

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

RECEIVED 2280 352

APR 22 2016

1. Name of Property

Nat. Register of Historic Places
National Park Service

Historic Name: Vaughn Building
Other name/site number: Western Building
Name of related multiple property listing: NA

2. Location


Street & number: 400 West Texas Avenue
City or town: Midland State: Texas County: Midland
Not for publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
 national statewide local

Applicable National Register Criteria: A B C D


Signature of certifying official / Title State Historic Preservation Officer Date 4/13/16
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting or other official Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other, explain: _____


Signature of the Keeper Date of Action 4/7/2016

Vaughn Building, Midland, Midland County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Number of contributing resources previously listed in the National Register:

6. Function or Use

Historic Functions: COMMERCE/business

Current Functions: VACANT/NOT IN USE

7. Description

Architectural Classification: MODERN MOVEMENT/International Style

Principal Exterior Materials: Glass, Aluminum, Cast Stone

Narrative Description (see continuation sheets 7-9)

Vaughn Building, Midland, Midland County, Texas

8. Statement of Significance

Applicable National Register Criteria

<input type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: NA

Areas of Significance: Architecture

Period of Significance: 1952-1963

Significant Dates: 1952, 1962, 1963

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

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

Architect/Builder: Hedrick, Wyatt C., and Stanley, Thomas E.

Narrative Statement of Significance (see continuation sheets 10-18)

9. Major Bibliographic References

Bibliography (see continuation sheet xx)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested. *Approved March 12, 2015.*
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): NA

Vaughn Building, Midland, Midland County, Texas

10. Geographical Data

Acreeage of Property: Less than one acre

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 31.998780° Longitude: -102.078490°

Verbal Boundary Description: South half of Lot 5 and all of Lot 6, Block 34, Original Town, Midland, Texas, as recorded by The Midland Central Appraisal Districts.

Boundary Justification: The boundary is the original and legally-recorded boundary lines and includes all property historically associated with the building.

11. Form Prepared By

Name/title: R. Terry Tatum / Architectural Historian (with assistance from NR Coordinator Gregory Smith)

Organization: MacRostie Historic Advisors, LLC

Street & number: 263 Summer Street, Sixth Floor

City or Town: Boston

State: Massachusetts

Zip Code: 02210

Email: rttatum2@att.net

Telephone: 773-852-9886

Date: 10/13/15

Additional Documentation

Map (see continuation sheet 19)

Additional items (see continuation sheets 19-25)

Photographs (see continuation sheets 5-6)

Vaughn Building, Midland, Midland County, Texas

Photograph Log

Vaughn Building

Midland, Midland County, Texas

Photographed by MacRostie Historic Advisors, October 2014 and February 2015

- | | |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Photo 1 of 18 | TX_MidlandCounty_Vaughn_0001
Streetscape along West Texas Street with Vaughn Building in middle, camera facing east |
| Photo 2 of 18 | TX_MidlandCounty_Vaughn_0002
Exterior view, south and east elevations, camera facing northwest |
| Photo 3 of 18 | TX_MidlandCounty_Vaughn_0003
Exterior view, east elevation, camera facing southwest |
| Photo 4 of 18 | TX_MidlandCounty_Vaughn_0004
Exterior view, east and north elevations, camera facing southwest |
| Photo 5 of 18 | TX_MidlandCounty_Vaughn_0005
Exterior view, west elevation, camera facing southeast |
| Photo 6 of 18 | TX_MidlandCounty_Vaughn_0006
Exterior view, west elevation, camera facing northeast |
| Photo 7 of 18 | TX_MidlandCounty_Vaughn_0007
Exterior view, south and west elevations, camera facing northeast |
| Photo 8 of 18 | TX_MidlandCounty_Vaughn_0008
Detail view, south elevation, main building pedestrian and garage entrances, camera facing northwest |
| Photo 9 of 18 | TX_MidlandCounty_Vaughn_0009
Detail view, east elevation, cast stone panels, camera facing west |
| Photo 10 of 18 | TX_MidlandCounty_Vaughn_0010
Interior view, airlock vestibule, main building entrance, camera facing south |
| Photo 11 of 18 | TX_MidlandCounty_Vaughn_0011
Interior view, entrance corridor leading from main building entrance to first-floor elevator lobby, camera facing north |
| Photo 12 of 18 | TX_MidlandCounty_Vaughn_0012
Interior view, first-floor elevator lobby and east corridor leading to east building entrance, camera facing northeast |
| Photo 13 of 18 | TX_MidlandCounty_Vaughn_0013
Interior view, east corridor and staircase leading to basement, camera facing northeast |

Vaughn Building, Midland, Midland County, Texas

- Photo 14 of 18 TX_MidlandCounty_Vaughn_0014
Interior view, typical first-floor retail space, camera facing southeast
- Photo 15 of 18 TX_MidlandCounty_Vaughn_0015
Interior view, first-floor vehicular building entrance, camera facing southwest
- Photo 16 of 18 TX_MidlandCounty_Vaughn_0016
Interior view, typical upper-floor elevator lobby (sixth floor), camera facing west
- Photo 17 of 18 TX_MidlandCounty_Vaughn_0017
Interior view, typical upper-floor corridor (sixth floor), camera facing east
- Photo 18 of 18 TX_MidlandCounty_Vaughn_0018
Interior view, typical upper-floor tenant space (sixth floor), camera facing southwest

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Vaughn Building, Midland, Midland County, Texas

Description

The Vaughn Building at 400 West Texas Avenue in downtown Midland, Midland County, Texas, is a 12-story International Style office building with a two-story rear wing. Besides offices, the building contains first-floor retail space and upper-floor enclosed parking. The building is in an urban setting on nearly a quarter of a city block on a parcel measuring 160 feet by 170 feet. The building faces south on West Texas Avenue with a second primary elevation facing east onto North Big Spring Street. The west elevation is bordered by an alley, while the north elevation of the two-story rear wing is a party wall facing a surface party lot, with the tower set back from this. The Vaughn Building is rectilinear in overall form. The 12-story tower has metal-and-glass curtain walls trimmed with white marble on the south and north elevations and cast-stone panels on the east and west elevations. The two-story rear wing has cast-stone panels on the east elevation, common brick on the north elevation and poured-in-place concrete on the west elevation. The first floor on street elevations is detailed with a combination of glass, white brick and white marble. The Vaughn Building has a small main pedestrian entrance on its south elevation, off West Texas Avenue. A narrow corridor leads to an elevator lobby at the rear of the tower, with a side corridor leading to an east entrance off North Big Spring Street. A pair of garage entrances located to the west of the main pedestrian entrance lead to vehicular ramps and automobile parking on the second through fourth floors and the roof of the rear wing. Retail and office space occupies the rest of the first floor.

Site

The Vaughn Building is located in downtown Midland, Texas. With a population of approximately 150,000, Midland is the largest city and county seat of Midland County. The city's downtown is characterized by a variety of office buildings, both high-rise and mid-rise, plus surface parking lots. The Vaughn Building is on a roughly 27,000 square-foot parcel which runs 160 feet east-west and 170 feet north-south. The building with its two-story rear wing is constructed to the lot lines and there are no character-defining landscape features. The site is flat.

The Vaughn Building is located at the northwest corner of the intersection of West Texas Avenue and North Big Spring Street. Texas Avenue is a one-way street, eastbound with four lanes of traffic and two parking lanes, while Big Spring Street is a two-way street with four lanes of traffic and no parking lanes. The building is surrounded by office buildings and multi-story parking garages built in the post-World War II era, plus surface parking lots. The building anchors the west side of an uninterrupted row of four historic mid-rise office buildings. Immediately to the east is an 8-story office building, the Building of the Southwest at 340 W. Texas Ave.. To the south is the 10-story Midland National Bank Building at 401 W. Texas Ave. and the 5-story One Marienfeld Place office building. To the north, a surface parking lot stretches to W. Illinois Avenue. along N. Big Spring St. and west to N. Marienfeld St. Immediately west of the Vaughn Building is a 4-story parking garage.

Building Description

The Vaughn Building was originally built in 1952 as the Western Building, a four-story office building with a parking garage, then was expanded to its current appearance and height in 1962 and renamed the Vaughn Building. Wyatt C. Hedrick was the architect of the 1952 building, while Thomas E. Stanley (previously an associate of Hedrick's) designed the 1962 expansion. Both the original Western Building and the 1962 expansion (as the Vaughn Building) were built by Dallas businessmen Jack C. Vaughn and his brother Grady Vaughn, Jr., sons of oilman and rancher Grady Vaughn, Sr.

The Vaughn Building consists of a 12-story tower and a two-story rear wing. The tower, located directly on the street corner, is oriented to W. Texas Ave., while the rear wing faces N. Big Spring St. Designed in the International Style, the building is rectilinear in overall form and details. The 12-story tower is visually simple with modern materials (aluminum, cast-stone, and glass) used to create geometric patterns. Its south (front) facade, facing W. Texas Ave., is clad with an aluminum-and-glass curtain wall, while the north (rear) facade is also largely a similar curtain wall, split in two by a

Vaughn Building, Midland, Midland County, Texas

slightly-projecting red-brick wall (punctuated by metal vents) in the middle. Both curtain walls are defined by slightly projecting piers, clad with white marble, that define structural bays, while the curtain wall itself is a grid of silver aluminum, dark-blue spandrels and glass. East and west (side) elevations of the building are clad with white, slightly curved cast-stone panels. The panels on each floor are slightly offset from those below and above, and are further defined by recessed vertical notches that define structural bays. Both the building's curtain walls and cast-stone panels create simple decorative patterns that give a visual sense of order and regularity to the building. A brick- and metal-clad mechanical and fire-stair penthouse is set back from street facades on the building's flat roof.

The first-floor of the W. Texas Ave. elevation has a main pedestrian building entrance centered in this facade. This entrance has silver-aluminum doors set in a white-brick wall and a projecting red canopy. Next to the doors, and attached to the white-brick wall, raised bronze-colored letters spell out the name of the building, "VAUGHN BUILDING." To its left (east) of this building entrance are recessed aluminum and glass storefronts that wrap around the Texas-Big Spring corner. These storefronts have doors providing access to first-floor retail spaces. One set of recessed doors, facing N. Big Spring St., has a projecting red canopy similar to that over the building's main entrance. Balancing these storefronts to the right (west) of the main building entrance are two wide garage entrances to the building's interior parking. These large openings can be closed off by large, open-grille rolling gates.

The building's two-story rear wing, facing N. Big Spring St., is given a slight visual separation from the tower by a recessed notch. It has aluminum-and-glass storefronts similar to the tower's, with a centrally-placed pedestrian entrance with a red canopy similar to that over the Texas Ave. building entrance. Cast-stone panels similar to those on the tower clad the rear wing's second floor of the east (street) facade. The wing's west (alley) elevation is exposed poured-in-place concrete with a first-floor vehicular entrance opening onto the alley. Other first-floor openings on this elevation are filled with masonry grilles of light-brown brick. (A similar brick is used to clad the first floor of the tower's west [alley] elevation.) Second-floor openings on this elevation are horizontal in orientation and filled with aluminum window sash filled with wire screens. The rear wing's north elevation is covered by a painted mural depicting oil derricks that appears to be non-historic.

The building's interior was designed to be utilitarian and adaptable, with first-floor retail and office spaces and upper-floor parking and offices. On the first floor, the main pedestrian entrance off W. Texas Ave. opens onto a small "airlock" vestibule and a narrow elevator lobby with white marble walls and a gray terrazzo floor. A stair with a wood railing, located east of the building's elevators, links the elevator lobby with the building's basement. Retail spaces retain, in general, aluminum interior doors and window sash as part of interior partitions. Elevators from the main building lobby provide access to upper-floor parking on the second through fourth floors and offices on floors five through twelve. A fire stair with a utilitarian metal railing and landings lighted by north-facing windows also provides access to upper floors.

Parking occupies the original 1952 second through fourth floors, as well as the second floor and roof of the 1962 rear wing. Vehicular access is from a pair of vehicular garage entrances off W. Texas Ave. (previously mentioned) and concrete ramps. These parking floors have exposed concrete floors and ceilings and are utilitarian spaces. The concrete ceilings in the 1952 spaces are flat, while they are articulated with concrete beams in the 1962 rear wing.

Offices on floors five through twelve open off double-loaded corridors that run east-west on each floor, providing access to elevator lobbies, located at the rear of each floor, and intersecting with short cross-halls off of which the fire stair opens. Office floors in general are finished with drywall partitions, dropped ceilings and other modern finishes and reflect the variety of tenants and their needs through time. Some offices have outer clear-glass doors set within aluminum frames with clear-glass sidelights and transoms in a modern style. Upper-floor bathrooms are tiled.

Vaughn Building, Midland, Midland County, Texas

Integrity

The Vaughn Building's historic integrity is very good. It is situated within a streetscape comprised of tall and mid-rise (8-12 stories) office buildings, multi-story parking garages, and surface parking lots, reflecting downtown Midland's physical transformation in the years since World War II. Two of the office buildings immediately adjacent to the Vaughn Building—the Midland National Bank Building at 401 W. Texas Ave., dating from 1952, and the McClintic Building at 300 W. Texas Ave., built in 1948 and expanded in 1951—predate the Vaughn Building, while most other nearby buildings postdate the building.

The Vaughn Building retains its overall exterior form and details, including original aluminum-and-glass curtain walls and storefronts and cast-stone wall cladding. The most significant exterior change are boxed covers on the entrance canopies, which were added in 1986.¹

The building's interior retains its first-floor building lobby with original white-marble wall cladding and gray-terrazzo floor. Upper-floor corridor configurations have been retained as well. Some individual retail and office spaces have had later changes since the building's construction, as such spaces tend to have, but their overall integrity remains good. The parking garage component of the building retains its historic exposed cast-concrete appearance, including floor and roof slabs and ramps.

¹ City of Midland building permit records for 400 W. Texas Ave.

Vaughn Building, Midland, Midland County, Texas

Statement of Significance

The Vaughn Building is a 12-story office building with first-floor retail and office spaces and upper-floor enclosed parking and offices. It was originally built in 1952 as the Western Building, a four-story garage building with offices, and was expanded vertically to its current height in 1962, with a 2-story wing added at the same time. Wyatt C. Hedrick was the architect of the 1952 building, while Thomas E. Stanley (previously an associate of Hedrick's) designed the 1962 expansion. Both the original Western Building and the 1962 expansion as the Vaughn Building were built by Dallas businessmen Jack C. Vaughn and his brother Grady Vaughn, Jr., originally associated with their father, oilman and rancher Grady Vaughn, Sr. The Vaughns were noteworthy Texas entrepreneurs in the fields of oil, real estate, insurance, and media. The Vaughn Building is nominated for National Register listing under Criteria C for Architecture as a locally-significant tall office building designed in the International Style, a significant and popular architectural style for commercial buildings in the 1950s and 1960s in the United States. The building's rectilinear form, functional-looking design and use of modern materials, including aluminum-and-glass curtain walls and cast-stone panels, exemplify this modern style. As the work of architects Wyatt C. Hedrick and Thomas E. Stanley, the building is a locally-significant example of the work of these two prominent Texas architects. The building's period of significance has been defined as 1952 (the date of construction of the building as the Western Building) to 1963, when the expansion was completed.

Building Construction History

A building permit for a "parking garage" was issued to G. H. Vaughn & Sons by the City of Midland on March 18, 1952.² The Rose Construction Co. was the general building contractor. City building records indicate that the building, called the Western Building by the Vaughns, was completed sometime after the last noted building inspection on April 27, 1953.³ Newspaper reports for subsequent buildings constructed in Corpus Christi in 1953-54, Dallas in 1956-57, and Amarillo in 1959-61 by Jack C. Vaughn, with his brother Grady Vaughn, Jr., mention the Western Building as one of the Vaughns' real-estate holdings.⁴ An aerial photograph of downtown Midland, believed to be from 1957, shows the Western Building from the west, while another undated aerial photograph, most likely from the mid-1950s, shows it from the east.⁵ Although building permit records called the building a parking garage, later newspaper accounts at the time of the building's 1962-63 expansion indicate that offices were also included as part of the original building.⁶

On March 4, 1962, the *Midland Reporter-Telegram* announced the vertical expansion of the Western Building with an additional eight stories of offices. It was noted that the existing building, as planned by the Vaughns, was intended as part of its original design to be capable of expansion with additional floors.⁷ Later, in its April 20, 1962, issue, the *Midland* newspaper notes that a rear addition was also being included in this expansion to accommodate a cafeteria.⁸ A building permit for a "Vaughn Bldg., addition" of eight stories of offices and a cafeteria was issued to R.G. Farrell & Co. (the general contractor for the building) on June 27, 1962.⁹ The June 13, 1962, *Dallas Morning News* noted that, besides R. G. Farrell & Co. being the general contractor, the building's mechanical engineers were Burden Brothers Inc. and electrical work would be handled by the Ling Electric Co.¹⁰ The renamed Vaughn Building was completed by June 1963, and soon

² City of Midland. Building permit records for 400 West Texas Ave.

³ Ibid.

⁴ *Corpus Christi Caller-Times*, April 11, 1954, p. 17; *Dallas Morning News*, February 10, 1957, part 8, p. 2., *Amarillo Globe-Times*, July 12, 1961, p. 26.

⁵ <http://www.biggolddog.com/oldmidland57.htm>, accessed October 24, 2014.

⁶ *Midland Reporter-Telegram*, March 4, 1962, undated clipping, Midland County Historical Museum collection; *Amarillo Globe-Times*, March 7 1962, undated clipping, Midland County Historical Museum collection.

⁷ Ibid.; also *Dallas Morning News*, March 5, 1962.

⁸ *Midland Reporter-Telegram*, April 20, 1962, p.1.

⁹ City of Midland. Building permit cards for 400 West Texas Ave.

¹⁰ *Dallas Morning News*, June 13, 1962, part 2, p. 7.

Vaughn Building, Midland, Midland County, Texas

housed a number of companies associated with the oil industry, including the Sunray DX Oil Co., Great Plans Land Co., Operators Service Co., Pearson-Sibert Oil Co., of Texas, Carter Foundation Production Co., Janss Oil Co., and Milner Oil Co.¹¹ An aerial photograph of downtown Midland (labeled with a date of 1961, but more likely 1963 or 1964) shows the completed Vaughn Building.¹²

Developers Jack C. Vaughn, Grady Vaughn, Sr., and Grady Vaughn, Jr.

The original Western Building was built by Grady Vaughn Sr. and his sons, Jack Calvin Vaughn and Grady Vaughn, Jr., while the later expansion was built by Jack Calvin Vaughn, working with his brother Grady Vaughn, Jr.. The building was managed by the Vaughn Building Corporation, run by the Vaughn sons, and was one of approximately a dozen buildings that the Vaughns built and owned in cities throughout Texas.

Grady H. Vaughn, Sr. (1895-1955) was born in Wilton, Arkansas, and moved to Texas before World War I. He worked for the Texas Company and the Gulf Refining Company before serving in the U.S. Army's 90th Infantry Division. Discharged in 1919, he became production superintendent for the Simms Oil Company. During the 1930s, he organized or helped organize several companies operating in the production, exploration, transmission and drilling phases of oil.¹³ At the time of his death from a heart attack in 1955, he was a successful and prominent independent oil well drilling contractor and producer. Vaughn served as president of the G. H. Vaughn Production Company, with operations in Texas, Louisiana, Arkansas, New Mexico, Oklahoma, Illinois, North and South Dakota, and Wyoming. The senior Vaughn had served as Petroleum Administrator for Defense for District 3 during World War II. He also was a director of the former Dallas National Bank, the Great National Life Insurance Company and the Dallas Title and Guaranty Company, as well as a member of numerous oil-industry groups and organizations, including the American Petroleum Institute, Texas Independent Royalty and Producers Association, Texas Mid-Continent Oil and Gas Association, Producers Association, and Dallas Petroleum Club.¹⁴

Grady suffered a stroke in 1947, after which both of his sons began managing the family's business interests. Grady H. Vaughn, Jr. (1920-1967) appears to have more closely followed his father's work in oil exploration and production, while also managing the family's various ranching and lumber interests. He attended Southern Methodist University, before finishing his undergraduate degree at the University of Oklahoma.¹⁵ Upon finishing school, Grady Jr. became active in oil and gas exploration with his father. With his brother Jack, Grady Jr. became co-owner of the family's Spartan Drilling Co. (later Vaughn Petroleum, Inc.) in the late 1940s.¹⁶ At the time of his death, he was president of Vaughn Petroleum, Inc., and Charna Land and Cattle Co., and he was an officer and director of the Trigg-Vaughn Stations, Inc. a group of radio and television stations, and the Vaughn Building Corporation. He also was a director of the Bank of Dallas and, like his father before him, was a member of several oil-industry organizations. He lived in Dallas, Texas, until his death at the age of 47 in 1967 from a heart attack.¹⁷

Jack Calvin Vaughn (1926-1977), the younger of the two brothers, appears to be the more active Vaughn family member in the areas of real estate, insurance, banking, publishing, and communications. Like his older brother, Jack also attended Southern Methodist University before completing a degree at the University of Texas at Austin in 1947.¹⁸ Early in his

¹¹ *Midland Reporter-Telegram*, June 9, 1963.

¹² [www.http://www.biggolddog.com/oldmidland61cbd.htm](http://www.biggolddog.com/oldmidland61cbd.htm), accessed October 24, 2014

¹³ *Dallas Morning News*, November 9, 1955, Part 1, p. 6.

¹⁴ *Ibid.*

¹⁵ *Dallas Morning News*, August 10, 1967, p. 4D.

¹⁶ *Corpus Christi Caller-Times*, April 11, 1954, p. 17.

¹⁷ *Ibid.*

¹⁸ *Dallas Morning News*, October 7, 1977, p. 1E.

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career, he became co-owner (with his older brother) of the family's Spartan Drilling Co. (later Vaughn Petroleum, Inc.) and was director in the 1950s of the Texas Bank and Trust Co. and Texas Empire Life and Accident Insurance Co.¹⁹ In 1954, he organized Continental Copters, Inc., which provided helicopters for crop dusting and shuttle service. Through the 1950s and 1960s, Vaughn was a co-owner, with businessman Cecil Trigg, of Trigg-Vaughn Stations, Inc., which owned and operated television stations in Odessa-Midland, El Paso, and Amarillo, as well as radio stations throughout Texas and in Denver, Colorado, and San Bernardino, California. By 1964, he was chairman of the board of the National Empire Life Insurance Co., which operated in seven states with \$110,000,000 worth of insurance in force. He also owned the Steck Co., a venerable Texas printing and publishing company.²⁰

At the time of his death, Jack Vaughn was director and major stockholder of Vaughn Petroleum, Inc., the Vaughn Building Corporation, the Vaughn Capital Corporation, and Charna Land & Cattle Co. He was a member of the executive committee, a director and major stockholder of First International Bancshares, Inc., and a member of the executive committee and director of the Dr. Pepper Co. He was a member of the board of directors of the Dallas Museum of Fine Arts and the North Dallas branch of the YMCA. Previously, he had been a director of the Dallas Chamber of Commerce, Dallas Civic Opera, and the Wadley Institute of Molecular Medicine. He was a trustee of the Southwestern Medical Foundation, the University of Texas Foundation, and Baylor University College of Dentistry. As with his father and older brother, he also belonged to numerous oil-industry organizations. A resident of Dallas, he died of a heart attack in 1977 at the age of 51.²¹

The Vaughn family real-estate interests were managed by the Vaughn Building Corporation. Various accounts indicate that the Vaughns developed at least twelve buildings, with apparently most being office buildings, in cities scattered around Texas. The 1952 Western Building in Midland appears to have been the Vaughns' first real-estate development. Other known Vaughn-developed buildings include the two-story Vaughn Petroleum Building in Corpus Christi (1953-54); the Vaughn Building in Dallas (originally built as 15 stories in 1956-57, expanded to 23 stories in 1959); the four-story Vaughn Building in Austin (1958); the ten-story Vaughn Building in Amarillo (1959-61); the eight-story First National Bank Building in Odessa (1959-61); the 19-story Vaughn Plaza-Guaranty National Tower in Corpus Christi (1962-64); and the Southwest Center, comprised of a four-story bank, 13-story office building, and 12-story hotel, in El Paso (1963-64).²²

Development of Midland, Texas

Midland began in 1881 as a railroad stop on the Texas and Pacific Railroad, halfway between Fort Worth and El Paso. Originally called Midway, the fledgling settlement's name was changed in 1884 to Midland when it acquired a post office (another Texas town called Midway already having claimed the name). The town grew gradually over the next few decades, becoming the county seat of Midland County in 1885 and an important cattle-shipping center by 1890. Extended droughts and a depressed agricultural economy affected the town in the late 1910s, however, and by 1920, Midland only had a population of 1,795.²³

¹⁹ *Corpus Christi Caller-Times*, April 11, 1954, p. 17.

²⁰ *Dallas Morning News*, December 13, 1964, section 3, p. 8.

²¹ *Dallas Morning News*, October 7, 1977, p. 1E.

²² *Corpus Christi Caller-Times*, April 11, 1954, p. 17; *Dallas Morning News*, February 20, 1957, Part 8 (Vaughn Building special section); *Dallas Morning News*, May 25, 1958, part 2, p. 5; *Amarillo Globe-Times*, July 12, 1961, p. 24; *Odessa American*, September 8, 1961, p. 33; *Corpus Christi Caller-Times*, June 2, 1964, Section D (Vaughn Plaza special section); *El Paso Herald-Post*, April 24, 1963, Section A, p. 4

²³ "Midland, Texas," Handbook of Texas Online, <http://www.thaonline.org/handbookonline/articles/fhe51>, accessed October 2, 2014.

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Upon the discovery of oil in West Texas and the subsequent economic boom in the 1920s, Midland began to grow quickly. By 1929, thirty-six oil companies had offices in the town, and the 1930 census found a population of 5,484. Important buildings constructed during this period include the 12-story Petroleum Building at 220 W. Texas Ave., designed in 1929 by Wyatt C. Hedrick, who in 1952 would design the Vaughn's Western Building. After sluggish growth during the Depression, Midland began to recover in the late 1930s and through World War II. The opening of new oil wells in the Permian Basin brought more workers to the town, with a population of 9,325 in 1940. The establishment of the Midland Army Air Force Base, one of the largest training bases in the world at the time, also helped the economy during the war years.

Downtown Midland Architecture in the Postwar Period

The Vaughn Building was built during a period of great growth for the West Texas city of Midland in the two decades following World War II. It was during this time that Midland established itself as the administrative center of the Permian Basin oil industry, and the city's downtown became a tall office building oasis on the Texas plains. As one of the tall office buildings built during this very significant period of Midland's history, the Vaughn Building exemplifies this development.

By 1945, Midland had 14,000 people and was on the edge of a tremendous boom fueled by oil exploration and production. Over the next two decades, it grew from a small country town to a metropolis with a skyline that was said to be visible from a distance of 30 miles. The population of the town was 21,713 in 1950, and 215 oil companies had offices there. By 1960, Midland's population had mushroomed to 62,625. Midland's downtown, centered on Texas and Wall avenues, began to develop as a center of office buildings filled with oil companies and associated businesses. In 1950, Sanborn fire insurance maps indicate that the downtown area had only six buildings over five stories in height, with only one, the 12-story Petroleum Building from 1929, over ten stories. By 1968, Midland's downtown had approximately a dozen office buildings that were more than ten stories in height. The Vaughn Building was one of those.²⁴ The 1960s saw a slump in Midland's economy as local oil companies struggled against foreign competition. Midland's population declined to 59,463 in 1970. The local economy boomed again in the 1970s and early 1980s. The population grew to 70,525 in 1980, and additional tall office buildings were built during this period. Today, Midland remains the administrative and financial center of the Permian Basin.²⁵

After a hiatus in construction during the Great Depression and World War II, America's increasingly robust economy encouraged commercial development throughout the country in the 1950s and 1960s. Developers of commercial buildings embraced modern styles for the perceived economy of such styles. Architects advocated the International Style in particular with its machine-produced building components and functional plans. The style was developed by progressive European architects, including Walter Gropius and Ludwig Mies van der Rohe, before World War II, and these architects brought the style to the United States in the years just before and after the war. The International Style emphasized "skeletal structural systems with curtain walls treated as skins 'stretched' over them, emphasizing geometrical patterns. Such buildings were perceived as compositions of volumes, rather than masses. Plain boxes with large areas of transparency became hallmarks of modernity."²⁶ With its use of aluminum-and-glass curtain walls and cast-stone panels, and a visual emphasis on transparency and simplicity, the Vaughn Building is a distinctive International Style tall office building on the Midland skyline.

Downtown Midland retains a variety of mid-rise and high-rise buildings dating from late 1940s through the early 1960s. Many of these buildings are comparable to the Vaughn Building in size and scale, but represent a surprisingly wide

²⁴ Sanborn Fire Insurance Co. maps, 1950 and 1968.

²⁵ "Midland, Texas," Handbook of Texas Online, <http://www.thaonline.org/handbookonline/articles/fhe51>, accessed October 2, 2014.

²⁶ "Architecture," Handbook of Texas Online, <http://www.thaonline.org/handbookonline/articles/fhe51>, accessed October 2, 2014.

Vaughn Building, Midland, Midland County, Texas

variety of midcentury modern styles. These include reinterpretations of the Moderne Style, exemplified by horizontal window bands on the stone-faced McClintic Building (later the Petroleum Life Insurance Co. Building) at 300 W. Texas Ave., originally built in 1948 as a six-story building, then expanded to 12 stories in 1951. The Late Moderne-Styled Midland Tower at 223 W. Wall Ave., is a nine-story building on a two story "pedestal" built in 1948. The 1952 Midland National Bank at 401 W. Texas Ave., is a 10-story building featuring alternating bands of brick with metal windows that reach from corner to corner of each floor. The relatively conservative 22-story Wilco Building at 415 W. Wall Ave., was built in 1957 in a similar style, with a strong horizontal emphasis that clearly delineates each floor.²⁷ Some buildings of the late fifties and early sixties reflect the influence of the Meisian International Style (including One Wall Plaza, 306 W. Wall, with banded windows over white spandrels on its north elevation), and the Vaughn Building, whose primary elevation is characterized by a strong grid of spandrels and windows separated into five vertical bays by narrow piers.

As a good local example of the International Style, the Vaughn Building is significant in the context of Midland's downtown. There are few comparable buildings in Midland that use the palette of forms and materials, including metal-and-glass curtain walls, typical of post-World War II International Style tall office buildings such as the Vaughn Building. Earlier post-war office buildings in Midland incorporated brick cladding with punched or strip windows, similar in configuration to pre-Depression buildings or buildings designed in the Art Moderne architectural style. Two tall office buildings that, like the Vaughn Building, utilize metal-and-glass curtain walls in the mode of the International Style are the Gulf Building at 310 W. Wall Ave., which is a 15-story building built between 1958 and 1960; and the Wall Towers Building at 201 W. Wall Ave., built in 1963 as a 9-story building.²⁸ The Vaughn Building is significant as one of this small group of tall office buildings that exemplify the use of the International Style for such buildings in Midland, and that reflect an important period of defining growth for the city.

Architects Wyatt C. Hedrick and Thomas E. Stanley

Wyatt Cephas Hedrick (1888-1964), the designer of the four-story Western Building (the original iteration of the Vaughn Building), was born in Chatham, Virginia. He studied first at Roanoke College, Salem Virginia, then at Washington and Lee University in Lexington, Virginia, where he received a B.A. in architecture.²⁹ He then was employed by Lane Brothers, engineers & contractors, in Alta Vista, Virginia, from 1910 to 1912, before coming to Texas in 1913 with the Stone & Webster Engineering Corp. to work on underground infrastructure in Dallas. In 1914, he established his own firm, the W. C. Hedrick Construction Co. in Dallas.³⁰

In 1922, Hedrick became a full partner in Sanguinet, Staats & Hedrick, a well-established architectural firm with offices in Dallas, Houston, and Fort Worth. Three years later, in 1925, Hedrick's older partners retired, and the firm's name became Wyatt C. Hedrick.³¹ It remained a leading Texas architectural firm through the late 1920s and 1930s, with such projects as the Medical Arts Building (1926) in Fort Worth, Texas; the Lone Star Gas Company Building (1929), Fort Worth; the Sterick Building (1930) in Memphis, Tennessee; the Will Rogers Memorial Center (1936) in Fort Worth; and City Hall (1938), Fort Worth.³²

²⁷ Sanborn Fire Insurance Co. maps, 1950 and 1968; "Midland Architecture," undated typescript compiled by Stephen Fox, Rice University.

²⁸ Ibid.

²⁹ "Wyatt, C. Hedrick," Baldwin Memorial Archive of American Architects, American Institute of Architects; *American Architects Directory*, 1956.

³⁰ "Hedrick," Baldwin Memorial Archive of American Architects, AIA.

³¹ Ibid.

³² "Wyatt Cephas Hedrick," The Handbook of Texas Online, <http://www.thaonline.org/handbookonline/articles/fhe51>, accessed October 2, 2014; "Sanguinet, Staats, and Hedrick," Alexander Architectural Archive, University of Texas at Austin, <http://www.lib.utexas.edu/taro/utaaa/00005/aaa-00005.html>, accessed October 19, 2014.

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Following World War II, Hedrick's practice blossomed in the late 1940s and 1950s. He became a leading designer of commercial buildings, including tall office buildings. A sampling of his work during this period includes Dallas' Shamrock Hotel, built in 1949; the Fulton National Bank Building (1954) in Atlanta, Georgia; the Adolphus Tower (1955) in Dallas; the Kroger Building (1956), Cincinnati; the Bank of Georgia (1959), Atlanta, and the Central Laboratory and Office Building, NASA (1961) in Huntsville, Alabama.³³ In an *Architectural Forum* article in 1959, Hedrick's firm was listed as the 36th largest architectural firm in the United States.³⁴

Thomas Edward Stanley II (1917-2001), who designed the 1962 expansion of the earlier Western Building to its present appearance as the Vaughn Building, was born in Rocky Mount, North Carolina. He studied architecture at Clemson University in Clemson, South Carolina, graduating in 1938. He then worked as a draftsman for various architectural offices before entering the Army Air Corps in 1942. He came to Texas in 1947 to work for Wyatt C. Hedrick in the firm's Houston office. By 1955, he had risen to associate architect in the firm, becoming principal architect in the Fort Worth office. In 1961, he took over the firm entirely upon Hedrick's retirement.³⁵

Thomas E. Stanley, Architects & Engineers, as the firm was renamed, remained a prominent commercial firm through the 1960s and 1970s, designing buildings throughout the United States and overseas. Some of the firm's commissions include the First National Bank (1964), Dallas (in association with George Dahl); the Hilton Hotel on the Island of Malta (1967); the Atlantic Richfield Research Center (1967) in Plano, Texas; the Gulf & Western Building (1970) in New York, New York; and the Indiana National Bank (1970), Indianapolis, Indiana. Other commissions of note that show the geographic reach of Stanley's practice include the First National Bank Building, Omaha, Nebraska; Guaranty Bank Square, Phoenix, Arizona; Liberty National Bank & Trust Co., Oklahoma City, Oklahoma; Community Bank Building, San Jose, California; Bank of Nova Scotia, Calgary, Alberta, Canada; King Edward Hotel, Jackson, Mississippi; and the 30 North LaSalle Office Building, Chicago, Illinois.³⁶

Many of Stanley's commissions were for Texas buildings, and the firm worked throughout the state. These projects include (in part) the Amarillo National Bank, Amarillo; First National Bank & Pioneer National Gas Co. Building, Lubbock; National Bank of Commerce, Dallas; Cotton Exchange Building, Dallas; Sanger-Harris Department Store, Dallas; Citizens National Bank, Waxahachie; First Savings and Loan Association, Midland; Bank of Commerce, Abilene; Lovers Lane United Methodist Church, Dallas; Sperry & Hutchinson Building, Fort Worth; El Tropicano Motor Hotel, San Antonio; Hill Companies Office Building, Dallas; Baylor Hospital Center for Continuing Care; Continental Life Building, Fort Worth; East Park Mall Shopping Center, Longview; and Cambridge Apartments, Austin.³⁷

Summary

Built in two stages between 1952 and 1962, the Vaughn Building is a locally-significant International Style office building designed by two important 20th-century Texas architects, Wyatt C. Hedrick and Thomas E. Stanley. As such, it is nominated under Criteria C for Architecture. The building was developed by the prominent Vaughn family of Dallas as an office building in support of Midland's oil boom of the 1950s and 1960s.

³³ Ibid.; *American Architects Directory*, 1956 and 1962.

³⁴ Cited in Hedrick's obituary, *Dallas Morning News*, May 6, 1964, Sect. 4, p. 5.

³⁵ "Thomas E. Stanley" membership application, American Institute of Architects; *American Architects Directory* 1956; Mark Donald, "Rich Man, Poor Man," *Dallas Observer*, August 2, 2001.

³⁶ "Thomas E. Stanley, Architects-Engineers" booklet, [not dated, but includes buildings from at least the early 1970s].

³⁷ *American Architects Directory*, 1970; "Thomas E. Stanley, Architects-Engineers" booklet, [not dated, but includes buildings from at least the early 1970s].

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Vaughn Building
400 West Texas Ave.

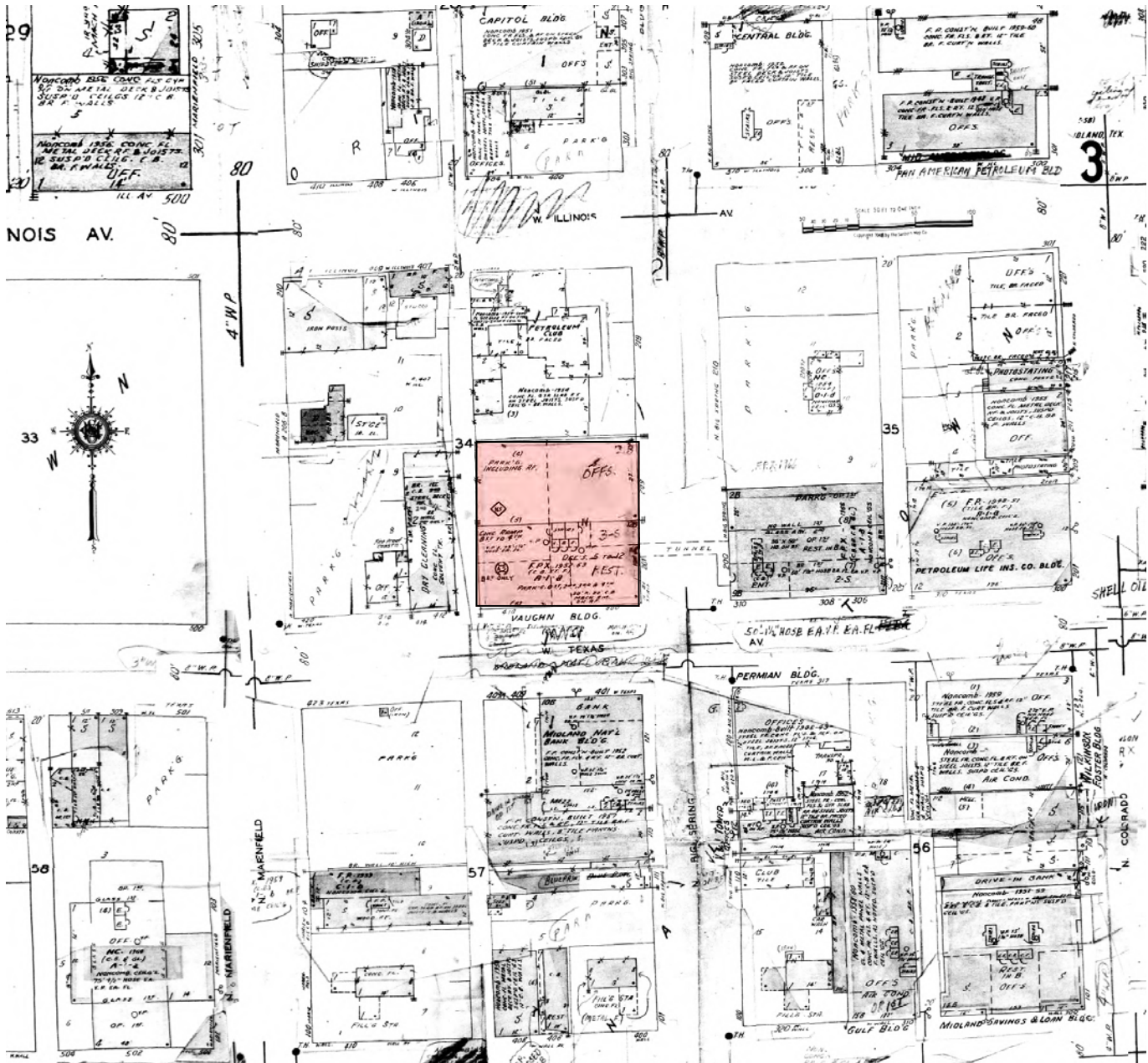
Coordinates
Latitude: 31.998780° Longitude: -102.078490°

Source Google Earth, accessed December 1, 2015.



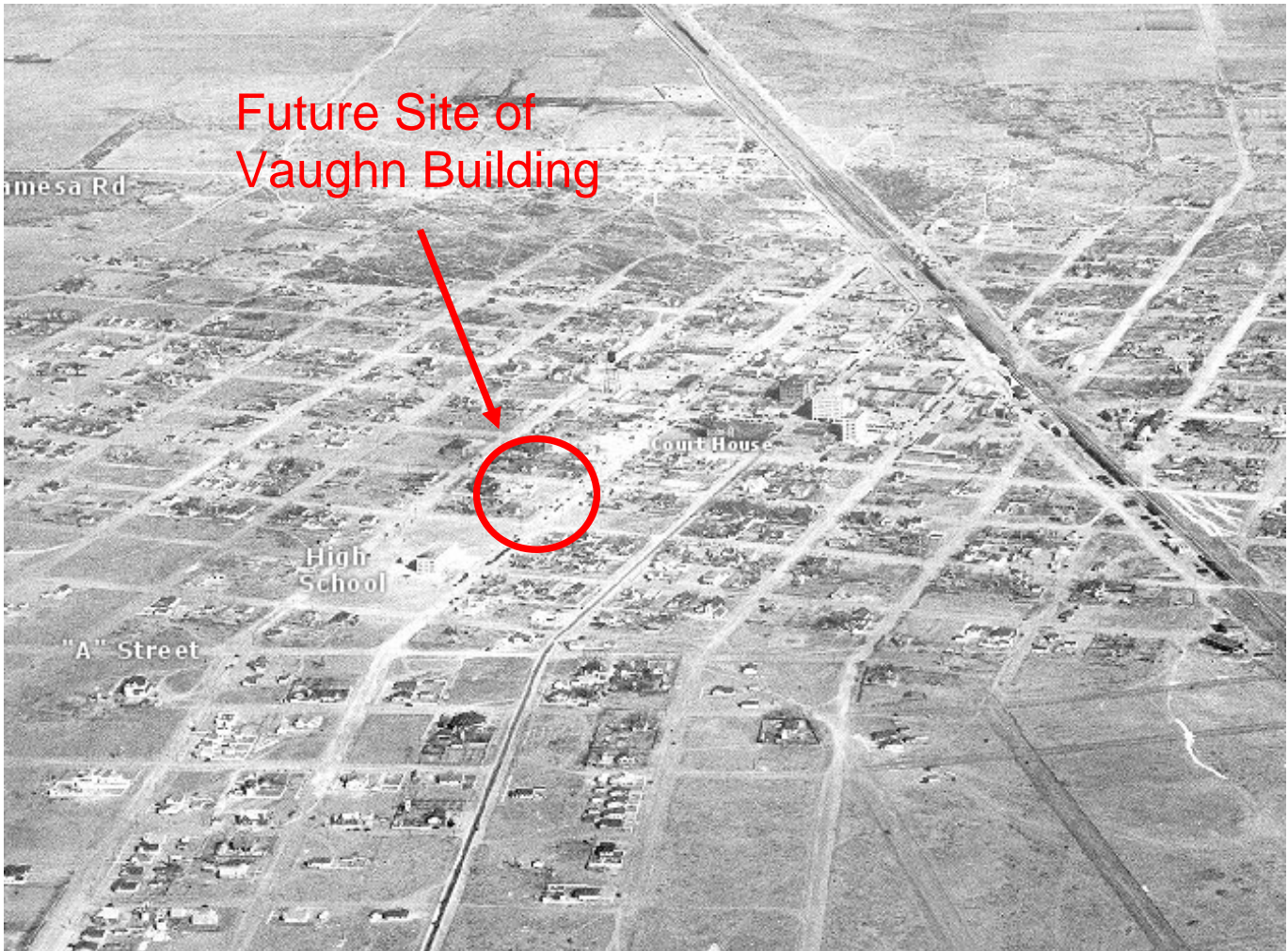
Vaughn Building, Midland, Midland County, Texas

Figure 1 - Sanborn Fire Insurance map, 1968, showing the Vaughn Building highlighted in red.



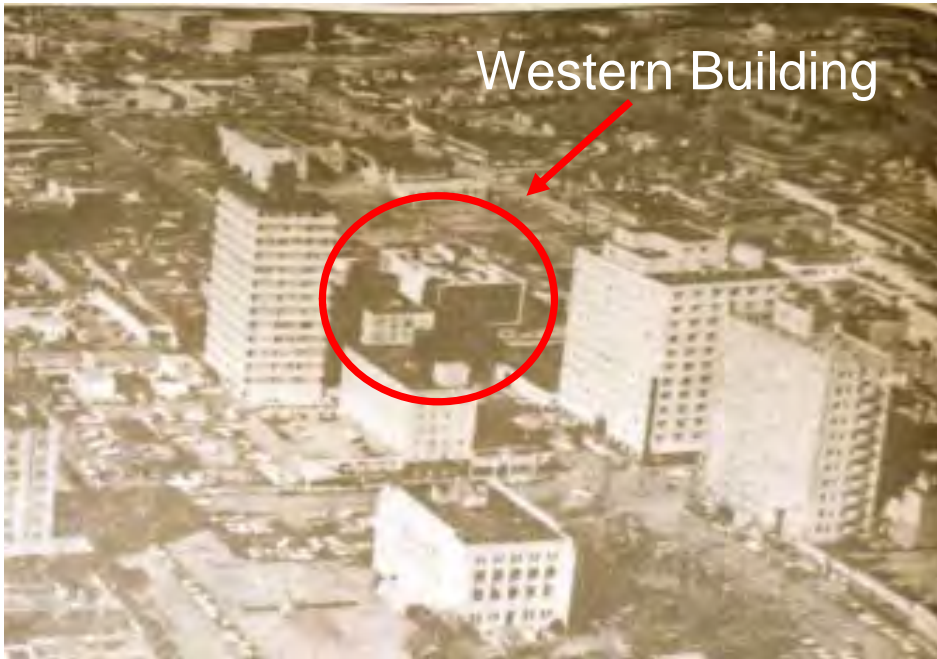
Vaughn Building, Midland, Midland County, Texas

Figure 2 - Aerial view of Midland, Texas, showing the future site of the Vaughn Building, 1928 ("A History of Character: The Story of Midland, Texas," Facebook page; www.facebook.com, accessed October 25, 2014).



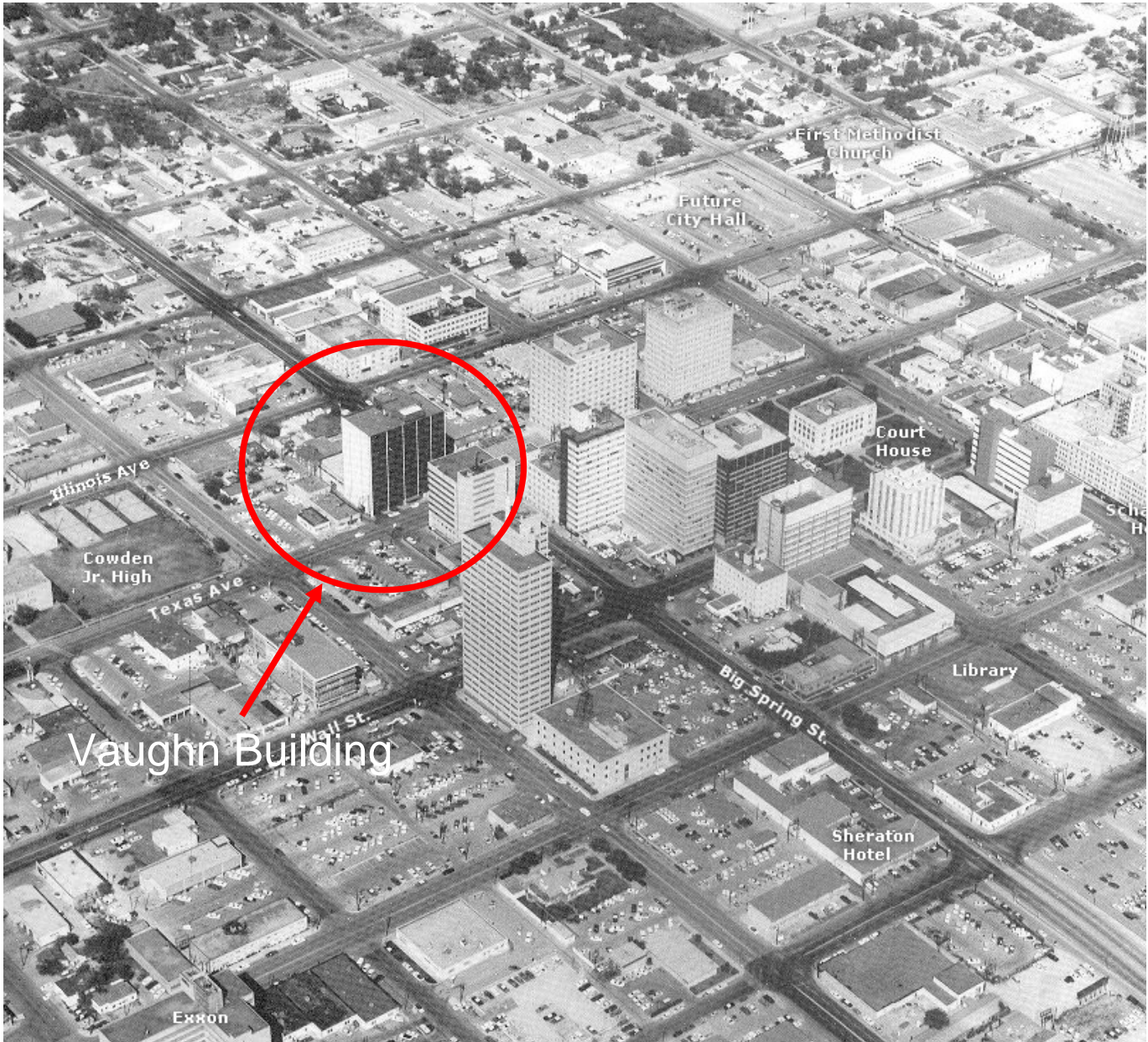
Vaughn Building, Midland, Midland County, Texas

Figure 3 - Aerial views of Midland, Texas, showing the Vaughn Building (in its earlier Western Building configuration), sometime between 1952 and 1962 (top) and again in 1957 (bottom) (<http://www.biggolddog.com/oldmidland57.htm>, accessed October 24, 2014).



Vaughn Building, Midland, Midland County, Texas

Figure 4 - Aerial view of Midland, Texas, showing the Vaughn Building (labeled 1961, but is more likely 1963 or 1964) (<http://www.biggolddog.com/oldmidland57.htm>, accessed October 24, 2014).



Vaughn Building, Midland, Midland County, Texas

Figure 5 - The article, "Midland Still Looks to Oil," highlights the Vaughn Building expansion and completion in the context with the city's booming economy (*Dallas Morning News*, 1962).

TEXAS ECONOMY AT MID-YEAR

Midland Still Looks to Oil

Editor's Note: In this article, a series of articles, *The Dallas News* reports on *The Texas Economy at Mid-Year, 1962*.

By **AL ALTWEGG**
Business Editor of *The News*

MIDLAND, Texas—There's a belief among a number of people elsewhere in Texas that Midland is a city in trouble, but residents of Midland don't quite agree.

They believe that the idea of Midland in trouble got started because this city was among the very first in the nation to break the news about large numbers of people walking out on houses in which they had no substantial equity and letting them go by repossession to the Federal Housing Authority (FHA).

But civic leaders of Midland think that their problem is no worse than that of most cities. It's just, they contend, that Midland got a lot of early publicity.

AND THEY DON'T believe the empty Midland houses repossessed by FHA are especially a reflection of anything basically wrong with the economy of this community.

Rather, it's a reflection of policies of the Federal government



Midland's last blacksmith shop (foreground) makes way for skyline.

It was the discovery of the ex-claims to be the fifth ranking city 4-story parking garage here, and cent of these riches and the in the world in 'importance to the Bob Clark of Midland and asso-

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Vaughn Building, Midland, Midland County, Texas

Figure 6 - The article, "New Office Building to Rise in Midland," shows the architect's rendering of the new 12-story, multimillion-dollar office building in downtown Midland (*Midland Reporter Telegram*, March 4, 1962).



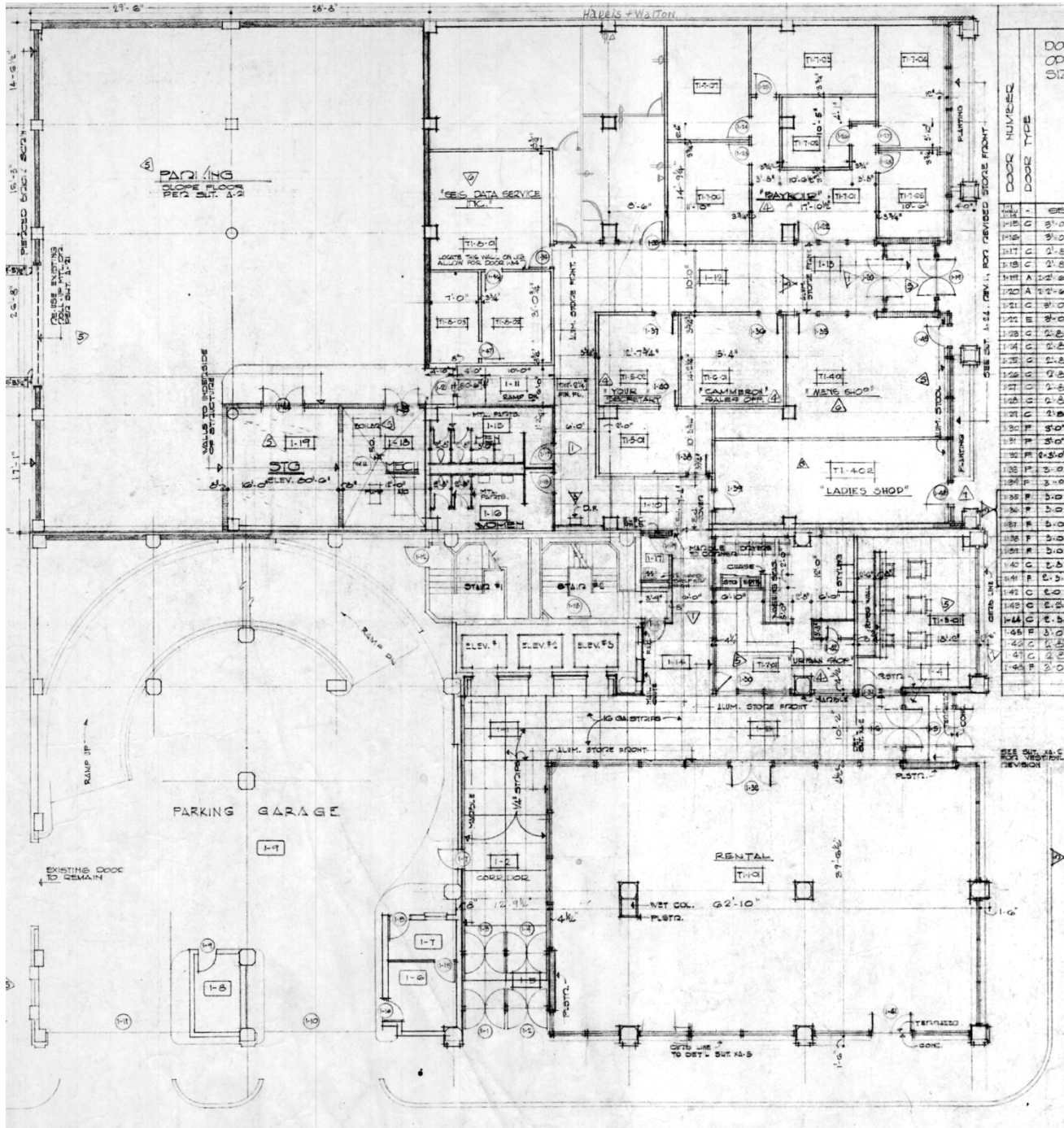
NEW VAUGHN BUILDING — This is an architect's drawing of the 12-story Vaughn Building, to be erected in Downtown Midland at the northwest corner of Big Spring and Texas Streets.

New Office Building To Rise In Midland

Vaughn Building, Midland, Midland County, Texas

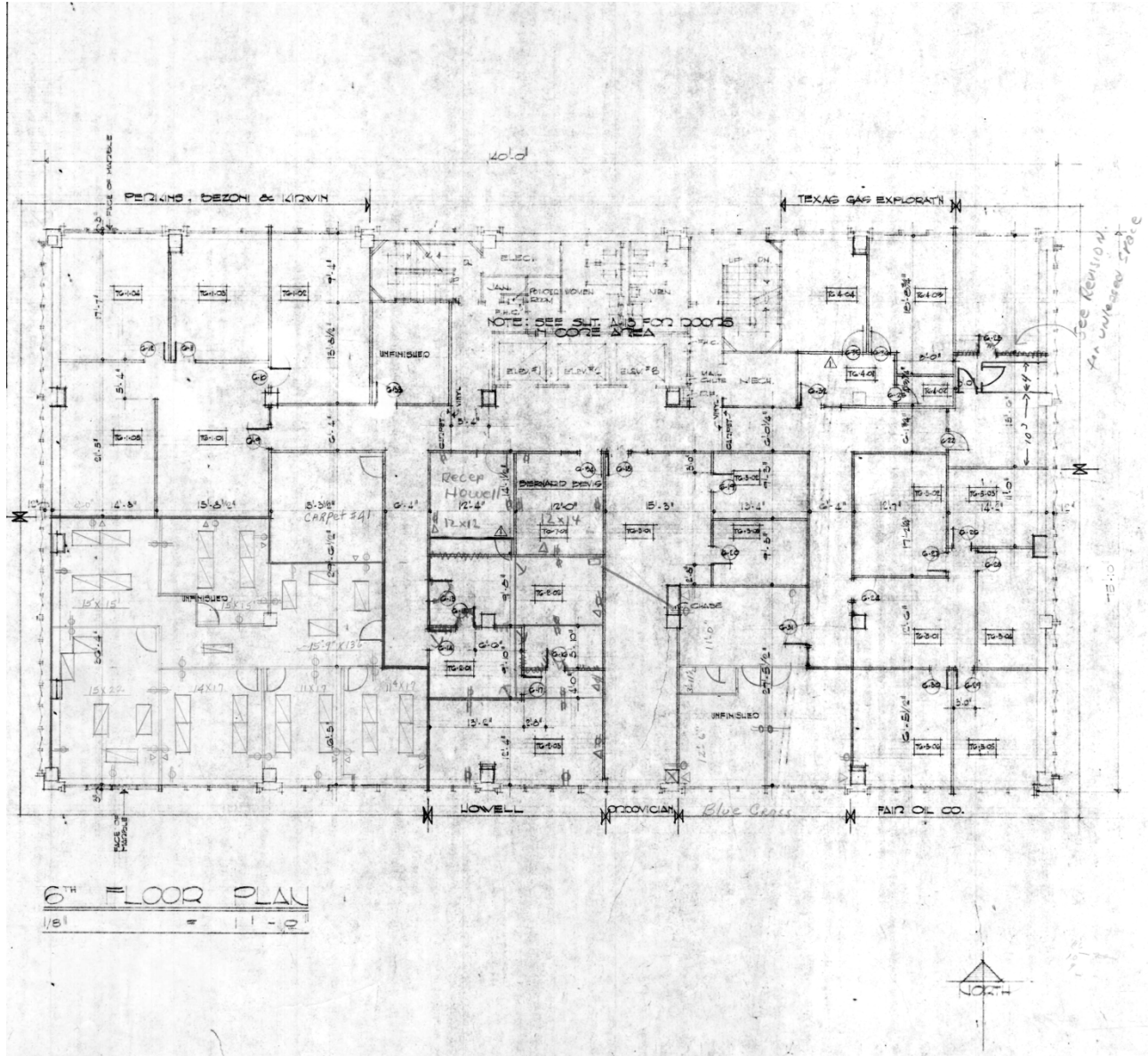
Building floor plans - representative

First floor



Vaughn Building, Midland, Midland County, Texas

Sixth floor



Vaughn Building, Midland, Midland County, Texas

Current Photographs

1 - Streetscape along West Texas Street with Vaughn Building in middle, camera facing east



Vaughn Building, Midland, Midland County, Texas

2 - Exterior view, south and east elevations, camera facing northwest



Vaughn Building, Midland, Midland County, Texas

3 - Exterior view, east elevation, camera facing southwest



Vaughn Building, Midland, Midland County, Texas

4 - Exterior view, east and north elevations, camera facing southwest



Vaughn Building, Midland, Midland County, Texas

5 - Exterior view, west elevation, camera facing southeast



Vaughn Building, Midland, Midland County, Texas

6 - Exterior view, west elevation, camera facing northeast



Vaughn Building, Midland, Midland County, Texas

7 - Exterior view, south and west elevations, camera facing northeast



Vaughn Building, Midland, Midland County, Texas

8 - Detail view, south elevation, main building pedestrian and garage entrances, camera facing northwest



Vaughn Building, Midland, Midland County, Texas

9 - Detail view, east elevation, cast stone panels, camera facing west



Vaughn Building, Midland, Midland County, Texas

10 - Interior view, airlock vestibule, main building entrance, camera facing south



Vaughn Building, Midland, Midland County, Texas

11 - Interior view, entrance corridor leading from main building entrance to first-floor elevator lobby, camera facing north.



Vaughn Building, Midland, Midland County, Texas

12 - Interior view, first-floor elevator lobby and east corridor leading to east building entrance, camera facing northeast



Vaughn Building, Midland, Midland County, Texas

13 - Interior view, east corridor and staircase leading to basement, camera facing northeast



Vaughn Building, Midland, Midland County, Texas

14 - Interior view, typical first-floor retail space, camera facing southeast



Vaughn Building, Midland, Midland County, Texas

15 - Interior view, first-floor vehicular building entrance, camera facing southwest



Vaughn Building, Midland, Midland County, Texas

16 - Interior view, typical upper-floor elevator lobby (sixth floor), camera facing west



Vaughn Building, Midland, Midland County, Texas

17 - Interior view, typical upper-floor corridor (sixth floor), camera facing east



Vaughn Building, Midland, Midland County, Texas

18 - Interior view, typical upper-floor tenant space (sixth floor), camera facing southwest











ACE Hardware

PRIVATE
PARKING
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TRUCK PARKING
ONLY
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Red rectangular canopy above the entrance.

Stacks of materials behind metal grates.

Vertical text on the wall to the left of the entrance.

SHAW-WALKER BUILDING









VALUAM BUILDING
VALUAM TEXAS (888)



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PLEASE WAIT FOR
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