, Jay. *Dallas National Bank*. Dallas Landmark Commission Landmark Nomination Form. Dallas: ARCHITEXAS, 2004.
- Flores, Richard. *Davis Building*. Dallas Landmark Commission Landmark Nomination Form. Dallas: Corgan Associates, Inc., 1998.
- Fuller, Larry P. *American Institute of Architects Guide to Dallas Architecture with Regional Highlights*. Dallas: McGraw-Hill Construction Information Group, 1999.
- Hamilton, Lawrence E. *Historic Preservation Certification Application Part 1 – Evaluation of Significance; Davis Building (Republic National Bank)*, n.d.
- Holmes, L. and G.D. Saxon, editors. *The WPA Dallas Guide and History*. Dallas: Dallas Public Library and University of North Texas Press, 1992.
- Knight, L. and M. Quimby. *Downtown Dallas Historic District*. National Register Nomination Form. Dallas: City of Dallas, 2002.

*Newspaper Articles*

- "New Skyscraper Will Be Erected," *The Dallas Morning News*, August 26, 1923, Front Page and Section 1, Page 1.
- "Razing of Building to Start Monday," *The Dallas Morning News*, January 13, 1924, Section 6, Page 1.
- "Steel Framing of Republic Bank Now Up to Third of Surface Floor," *The Dallas Morning News*, September 29, 1924, Section 2, Page 9.
- "Republic Building Framework Placed," *The Dallas Morning News*, January 3, 1925, Section 2, Page 9.
- "Vaults Purchased for Republic National Bank," *The Dallas Morning News*, December 7, 1924, Section Six, Page 1.
- "Current Building Activities," *The Dallas Morning News*, May 31, 1925, Section 9, Page 1.
- "Bank Building Nears Completion," *The Dallas Morning News*, October 11, 1925, Section 9, Page 5.
- "C.D. Hill of Dallas Dies," *The Dallas Morning News*, January 4, 1926, Section 2, Page 13.
- "Bank Capital is \$2,500,000," *The Dallas Morning News*, January 13, 1926, Section 2, Page 9.



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section 9 Page 21

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

---

Republic National Bank advertisement, *The Dallas Morning News*, February 7, 1926, Section 10, Page 8.

"City Skyline is Graced by New Building," *The Dallas Morning News*, February 7, 1926, Section 10, Page 7.

"Feminist Complex of Fear of Banks is Lost in Beauty of New Republic Bank Building," *The Dallas Morning News*, February 7, 1926, Section 10, Page 6.

C.D. Hill & Company advertisement, *The Dallas Morning News*, February 7, 1926, Section 10, Page 3.

"Funeral for Noted Banker set Monday." *Times Herald* (Dallas), August 5, 1945.

"Davis Building: 'new from the inside out...'" *Dallas Daily News*, February 27, 1984.

"Investors purchase landmark." *Dallas Morning News*, December 21, 1984.

"Building to receive face lift: Early skyscraper will be restored." *Dallas Morning News*, August 13, 1985.

"Lenders post Davis Building for foreclosure." *Times Herald* (Dallas), August 13, 1986.

"Davis Building becomes victim of foreclosure sale." *Times Herald* (Dallas), November 4, 1987.

"J.L. Williams buys historic Davis Building." *Dallas Morning News*, July 28, 1993.

"Turning Main Street into home." *Dallas Morning News*, June 27, 2003.

*Magazine Articles*

"Dallas to Have Another Big Skyscraper," *Dallas Magazine*, September 1923, Page 6.

Mosher Steel & Machinery Company advertisement, *Dallas Magazine*, March 1925, Volume 4, Number 3, p. 37.

"Republic Bank Annex: Built By Dallas Men of Dallas Material," *The Dallas Magazine*, April 1931: Page 24 and 25.

*Internet Sources*

Crain, William H. *Handbook of Texas Online*, s. v. "HOBLITZELLE, KARL ST. JOHN,"  
<http://www.tsha.utexas.edu/handbook/online/articles/view/HH/fho5.html> (last updated December 4, 2002;  
accessed February 25, 2005).

Crum, Lawrence L. *Handbook of Texas Online*, s. v. "BANKS AND BANKING,"  
<http://www.tsha.utexas.edu/handbook/online/articles/view/BB/czb1.html> (last updated December 4, 2002;  
accessed February 18, 2005).



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section 9 Page 22

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

---

Newby, Douglas, et al. *Architect Charles D. Hill*,

[http://www.dougnewby.com/Architecture/Architects/Architects/architect\\_charles\\_hill.asp](http://www.dougnewby.com/Architecture/Architects/Architects/architect_charles_hill.asp) (accessed February 18, 2005).

Perez, Joan Jenkins. *Handbook of Texas Online*, s. v. "BRANIFF, THOMAS ELMER,"

<http://www.tsha.utexas.edu/handbook/online/articles/view/BB/fbr22.html> (last updated December 4, 2002; accessed February 25, 2005).

Perez, Joan Jenkins. *Handbook of Texas Online*, s. v. "FLORENCE, FRED FARREL,"

<http://www.tsha.utexas.edu/handbook/online/articles/view/FF/ffl14.html> (last updated December 4, 2002; accessed January 3, 2005).

Perez, Joan Jenkins. *Handbook of Texas Online*, s. v. "MARCUS, HERBERT,"

<http://www.tsha.utexas.edu/handbook/online/articles/view/MM/fma42.html> (last updated December 4, 2002; accessed February 25, 2005).

Seidel, Jeff. *Handbook of Texas Online*, s. v. "REPUBLIC BANK,"

<http://www.tsha.utexas.edu/handbook/online/articles/view/RR/cor1.html> (last updated July 23, 2002; accessed December 30, 2004).

University of Texas at Austin, The General Libraries, Alexander Architectural Archive. *Sanguinet, Staats, and Hedrick: An Inventory of their Drawings, Photographs, and Records, 1910-1969, 1991, Part 1 of 3.*

<http://www.lib.utexas.edu/taro/utaaa/00005/aaa-00005p1.html> (accessed February 18, 2005).



**10. GEOGRAPHICAL DATA**

**ACREAGE OF PROPERTY:** less than one acre

<b>UTM REFERENCES</b>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	14	705975	3629109

**VERBAL BOUNDARY DESCRIPTION:** The building is bounded by Main Street to the south and Four Way Place to the east. A parking garage immediately north of the building extends to Elm Street, and a three-story building immediately west of the building extends to Field Street. The legal property description for the Davis Building is Lots 11 through 16 and part of 10, Block 69, Robert Speers Subdivision, City of Dallas, Texas.

**BOUNDARY JUSTIFICATION:** Nomination includes all property historical associated with the building; the property lines are as they existed at the time of the 1931 expansion of the building.

**FORM PREPARED BY**

**NAME/TITLE:** Scott Murdock and Victoria Clow

**ORGANIZATION:** Geo-Marine, Inc.

**DATE:** July 30, 2005

**STREET & NUMBER:** 550 E. 15<sup>th</sup> Street

**TELEPHONE:** 972-423-5480

**CITY OR TOWN:** Plano      **STATE:** Texas

**ZIP CODE:** 75074

**ADDITIONAL DOCUMENTATION**

**CONTINUATION SHEETS**

**MAPS** (see continuation sheet Photo-23)

**PHOTOGRAPHS** (see continuation sheet Photo-23 through Photo-25)

**ADDITIONAL ITEMS**

**PROPERTY OWNER**

**NAME:** Hamilton Davis, LLP

**STREET & NUMBER:** 12101 E. 2<sup>nd</sup> Ave.

**TELEPHONE:** 303-340-3623

**CITY OR TOWN:** Aurora

**STATE:** Colorado

**ZIP CODE:** 80011



United States Department of the Interior  
National Park Service

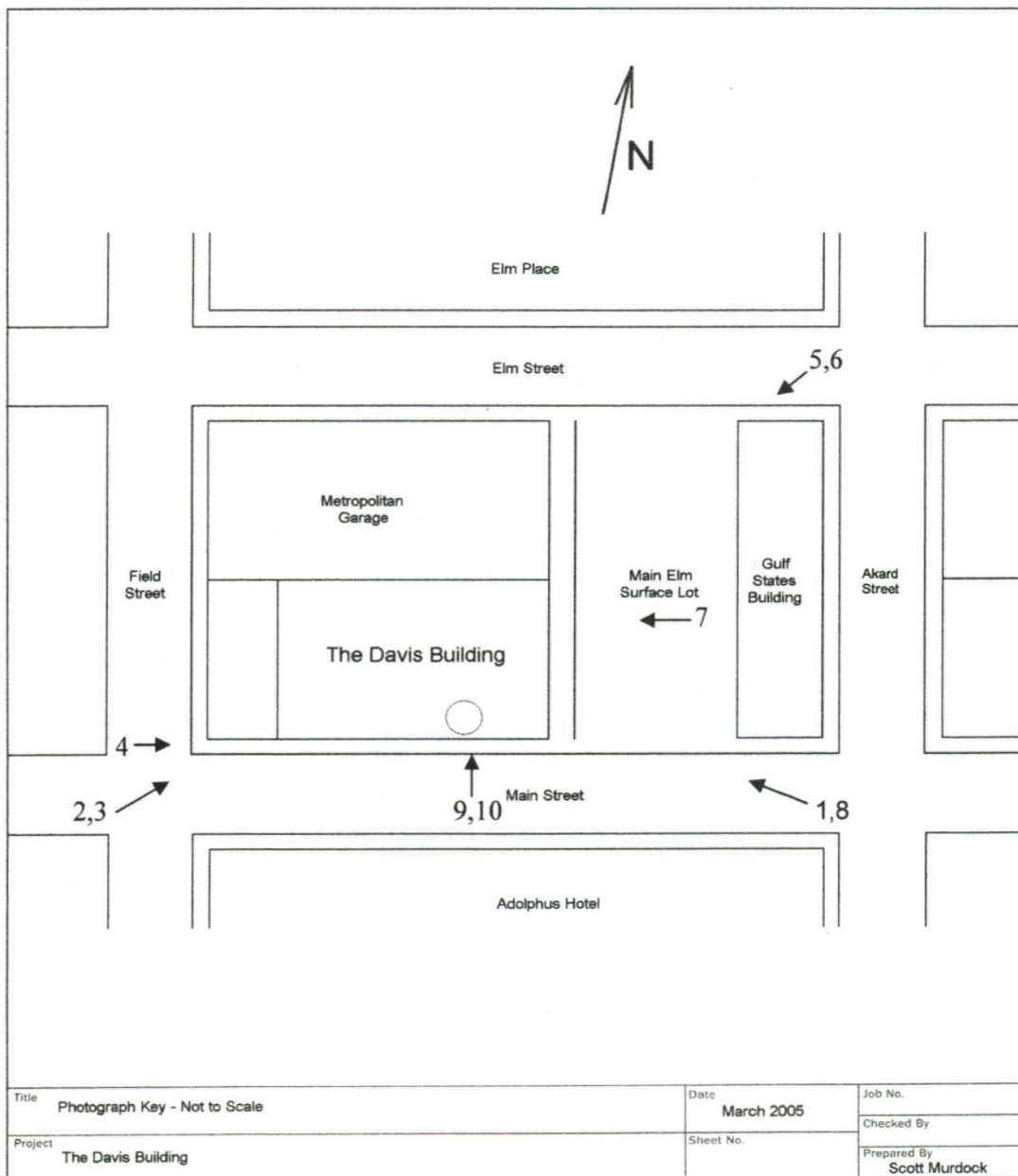
# National Register of Historic Places Continuation Sheet

Section Photo Page 23

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

## Photographs

## Site Plan and Photo Key



Pictures 11-14, see photograph log.



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section      Photo      Page 24

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

---

1926 Republic National Bank  
Dallas, Dallas County, Texas  
Photographed September 2005 by Victoria Clow (except as noted)

Photo 1  
South and east facades, camera facing east

Photo 2  
South and west facades, camera facing northwest

Photo 3  
South and west facades, camera facing north

Photo 4  
West elevation

Photo 5  
East and north facades, camera facing southwest

Photo 6  
North (rear) façade, camera facing southwest

Photo 7  
East façade (base), camera facing west

Photo 8  
South and east facades (base), camera facing west-northwest

Photo 9  
Main entrance at south side, camera facing north

Photo 10  
Second entry at south façade, camera facing north

Photo 11  
View of cupola from roof, camera facing northeast

Photo 12  
Interior, basement level vault with safe door



**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Continuation Sheet

Section      Photo      Page 25

---

1926 Republic National Bank (Davis Building)  
Dallas, Dallas County, Texas

Photo 13

Unknown photographer

c.1926-1931

Historical view of the 1926 Republic National Bank in its original configuration, camera facing northwest

Photo 14

Unknown photographer

Photograph taken after 1931

Historical view after the 1931 addition, camera facing northeast



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY 1926 Republic National Bank  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 12/07/05      DATE OF PENDING LIST: 12/27/05  
DATE OF 16TH DAY: 1/11/06      DATE OF 45TH DAY: 1/20/06  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05001543

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    1.18.06 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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





PHOTO #1

REPUBLIC NATIONAL BANK  
(1926-1954)

Dallas, Dallas County, TX





COMING  
FALL 2005

Main  
St

**UNITED**  
Van Lines

PIZZERIA

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

CLAYTON  
HOTEL

PHOTO #2  
1926 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS Co. TX





HARVARD  
COMPANIES  
INCORPORATED  
18 & 19th Sts.  
NEW YORK, N.Y.

COLE'S RESTAURANT

LASAGNA

COLE'S RESTAURANT

CALZONE

COLE'S RESTAURANT

SPAGHETTI

PHOTO #3

1926 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS Co. TEXAS





PHOTO #4

1926 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS CO, TEXAS





Sexy in the City  
The Davis Building.com



PHOTO #5

1926 REPUBLIC NATIONAL  
BANK  
DALLAS, DALLAS Co., TEXAS





Soy in the  
ilding

PHOTO # 6

1926 REPUBLIC NATIONAL  
BANK  
DALLAS, DALLAS Co., TEXAS





*Sexy in the City*  
TheDavisBuilding.com



1926 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS CO., TEXAS  
PHOTO # 7





1926 REPUBLIC NATIONAL BANK  
DALLAS. DALLAS CO., TEXAS  
PHOTO #8





REPUBLIC BANK BUILDING



DAVIS BUILDING  
1309

DAVIS BUILDING  
1309

DAVIS BUILDING  
1309  
A HISTORIC LANDMARK  
OF THE CITY OF CHICAGO  
AND A NATIONAL HISTORIC  
LANDMARK  
DESIGNED BY  
HENRY J. HERRICK  
ARCHITECT  
1888  
RENOVATED BY  
DAVIS BUILDING  
CORPORATION  
1988



1926 REPUBLIC NATIONAL BANK

PHOTO # 9

DALLAS, DALLAS CO., TEXAS





KUL

03

MEMORIAL PLaque  
The following names of the  
officers and members of the  
Kappa Kappa Gamma Chapter  
at the University of Michigan  
who died during the  
World War I period are  
inscribed on this plaque  
in memory of their  
sacrifice.

PHOTO #10

1926 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS CO., TEXAS





PHOTO #11

1926 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS CO, TEXAS





PHOTO #12

1926 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS CO., TEXAS





PHOTO #13  
1926 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS CO., TEXAS



CONNECTICUT NATIONAL LIFE  
& FIRE INSURANCE CO.

FRAMER

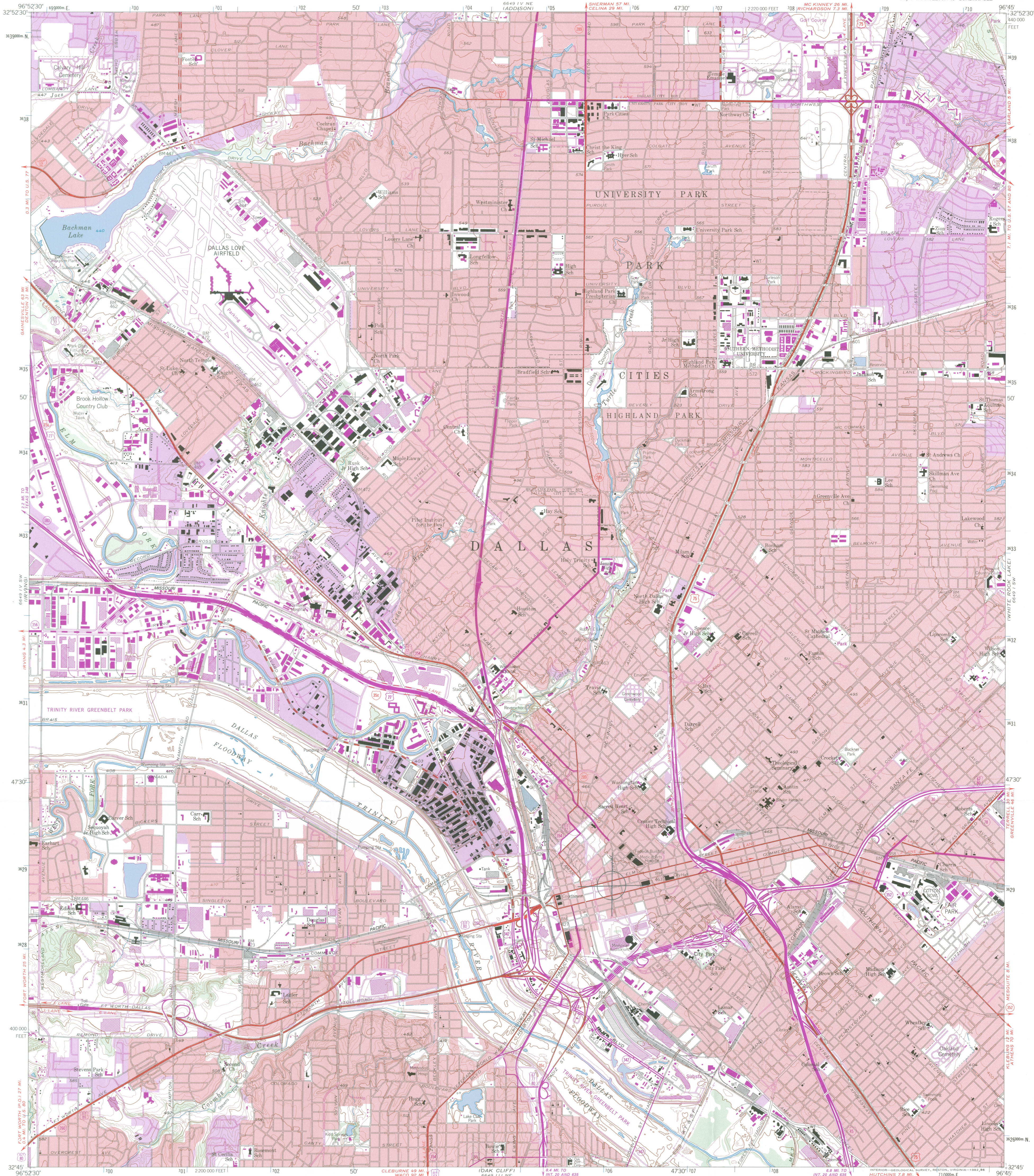
WALTON



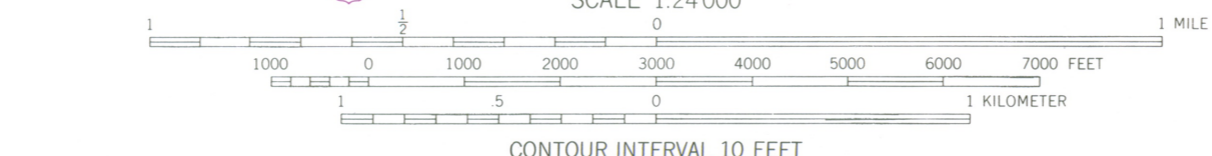
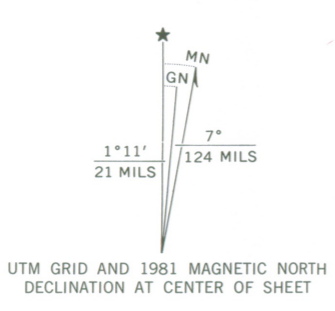
PHOTO # 14

1926 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS CO., TEXAS





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



1976 REPUBLIC NATIONAL BANK  
DALLAS, DALLAS CO, TEXAS  
ZONE 14  
705795E 3629109N

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



QUADRANGLE LOCATION

3296-331

ROAD CLASSIFICATION

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

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



ISBN 0-607-50562-1  
9178060715056271





# TEXAS HISTORICAL COMMISSION

Rick Perry • *Governor*

John L. Nau, III • *Chairman*

F. Lawrence Oaks • *Executive Director*

*The State Agency for Historic Preservation*

TO: Linda McClelland  
National Register of Historic Places

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

RE: 1926 Republic National Bank, Dallas, Dallas County, Texas

DATE: November 28, 2005



The following materials are submitted regarding 1926 Republic National Bank:

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

COMMENTS:

SHPO requests substantive review

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

Other: \_\_\_\_\_