

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



1. Name of Property

Historic Name: Mayflower Building  
Other name/site number: Insurance Plaza  
Name of related multiple property listing: N/A

2. Location

Street & number: 411 North Akard Street  
City or town: Dallas State: Texas County: Dallas  
Not for publication:  Vicinity:

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria:  A  B  C  D

Mark Wolfe State Historic Preservation Officer 12/4/14  
Signature of certifying official / Title Date  
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]  
Signature of the Keeper

1/27/2015  
Date of Action

Mayflower Building, Dallas, Dallas County, Texas

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**5. Classification**

**Ownership of Property**

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

**Category of Property**

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

**Number of Resources within Property**

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

Number of contributing resources previously listed in the National Register: 0

**6. Function or Use**

**Historic Functions:** COMMERCE/TRADE: Business

**Current Functions:** VACANT / NOT IN USE (office floors are vacant but parking garage remains in use)

**7. Description**

**Architectural Classification:** MODERN MOVEMENT: New Formalism

**Principal Exterior Materials:** Concrete, cast stone, stucco, granite, brick, aluminum, glass

**Narrative Description** (see continuation sheets 8 through 14)

Mayflower Building, Dallas, Dallas County, Texas

## 8. Statement of Significance

### Applicable National Register Criteria

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

**Criteria Considerations:** N/A

**Areas of Significance:** Architecture

**Period of Significance:** 1965

**Significant Dates:** 1965

**Significant Person** (only if criterion b is marked): N/A

**Cultural Affiliation** (only if criterion d is marked): N/A

**Architect/Builder:** Thomas Stanley, Architect

**Narrative Statement of Significance** (see continuation sheets 15 through 24)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheet 25)

### Previous documentation on file (NPS):

- 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, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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

Mayflower Building, Dallas, Dallas County, Texas

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## 10. Geographical Data

**Acreage of Property:** 1.24 acres

### Coordinates

1. 32.783023° -96.800804°

**Verbal Boundary Description:** The building occupies the majority of the block bound by N. Akard Street to the east, Federal Street to the south, Field Street to the west and Patterson Avenue to the north, in the Central Business District of Downtown Dallas. The following boundary description refers to the legal property lines as they exist above ground. Small portions of the underground parking garage, levels B thru F (included in this nomination) extend beyond these boundaries into the public right-of-way, as was common in downtown developments in Dallas.

Beginning at the intersection of the southerly line of Patterson Avenue with the westerly line of Akard Street, going South 14 degrees 00 minutes 00 seconds East along the westerly line of Akard Street a distance of 197.94 feet; then going South 74 degrees 05 minutes 51 seconds West along the northerly line of Federal Street a distance of 79.02 feet; then going South 49 degrees 48 minutes 00 seconds West along the northerly line of Federal Street a distance of 233.13 feet; then going North 39 degrees 31 minutes 56 seconds West departing the northerly line of Federal Street a distance of 73.77 feet; then going North 39 degrees 33 minutes 22 seconds West a distance of 74.15 feet to the southerly line of Patterson Avenue.

**Boundary Justification:** Nomination includes all property historically associated with the building.

## 11. Form Prepared By

Name/title: Marcel Quimby, FAIA, and Andreea Hamilton, RA  
Organization: Quimby McCoy Preservation Architecture, LLP  
Address: 3200 Main Street, #3.6  
City or Town: Dallas State: Texas Zip Code: 75226  
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Telephone: 214/977-9118  
Date: June 25, 2014

## Additional Documentation

**Maps** (see continuation sheet 26 through 30)

**Additional items** (see continuation sheets 31 through 48)

**Photographs** (see continuation sheet 5 through 7)

Mayflower Building, Dallas, Dallas County, Texas

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## Photograph Log

Mayflower Building

Dallas, Dallas County, Texas

Photographed by James F. Wilson, Marcel Quimby, and Andreea Hamilton

Date: April 20 / May 8 / June 19, 2014

**Photo 1** (TX\_Dallas County\_Mayflower Building\_0001.tif)

East elevation

Camera facing: West

**Photo 2** (TX\_Dallas County\_Mayflower Building\_0002.tif)

East elevation showing primary entrance to the building

Camera facing: Northwest

**Photo 3** (TX\_Dallas County\_Mayflower Building\_0003.tif)

Northeast corner detail

Camera facing: Southwest

**Photo 4** (TX\_Dallas County\_Mayflower Building\_0004.tif)

North elevation

Camera facing: South

**Photo 5** (TX\_Dallas County\_Mayflower Building\_0005.tif)

North elevation detail showing spandrel glass and louvers at mechanical spaces and stairwells

Camera facing: South

**Photo 6** (TX\_Dallas County\_Mayflower Building\_0006.tif)

Oblique showing North and West elevations

Camera facing: Southeast

**Photo 7** (TX\_Dallas County\_Mayflower Building\_0007.tif)

Oblique showing South and West elevations

Camera facing: Northeast

**Photo 8** (TX\_Dallas County\_Mayflower Building\_0008.tif)

Oblique showing South and East elevations

Camera facing: Northwest

**Photo 9** (TX\_Dallas County\_Mayflower Building\_0009.tif)

First floor lobby at primary entrance

Camera facing: East

**Photo 10** (TX\_Dallas County\_Mayflower Building\_0010.tif)

First floor corridor with original storefront entrance into office space

Camera facing: West

Mayflower Building, Dallas, Dallas County, Texas

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**Photo 11** (TX\_Dallas County\_Mayflower Building\_0011.tif)  
First floor lobby with original storefront entrance into office space  
Camera facing: North

**Photo 12** (TX\_Dallas County\_Mayflower Building\_0012.tif)  
First floor elevator lobby with building elevators to the sides and parking garage elevators ahead  
Camera facing: West

**Photo 13** (TX\_Dallas County\_Mayflower Building\_0013.tif)  
First floor central mechanical plant  
Camera facing: East

**Photo 14** (TX\_Dallas County\_Mayflower Building\_0014.tif)  
Second floor elevator lobby  
Camera facing: East

**Photo 15** (TX\_Dallas County\_Mayflower Building\_0015.tif)  
Typical open office space (third floor pictured)  
Camera facing: Northwest

**Photo 16** (TX\_Dallas County\_Mayflower Building\_0016.tif)  
Typical computer space with raised flooring and Leibert units (5th floor pictured)  
Camera facing: Northwest

**Photo 17** (TX\_Dallas County\_Mayflower Building\_0017.tif)  
Typical office space showing raised flooring in background and raised cabinet for mechanical ducts at building perimeter (eighth floor pictured)  
Camera facing: South

**Photo 18** (TX\_Dallas County\_Mayflower Building\_0018.tif)  
Ninth floor open office space showing balcony doors and lower cabinet for mechanical ducts at building perimeter  
Camera facing: West

**Photo 19** (TX\_Dallas County\_Mayflower Building\_0019.tif)  
Typical parking garage aisle  
Camera facing: West

**Photo 20** (TX\_Dallas County\_Mayflower Building\_0020.tif)  
Ninth floor balcony  
Camera facing: East

**Photo 21** (TX\_Dallas County\_Mayflower Building\_0021.jpg)  
Ninth floor balcony showing building detail  
Camera facing: West

Mayflower Building, Dallas, Dallas County, Texas

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**Photo 22** (TX\_Dallas County\_Mayflower Building\_0022.tif)

Roof open penthouse

Camera facing: North

**Photo 23** (TX\_Dallas County\_Mayflower Building\_0024.tif)

Roof showing penthouse and rooftop equipment

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.

Mayflower Building, Dallas, Dallas County, Texas

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## Description

The nine-story Mayflower Building at 411 North Akard Street in Dallas, Texas, is a New Formalist style commercial property in the heart of the central business district. The building features a cast-in-place concrete structural frame with semi-engaged concrete columns covered by a blue anodized aluminum and glass curtainwall. A one-story wing temple-like wing extends from the northeast corner of the building. The two-story inset base is clad in an aluminum curtainwall with horizontal bands of spandrel glass and reflective vision glass. Designed to maximize flexibility and to accommodate computer and data processing systems, the upper floors are characterized by vast open plans. The building includes a large, six-story underground parking garage.

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## Setting

The Dallas Central Business District is east of the Trinity River and is bounded by state and federal highways roughly delineated by Woodall Rogers to the north; Central Expressway (U.S. Highway 75) to the and Julius Schweps Freeway (Interstate 45) to the east; R.L. Thornton Freeway (Interstate 30) to the south and Stemmons Freeway (Interstate 35E) to the west. The central district has three distinct street grids, with the Mayflower one block away from the intersection of two of these grids at Pacific and Akard Streets.

The Mayflower Building is two blocks north of the Dallas Downtown Historic District (NR 2006), seven blocks east of the West End Historic District (NR 1978) and nine blocks east of the Dealy Plaza (NHL 1993). Numerous nearby individually listed National Register Properties in the CBD include the Fidelity Union Life Insurance Building (NR 2009), the Magnolia Building (NR 1978), the Adolphus Hotel (NR 1983) and 511 North Akard Street (NR 2014). The site occupies the majority of a full block bounded by North Akard Street to the east, Federal Street to the south, Field Street to the west and Patterson Street at the north. The site is five-sided with two opposing sides (at Patterson and Federal Streets) being parallel. The east property line (at North Akard Street) intersects the fifth side - a small portion of Federal Street that is slightly off an east west orientation; this intersection provides a triangular space between the rectangular building footprint and the street. The western boundary is within the block and is orthogonal to (90 degree) to the longer Patterson and Federal Streets.

The Mayflower Building is surrounded by several mid- to high-rise buildings and parking lots. Across from the Mayflower Building on the North Akard side are two mid-rise buildings, with high-rise buildings cattycorner to the northeast (Ross Tower) and the southeast (Fidelity Union Building and Fidelity Union Tower). Across from the Mayflower Building on the Federal Street side is the former Sanger Harris Department store, a mid-rise building that was built at the same time as the Mayflower building. Across Patterson Street at the northeast corner of the lot is the 511 N. Akard building, a high-rise brick building with an attached mid-rise parking garage. The remainder of the block along Patterson Street and the remainder of the block between the Mayflower Building and Field Street consist of parking lots.

## Building Exterior

### *North Akard (East) Façade*

The Mayflower Building faces North Akard Street, with its primary entrance opening off the small plaza adjacent to the street. The plaza is flat, with decorative concrete pavers with exposed aggregate of a dark color. A newer, lightweight metal canopy structure has been constructed in front of the building entry, providing shelter from the elements for pedestrians entering from Akard Street.



Mayflower Building, Dallas, Dallas County, Texas

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The building facade is five bays wide and comprised of a two-story base and a six-story shaft, with the ninth floor set back from the shaft and not visible from much of the nearby streets. The two-story base is clad in an anodized aluminum curtainwall with horizontal bands of spandrel glass and reflective vision glass at the first and second floors. This historic curtainwall remains intact with no obvious modifications. The first floor is tall (16' floor-to-floor height) and the second floor is slightly lower (14' floor-to-floor height). The exterior columns at the two-story base are concrete with a stucco finish, painted white. The exterior curtainwall at the two-story base is inset five feet within the line of the exterior wall at the upper floors; the concrete columns transition from this recessed location by a cantilevered 'arm' at the top of the second floor. The construction documents show these columns and the curved arm as clad in marble, but these were changed to concrete and clad in stucco finish presumably prior to or during construction.

A one-story, small wing (two bays deep and one bay wide) protrudes from the building form at the northeast corner of the property. This wing appears to be a stand-alone structure but is really an extension of the tall building structure and reflects the same exterior fenestration and materials as the main building. The main entrance is located in the center bay of the facade and has two sets of paired aluminum storefront doors; these doors appear to be original. The one-story wing is to the right of the main entry doors.

The shaft extends from the third to the eighth floors and is comprised of the same aluminum curtainwall with horizontal bands of blue spandrel glass and reflective vision glass, although in a different vertical plane than the base below. These upper floors are 12'-6" floor to floor height. Vertical columns clad in 'manufactured granite' (according to the original drawings, sheets A-7 and A-8) are flush with the face of the curtainwall at these upper floors. A horizontal band at the top of the eighth floor caps this shaft portion of the building; this 2' high band is also clad in manufactured granite and capped with a metal coping - for a consistent dark appearance. A unique feature of the building is that the four corners are notched or inset five feet; these 'inside corners' are clad in white concrete, thus framing the shaft of the building.

The ninth floor is set back from the edge of the shaft below and allows access to the roof. This perimeter wall is a unique design - a series of precast concrete arches that frame an anodized aluminum one-story storefront with fixed, floor to ceiling reflective glass. Gray ceramic glass tiles, reminiscent of the 'manufactured granite' below, fill the space above the storefront. A wide roof overhang provides protection from the elements for this exterior wall. Due to the deep setback of the ninth floor wall from the edge of the roof, its facade is typically not visible from Akard Street.

*Federal and Patterson Streets (South and North) Facades*

These two facades are of almost identical construction as the Akard Street facade but are eleven bays wide, which is more than double the length of the Akard Street facade. These facades sit on a planar, black plinth that reflects the sloping grades of Federal and Patterson Streets. This plinth is clad in black 'manufactured granite'. Like the Akard Street facade, the base of the building (above the black granite plinth) is comprised of a two-story curtainwall of horizontal bands of spandrel glass and reflective vision glass. The west end of this curtainwall, originally used for mechanical and back of the house spaces, is thought to originally have had obscure glass but currently also includes areas of vision glass. The exterior columns are concrete with a stucco finish, painted white. The exterior curtainwall at the base of the building is inset five feet within the line of the exterior wall at the upper floors; the concrete columns transition from this recessed location via an 'arm' that visually supports the floor of the shaft above (at the third floor line).

The base of the Federal Street facade is punctuated by a secondary entrance the building. As Federal Street slopes to the west, this secondary entrance is a floor lower than the first floor of the building, and once inside the building,

Mayflower Building, Dallas, Dallas County, Texas

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a wide staircase leads to the first floor. The shaft extends from the third to the eighth floors and is comprised of the same aluminum curtainwall although in a different vertical plane than the base below. Like the base, the curtainwall comprises horizontal bands of blue spandrel glass and reflective vision glass; these floors are 12'-6" floor to floor height. The vertical columns are clad in 'manufactured granite'. A horizontal band at the top of the eighth floor caps this shaft portion of the building; this 2' high band is also clad in manufactured granite and capped with a metal coping.

Like the North Akard Street facade, the ninth floor is set back from the edge of the shaft below and allows access to the roof. This perimeter wall is unique in design - a series of concrete arches that provide a frame for the anodized aluminum one-story storefront with fixed, floor to ceiling reflective glass. Gray ceramic glass tiles clad the space above the storefront. A wide roof overhang provides protection from the elements for this exterior wall. The ninth floor building line at Federal and Patterson Streets are closer to the perimeter parapet than that of North Akard Street. Due to the adjacent Sanger Harris Building across Federal Street to the south, the south facade of the ninth floor is not visible to pedestrians in the vicinity. A small extension exists at the western edge of the building; this aligns with the first and second floors and extends down into the parking garage, becoming part of the parking areas. The entry and exit from the parking garage are located within the plinth of this extension at the west end of Federal and Patterson Streets. This wing houses mechanical spaces for the building at the first and second floors. This three-story wing is clad in brown brick but is currently covered with a fabric with a graphic image at all facades.

One notable feature of the Patterson Street facade is a bay-and-a-half wide area of the curtainwall that has spandrel panels and aluminum louvers instead of the vision glass on floors 3 thru 8. The mechanical room and stair back up to this area of the exterior wall and do not require vision glass, which is reflected on the exterior facade. The louvers serve the mechanical room for fresh air intake.

*Field Street (West) Façade*

This facade is largely identical to the Akard Street facade, but has an even taller plinth at the lower level due to the change in grade at the western end of the building. A three-story extension to the facade is clad in brown brick, which is partially covered with a fabric graphic advertisement. Like the Akard Street facade, the base of the building (above the black granite plinth) is comprised of a two-story curtainwall with horizontal bands of blue spandrel glass and reflective vision glass. The exterior columns are concrete with a stucco finish, painted white. The exterior curtainwall at the base of the building is inset five feet within the line of the exterior wall at the upper floors; the concrete columns transition from this recessed location via an 'arm', that visually supports the floor of the shaft above (at the third floor line). The shaft extends from the third to the eighth floors and is comprised of the same aluminum curtainwall although in a different vertical plane than the base below. Like the base, the curtainwall comprises horizontal bands of blue spandrel glass and reflective vision glass; these floors are 12'-6" floor to floor height. The vertical columns are clad in 'manufactured granite'. A horizontal band at the top of the eighth floor caps this shaft portion of the building; this 2' high band is also clad in manufactured granite and capped with a metal coping. Like the North Akard Street facade, the ninth floor is set back from the edge of the shaft below and allows access to the roof. This perimeter wall is unique in design - a series of concrete arches that provide a frame for the anodized aluminum one-story storefront with fixed, floor to ceiling reflective glass. Gray ceramic glass tiles clad the space above the storefront. A wide roof overhang provides protection from the elements for this exterior wall. The setback of the ninth floor space at the west facade is less than the setback at the north and south facades and not visible by pedestrians in the immediate vicinity. Above the ninth floor is a tall, corrugated metal panel enclosure for the mechanical penthouse located at the western end of the building. This is visible from Field Street.

Mayflower Building, Dallas, Dallas County, Texas

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## **Building Interior**

### *First Floor*

The first floor plan was originally organized around the main pedestrian entry and lobby at North Akard Street (at the east end of the building) and the two elevator banks located near the opposite (west) end of the building - with a corridor that connected these two circulation nodes; this original plan is largely intact. This corridor serves as the main public space within the first floor and has large tenant spaces on each side; this corridor originally provided an internal 'street frontage' and accommodated the retail needs of the building's insurance tenants. This corridor is long, has tall ceilings and is filled with light from the exterior storefront at the North Akard Street lobby. The northeast front wing also accommodated retail space for a larger insurance company, and later for banking facilities.

The original (1965) drawings available do not include an architectural drawing of the first floor. A mechanical drawing of this area is available but does not graphically indicate corridor partitions but rather shows dashed lines that indicate an approximate location of the corridor partitions; these were treated like corridors at the upper floors which were constructed to meet the needs of the tenants as a later construction effort. As such, it is not known where the original corridor partitions were located when the building opened. The existing corridor partitions are drywall construction with semi-engaged drywall column covers.

There are two areas of older anodized aluminum and glazed storefronts within the existing corridor partitions that match the design of the existing, original exterior storefronts; these are located at the eastern end of the north wall, adjacent to the northwest 'wing' of the building and the second storefront is located at the south wall. It is likely the storefront at the northern partition may be original as it connects to the original entry storefront. However, it is not known if the second storefront at the south partition and the partition itself are in their original locations or of later construction. It is also not known if the storefront at the south partition has been relocated to this location due to tenant changes over the last fifty years. The layout of the tenant spaces largely appear to remain in their original configuration although all are now vacant. The original finishes in the tenant areas are not known, but current finishes include carpet, rubber base and 2' x 2' or 2' x 4' suspended lay-in ceilings. The main elevator banks served the tenant floors above; two elevators located nearby served the parking garage. The west end of the first floor was mostly service spaces including the mechanical room with pumps, electrical switchgear, facilities offices and shops.

Many of the original finishes at the first floor are no longer visible and it is unknown whether they have been concealed by subsequent alterations or removed; this includes the finishes in the Akard Street lobby and main corridor. The corridor floor original finish schedule notes 'terrazzite' which is not found on the tenant floors; it is possible this was used in the first floor corridors.<sup>1</sup> The lobby and corridor floors are currently finished with large gray and red tile flooring laid in a diagonal pattern with a smooth tile at the perimeter. The corridor partitions are drywall partitions between semi-engaged drywall column covers with two sections of aluminum and glass older storefronts; as noted on the previous page, it is not known if these corridor partitions and the storefronts are original. Multiple changes at these corridor walls have occurred since original construction and the original wall finishes are no longer visible. These corridor partitions have new applied graphic murals between the semi-engaged column covers or are painted. The original suspended plaster ceilings in the corridor has been replaced with a perimeter band of drywall with 2' x 2' metal lay-in grid with acoustic ceiling tiles. New lighting has been added in the lobby and corridors.

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<sup>1</sup> Terrazzite is a resin based monolithic floor tile that is laid on floors or made into sheets for applications in stairs or showers. Its appearance is similar to terrazzo.

Mayflower Building, Dallas, Dallas County, Texas

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The elevator lobbies currently have finishes similar to the public corridors. One of the few original architecture drawings available (Sheet A-24) includes interior elevations of this elevator lobby and shows marble panels at the lobby walls: there is no evidence of this marble remaining in place behind these newer finishes.

The western end of the first floor contains service and back-of-the-house corridors, mechanical and electrical rooms and workshops and storage areas. The north-south service corridor adjacent to this main elevator lobby retains an older anodized aluminum glazed storefront at its east wall; this storefront is at an office and includes a door and approximately 12 linear feet of storefront. Like the storefronts at the main corridor, it is not known if this storefront is original nor if this is its original location. These service corridors and working back-of-the-house areas have been modified in plan and finishes over the years; the original finishes were typically concrete or rubber tile flooring with rubber base and exposed or plaster ceilings. These spaces currently have vinyl or rubber flooring, carpeted walls to 7' high with painted drywall or masonry above and suspended 2' x 4' ceilings. The mechanical and electrical room at the west end of the building has a concrete floor with applied coating, painted walls and exposed structure.

*Typical tenant floors (2 through 9)*

The five elevators that serve each floor are located on both sides of the lobby with one of the telephone and electrical rooms and janitors closet also opening to the lobby. Restrooms and a second telephone and electrical room are located behind the elevator lobby (towards the center of the building). Original finishes in the elevator lobby included rubber tile flooring, rubber base, vinyl fabric wallcovering and acoustic lay-in ceiling. The telephone and electrical room, mechanical room and janitors closets had concrete floors, unfinished walls, and ceilings that were exposed to structure. The restrooms were larger than typically found in office buildings due to the substantial occupancy load of each floor. These restrooms remain in place but the floor, wall and ceiling finishes have been replaced and the layout modified to comply with accessibility standards. Many of the original toilets, sinks and urinals have been removed or replaced.

The second elevator core (freight elevator) was originally open to the lease space, although partitions would have been constructed as the floors were leased and occupied; as such there were no scheduled finishes for the service elevator lobby. This freight elevator has a rubber floor and carpeted wainscoting. A large, steel circular shaft is located adjacent to the freight elevator; this is thought to be a flue from boilers below. A corridor leading to the floors' third stair and the main mechanical room is adjacent to the freight elevator lobby. This corridor and mechanical room are located on the building's exterior wall, with louvers providing outside air for the corridor and the air-handling equipment in the mechanical room. Ducts from the equipment room serve the tenant spaces within each floor via ceiling diffusers. In addition, a supply duct at the perimeter of the building provides heated or cooled air at the perimeter curtainwall; this is distributed from the floor below, into ductwork located in a 'base cabinet' adjacent to the curtainwall, with registers on the top of this 27" high cabinet (at floors 2 - 8), 'washing' the curtainwall glazing with hot or cold air. The height of this base cabinet is thought to have allowed tenants to install raised access flooring throughout the tenant areas and not conflict with the curtainwall. This duct is supplied from ductwork below - a condition that does not meet current building code. These original systems are still operational but antiquated. This cabinet at the ninth floor is similar but only 9" high, allowing larger areas of the curtainwall glazing at this floor. Subsequent (and associated) changes to these floors have included the addition of raised flooring throughout much of these floors; these raised floor areas have ramps down to the public corridors (and particularly at egress stair locations). Typical current finishes in the tenant and corridor areas include carpet flooring (carpet squares over raised flooring), painted drywall at partitions and 2' x 4' lay-in acoustical ceilings at 8'-6" high.

Mayflower Building, Dallas, Dallas County, Texas

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Two 'core' areas were located within these floors: the passenger elevator core (with its adjacent rooms - restrooms, two egress stairs, two telephone and electrical rooms, and a janitor's closet), and the freight elevator core (with the third stair and mechanical room). Both cores were located off-center in the building, in the south-west quadrant of the building. A fourth egress stair was located in the northeast quadrant of the floor. While there was not a permanent corridor that originally linked these core areas and the fourth egress stair, corridors were planned to connect these public spaces. These corridors were then constructed as the floors were leased for single or multiple tenants. As the building has been occupied by large financial corporations, most of the floors have a similar layout of public corridors which connect the elevator lobby, the service elevator, east to the fourth egress stair, and a leg that connects back to the elevator lobby, passing by the women's restroom.

As one would have expected for a building this age, the layout of floors 2 thru 9 have been revised multiple times, and few of the original finishes remain. However, the original plan of the typical office floors has remained intact.

*Garage*

The six-level below grade parking garage was constructed of cast-in-place concrete and all surfaces are concrete - floors, exterior walls, columns and structured floors between levels. As was typical at the time, the limits of the garage extend past the property line and below the public sidewalks above; this allowed the garage to have three rows of parking. The plan reflects three parking rows orientated in an east-west direction; the two outside rows slope while the center row is level. There are two 'cores' at each floor with elevators and stairs that connect the different levels; these cores have been painted distinct colors for the users' ease in locating their cars. All other concrete surfaces remain unpainted. The garage retains its original plan and the finishes remain intact.

**Changes since Original Construction**

The exterior facades of the building are unchanged since originally constructed; the curtainwall, glazing and exterior columns remain intact. The first and second floor windows facing North Akard Street as well as those of the one-story wing have a temporary, perforated, patterned fabric recently applied from the interior, with the purpose of blocking views from the exterior into the unoccupied spaces. The small, 2-story brick extension at the west facade has a graphic advertisement attached to the building by a system of metal cleats and brackets bolted to the masonry in such way as to allow for easy changing of the advertisement without additional damage to the building. The first and second floor windows facing North Akard Street have a temporary, opaque, patterned film recently applied from the interior, with the purpose of blocking views from the exterior into the unoccupied spaces.

The building's interior however, has undergone changes in the last half a century as a result of various tenants occupying the spaces. The first floor spatial organization plan has remained largely unchanged from its original layout, with its entries, and elevators remaining in their original locations; the corridors remain roughly in their original locations. As noted elsewhere, due to the absence of original first floor architectural drawings, the exact location of the original first floor corridor walls and aluminum storefronts is not known at this time. The floor, wall and ceiling finishes in all public spaces at the first floor have been replaced. Ample multiple tenant spaces also remain in place although the original finishes and partition layouts within these spaces have been relocated over the years.

The layouts and finishes of floors 2-9 have changed with each tenant. However, the similar needs of the tenants have resulted in fairly consistent layouts and have allowed most of the building to continually maintain its original open feeling. The core areas - elevator lobbies, restrooms and corridors have also been updated with improvements for accessibility; these changes were consistent among these floors, with all new finishes for floor, walls and

Mayflower Building, Dallas, Dallas County, Texas

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ceilings as well as new plumbing fixtures. The garage plan and finishes remain as originally constructed with only minor, color changes.

**Integrity**

The Mayflower Building has retained a high degree of its original integrity. The building remains in its original location, in the same urban setting and surrounded largely by the same buildings as when it was built. The feeling of the property has not changed. The building exterior remains intact, with its materials, design features and workmanship unaltered. The building has also retained its association, as the function of the building has remained as office and tech use. The main interior elements of the building, namely the elevators and restroom cores and general layout, have remained unaltered with the exception of the finish materials. Aside from the core elements, the building's nine floors still retain the general feeling of large, open work spaces, as was the original design intent. The interior partitions in the building were part of each tenant finish-out, thus they were intended to be flexible and in constant flux in order to adapt to the tenants' needs. These interiors have changed over the years to accommodate the building's tenants, as it is to be expected during a 50 year life span of an office building. The underground garage has remained unaltered and also retains its setting and location, association and design integrity.

Mayflower Building, Dallas, Dallas County, Texas

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### Statement of Significance

The Mayflower Building is nominated to the National Register of Historic Places under Criterion C in the area of Architecture, at the local level of significance. The building is significant for its importance as a building designed specifically for electronic data processing systems in the mid-1960s. This new technology, the precursor of modern computers, demanded unique, large, open plan office spaces to accommodate both the processing equipment (early computers) and the increased numbers of data processing clerical staff required (keypunch and data operators) as well as flexibility to update and change systems and infrastructure as needed. The Mayflower Building provided such spaces for medium-sized businesses who could not afford to invest in their own buildings and for the new business model of outside 'data centers' who serviced the data needs of medium and smaller financial and insurance companies by outsourcing or renting equipment on a time basis. The building accommodated the unique needs of this new technology and the firms that provided it - and thus provided an important link in what was soon to become the modern computer age for corporations and businesses in the United States. The period of significance is 1965, the year it opened.

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### Development of Office Buildings for Dallas' Financial and Insurance Sectors

Following World War II, Dallas came into its own with an increase of population from 295,000 in 1940 to 680,000 in 1960. In the decade following World War II, twenty-five major buildings were built within Dallas' central business district.<sup>2</sup> This was largely fueled by a remarkable growth in the city's financial and insurance industries, resulting in Dallas' evolution into one of the Southwest's major centers of commerce. This growth was reflected in the changing face of its skyline: Republic National Bank's first building in 1954; the Statler Hilton Hotel in 1956; the Dallas Convention Center and Dallas Federal Savings building in 1957, Southland Center and 211 North Ervay in 1958 and Fidelity Union Tower in 1959. Dense commercial development occurred east of the historic streets of Elm, Main and Commerce Streets and along the North Akard Street corridor as downtown expanded towards the north and west. While suburban development began to occur across the country, this was limited to smaller office buildings and retail. The historic downtown remained the center of business and the heart of the city.

By the early 1960s this growth was enhanced by the oil industry, with additional growth in the financial and insurance sectors, which continued the need for office space in downtown Dallas. Dallas was one of the four largest insurance centers in the country and a large number of insurance companies were headquartered in the city - Southwestern Life, Republic National Life, Southland Life and Fidelity Union Life were among the largest.<sup>3</sup> In 1964 there were 142 legal reserve insurance companies that maintained home offices or executive offices in Dallas County; this was over half of the insurance firms in the state.<sup>4</sup> The major national insurance firms with Dallas offices included New York Life, Prudential and Equitable. The industry in Dallas employed over 20,000 people in 1964. Dallas remained one of the Southwest's major financial centers with the regions larger banks headquartered here - Republic Bank, First National Bank of Dallas and Mercantile Bank. Many of these banks built new buildings in the 1960s in downtown Dallas including First National Bank in 1965, Mercantile Banks' Dallas Building in 1954 and Mercantile Continental Building, Dallas Federal Savings and Republic Bank Tower. Although not realized at the time, the banking industry in the late 1960s and their new buildings (with the exception of Interfirst Building in 1973) would be the last large buildings for the financial industry in downtown Dallas until the 1980s.

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<sup>2</sup> Henshaw, Richard and Alftred Dale, *An Economic Survey of Dallas County, Texas*. Austin: Bureau of Business Research, University of Texas, 1952. Pp 102.

<sup>3</sup> Dallas No. 1 in the South, *Dallas magazine*, April 1963 pp 24.

<sup>4</sup> Steel and Statistics - Record Dallas' Insurance Advances, *Dallas magazine*, April 1964; pp 21-23.

Mayflower Building, Dallas, Dallas County, Texas

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### **Electronic Data Processing and its Impact on Financial and Insurance Businesses**

After World War II a major shift occurred in the financial and insurance business - from that of a paper-based business to electronic data processing for records, information and research which would soon transform these industries, their spatial needs and design of buildings that served this industry. The early electronic data processing systems were in their infancy in the United States during this time. In 1954, there were only three commercial magnetic tape electronic data processing systems used in business offices in the country - International Business Systems, Univac Division of Sperry Rand Corporation and General Electric.<sup>5</sup> The financial and insurance sectors embraced this new technology as they understood the efficiency these systems promised as well as the opportunity to process more information and provide their clients with new products that were previously unavailable. The larger insurance and banking companies were quick to embrace this new technology and invested in such systems.

By the early 1960s the spatial requirements of electronic data processing required larger building footprints to accommodate both the processing equipment (early computers) and the increased numbers of data processing clerical staff required (keypunch and data operators). Travis T. Wallace, chairman of the Insurance Chamber of Commerce noted that the utilization of electronic data processing equipment was a strong factor in Dallas' growth as an insurance center.<sup>6</sup> The insurance industry in Dallas employed 20,000 people in 1964. Major national insurance firms had offices in Dallas including New York Life, Prudential and Equitable.<sup>7</sup> Dallas based insurance firms included Southland Life, Southwestern Life and United Fidelity, among others.

These increased spatial requirements for electronic data processing were much larger than existing office buildings could provide. Financial institutions were increasing their standard footprint for office floors from the 10,000 - 12,000 square foot range of the 1950s to 20,000 square foot range in the 1960s to provide larger, open areas for typical office use but these larger footprints did not provide open spaces that were adequate for electronic data uses. New buildings for Republic Bank Tower (1962), LTV- National Bank of Commerce (1964) and First National Bank (1965) solved the problem by providing larger lower floors where the electronic data processing systems were located. However, this need for larger, specialized spaces for smaller businesses remained.

Another challenge was that of property - to provide lease space for these medium size financial and insurance companies and data processing companies, larger properties were needed. Mayflower Investment Company was able to meet this growing need by assembling the property and constructing a new building that served this market - a building with a 40,000 net square feet footprint in downtown Dallas.

### **Mayflower Investment Company of Dallas**

The Mayflower Building at 411 N. Akard Street in Dallas was built by the Mayflower Investment Company, a wholly owned subsidiary of the Fidelity Union Life Insurance Company of Dallas. The Mayflower Investment Company of Dallas was incorporated in April 1936 with a capital stock of \$350,000, and with the purpose of developing real estate. The Mayflower Investment Company started building homes in Irving, a rapidly developing city between Dallas and Fort Worth, in 1937. Their next development was Plymouth Park, a residential development of over 2000 homes and the adjacent Plymouth Park Shopping Center, a 25-acre retail development.

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<sup>5</sup> Paden, John K. DP Spurs Dallas' Growth as Southwest Insurance Capital, Dallas magazine, April 1963, pp 34

<sup>6</sup> Steel and Statistics - Record Dallas' Insurance Advances, Dallas magazine, April 1964; pp 36.

<sup>7</sup> Steel and Statistics - Record Dallas' Insurance Advances, Dallas magazine, April 1964; pp 21 - 23.



Mayflower Building, Dallas, Dallas County, Texas

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Plymouth Park's first 500-home development opened in 1953; adjacent land was purchased and subsequent additions were built over the following years, reaching 2000 homes by 1957. The Mayflower Investment Company promoted Plymouth Park homes as low cost, spacious, luxury homes designed for the average working family. The company managed to keep their home prices below the 'prevailing rate' by employing several cost saving techniques that were innovative at the time: using their own sawmill, located inside an old aircraft hangar on the site, to mill their own lumber; using mass purchasing, which the company claimed allowed them to purchase higher quality materials at prices below those of lesser quality materials; using prefabricated assemblies, which provided labor cost savings and promoted efficiency.

Aside from lower sale prices, several other revolutionary features made the Plymouth Park homes especially desirable. The homes were equipped with Carrier Weathermaker air conditioning units, which along with insulation in walls and ceilings, provided much needed climate control for the hot Texas weather, while insuring that these homes would maintain their value over time as compared to the competitors' non-air conditioned homes. In May 1954, November 1954 and June 1955 articles, the Dallas Morning News wrote that Plymouth Park was one of the largest air-conditioned home developments in the nation at that time, and that the high emphasis the builder placed on air conditioning deemed the success of the development. The Plymouth Park homes were also outfitted with space-saver, full capacity, matching automatic washer and dryer units from Whirlpool, made to fit in spaces where previously only the washer could fit. Additionally, the homes offered spacious interiors, generally with three bedrooms and two baths, modern finishes, brick and glass exterior construction, covered patios, carports and generous lot sizes. Mayflower Investment Company would continue building additions to Plymouth Park into the 1960s.

The Plymouth Park Shopping Center opened its first unit in 1955, with J.C. Penney's, Austin Shoe Stores, Plymouth Park Cafeteria, M.E. Moses Variety, Plymouth Park Barber Shop, Tom Thumb Supermarket, Skillern's and Fields' Shoe Stores, a toy store and two other companies, occupying over 90,000 square feet of tenant space. Architect Wyatt C. Hedrick designed the shopping center with contemporary stone, glass and brick fronts and a horizontal metal canopy to provide shade for the customers.<sup>8</sup> The shopping center was later expanded to include an 850-seat movie theater, with a 65 foot wide screen. Following the construction of Dallas Federal Savings and Loan branch building, the Plymouth Park Shopping Center was one of the largest in the county, with more than 80 stores and more than 640,000 square feet of gross leasable area. In 1956 a medical building opened in the Plymouth Park Shopping Center, first unit of a 10-acre medical center, projected to also include a 100-bed hospital.<sup>9, 10</sup> Mayflowers' largest housing development outside of Irving was Midway Park in Euless, with 2000 homes built starting in 1957 and continuing into the 1960s.

The Mayflower Investment Company's first high-rise commercial building was the Fidelity Union Tower (originally called the Mayflower Building), a 31-story skyscraper at Akard and Pacific Streets in Downtown Dallas, completed in 1960; it was the 4<sup>th</sup> tallest in the city at the time of its construction. The building was designed by Wyatt C. Hedrick of the architecture firm Hedrick and Stanley Architects and Engineers and built by general contractor Inge and Hayman Inc. The Mayflower Investment Company sold the building to parent company Fidelity Union Life Insurance in March 1964.

Started in early 1964 and completed in 1965 were Mayflower Investment Company's next two landmarks projects, both designed by architect Thomas E. Stanley Architects and Engineers: the 15-story Cambridge Tower in Austin, the tallest and most luxurious of all Austin's new apartment projects, located at Lavaca and 19<sup>th</sup> Streets and the 9-

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<sup>8</sup> "Shopping Center at Irving Started," *The Dallas Morning News*, December 12, 1954.

<sup>9</sup> "Opening Scheduled," *The Dallas Morning News*, May 13, 1956.

<sup>10</sup> Irving's Baylor Hospital is now located at this site.

Mayflower Building, Dallas, Dallas County, Texas

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story Mayflower Building in Dallas at Akard and Federal. The Mayflower Investment Company would hold on to these assets until the end of its operations. In their annual report in 1966, parent company Fidelity Union Life Insurance Company announced changes in operation for the Mayflower Investment Company, restricting its home building activities in favor of selling lots and acreage to be developed by other builders.<sup>11</sup> Mayflower Investment Company continued to build to some extent, being involved in a HUD-funded housing project in Oak Cliff in 1969, and pulling a \$1,000,000 permit to build a Woolco store in Irving the same year. However, the company also sold or leased much of its undeveloped land.

In September 1971, Fidelity Union Life Insurance Company announced the liquidation of the Mayflower Investment Company. A Mayflower Trust was formed to receive all the assets of the Mayflower Investment Company for management and liquidation, with its principal assets being the Plymouth Park Shopping Center in Irving, 60 acres of undeveloped business property also in Irving, the Mayflower Building in Downtown Dallas and the Cambridge Tower in Austin.<sup>12</sup> The reasons for liquidating the company were tax related. The Mayflower Investment Company had been established to develop real estate, and over the years it had developed a portfolio of properties. New tax laws in 1967 allowed life insurance companies to invest up to 7.5% of their assets in real estate in their own name; additionally, Mayflower's investment tax loss carry-over was about to run out, which meant the company would soon be required to pay federal income taxes at corporate rates. With all these considerations, putting the assets into a liquidating trust for the benefit of Fidelity Union Life Insurance Company was not only beneficial for tax purposes, but it also meant that the assets would be owned by Fidelity Union, resulting in substantial immediate income to the company and benefits to the stockholders.<sup>13</sup>

The Mayflower Trust continued to develop real estate for some time after the liquidation of the Mayflower Investment Company. One year after the liquidation, the Mayflower Trust built a \$1,000,000, 48,000 square foot, 6-building office complex in Irving.<sup>14</sup> The assets of the Mayflower Trust were eventually sold to other parties, with the Mayflower Building being purchased by a British group of investors in February 1976 and renamed Insurance Plaza.<sup>15</sup>

### **The Mayflower Building**

Following the success of the Fidelity Union Tower in 1952 and its addition in 1960, Mayflower Investment Company was ready to develop another commercial building in downtown Dallas. They hired Thomas E. Stanley as architect for this project which would include large, open spaces to attract the evolving data technology that financial and insurance institutions were using. In November 1963 a rendering of the planned nine-story building was published in the Dallas Morning News (re: Fig 4). This rendering reflects the building largely as constructed except the entry plaza at Akard Street is shown as white instead of the final darker color. The typical floor was approximately 146' x 290' - a very large floor plate of approximately 44,000 gross square feet per floor; the building was 360,000 SF in size. Stanley's office issued the construction documents for the project May 13, 1964.

One of Dallas' larger stores - Sanger Harris - was building a new downtown store on the block next to the Mayflower Building; Stanley was also the architect for this new building. The Mayflower building included a six story underground parking garage that provided for the building's tenants and also for Sanger Harris employees and clients. With parking for 750 cars, this was the largest underground parking garage in downtown Dallas. The

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<sup>11</sup> "Life Firm's Assets Rise \$11 Million," *The Dallas Morning News*, January 17, 1967.

<sup>12</sup> "Mayflower Firm to be Liquidated," *The Dallas Morning News*, September 28, 1971.

<sup>13</sup> "Tax Factor is Behind Mayflower's Liquidation," *The Dallas Morning News*, October 6, 1971.

<sup>14</sup> "Six-Building Complex Set for Irving," *The Dallas Morning News*, June 4, 1972

<sup>15</sup> "Insurance Plaza Sold to Britishers," *The Dallas Morning News*, February 4, 1976

Mayflower Building, Dallas, Dallas County, Texas

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parking garage opened in early December 1965, making Sanger Harris the only large store in downtown with dedicated parking, with 'automatic' machines for payment.

Construction of the Mayflower Building was completed in fall of 1965 and tenants had completed their tenant finish-out and moved into the building in November and December. Reliance Southwest Department, formed by combining Reliance Insurance Company and the former Trezevant Cochran General Agency was one of the first tenants; they moved in December. Statistical Tabulating Corporation of Chicago opened a Dallas office in the building in March 1966; they had 500 employees in 1968.<sup>16</sup> Other early tenants included a variety of insurance and related companies as well as federal agencies including the US Department of Labor, US Mortgage Agency, First National Insurance Company (occupied the entire 2nd floor), Maryland American General Insurance and Maryland Casualty, Continental Casualty, and National Fire Insurance. Most floors were multi-tenant but a number accommodated one tenant. In 1967 Reliance, Statistical Tabulating Corporation and Great American Insurance Company each occupied at least one full floor. The tenant mix continued to be insurance and related companies including Statistical Tabulating and similar companies.

In 1975 the building name was changed to 'Insurance Plaza' to reflect the firms that largely occupied the building and this continued for another decade until the financial recession of the late 1980s dealt a major blow to the insurance industry.

In the mid-1980s Republic Bank, Texas's largest bank, leased several floors in the Mayflower Building for its loan servicing department, research and adjustments, IDS groups and call center functions – all computer based functions. Like many banks at that time, forced mergers with other financial institutions to remain in business ultimately resulted in a merger with NCNB, a North Carolina bank holding company. As insurance companies moved out of the building due to the recession, NCNB took over more of the building and by 1991 was its major tenant. By 1993 NCNB became Nations Bank and remained in the Mayflower Building – with these computer based departments occupying the building as it was intended to be – with raised flooring throughout, and modern 'computer rooms' located in the interior areas of the floors. The call centers and tech staff were located near the exterior curtainwall. During Nations Bank's tenancy, the building interior was gutted and updates made for accessibility. Some of the floors retained their existing access floors while much was replaced with newer, 8" high access floors - allowing the installation of data and telephone systems required for the bank's computers, data processing and call centers functions. The core areas (public corridors, lobbies, and restrooms) were also updated. Now known as Bank of America, they remained in the building until 2006. These improvements remain in place in what is now a vacant, but well-maintained building.

### **The Mayflower Building: A New Model for Electronic Data Processing Centers**

While large financial and insurance institutions could both afford the new systems and the larger, new buildings with unique spaces to accommodate these systems, smaller financial businesses were not able to do so. A new type of company soon evolved - outside 'data centers' were established to service the data needs of medium and smaller financial and insurance companies by outsourcing or renting equipment on a time basis. These companies were utilized by those medium and smaller financial and insurance companies and many were located in downtown Dallas to remain close to their customers.

This new technology also changed the way insurance agents did business as they began to use automated data processing systems in conjunction with the insurance companies they served and for account and financial needs. Statistical Tabulating Corporation, one of the Mayflower Building's first tenants, was one such data company.

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<sup>16</sup> Statistical Tabulating: The Answer Company, Dallas Morning News, November 24, 1968; pp 12.

Mayflower Building, Dallas, Dallas County, Texas

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Statistical Tabulating Corporation provided its clients with automated premium notices, monthly statements, agent's status information, processed mortgage and other loans for their customers. Dallas magazine identified the 'progressiveness of Dallas Insurance leaders in adapting to automatic data processing methods' as a major factor in the city retaining its lead as the insurance capital of the Southwest.<sup>17</sup>

The technological changes in these industries were physically manifested in the need for large, open floor areas that accommodated dozens, if not hundreds of clerical staff that inputted data, processed punch cards and new environmentally controlled computer rooms. Tenants installed steel framed raised flooring systems to enable changes and upgrades of the cabling serving the processing equipment and electrical wiring to the equipment. The Dallas Chamber of Commerce recognized this fundamental change in these industries and associated impact on the growth of the businesses and the implications to their building needs as early as 1963 with a series of articles that noted which data processing systems various companies were using.

The Mayflower Building was designed with a specific tenant type and use in mind: financial and insurance companies with electronic data processing systems and a need for large, open space. The building also included other unique features that would soon be associated with computer technology. The typical floors were designed for ultimate flexibility - expansive, open spaces were available to accommodate data processing staff and equipment; the typical floor could house single or multiple tenants, and the floors could accommodate raised access floors over 90% of the floor area. Each floor contained two 'core' areas - an elevator and public space core areas (restrooms, two egress stairs, two telephone and electrical rooms) and a separate freight elevator core (with the third stair and mechanical room). Both cores were located off-center in the building to allow computer equipment rooms to be located in the center of the building, and opening up the two ends of the floor for the largest open area possible - up to 130' x 147' - for an open area of 20,000 square feet. A fourth egress stair was located in the northeast quadrant of the floor. While there was not a permanent corridor that originally linked these core areas and the fourth egress stair, locations of corridors were planned to connect these spaces. These corridors were then constructed as the floors were leased for single or multiple occupancies.

Another feature in the typical office floor is the supply duct at the perimeter of the building is located in a 27" high plywood 'base cabinet' with a diffuser in the horizontal surface that 'washes' the curtainwall. The height of this base cabinet allows raised access flooring up to 24" in height to be installed throughout the tenant space to abut this base cabinet, thus avoiding conflicts between a raised flooring system and the curtainwall. These features - unique layout of the typical floors, large open areas and the perimeter base cabinets - were designed specifically for state of the art electronic data processing equipment and staff - and not for the typical office occupancy of the 1950s and before.

The Mayflower Building opened in December 1965 and served medium-sized businesses and regional offices of larger firms - both of whom had data processing systems and resultant needs for large, open spaces that were unavailable in typical office buildings. Advertisements for the building highlight its size of "360,000 SF of prime office space in the center of downtown Dallas" and its "largest floors for New Office Construction in Dallas - 40,000 net square feet per floor." The ad also describes the Mayflower as a "dynamic new building - limited to growth companies" - specifically targeting companies who depended on the new technology of data processing. Medium sized insurance companies and larger data processing companies, including Statistical Tabulating Services, the largest of the fledgling 'outside' company in Dallas were among the building's first tenants.

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<sup>17</sup> Paden, John K. EDP Spurs Dallas' Growth, Dallas magazine, April 1963, pp 34.

Mayflower Building, Dallas, Dallas County, Texas

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### **New Formalism Style**

The Mayflower building is considered to be of the 'New Formalism' architectural style. This style emerged in the 1960s and rejected the austerity of modernism and embraced the tenants of classicism. Many consider this style an attempt to utilize new materials and design elements with the formalism of past, classical styles. New Formalism utilizes Classical elements such as building proportions and scaling, columns or colonnades, the two or three parts seen in Classical buildings (base, column and shaft) and entablatures; the base is often raised. Exterior materials were often conservative such as marble and granites or cast-in-place or precast concrete which was often molded into more sensitive, rounded forms. Curtainwall systems were commonly used with a preponderance of darker glass to contrast with the lighter colored (white) marble columns and flat roofs. Curtainwall systems were often enframed by engaged columns or hidden behind colonnades as if this modern envelope system was deliberately delegated to a background material - in sharp contrast to more modern buildings of the time that celebrated this new technology. In those few buildings in New Formalism style that utilized the technological achievements of curtainwall systems, the curtainwall remained as a background material as if to avoid bringing attention to it. Columns were often decorative at their culmination and arches were often used, especially at colonnades. The building proportions were carefully organized to provide a sense of scale to the users and are often symmetrical at least by facades. Architects Edward Durrell Stone and Minoru Yamasaki popularized this style – which was often used on public buildings, buildings that accommodated financial or retail occupancies, and some institutions. The Mayflower Building reflects these characteristics - classical columns, symmetry of the building form and facades, three part composition, white columns with modern capitals and the use of arches although in a modern interpretation

### **Thomas Edward Stanley II, Architect**

Thomas Edward Stanley II, was born May 1, 1917 in Rocky Mount, North Carolina, and was raised by his aunt Mamie in Marian, South Carolina. He attended Clemson A&M College in Clemson, North Carolina, graduating in 1938 with a BA degree from the School of Architecture; he was a recipient of the school's AIA Design Medal in 1937. Following college Stanley worked for Daniel & Boutell, Atlanta, Henry B. Tombs in Atlanta and John R. Hartlage, Salisbury, North Carolina.<sup>18</sup> He served in World War II in the Army Air Corps from 1942 -1946, and attended the Army Air Force Navigation School, Selman Field, Monroe, Louisiana. He was stationed at Ellington Field, outside Houston and served as a bombardier and flight instructor; Stanley achieved the rank of Major in the Corps at the age of 26 - the youngest man to achieve this, according to his son Hatch Stanley.<sup>19</sup> Upon his discharge from the Army, he moved to Houston and obtained his architectural license in 1946 (Texas architectural license #1030).<sup>20</sup>

Stanley joined the Houston office of Wyatt C. Hedrick, Architects and Engineers in December 1947. Hedrick then owned one of the largest architectural firms in Texas with an extensive practice in university, government and institutional work. In the late 1940s the firms' projects included the Shamrock Hotel in Houston and Carroll Memorial Building in Ft. Worth; by the 1950s the firm was designing high rises throughout Texas with Stanley working on the Fidelity Union Life Building in Dallas (1951), Adolphus Tower, Dallas (1954), Fulton National Bank, Atlanta, Georgia (1955) and First National Bank, Temple, Texas.<sup>21</sup> Stanley moved from Hedrick's Houston

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<sup>18</sup> Gane, John, ed. *American Architects Directory*. New York: R. R. Bowker Co., 1956, 1962 and 1970; [www.public/aia.org](http://www.public/aia.org); accessed April 2014.

<sup>19</sup> Donald, *Mark Rich Man, Poor Man*. In the *Dallas Observer*, August 2, 2001, Dallas, Texas. [www.dallasobserver.com](http://www.dallasobserver.com); accessed April, 2014.

<sup>20</sup> Texas Board of Architectural Examiners, Austin, Texas. [www.tbae.state.tx.us](http://www.tbae.state.tx.us), accessed April, 2014. Stanley would retain his license (#1030) for 54 years until February 29, 2000, a year before his death.

<sup>21</sup> Gane, John, ed. *American Architects Directory*, 1956. pp 530.

Mayflower Building, Dallas, Dallas County, Texas

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office to the firm's F. Hedrick's three offices were established as separate corporate entities that worked as branch offices, allowing Hedrick to serve clients across the state, many of whom were ranchers, bankers and oilmen.

In 1957 Stanley was made a named partner with the name of the three offices reflecting his new role: Hedrick and Stanley Architects-Engineers in Fort Worth; Hedrick, Stanley and Morey Architects-Engineers in Dallas; and Hedrick, Stanley and Lightfoot Architects-Engineers in Houston. These three offices had 200 staff members and together was one of the largest firms in the state.<sup>22</sup> In 1959, Stanley left his partnership with Hedrick and established his own firm, Thomas E. Stanley Architects and Engineers in Dallas. His first office in Dallas was at 3505 Turtle Creek Blvd., in the pleasant Turtle Creek area of Oaklawn, a mile or two north of Downtown Dallas. Stanley quickly became involved in Dallas' business community; his practice began to focus on corporate, development and hospitality work - all of which he had gained a depth of experience in at Hedrick's firm. The firm soon relocated to larger offices at 3707 Rawlings Street, where he remained throughout the 1960s and 1970s.

Thomas Stanley knew Dallas well from projects he had completed in Dallas while a partner with Wyatt Hedrick including the 17-story Corrigan Tower at 1900 Pacific in 1952, the 21-story Fidelity Union Life Insurance Building (1952) and its 31-story addition in 1960<sup>23</sup> (which he remained involved with in his new firm), the 27-story Adolphus Tower for Leo Corrigan in 1954, the 21-story Vaughn Mercantile Commerce building in 1957 and the 18-story blue curtain walled 211 North Ervay building in 1958.<sup>24</sup> With this extensive portfolio of high rise buildings in Texas and the relationships he had built with Dallas' business leaders and developers, Stanley was in a position to continue to provide architectural services to the city's largest business and financial institutions. By the 1960s, developers were responsible for an increasingly large share of the office buildings in downtown Dallas - as part of the first generation of post war commercial development.

Stanley was well positioned to be selected as the architect for the Mayflower Building – he had worked with the Mayflower Investment Company on the Plymouth Park project and with Fidelity on the Fidelity Union Building while a partner at Hedrick & Stanley Architects in the 1950s. Stanley also had a depth of experience in both bank and office buildings and had undoubtedly had witnessed the early evolution of technology and understood how to design for this new technology. He would have been better prepared to design a state of the art building to accommodate electronic data processing systems in downtown Dallas than any other architect in Dallas at the time. Mayflower Investments selected Stanley as architect in mid-1964, and by the end of the year he had completed the design of the building.

Stanley received his largest, tallest and most prestigious commission the same year he designed the Mayflower Building. Dallas' First National Bank interviewed a number of firms for this project in 1964 and George L. Dahl and Stanley were both selected and asked to team together on the project. George L. Dahl and Thomas E. Stanley, Joint Venture Architects' was formed as the joint-venture architectural and engineering firm for the project. When First National Bank opened in 1965, the building was 52 stories in height and the tallest building in Texas until 1971, when One Shell Plaza in Houston was built. In 1974, Renaissance Tower became the tallest in Dallas.

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<sup>22</sup> Recent Projects - Hedrick; unpublished book of project by the firm, no dates. Available in the Fort Worth Library, History and Genealogy. accessed April 2014.

<sup>23</sup> The addition to the Fidelity Union building was originally called the 'Mayflower' building as Fidelity's development arm - Mayflower Investment Company - developed the building. However, when the addition opened in 1960, it was referred to as 'Fidelity Union Tower'.

<sup>24</sup> Knight, Lila and Quimby, Marcel. Downtown Dallas Historic District. National Register Nomination form. Dallas: City of Dallas, 2006.

Mayflower Building, Dallas, Dallas County, Texas

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Stanley also designed the Sanger Harris Department Store on Pacific Street, which was located to the south of the Mayflower Building site; this store opened in 1964. The new store was a rectangular building clad in white marble with extremely tall arches at the front facade; this arched design would be emulated by Sanger Harris for their new stores over the next two decades. A unique project for Stanley's firm was the planning and design of Lovers Lane United Methodist Church's new campus on Northwest Highway in Dallas. The buildings were mostly 2-stories high and of the simple, classical design that Stanley was fond of - simple concrete columns, typically with curtainwall infill. The new campus opened in 1971 with three educational buildings, a fellowship hall and chapel designed in a formal, modernist style. The Sanctuary was completed in 1974 at a cost of approximately \$2 million. While similar in appearance to the other buildings the sanctuary's tall exterior walls are slightly stained glass curtain walls in between concrete modernist columns, with the resulting interior an open, unique light-filled and peaceful space

Stanley continued to design bank buildings, an expertise he brought from Hedrick's office, and was responsible for banks across the country: the 27-story Indiana National Bank, the 21-story Union National Bank of Arkansas, and the First National Bank of Omaha.<sup>25</sup> In 1970, he held architectural licenses in twenty-five states. In recognition of his expertise in the architectural profession and involvement in many of the new commercial buildings in Dallas, Stanley was elected to the board of Industrial Bank & Trust of Dallas in November 1964. Throughout the 1960s and 1970s the firm designed major projects in other cities including the 45-story Gulf & Western Building at 31 Columbus Circle in New York City. Another prestigious project was 30 LaSalle Street in Chicago, constructed in 1974, located at the site of the recently demolished Chicago Stock Exchange Building. The 44-story building was later renovated and its original curtainwall of dark marble and dark glass replaced with modern curtainwall.<sup>26</sup>

During the late 1960s and 1970s, his work extended outside the United States with a Hilton Hotel in Malta,<sup>27</sup> high rise apartments in Mexico City, and hotels in the Bahamas and Monterrey, Mexico.<sup>28</sup> His office grew to a staff of ninety architects and engineers and was one of the largest architectural and engineering firms in the southwest. Local architects who remember the firm from that era recall its large size and note it was a training ground for young architects.

Stanley had married when he moved to Fort Worth; his wife Lillian had two small children from a previous marriage, whom he adopted. When he opened his new firm in Dallas, Mr. and Mrs. Stanley moved to north Dallas, where the couple enjoyed the benefits of his successful firm with their family that had expanded to four children - Edward, Jill, Mamie and Hutch. Tom purchased a private jet which he used travel to his projects across the country, an apartment in New York City and a 375-acre horse farm in McKinney. Tom Stanley was known for his hard work and long days. As his portfolio of work increased with the firm's larger commercial development projects, he traveled more, worked longer hours and his pace increased. This workload and accompanying stress affected Tom Stanley personally and in 1978 he had a heart attack - his second.

Lured by decades of designing impressive projects for developers and the positive market and business climate, Stanley began developing his own projects. In the 1970s he partnered with actor John Wayne to develop a 1,000 room hotel/casino in Lake Tahoe and his office worked on the design for the project. According to an article in the Dallas Observer, concerns over environmental issues stalled the project and it was in litigation for a number of

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<sup>25</sup> Noted Architect Firm Noted for Bank Design. Dallas Morning News, Nov. 19, 1967. Accessed on-line, April 2014.

<sup>26</sup> Tishman Speyer Properties, www.tishmanspeyer.com; accessed April 2014.

<sup>27</sup> Simmons, Jean. New Era Opens For Malta with Hotel Launching, *Dallas Morning News*, August 27, 1967. Accessed on-line, April 2014.

<sup>28</sup> Donald, Mark Rich Man, Poor Man. *Dallas Observer*, August 2, 2001. Dallas, Texas. accessed www.dallasobserver.com, April 2014.

Mayflower Building, Dallas, Dallas County, Texas

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years.<sup>29</sup> The project was never built and the time that was spent by his architectural office was never recouped and the firm downsized. The oil crisis of the early 1980s and subsequent financial crisis of the mid-1980s halted the commercial development that had fueled the economy in Texas and later the country. As the bulk of his architectural office's work was for the financial and banking industry, his architectural office struggled. Stanley turned to development of some of his private property in Mustang Island and built villas and 42 condominiums. When these did not sell, Stanley invested his personal money in the project and later borrowed against other personal property to retain this project. In the continued downturn of the real estate market, Stanley was unable to save the development and filed personal bankruptcy in 1990.<sup>30</sup> Stanley closed his architectural office in 1991 and despite his ill health from heart problems, continued to pursue development projects in Dallas; these were ultimately unsuccessful. Thomas Stanley died in February, 2001 of heart failure at Presbyterian Hospital in Dallas; he was 83 years old.

### Summary

The Mayflower Building was designed specifically for electronic data processing systems in the mid-1960s with its large, open plan office spaces that accommodated both the processing equipment (early computers) and the increased numbers of data processing clerical staff required (keypunch and data operators) as well as flexibility to update and change systems and infrastructure as needed. This was a unique approach for business space and appealed to a select group of companies - those that would soon be known as 'tech' companies, who would usher in the new computer age. The building's early tenants were medium-sized businesses who could not afford to invest in their own buildings for this new technology and for the new business model of outside 'data centers' who serviced the data needs of medium and smaller financial and insurance and other companies by outsourcing or renting equipment on a time basis. The Mayflower building accommodated the unique needs of this new technology and the firms that provided it. This was an important link to what was soon to become the modern computer age for corporations and businesses in the United States. The period of significance is 1965, the year it opened.

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<sup>29</sup> Ibid.

<sup>30</sup> Donald, Mark. *Rich Man, Poor Man*. Dallas Observer, August 2, 2001. Dallas, Texas. [www.dallasobserver.com](http://www.dallasobserver.com), accessed April 2014.



Mayflower Building, Dallas, Dallas County, Texas

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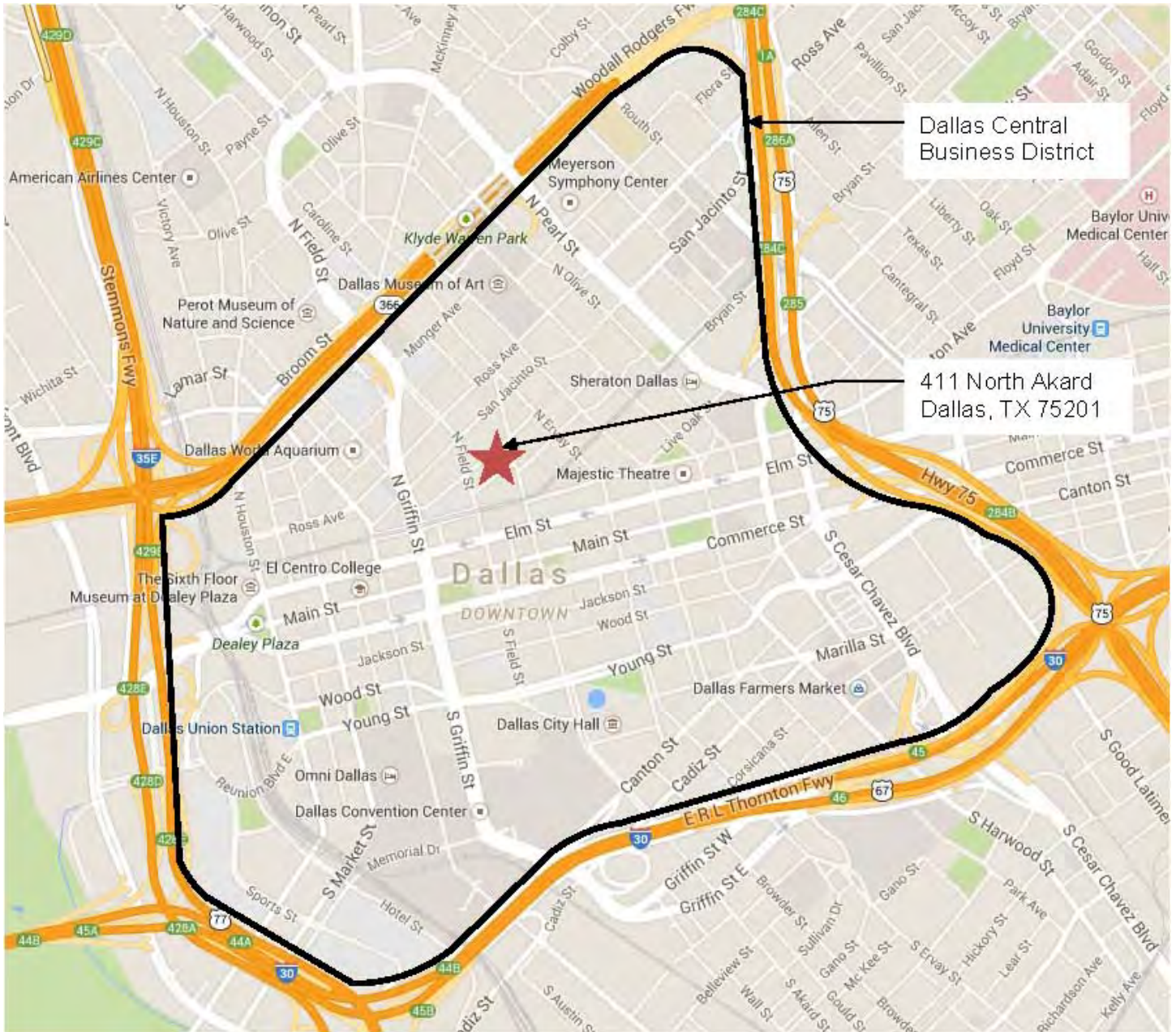
*Thomas E. Stanley - Architects and Engineers*; unpublished book of projects by the firm, 1968. Available from the University of Michigan Libraries; accessed August 2014.

Mayflower Building, Dallas, Dallas County, Texas



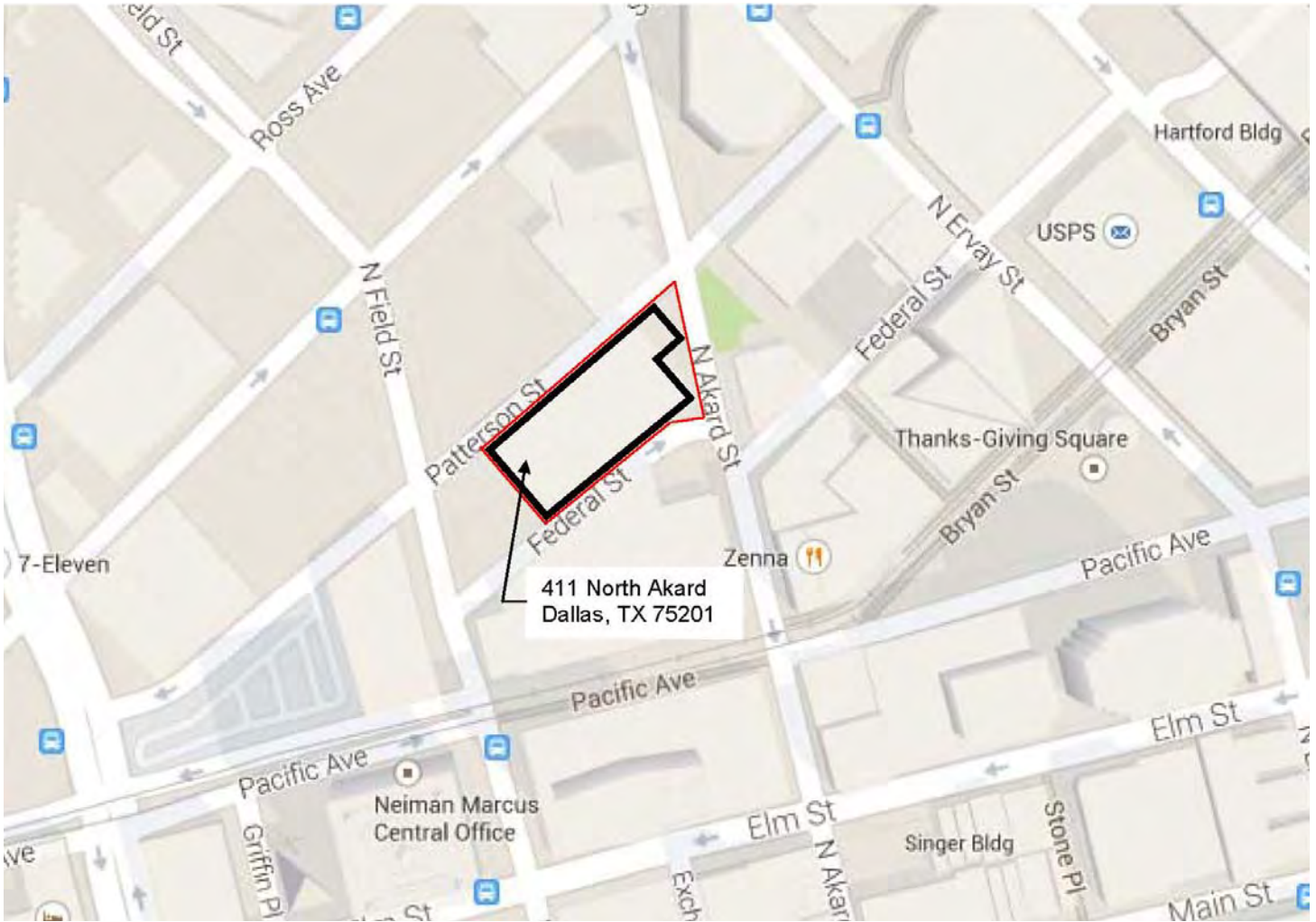
Map 1 – Source: Google Earth

Mayflower Building, Dallas, Dallas County, Texas



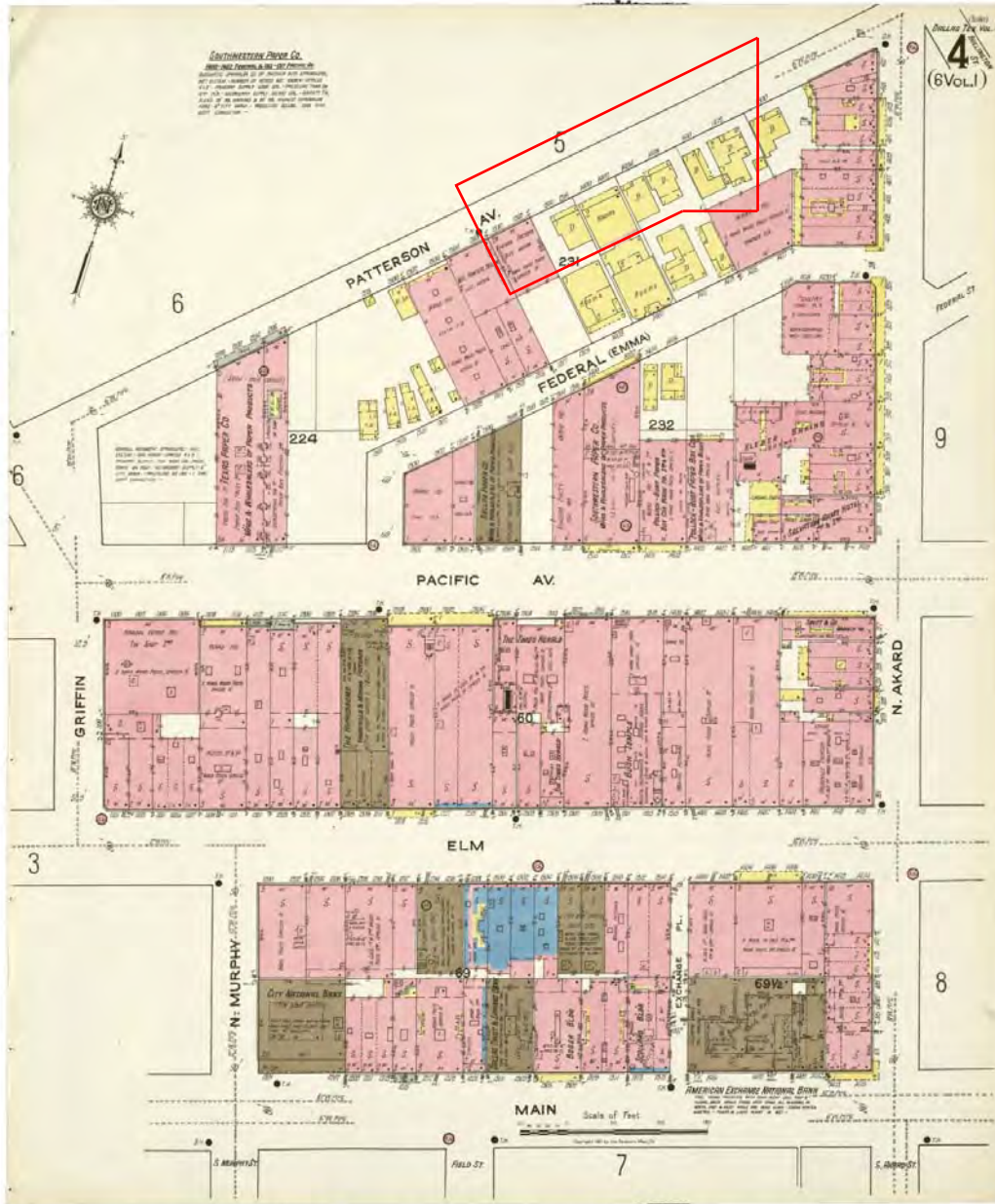
Map 2 - Mayflower Building (411 N Akard Street, Dallas, TX 75201) location in relation to Dallas Central Business District (Google Maps)

Mayflower Building, Dallas, Dallas County, Texas



Map 3 - Mayflower Building Site Plan, 411 N Akard Street, Dallas, TX 75201 (Google Maps)

Mayflower Building, Dallas, Dallas County, Texas

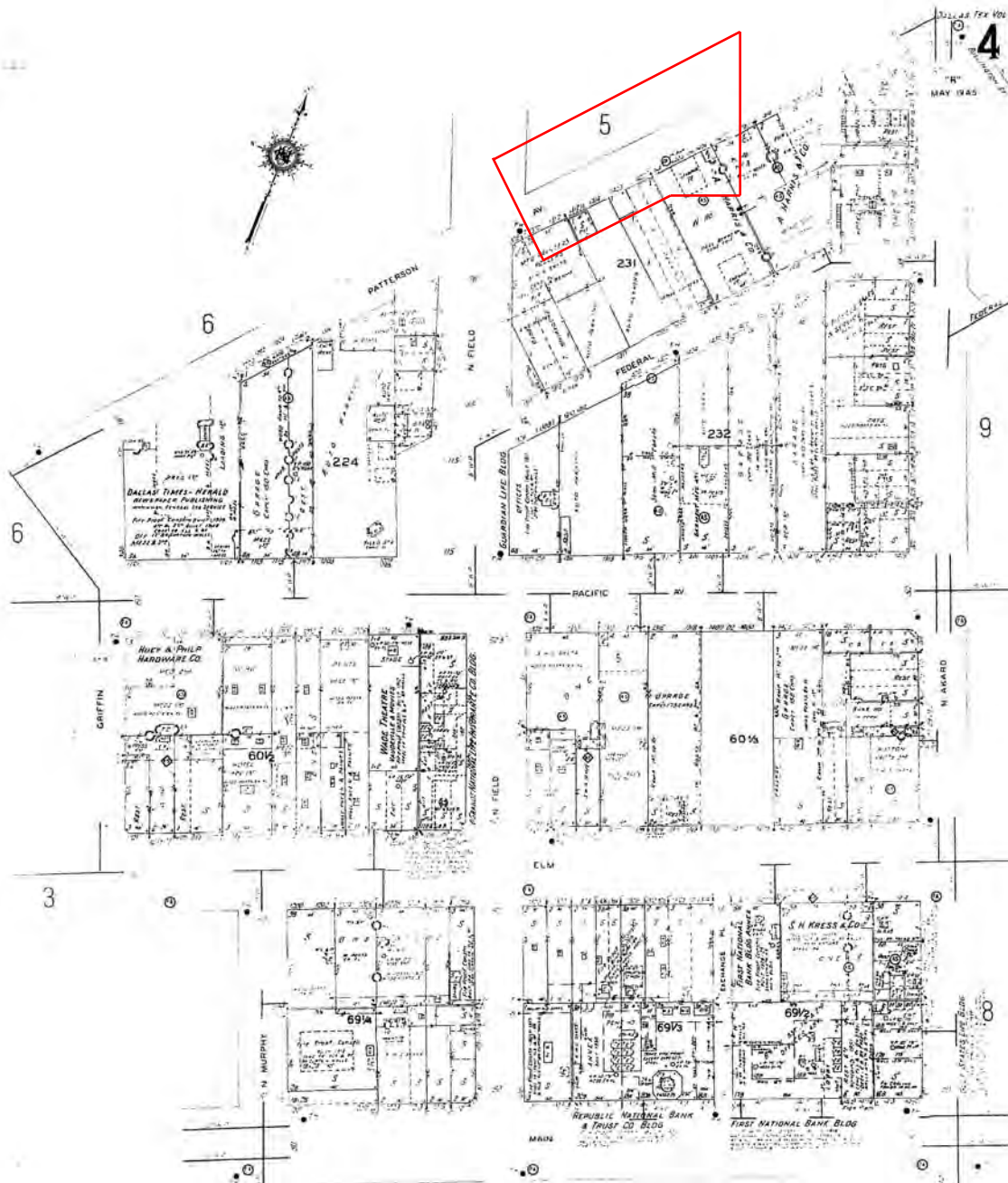


Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

**Map 4** - Sanborn Fire Insurance Map Company, Dallas, Volume 1, 1921, Sheet 4; courtesy of Perry-Castenda collection, University of Texas at Austin.

The Mayflower Building would be built on the block outlined. At the time of this map, the block and neighborhood was transitioning from residential to commercial uses. One and Two-story commercial buildings faced North Akard Street, and many older residences remained in place. Newer commercial buildings accommodated printers, paint business and warehouses.

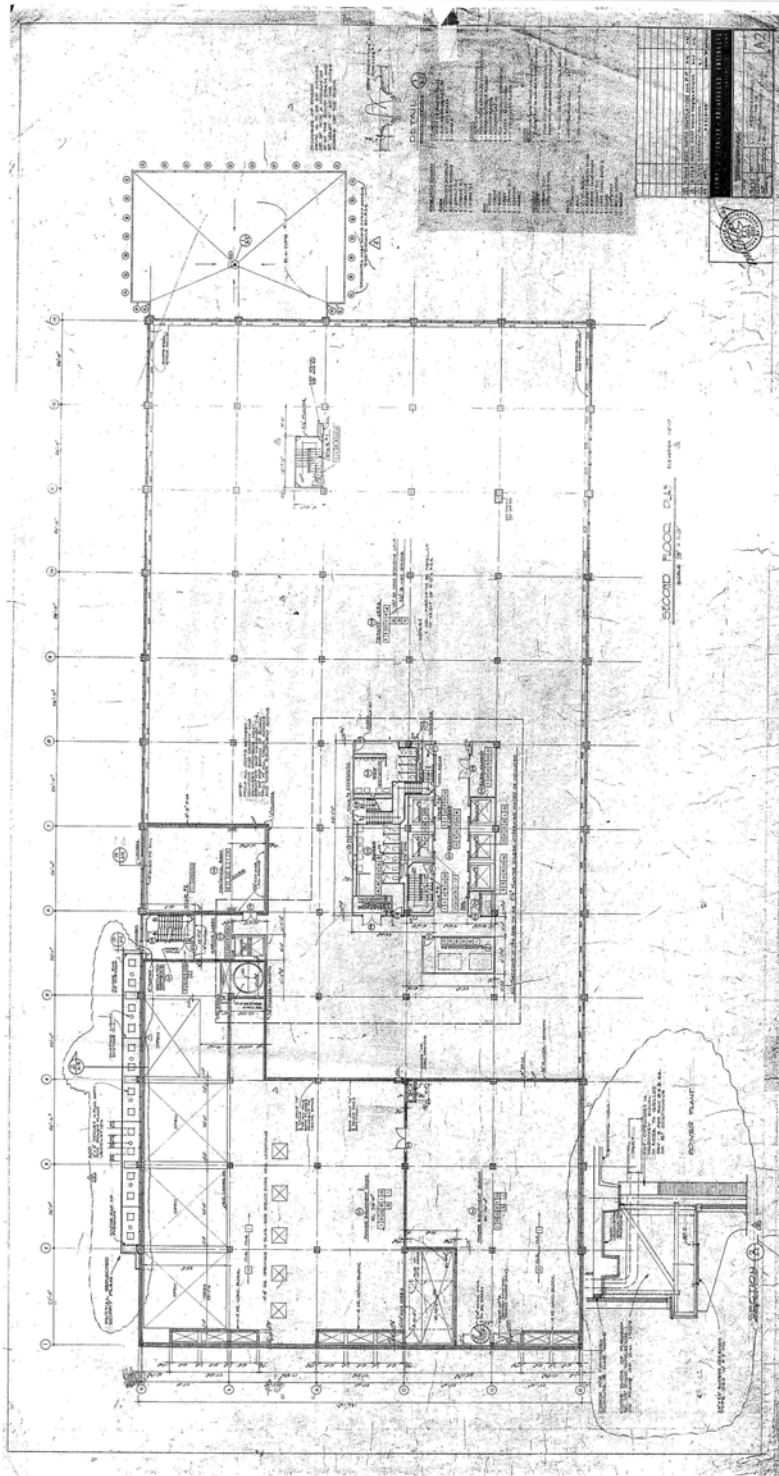
Mayflower Building, Dallas, Dallas County, Texas



Map 5 - Sanborn Fire Insurance Map Company, Dallas, Volume 1, 1921, updated to 1945, Sheet 4.

By 1945, the site and surrounding areas consisted of small, commercial buildings including printers, the A. Harris store (soon to merge with Sanger Brothers store) and smaller hotels fronting on North Akard Street. Field Street had been built at the west end of the once larger block.

Mayflower Building, Dallas, Dallas County, Texas



**Figure 1** - Mayflower Building - Original Second Floor Plan by Thomas E. Stanley Architects Engineers, dated May 1964. The original First Floor Plan was not found.

Mayflower Building, Dallas, Dallas County, Texas

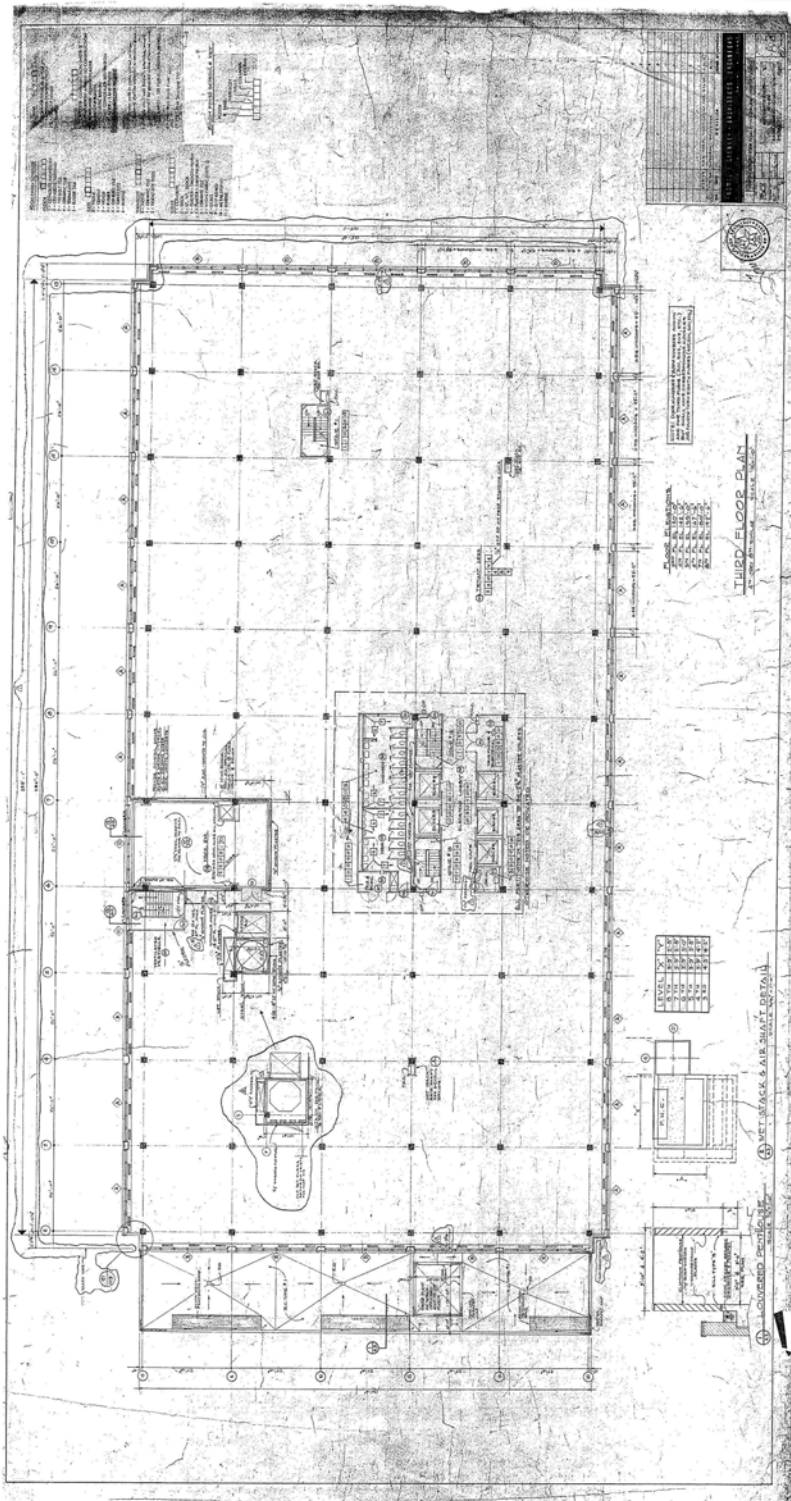


Figure 2 - Mayflower Building - Original Typical Floor Plan by Thomas E. Stanley Architects Engineers, dated May 1964. The original First Floor Plan was not found.



Mayflower Building, Dallas, Dallas County, Texas

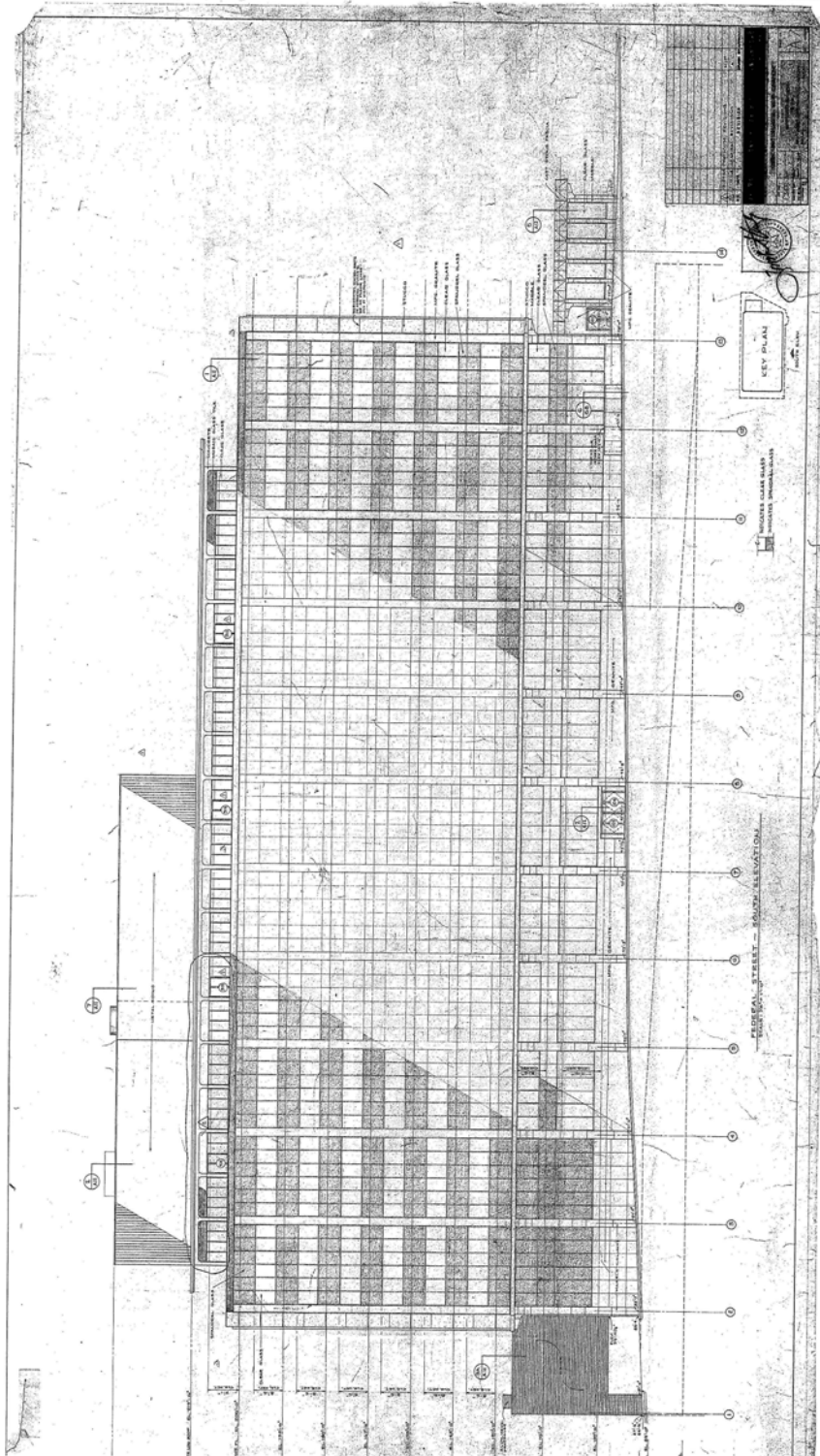


Figure 3 - Mayflower Building - Original Federal Street Elevation by Thomas E. Stanley Architects Engineers, dated May 1964.

Mayflower Building, Dallas, Dallas County, Texas

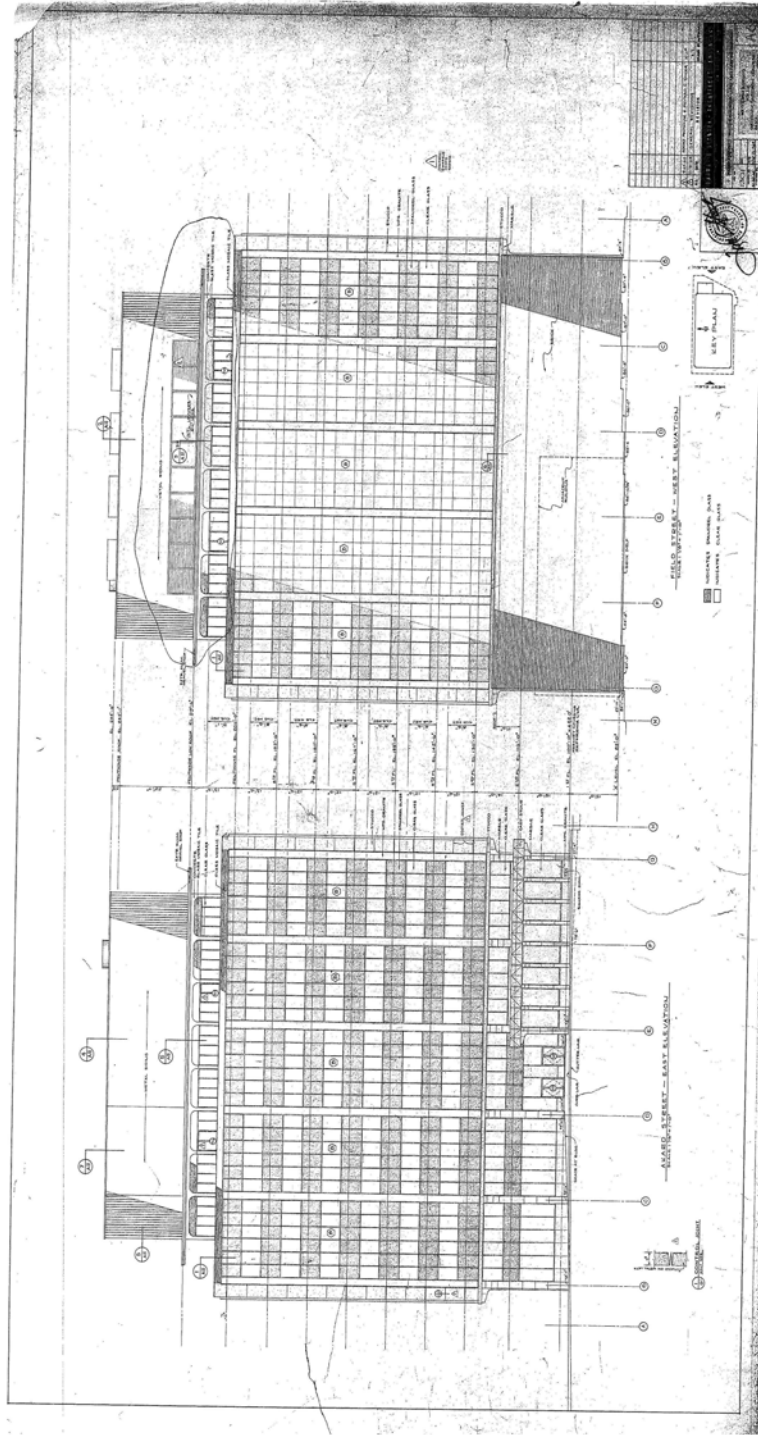


Figure 4 - Mayflower Building - Original Akard Street and Field Street Elevations by Thomas E. Stanley Architects Engineers, dated May 1964.

Mayflower Building, Dallas, Dallas County, Texas

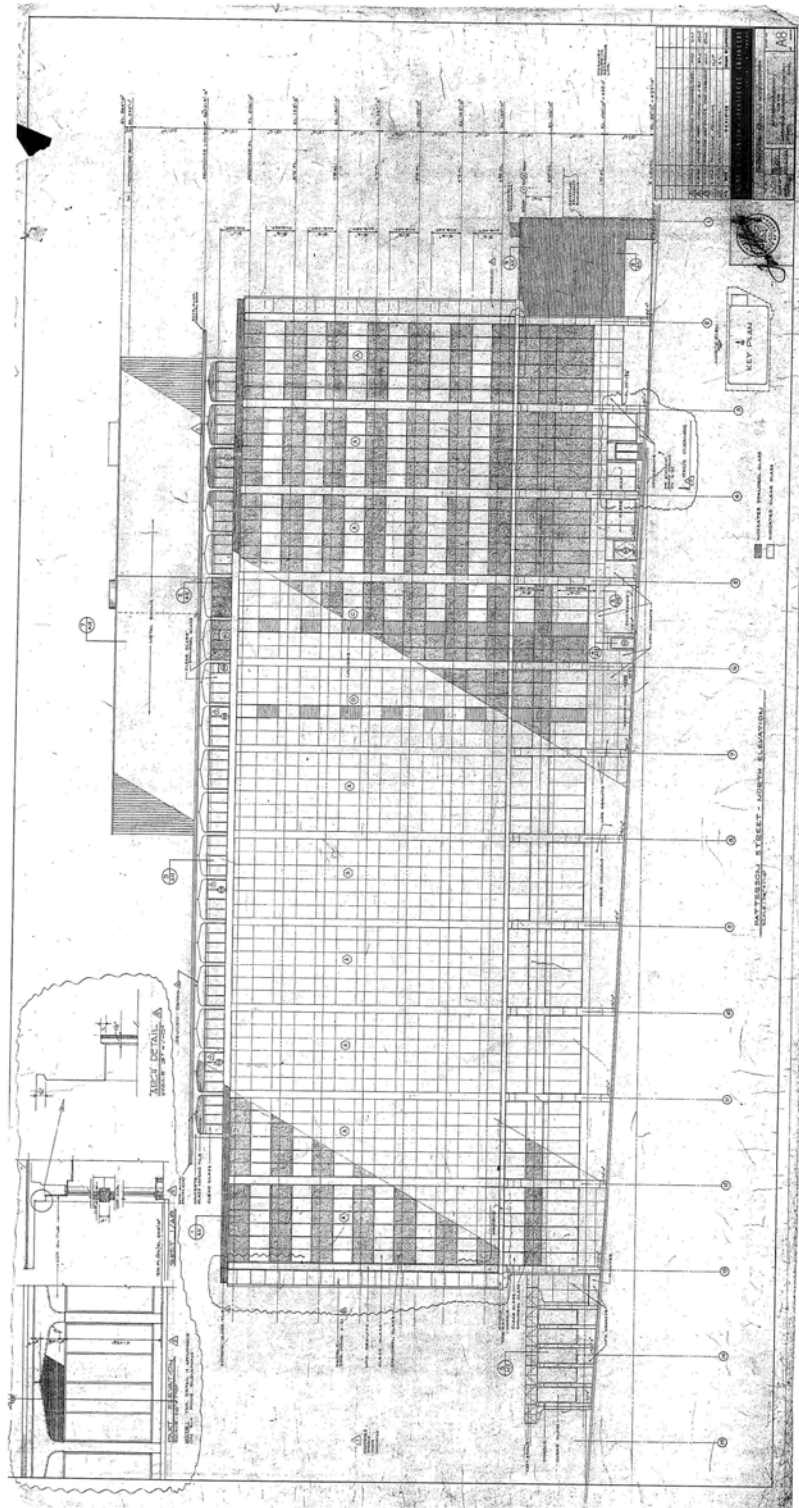


Figure 5 - Mayflower Building - Original Patterson Street Elevation by Thomas E. Stanley Architects Engineers, dated May 1964.

Mayflower Building, Dallas, Dallas County, Texas

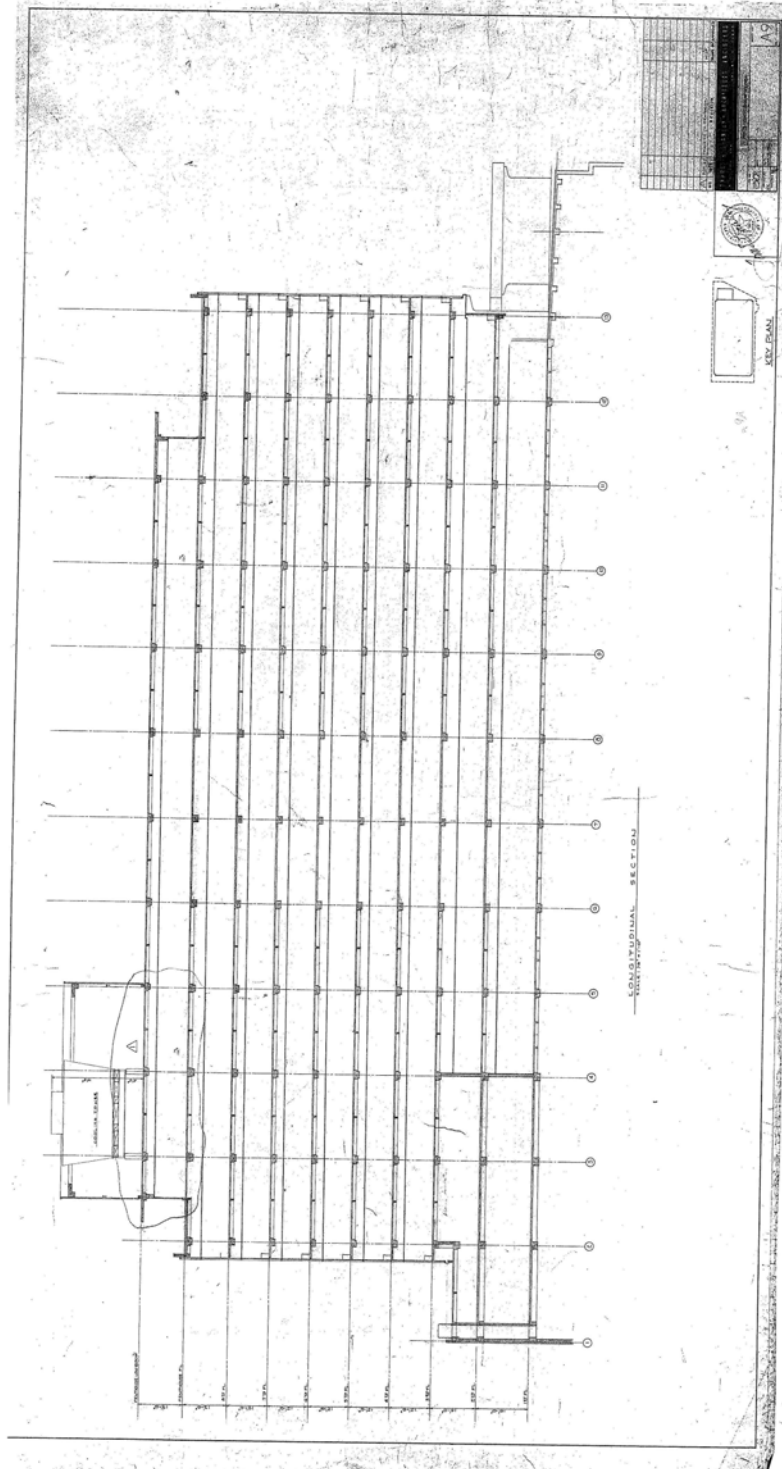


Figure 6 - Mayflower Building - Original Longitudinal Section by Thomas E. Stanley Architects Engineers, dated May 1964.

Mayflower Building, Dallas, Dallas County, Texas

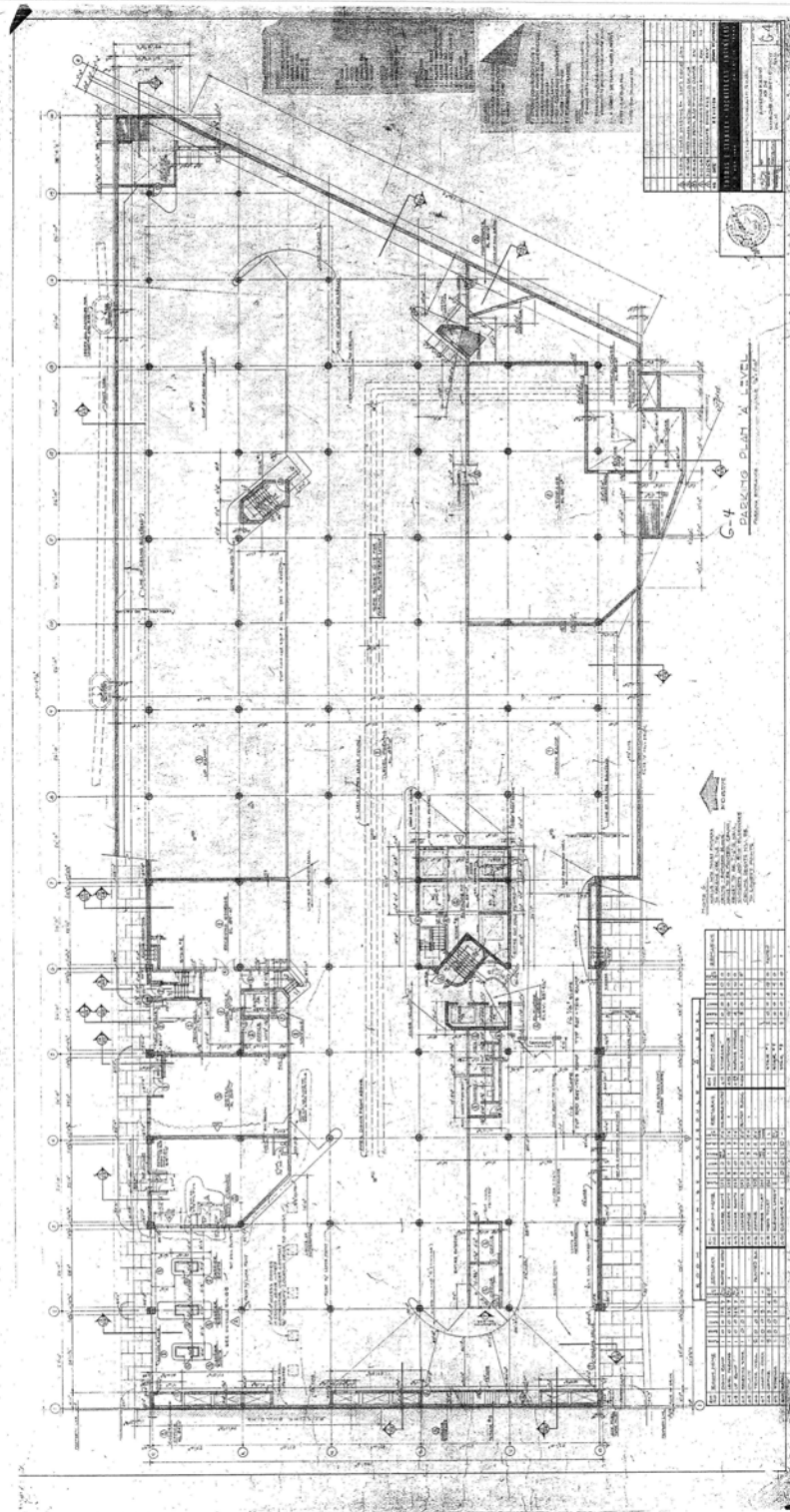


Figure 7 - Mayflower Building - Original Entrance Parking Level by Thomas E. Stanley Architects Engineers, dated May 1964.

Mayflower Building, Dallas, Dallas County, Texas

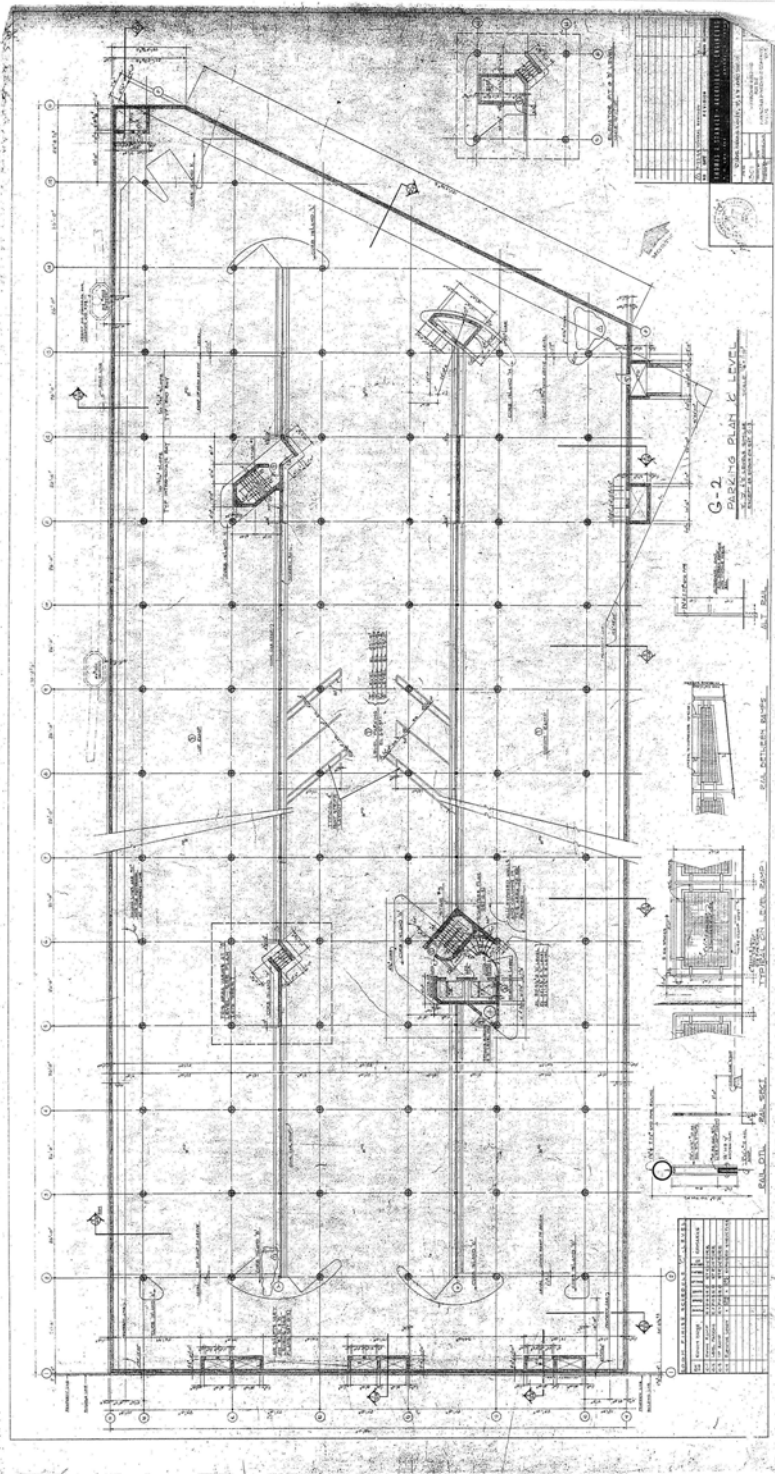
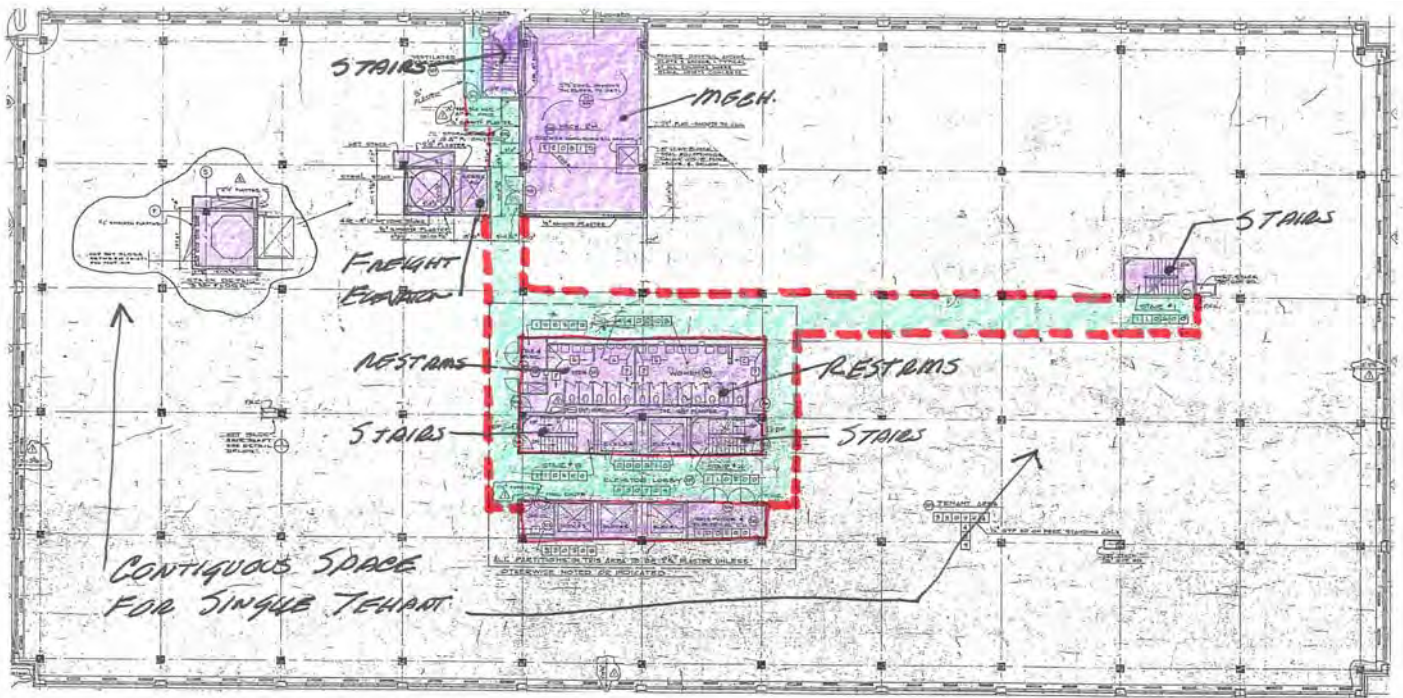


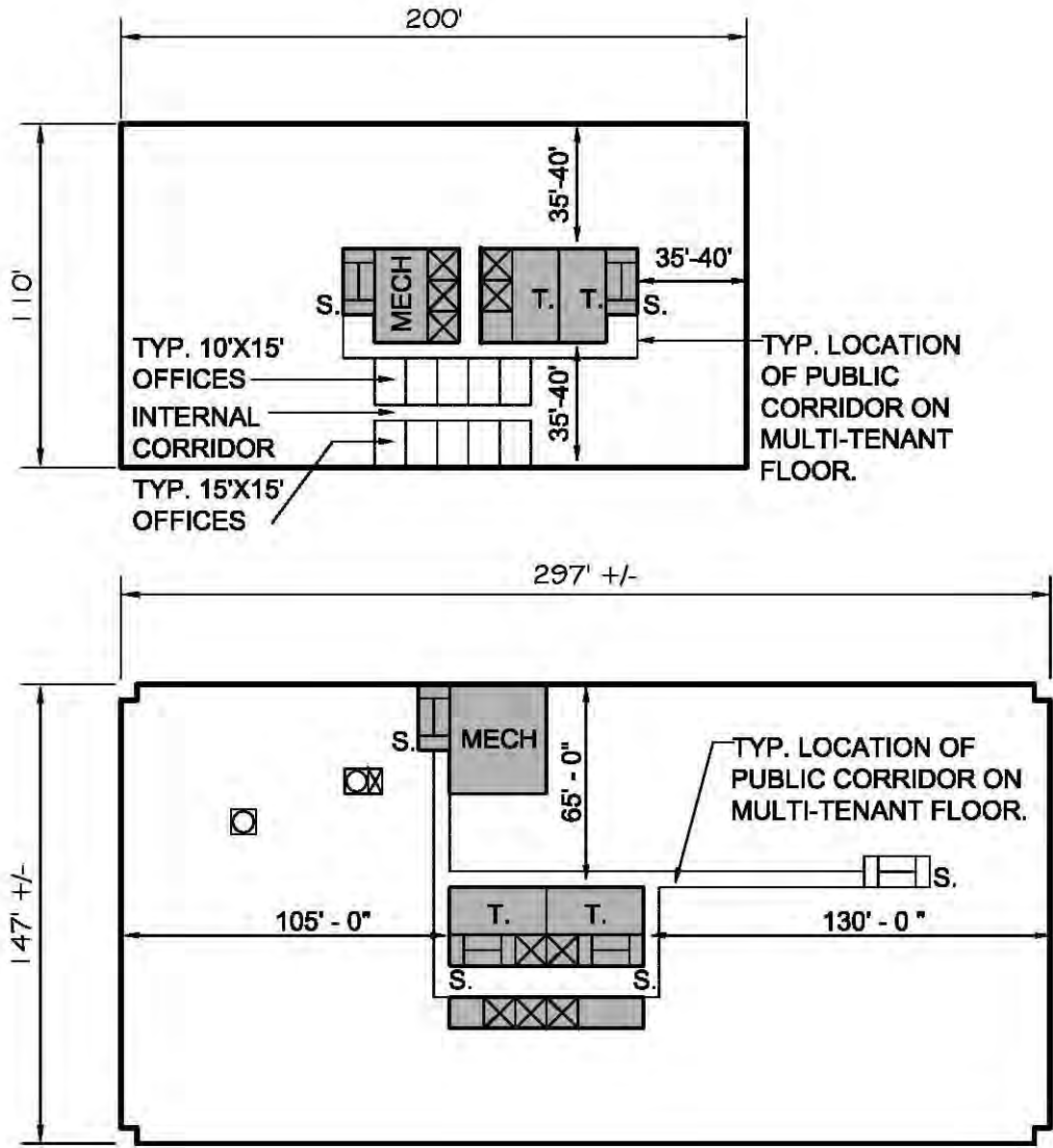
Figure 8 - Mayflower Building - Original Typical Parking Level by Thomas E. Stanley Architects Engineers, dated May 1964.

Mayflower Building, Dallas, Dallas County, Texas



**Figure 9** - Mayflower Building typical floor plan showing dedicated space for core areas, stairs and corridor for multi-tenant spaces. Single tenant uses would provide large expanse of open floor areas to accommodate data processing uses.

Mayflower Building, Dallas, Dallas County, Texas



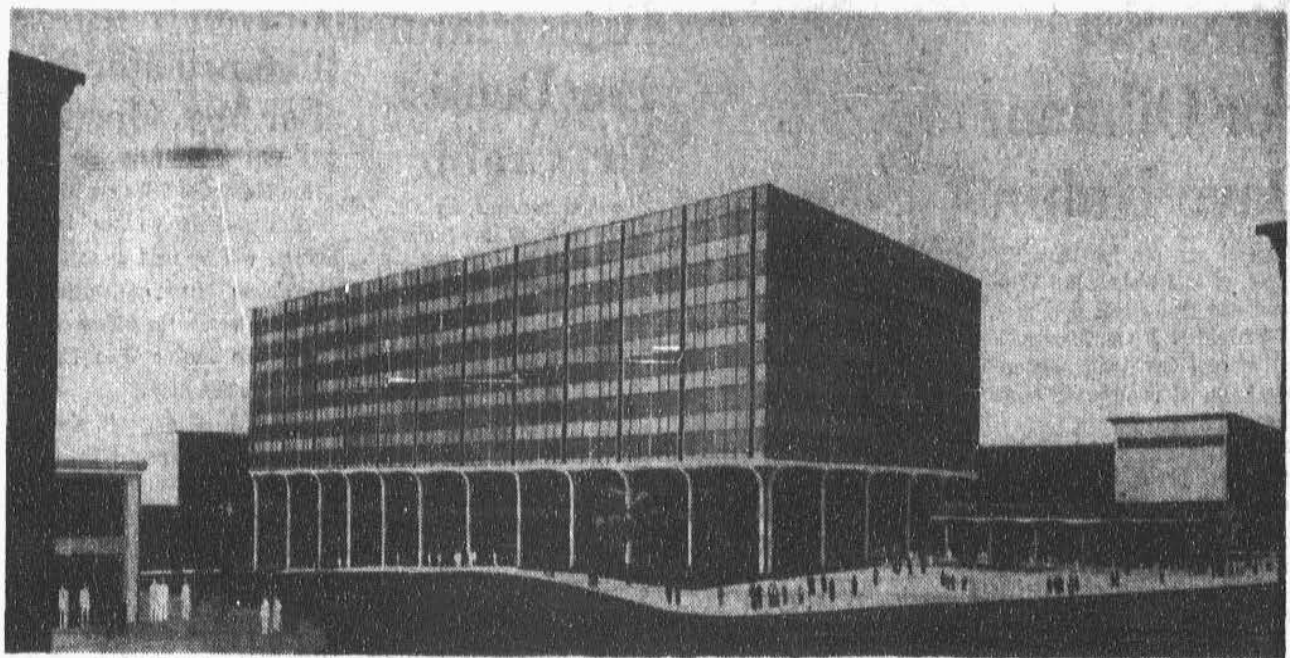
**Figure 10** - Comparison of typical office building floor plan (100' x 200' for 20,000 GSF floor plate) and Mayflower Building typical floor plan (147' x 297' with 44,000 GSF floor plate).

Upper plan - Typical office floors provide 35' - 40' deep lease spaces to accommodate offices.

Lower plan - Mayflower Building floor plans were designed with large, open space to accommodate open areas for data processing needs.



Mayflower Building, Dallas, Dallas County, Texas



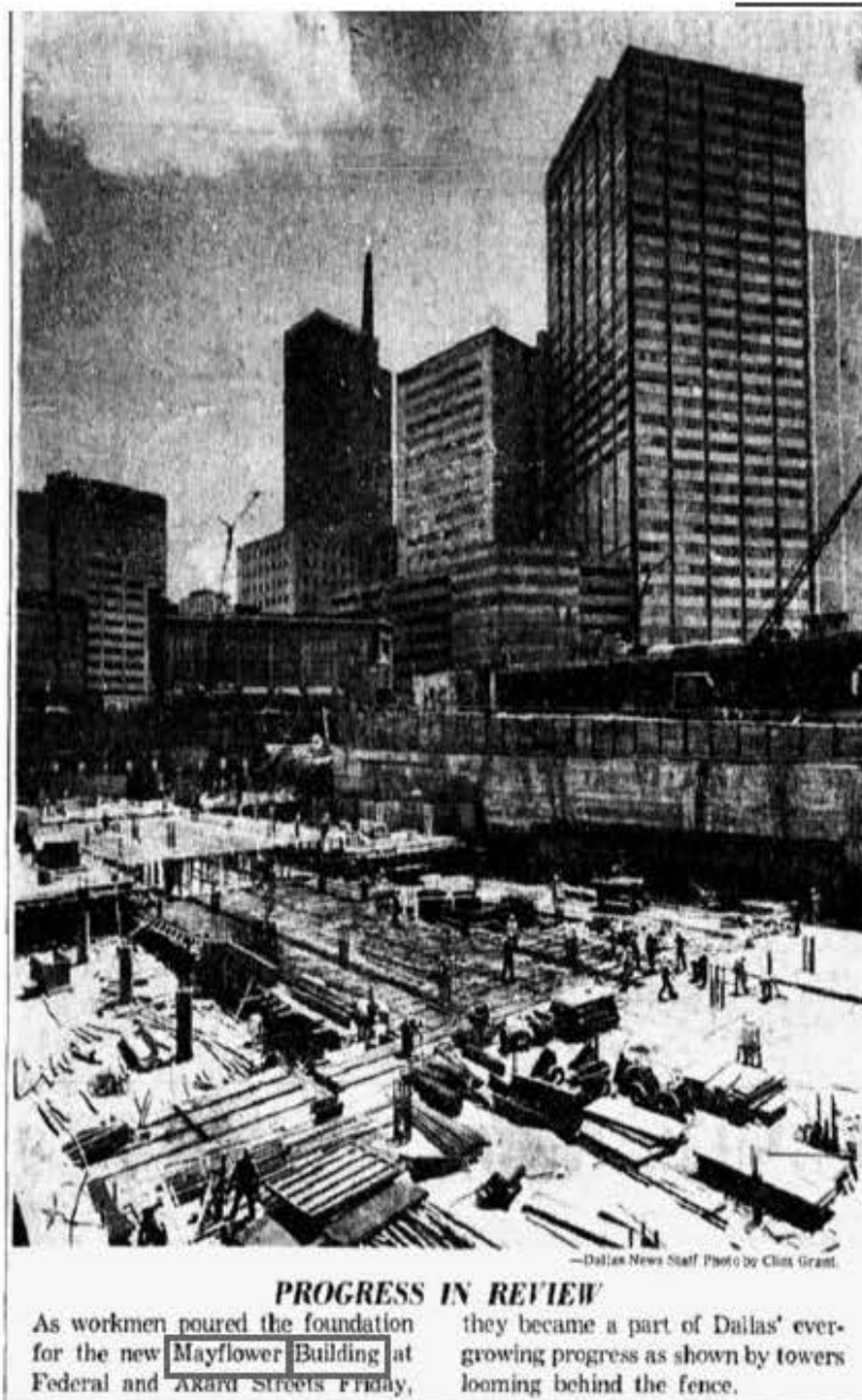
### **HOW MAYFLOWER OFFICE BUILDING WILL LOOK**

Here is Architect Thomas E. Stanley's rendering of the proposed new 9-floor Mayflower Office and Self-Park Garage Building, to occupy most of the block bounded by Akard, Federal, Field and Patterson. The office building will have retail and cafeteria space located on the first floor, according to Charles S. Sharp, president of Mayflower In-

vestment Co., the Fidelity Union Life Insurance Co. subsidiary which is putting it up. The second through eighth floor will contain 45,000 square feet of gross rentable space per floor. Lower floors will contain 750 car stalls for convenience of tenants, as well as for patrons of Sanger-Harris at the department store's announced new location.

**Figure 11** - Rendering of the Mayflower Building; Dallas Morning News, November 4, 1963. Dallas Public Library, Dallas Morning News Archive

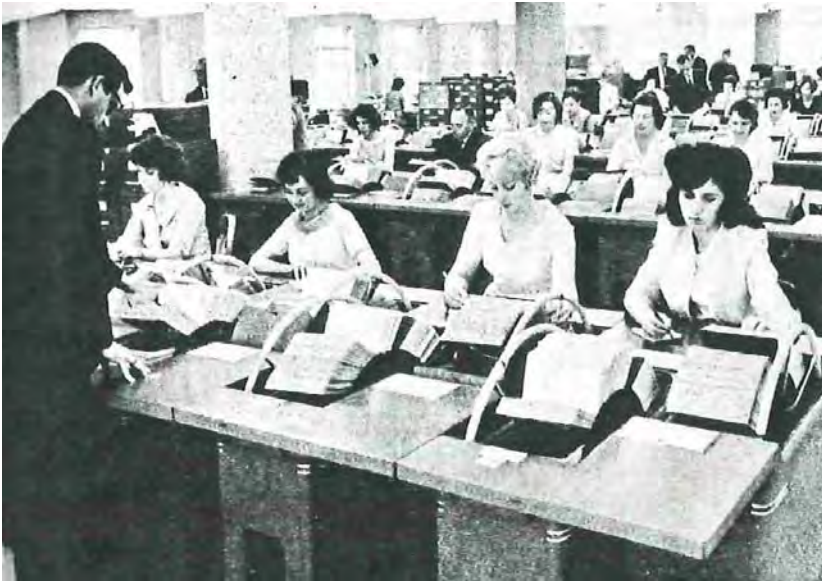
Mayflower Building, Dallas, Dallas County, Texas



**Figure 12** - Mayflower Building under construction; Dallas Morning News, August 1, 1965. Dallas Public Library, Dallas Morning News Archive

Mayflower Building, Dallas, Dallas County, Texas

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**Figure 13** - Example of a service center at the New York Life Insurance Company in Dallas; Dallas Magazine, April 1964. Dallas Public Library, Texas/ Dallas History and Archives Division



**Figure 14** - Example of an electronic data processing room at Southland Life Insurance Company in Dallas; Dallas Magazine, April 1963. Dallas Public Library, Texas/ Dallas History and Archives Division

Mayflower Building, Dallas, Dallas County, Texas

**Stanley Likes Challenge**

# Dallas Architect Firm Noted for Bank Design

Architectural riddle: When is a building not a building?

Answer: When it's a bank.

Dallas-based architect Thomas E. Stanley poses this puzzle to point up some of the problems inherent in the design of banks. Stanley has high qualifications to discuss—and solve—these problems, for his firm has become nationally noted as a specialist in bank architecture.

In the past decade, Tom Stanley has designed an impressive total of 28 major bank buildings, including the 37-story Indiana National Bank, the 21-story Union National Bank of Little Rock, the Bank of Dallas, the First National Bank of Omaha, and the 23-story First National Bank in Dallas, a joint venture for which Stanley was lead architect.

"The first thing an architect has to realize in designing any bank is that banks differ from all other buildings because of their special services and methods of operation," Stanley says.

But that's just one problem—or challenge, as Stanley prefers to call it. The architect also must give an individual image to each bank building. He must provide adequately for the bank's growth, for at least 10 years or beyond. He must of course design a beautiful, functional structure. And, perhaps above all, he must insure that the bank building will prove itself economically.

IT IS IN THE AREA of economics that Thomas E. Stanley Architects and Engineers has earned a reputation that has made the firm more and more sought after for bank design. Stanley is known as

a man with a sharp pencil for mathematics as well as architecture, and the banks he designs all make good economic sense.

"A bank building may win awards for its design, but we think the award really worth winning is economic stability," Stanley says. "Economics aren't necessarily part of an architect's responsibility, but we make them part of ours. Why build something that won't pay for itself?"

Stanley's views are echoed by Orville Summey, chief of the firm's design department.

"Our concern is with saving money for the bank and its stockholders as well as with producing a beautiful and functional building," Summey says. "We believe good architecture and economics can marry."

The Stanley firm achieves economics in many ways, all arrived at through careful research.

One way is by judicious use of exterior materials—elegant where it is required, less expensive materials in other areas.

Another is through the most efficient and economical structural design. Such things as spacing of columns and choice of mechanical systems can make a real difference in the building's total cost, according to Stanley.

IN INTERIOR PLANNING and design, Stanley and his associates take great care to insure smooth traffic flow and to determine which areas should be plush, which ones less expensively finished.

"More space, materials, walls—and money—can be wasted in a bank than in any other building," Stanley says. "We recommended use of the most dignified materials in executive and public areas, with more practical finishings in work areas."

Stanley and his firm are determined to see that the bank owners get the best possible dollar value in contracting work.

"We prefer to negotiate for the contract rather than take bids; in this way we feel we save time and money for the owner and maintain better cost and quality control," Stanley explains.

The Stanley firm has a formula for achieving economics in bank office buildings which offer rental space. Essentially, it is that anything less than 80 per cent efficiency on each rental floor won't create the cash flow which the building requires.

To realize a bank design with individuality, beauty, proper function, growth room—and economics—Stanley, Summey and their team engage in extensive research for each project. They keep up with new bank trends, and banking equipment, read bank journals, and visit banks throughout the country.

For each project they make complete analytical surveys and space studies for present and future requirements.

"IN THE ACTUAL DESIGN, we think individual image is particularly important, for without it banks could look very much alike," Stanley says. "In fact, many banks we design never use exterior signs—the building itself becomes the sign."

Stanley also impresses on bank owners the need to build big enough for future growth.

"It's far more practical to include growth room at first than to add it later," he says.

One of the recent banks which the Stanley firm designed credits the new building and its architecture with a 3 million dollar increase in new accounts.

That's the kind of testimonial the firm likes. Another is from an out-of-state bank which didn't plan to own its building at first, but change its mind after seeing Stanley's economic feasibility studies.

"Banks are in business to make money," Stanley says. "That's what we want to help them do—inside a beautiful building."



Tom Stanley, left, and Orville Summey, with Stanley bank designs. At top: Indiana National at Indianapolis. Right: the Bank of Commerce at Abilene. Bottom: First National-Pioneer Bldg., Lubbock.

Figure 15 - Article about Thomas Stanley's Banks and Office Projects; Dallas Morning News, November 19, 1967. Dallas Public Library, Dallas Morning News Archive

Mayflower Building, Dallas, Dallas County, Texas

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**Figure 16** - First National Bank, Dallas; George L. Dahl and Thomas E. Stanley Joint Venture Architects Engineers.  
<http://cityhallblog.dallasnews.com/2014/01/dallas-council-committee-to-vote-on-committing-50-million-in-tif-money-to-1401-elm-redo-with-strings.html/>



**Figure 17** - Gulf and Western Building, New York City; Thomas E. Stanley Architects Engineers.  
[http://therealdeal.com/issues\\_articles/this-month-in-real-estate-history-72/the-gulf-western-building/](http://therealdeal.com/issues_articles/this-month-in-real-estate-history-72/the-gulf-western-building/)

Mayflower Building, Dallas, Dallas County, Texas

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**Figure 18** - Sanger Harris Department Store, Downtown Dallas; Thomas E. Stanley Architects Engineers.  
<https://www.flickr.com/photos/59833639@N06/5895232197/>



**Figure 19** - St. Monica Catholic Church; Thomas E. Stanley Architects Engineers.  
<http://www.roadarch.com/modarch/txchurch2.html>

Mayflower Building, Dallas, Dallas County, Texas

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**Figure 201** - St. Monica Catholic Church; Thomas E. Stanley Architects Engineers.  
<http://www.roadarch.com/modarch/txchurch2.html>



**Figure 21** - Lovers Lane United Methodist Church, Dallas; Thomas E. Stanley Architects Engineers. Marcel Quimby.

Mayflower Building, Dallas, Dallas County, Texas

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**Figure 22** - Lovers Lane United Methodist Church, Dallas; Thomas E. Stanley Architects Engineers.  
<http://www.roadarch.com/modarch/txchurch2.html>

*-fin-*





RYSSJOWER PARKING



AHEAD



ROSS TOWER PARKING









NEW SILVERADO HD



CHEVROLET



TUMBLE.

PEARL

Field

Field



NEW SILVERADO HD

CHEVROLET 



AND TUMBLE.



P  
A  
R  
K

Public Parking  
Main Building  
1000 10th St  
Nashville, TN 37203













OUT  
ORDER

ELEVATORS





EXIT

2

2

Emergency Evacuation Route Map

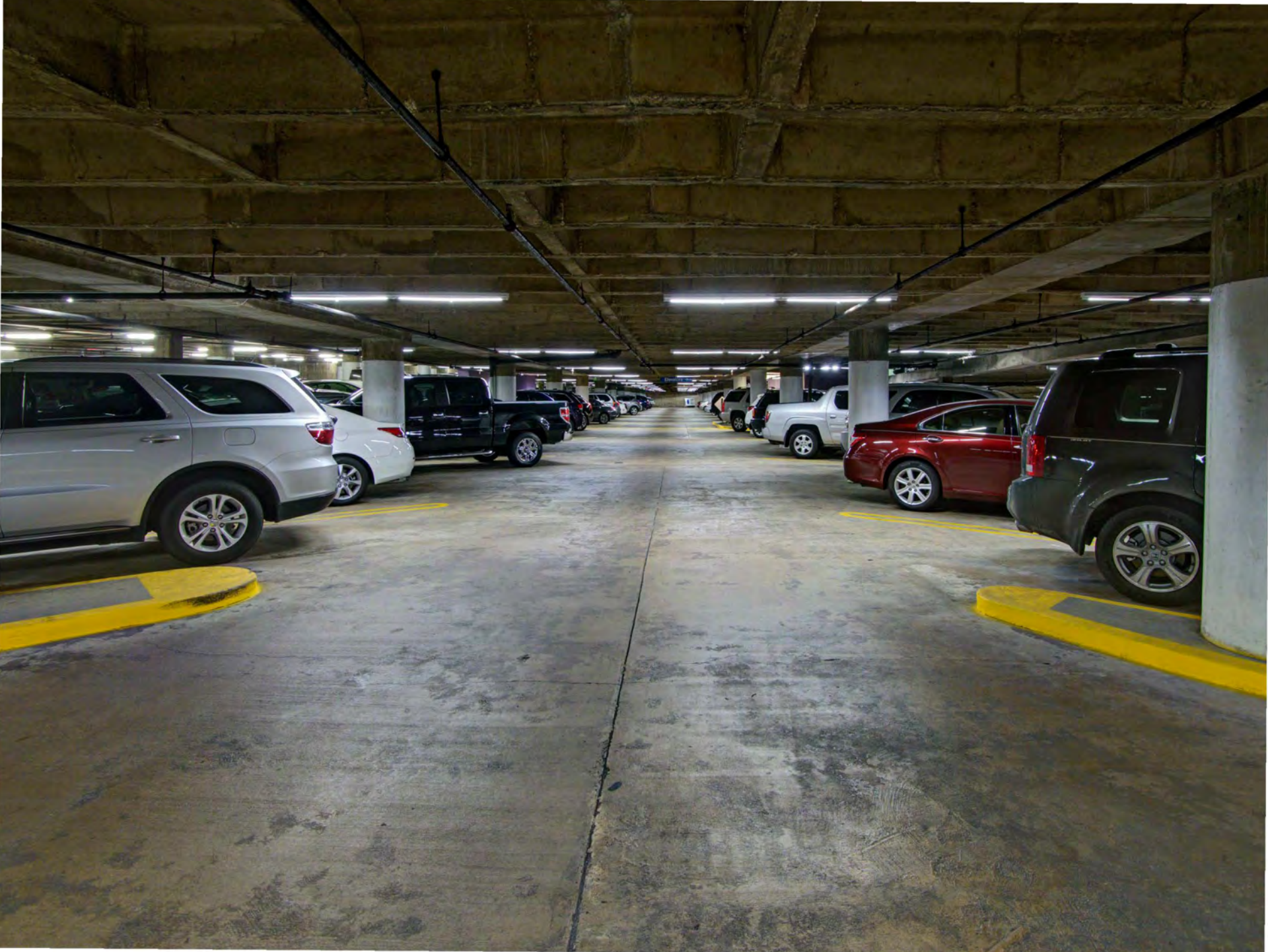




















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Mayflower Building

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 12/12/14      DATE OF PENDING LIST: 1/21/15  
DATE OF 16TH DAY: 2/05/15      DATE OF 45TH DAY: 1/27/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001227

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

     ACCEPT           RETURN           REJECT                           DATE

ABSTRACT/SUMMARY COMMENTS:

The Mayflower Building is locally significant under National Register Criterion C (Architecture). The mid-rise office building is a fine local example of mid-twentieth century modernist design using a New Formalism vocabulary. Completed in 1965, the building consists of a two-story recessed base with stylized stucco columns and seven floors of open-space offices above. Recessed corners and a set-back ground floor area accentuate the hanging curtain wall nature of the upper facades. The cast-in-place concrete building features an anodized aluminum and glass curtain wall with strikingly bold blue spandrel glass and reflective glass windows. The building's flexible, open-plan interiors accommodated the significant space demands of modern electronic data processing operations that served the city's growing financial and insurance industries in the post-World War II era. The 1950s and 1960s witnessed a major shift from paper-based business to electronic data processing for records, information and research, particularly in the financial, banking and insurance fields. This shift would lead to significant changes in space needs and building design, which early development projects like the Mayflower Building were directly able to meet.

RECOM. / CRITERIA Accept Criterion C

REVIEWER Paul R. Lusignan      DISCIPLINE HISTORIAN

TELEPHONE \_\_\_\_\_      DATE 1/27/15

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.



**TEXAS HISTORICAL COMMISSION**

*real places telling real stories*



TO: Edson Beall  
National Park Service  
National Register of Historic Places  
1201 Eye Street, NW (2280)  
Washington , DC 20005

FROM: Gregory Smith  
National Register Coordinator  
Texas Historical Commission

RE: Mayflower Building, Dallas, Dallas County, Texas

DATE: December 4, 2014

The following materials are submitted:

<input type="checkbox"/>	Original National Register of Historic Places form on disk.
<input checked="" type="checkbox"/>	The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination <del>amendment</del> for the Mayflower Building.
	Resubmitted nomination.
<input checked="" type="checkbox"/>	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
<input checked="" type="checkbox"/>	CD with TIFF photograph files, PDF, and KMZ file
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do\_\_\_) (do not\_\_\_) constitute a majority of property owners
- Other:



**RICK PERRY, GOVERNOR • MATTHEW F. KREISLE, III, CHAIRMAN • MARK WOLFE, EXECUTIVE DIRECTOR**