

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

**1. Name of Property**

Historic Name: Ambassador Hotel

Other name/site number: Majestic Hotel, Park Hotel, Ambassador Plaza Hotel

Name of related multiple property listing: NA

2. Location

Street & number: 1300 South Ervay

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Not for publication: ☐Vicinity: ☐**3.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 ☒ localApplicable National Register Criteria: ☒ A ☐ B ☐ C ☐ D

State Historic Preservation Officer
Signature of certifying official / Title

2/20/19
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 of the Keeper

4/4/2019
Date of Action

Ambassador Hotel, Dallas, Dallas County, Texas

5. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

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

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

6. Function or Use

Historic Functions: Domestic/hotel, multiple dwelling

Current Functions: Work in Progress

7. Description

Architectural Classification: Italian Renaissance

Principal Exterior Materials: Stucco, Tile, Stone/limestone

Narrative Description: (See continuation pages 7 through 8)

Ambassador Hotel, Dallas, Dallas County, Texas

8. Statement of Significance

Applicable National Register Criteria: A

Criteria Considerations: N/A

Areas of Significance: Commerce

Period of Significance: 1932-1956

Significant Dates: 1932, 1956

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

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

Architect/Builder: Earle Henry Silven (architect); Alex Watson (contractor)

Narrative Statement of Significance (see continuation sheets 9 through 15)

9. Major Bibliographic References

Bibliography (see continuation sheet 16)

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested. (*Part 1 approved 9-1-2017*)
- ☐ 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: *Dallas Public Library, Dallas Heritage Village*

Historic Resources Survey Number (if assigned): NA

Ambassador Hotel, Dallas, Dallas County, Texas

10. Geographical Data

Acreage of Property: 1.1 Acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 32.772880° Longitude: -96.790426°

Verbal Boundary Description: The nominated parcel is the 1.1-acre eastern portion of BLK A/116 PT, LT1 ACS 2.484, with a boundary drawn to the street curb on the south, east, and north, and the west boundary being a line drawn approximately 20 feet parallel to the west wall of the building.

Boundary Justification: The boundary includes all property historically associated with the building on a single legal parcel. Sanborn maps (1905, 1921) and aerial photos show unrelated buildings were on western half of current parcel which have since been demolished.

11. Form Prepared By

Name/title: Paul Baca, Aimee Sanborn, Arianna Hawkins (with NR Coordinator Gregory Smith)
Organization: Merriman Anderson Architects
Street & number: 300 N. Field Street
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Date: July 2018

Additional Documentation

Maps (see continuation sheets 17 through 24)

Additional items (see continuation sheets 25 through 42)

Photographs (see continuation sheets 43 through 54)

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.

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Photograph Log

Ambassador Hotel
Dallas, Dallas County, Texas
Photographed by Merriman Anderson Architects
January 2019

Photo 1
North elevation. Camera facing south.

Photo 2
North elevation. Camera facing south.

Photo 3
East elevation. Camera facing west.

Photo 4
South elevation. Camera facing north.

Photo 5
West elevation. Camera facing east.

Photo 6
Northwest elevation. Camera facing southeast.

Photo 7
West Site View from Roof. Camera facing east.

Photo 8
North elevation. Camera facing south.

Photo 9
East elevation. Camera facing west.

Photo 10
Main building entrance at south side. Camera facing west.

Photo 11
West Exterior. Camera facing east.

Photo 12
Main Entry Doors & Covered Transom Window.
Camera facing west.

Photo 13
Back Entry Doors on north side. Camera facing south.

Photo 14
Interior Lobby 1st floor-From Main Entry Doors, facing north.

Photo 15
Main Lobby Entrance. Camera facing North.

Photo 16
Registratin and Cashier Desk in 1st floor Lobby

Photo 17
1st Floor Interior Brass Door Elevator.

Photo 18
Main corridor at 1st floor. Camera facing west.

Photo 19
Lobby at north elevation.

Photo 20
Stairs at 1st floor.

Photo 21
Typical Floor Corridor.

Photo 22
Typical stair opening at levels 2-5.

Photo 23
Rooftop Signage on west side. Camera facing northeast.

Photo 24
Red tile roof at penthouse. Camera facing northwest.

Ambassador Hotel, Dallas, Dallas County, Texas

Narrative Description

The Ambassador Hotel, at 1300 S. Ervay St. in south Dallas, Texas, is a six-story mid-rise with a stuccoed brick exterior. When the hotel opened in 1905, the red brick building featured a 1-story classical main entrance portico and a dentilated stringcourse on the pediment, but these features were removed in the early 1930s, when the building underwent a remodeling that introduced a Mediterranean look, which introduced stuccoed exterior walls, arched doorway entries on the ground floor, ornate balconies on central bay 6th floor windows, and a low-pitched tiled roof without overhanging eaves. Situated on a 1.1-acre lot in the Cedars neighborhood south of downtown, the hotel footprint occupies one-third acre and contains over 95,000 square feet of combined floor space. Built near the south and east property lines, the north and east elevations overlook Old City Park (now Dallas Heritage Village). String courses visually separate the basement and first floor, first and second floor, and sixth to roof. The hotel has a central stair entrance to a lowered lobby which is ornately decorated in Baroque style columns, high ceilings, chandeliers, and hand-carved cashier/registration desk. Two wooden staircases flank the east and west ends of the corridor and connect the upper floors, while elevator shafts, one central in plan and the other hugging the east corridor end, runs from the basement to each of the floors above. The guest rooms line both sides of a wide central hallway, which runs the east-west length of the building. The hotel has been partially or fully occupied until the recent rehabilitation project began and retains a high degree of integrity.

General Setting

The Ambassador Hotel is adjacent to Dallas Heritage Village, which stands on the remainder of City Park, established in 1876 at Dallas' first municipal park in a neighborhood known as the Cedars. In the late 19th century, the elegant neighborhood became home to many business and mercantile leaders, but in the early 20th century, the neighborhood began to change as industrial facilities were established, precipitating the flight of prominent (and predominately Jewish) families to other parts of the city. In the mid-1960s, the completion of Interstate Highway I-30 less than 300 feet north of the hotel separated the building and the entire Cedars neighborhood from downtown Dallas.

The Ambassador Hotel is oriented southwest, facing S. Ervay St. immediately south of downtown. In 1965, South St. Paul Street separated the hotel parcel from the park. The hotel now sits alone on its block, as all adjacent buildings, including a six-story apartment complex known as the Ervington were demolished by 1982. To the west of the hotel is a surface parking lot.

The site is irregular in shape and is bordered by Griffin St. East on the west, South St. Paul Street on the north and east, and S. Ervay St. on the south. Griffin St. East (one-way east) and South St. Paul Street (one-way south) are minor, two lane roads, while S. Ervay (one-way north) is four lanes. The site's main entrance currently is on the south, located off South Ervay Street and consists of a red paver, two car-width, covered lobby entry. Shipping and services primarily utilize a secondary rear entry from South St. Paul Street. An overgrown garden with covered pergola is gated on the eastern edge of the building, reminiscent of the time when the Ambassador Hotel and the Old City Park were linked.

The Ambassador Hotel, originally constructed as a five-story building, is a six-story (plus basement) building of load-bearing, brick exterior walls and load-bearing wooden columns, with limestone rustication and plaster on the front elevation. Originally, the building was solely supported with wood-framed load-bearing interior walls and foot-thick beams, but after the 1932 renovation, structural cast iron beams and concrete columns were added to the basement level. The building's 1932 remodel introduced Mediterranean (primarily Italian Renaissance) features. With the rusticated ground floor and basement, white plaster, and simple, stucco-form "crosshatch" patterns appearing on the east, south, and west elevation, the current Ambassador Hotel remains true to historic photographs. The Ambassador Hotel features an "H" shaped ground floor plan which repeats basement through fifth floor; the sixth penthouse sets back on east-west sides in a rectangular plan. The masonry block elevator tower (east) is clearly visible from the

Ambassador Hotel, Dallas, Dallas County, Texas

exterior due to a 1972 renovation, allowing easier access to a greater scope of the building without having to return to the center elevator (location original to building 1904) or using stairs. The main corridor is centered in the floorplan, approximately thirty feet from both north and south elevation. Four minor corridors, the smallest in width being 4'-5.5" and the largest being 5'-0," appear in the four corners of the building, allowing greater unit count and access. Exterior, metal fire escapes hang from the east and west elevations, as non-original additions. The central and east elevators serve the basement thru sixth floor. The east and west wooden stairs serve the first through sixth floors. The basement can also be accessed from two concrete stairs, external, from south and west. The roof of the fifth floor is flat, white bituminous material, while the roof of the sixth floor has low pitch and red, clay roof tiles, with flat modified bituminous roof at its center.

Exterior

The building has two primary elevations, the north and south, facing S. St. Paul St. and S. Ervay St. respectively. The large arched entrance is centered on the elevation base of the south entry. The symmetrical cast stone and plaster elevations feature three bays created by the east and west wings. The north and south facades of the wings project from the central face. All three bays feature 1-over-1 sash windows. The large central bay contains six columns of paired sash windows and the wings each have three columns of single windows. All windows are framed by vertical plaster surround and a cast stone window sill painted ochre. The upper floor exhibits cast stone, decorative panels with "crosshatch" patterning on all elevations except north. Red, neon "Ambassador" signage hangs from the upper floor, north and west elevation. Sidelights border wooden, double doors with brass fixtures. White, Italian, ceramic tiles appear at lobby entry doors and proceed to cover interior floors as well. The arched entry doorway has been partially covered in cinderblock and non-original green canopy shading. The base of the hotel is rusticated cast stone patterned in running bond. A string course separates the base and roof levels painted ochre.

The architectural expression of the Ambassador Hotel follows similar style of mid-rise commercial buildings built during the 1920s and 30s in Dallas. The first floor of the building is rusticated but applies matching windows to maximize compatibility of the hotel's faces. Upper floors have large single-hung sash windows that opened to allow good ventilation and natural light for the hotel residents. The parapet with stucco ornamentation crowns the Ambassador.

The ground floor was defined with the use of a stone course to connect the base to the upper floors. The similar stone course is used to express body from roofline. The main entrance is expressed by centrally placed double doors and arched decoration. Non-original shading devices also express the entry today, but photos suggest a flat canopy with signage. A secondary elevator, the east, was also added to accommodate users and mobility. In 1932, the Ambassador Hotel was greatly renovated to include a completely new roof, new plaster covering brick, and changes in color. The entire building was plastered and altered to achieve the Italian Renaissance style. The verticality of the building is further enhanced by the vertical lines, currently ochre in color, that project upward from second floor to roofline.

Red, neon "Ambassador" signage connoting the purpose of the building is present, but not in working condition. The neon sign is large and becomes an immediate insignia from pedestrian or car. With the Ambassador's height, taller than all surroundings, the white plaster and iconic signage draws people's eyes for blocks. A bronze plaque is hung by the south entry as a marker for the recorded Texas Historic Landmark.

Interior

The Ambassador Hotel features an "H" plan basement through fifth floors and a penthouse rectangular plan for the sixth floor. The southern entrance is framed by a stone arch currently infilled with cinderblocks. The white ceramic floor starts at the door entry and moves into the lobby, where it is covered by red carpet. White tile is uncovered in front of the registration/cashier desk. The lobby floor was lowered in the 1932 renovation. Original Baroque columns,

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wood-carved decorations, painted in gold enhance the lobby's luxury qualities. On the ground floor, the space has been subdivided over the years into dining, ballroom, and storage areas, but the southeast remains original with offices, office storage, chapel, and registration/cashier spaces. Over the central lobby, the ceiling is vaulted with decorative fur-down for beams. A non-operational fountain sits center the lobby, appearing to have been covered in white tile from the 1980's renovation. To the west interior of the lobby, a painted fireplace is non-operational, and also appears to have had non-original concealing tile work. Pocket doors hang from the interior walls with balustrade for decorative viewing into the dining room. The two elevator shafts remain, however are non-functional. The central elevator door is finished brass and surrounded by red velvet around the entry. The hotel is described as "Gilt-framed mirrors and raspberry carpets...the hotel's spacious guest suits, the 12-foot-high ceilings and arched doorways, the brass beds and rich furnishings," according to the Dallas Morning News, February 23, 1990 newspaper.¹ Many of these luxuries have been destroyed due to time, water, and other means, although arched doorways, high ceilings, and guest suites remain. On May 22, 1977, the Ambassador was described by the Dallas Morning News as "The 156-room, 6-story Ambassador Hotel...Its halls are as wide as many hotel rooms are deep. High ceilings, arched doorways and ceiling fans give the rooms a spacious character."² In 1978, the Dallas morning News describes some of the apartment rooms on the 6th floor... "The louvered doors along the dark hallway open into penthouse apartments newly painted shrimp pink or putty grey and trimmed in oyster white."³ These newspaper descriptions apply to the building today, although weathered and aged.

Floors two through five have small apartments with singular small bathrooms. Some units had living spaces and others had walk-in closets dependent on the user's needed. The corridor running the length of the hotel connects the two elevators, the two wooden stairs, and the rooms to each side. Four miniature corridors break from the main corridor to allow for more units in the corners of the building. All corridors have occasional load-bearing arches over stair landings and hallway entries. Each room has non-original, large single hung aluminum windows that have been damaged by age. The walls, ceilings, and floors have been damaged by water and are no longer original. On the sixth floor, the rooms were built larger with living rooms, makeup counter, closets, and small bathrooms similar to the other floors, although corner suites different in plan slightly.

The basement contains storage, boilers, mechanical controls, kitchen, and laundry. Direct exterior access can be gained by concrete ramp and stair on the west elevation and by concrete stair on the south elevation. The southern side of the basement shows proof of a now-covered tunnel beneath Ervay Street, used during the 1920s prohibition era, and connecting the Ambassador Hotel to what was once a stable house (now Four Corners Brewing Co.).

Integrity

Overall, the building retains sufficient architectural integrity to qualify for individual listing in the National Register. The exterior retains the same style as it was renovated in 1932. All architectural cast stone and decorative elements remain intact. Windows are non-historical replacements but are not permanent alterations as the openings remain unchanged. On the interior, the original configuration of spaces remains largely as it was when the building was completed. Details and workmanship specifically found in the lobby also remain intact as a demonstration of the style and craft of the era. Although the building underwent a complete style change in 1932, it should be noted that the style change was consistent with the history and life of the hotel, as the 1932 renovation helped keep up with the luxury image that the hotel program projected. The Ambassador Hotel stands as a beacon to those passing by with its height and style giving a bold appearance and anchor to the neighborhood.

¹ Lesson, David. "Historic Dallas Hotel locking its doors." *The Dallas Downtown News*, February 1990.

² Thompson, Lyke. "Return to splendor seen for hotel." *Dallas Morning News*, May 22, 1977.

³ Greene, Mariana. "Six young men build new lift at old hotel." *Dallas Morning News*, 1978.

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Statement of Significance

The Ambassador Hotel, in the Cedars neighborhood immediately south of downtown Dallas, Texas, is a six-story stuccoed brick building built in 1905 and remodeled to its current Mediterranean-inspired appearance in 1932. The building opened as the Majestic Hotel and was considered at that time as one of the city's premier hotels, but soon went into receivership and reopened as the Park Hotel under new owner F.W Boedecker in 1907. Eclipsed by the establishment of luxury hotels in downtown Dallas, such as the 1912 Adolphus, as well as the transition of the Cedars neighborhood from an upscale residential district to an industrial and commercial district, the hotel served long-term and short-term tenants under different owners until its purchase in 1955 and conversion to affordable housing for elderly residents following the innovative plan of developer Charles Lavin. The Ambassador stands as an important local example of a mid-rise commercial building in the Cedars neighborhood and reflects the dramatic transition of south Dallas through the 20th Century, and as a building that transformed from a standard hotel to a residential hotel in response to changes in local development patterns and demographics. The building is nominated to the National Register under Criterion A in the area of Commerce at the local level, with a period of significance extending from its renovation in 1932 through 1956, when it became a long-term residential retirement facility following the Lavin Plan.

The Cedars Neighborhood of Dallas⁴

The Cedars neighborhood, built around the city's first public park, became Dallas' first fashionable housing district outside of downtown. The neighborhood was named for the red cedar forest in the area. The original boundaries were Wood Street, Akard Street, Pocahontas Street and South Harwood Street. The area contained Browder Springs, a natural water source, and the forest and the springs attracted picnickers from central Dallas. In 1876, J.J. Eakins conveyed his holdings near the springs to the city, to establish City Park, a clear sign of Dallas' civic maturity. Though Dallas was slow to improve the park, by 1886 it included controlled streams, paths, bridges and plantings. The City Park Pavilion hosted Dallasites for a variety of activities, including musical programs, church services, parties and political events.⁵ City Park was the catalyst that promoted growth southward from downtown. Wealthy and middle-class residents built houses in popular styles such as Queen Anne. District Judge George N. Aldredge, director of the National Exchange Bank of Dallas, built two houses in the Cedars, both now lost to the encroachment of downtown development and highway construction. Transportation to and from the city core was insured in the 1890s by Dallas' widening network of streetcars, including one travelling Ervay Street. This allowed for the development of respectable boarding houses near the park for downtown office workers.⁶

The Cedars was the first home of Dallas' growing Jewish community. In 1898 the second Temple Emanu-El synagogue was built north of City Park and served the upscale segment of the Cedars' Jewish community. The community included merchants such as Alexander and Phillip Sanger, leaders of the Sanger Brothers retail and wholesale empire. Philip and his wife, Fanny Fechenbach Sanger, were social leaders who promoted construction of the temple in the Cedars and lived across the street from it. This development pattern of Jewish residences clustered around the temple and near the men's places of business was common.⁷

⁴ Adapted from "Hughes Brothers Manufacturing Co. Building, Dallas" 2016 NR nomination by Evelyn Montgomery and Jim Anderson.

⁵ Such events were constantly announced in the *Dallas Morning News*, such as the anniversary ball given by the Dallas Light Guards at the pavilion on July 21, 1886, and a performance by Kossuth's Hungarian Students Brass Band there on June 12, 1887.

⁶ See numerous advertisements in *The Dallas Morning News* classified section, such as "Nice cool room, across from City Park," Aug. 4, 1907, and the "Nice four room and hall house" available just north of the park, March 28, 1886.

⁷ Rose G. Biderman, *They Came to Stay: The Story of the Jews of Dallas, 1870-1997*. (Austin: Eakin Press, 2002), 85.

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The upscale nature of the neighborhood soon changed, and by 1905 wealthier Dallasites preferred the new deed-restricted, exclusive subdivisions such as the Edgewood Place Addition, Munger Place and Highland Park. Many Cedars homeowners joined them. Those new neighborhoods' restrictions offered protection against the incursion of industry into residential neighborhoods, which was the key factor in the early twentieth-century transformation of the Cedars. Illustrating the dynamic nature of the neighborhood's transition, in 1903 the Majestic Apartment Building Company purchased the property on which the Majestic Hotel would be built directly across the street from the newly-completed Hughes Brothers candy factory.

Majestic Hotel

The Majestic Apartment Building Co. purchased lot 116 from C.H. Alexander, who agreed to advance the company \$60,000 to be secured by a deed of trust on the lot and advance the company an additional \$17,500 to "erect said building."⁸ Thomas Narcosse, president of the Majestic Company, hired local architect Earle Henry Silven and contractor Alex Watson to supervise the construction of the building.⁹ Mr. Silven's design was executed by some of the foremost contractors in Dallas: stonemason Theodore Beilharz, Vilbig Brothers, excavators for most of the major buildings in Dallas including the City Hall and Neiman-Marcus, and contractor M.H. Peterman.¹⁰ The Majestic Hotel was built in 1904 and opened in 1905.

The original Majestic Hotel design was a six-story building in red brick with contrasting white limestone entrance portico, dentilled pediment, and belt course above the first story. Before renovations in 1932, there was a gable on the west façade roof that was Georgian in style and a balustraded deck on the flat roof. All windows had limestone lintels. The west entrance porch was supported by Ionic columns and was topped with a balustrade. The north and south facades were largely symmetrical. On the north façade of the building was a dining room and kitchen annex, which was torn down in the 1930s, along with the south portico.¹¹

When the Majestic Hotel opened in 1905, it was promoted as a premier hotel in Dallas. Sarah Bernhardt stayed there while performing in Dallas as well as other actors, actress and opera stars of that era. Three presidents, Theodore Roosevelt, William Taft and Woodrow Wilson, reportedly stayed at the Majestic while visiting Dallas.¹² On November 18, 1905, the Majestic was the site of the Dallas social event of the year, the Idlewild Club Ball, covered by the *Dallas Morning News* with description of the scene: "The ballroom was resplendent in the Club's colors...the center pillar represented a birch tree...an orchestra of twenty-eight pieces was stationed on the balcony."¹³

Despite this colorful opening year, the Majestic Hotel quickly went into receivership in 1906, and in 1907, F.W. Boedecker, president of Boedecker Manufacturing, bought the hotel and changed the name to the Park Hotel. Some alterations to the front of the building were made at this time, and the hotel continued to operate as a short-term and long-term residential hotel. Well know Dallas lawyer, Harry L. Seay had rooms on the second floor. Hugh Perry who owned the Southern Rock Island Plow Company Building (the Texas School Book Depository) leased rooms at the Park also.¹⁴ Around 1910, Electra Waggoner Wharton, of the influential Waggoner family of Fort Worth and Decatur,

⁸ Dickinson, Mickie. "Local Landmark Regains Elegant Look."

⁹ Childers, Sam. *Historic Dallas hotels*. Charleston, SC: Arcadia Publishing, 2010.

¹⁰ Ibid.

¹¹ "Luncheon buffet now offered at historic Ambassador Hotel." *Dallas Morning News*, April 1978.

¹² Dickinson, Mickie. "Local Landmark Regains Elegant Look." *Historic Dallas*, 1984.

¹³ Graff, Harvey J. "Ambassador Park Celebrates City Landmark Designation." *Historic Dallas*, 1982.

¹⁴ Dickinson, Mickie. "Local Landmark Regains Elegant Look."

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purchased the hotel, and spent \$50,000 in 1921 to remodel the interior of the hotel, before losing the property after a divorce settlement that same year.¹⁵

By the 1920s, the Cedars was still thriving, but with a new working-class character. Each new industrial and commercial facility brought more workers and new or repurposed housing for them. Small stores, groceries and bakeries proliferated, including Kosher ones for the remaining Jewish population. The neighborhood continued its transition through the 1920s, as houses were divided into multiple dwellings and brick apartments were built. Meanwhile, many middle-income families with means to move left for new suburbs.¹⁶

Ambassador Hotel

In 1932, the Wharton Hotel Company sold the hotel to the newly-formed Ambassador Corporation, whose members included F.S. Hofues, Dora Roberts and J.C. Thompson.¹⁷ Burton Lumber Company and L.K. Lacy Company were hired to do \$31,000 worth of exterior renovations in the form of covering the exterior with white plaster, changing the roofline, and red, clay roof tiles to reflect a Mediterranean influence popular for both commercial and residential buildings in Dallas.¹⁸ The hotel now exhibited a new arched entrance, and a low-pitched penthouse roof covered in red tile. The ground floor exhibits the look of square-cut, regular-coursed stones in sculpted plaster. Currently, the original Baroque characteristics can be seen in the ceilings and decorative columns within the lobby. The interior is covered in painting and sculpture. The ceilings are painted pink, chandeliers hang from the centers of every coffer, and gold-painted molded ceiling trim make up all edges. Gold-painted details like gardens, plants, and pottery are embedded upon the column faces and painted gold.

The Ambassador improved accommodations to include richly decorated entry lobbies, wet bars, and a radio in nearly every room. There was full concierge service 24 hours a day, catering, a restaurant on premise, and emphasis on privacy for even the “most discriminating.” The terrace and gazebo could be made available for private functions, and the ballroom could hold functions of over 250 guests. Butlers stood by to serve breakfast in bed, prepare omelets, lay out clothing, draw baths, and turn down bedcovers in the evening if requested.¹⁹ The hotel was filled during the Texas State Centennial Celebration held in 1936, and hosted several celebrities and politicians during the festivities. Nevertheless, the hotel also hosted several long-term tenants in addition to nightly guests and beginning in 1937 began advertising regularly in the Dallas Morning News as offering rooms, apartments, and suites “with and without hotel service. Attractive low rates to permanent guests.”²⁰ Beginning in 1938, advertised amenities included a garage, coffee shop, and beauty parlor. The hotel continued its transition to primarily a residential hotel through the early 1950s, with many rooms rented as offices.

Transition to Elderly Housing

In the 1950s, the Ambassador transitioned into a specialized residential hotel for elderly persons, during a period in which the Cedars neighborhood continued its slide from a residential neighborhood with diverse amenities to a largely industrial and commercial area as residents moved away. The hotel was stranded in a transitional neighborhood and could no longer rely on business from overnight guests nor facility rentals for conferences, weddings, and other events,

¹⁵ Graff, Harvey J. "Ambassador Park Celebrates City Landmark Designation." *Historic Dallas*, 1982.

¹⁶ "Born-Again Ambassador." *D Magazine*, March 12, 1984.

¹⁷ United States. Department of Urban Planning. Historic Landmark Preservation Committee. *Ambassador Hotel: City of Dallas Designation Report*.

¹⁸ *Ibid.*

¹⁹ Dickinson, Mickie. "Local Landmark Regains Elegant Look."

²⁰ *Dallas Morning News*, October 24, 1937.

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as these needs could be met in other parts of the city. Many of the remaining Cedars residents, however, were elderly, and likely sought options to stay in their neighborhood in lodging alternatives that could meet their post-retirement needs.

Before the 1930s a large percentage of the elderly population nationwide were fully dependent on their immediate families or charities for support, but the Great Depression upturned and unraveled many desperate families, and the amalgam of charitable organizations, benevolent societies, and state institutions could not keep up with the demand for assistance in caring for the elderly. New Deal programs such as Social Security were created to address these concerns, as expressed in a 1937 Social Security pamphlet:

Old people, like children, have lost much of their economic value to a household. Most American families no longer live in houses where one can build on a room or a wing to shelter aging parents and aunts and uncles and cousins. They no longer have gardens, sewing rooms, and big kitchens where old people can help make the family's living. Old people were not dependent upon their relatives when there was need in a household for work they could do. They have become dependent since their room and their board cost money, while they have little to give in return. Now they need money of their own to keep the dignity and independence they had when their share in work was the equivalent in money.²¹

The 1935 Social Security Act supplied reliable income to the aged population through its Old Age Insurance program, funded by payments from workers into a fund that they could draw upon later in life, as well as the Old Age Assistance program, which provided cash payments for the elderly regardless of their work record. A 1939 amendment to the act expanded the program to help survivors and dependents. These changes to the welfare system coincided with national interest in replacing the vast poorhouse system with a variety of alternatives to institutionalized housing for the elderly, including incentives that allowed older persons to enjoy some autonomy in their own homes. After World War II, the Veterans Administration introduced benefits for disabled veterans and surviving spouses, thus increasing income for some retirees (many from the World War I generation) that could be spent on housing. Veterans benefits, old-age assistance, Social Security, and unemployment assistance could be spent on nursing home care, an influx of money that not only stimulated growth of the nursing home industry, but also encouraged new alternatives for housing the elderly.

The postwar building boom throughout the country resulted in new construction that replaced older and sometimes outmoded buildings, which then became available at bargain prices. Many of these buildings, including older hotels, were converted to nursing homes. The federal government, in recognition of federal funds now flowing into the expanding market for elderly housing, undertook a survey of such facilities in 1954. At the time, the definition of different residence types (including nursing care homes, personal care with nursing homes, personal care homes, and domiciliary homes) were somewhat fluid, but the first estimate indicated that approximately 270,000 people were living in 9,000 homes classified as "nursing care home" or "personal care home with nursing," the vast majority of which (86%) were private.²² By 1956, Social Security expanded further to provide benefits to domestic workers, farm workers, non-professional self-employed persons, federal civilian employees not in the federal retirement system, railroad workers with less than 10 years of service were added, homeworkers members of the military and all self-employed persons except doctors.²³

²¹ "Why Social Security?" 1937 pamphlet published by the Social Security Administration.
<https://www.ssa.gov/history/whybook.html>

²² "Senior Living History: 1950 – 1959," <https://www.seniorliving.org/history/1950-1959/>.

²³ Ibid.

Ambassador Hotel, Dallas, Dallas County, Texas

In 1953, the owners of the Ambassador advertised a "Hotel Liquidation Sale" in the *Dallas Morning News*, indicating that changes to the property were afoot. At the time, the building was owned by Delmar Beach Club, with a downtown address in the Mercantile Bank building, and was one of three hotel/motel buildings listed for sale.²⁴ In 1955, the hotel was sold to a new corporation called "Ambassador Hotel Company," headed by Colonel Charles R. Tips, board chairman, and David Tips, president. Members of the Tips family has developed properties in the Cedar Crest area of Dallas, of which the Cedars neighborhood is the north portion.²⁵ In July, the hotel announced a 24-hour baby-sitting service with a day nursery, "specifically for the convenience of out-of-town guests," indicating that the tenants themselves did not have young families, but possibly received visits from their children and grandchildren.²⁶

In February 1956, the hotel company announced the implementation of the "Lavin Plan" developed by Charles S. Lavin, who had devised the plan to provide affordable housing for retired persons, with rates that included meals and recreational activities. The plan had already been adopted by five facilities on the east coast, two in Lavin's home state of Pennsylvania, and three in Florida, and relied on system of voluntary work by the residents in the upkeep of the hotel. An article in the *Dallas Morning News* described how the plan worked:

"For these chores, the oldsters even get pay, which provides them with spending money. Oldsters in the other Lavin locations rarely move [from the building], he said, because they are with people of their own age and nature." There is never any regimentation. "Old folks are just that way," he continued. "Work put on a voluntary basis done quickly. If we asked them the probably wouldn't do anything."²⁷

The article also touted specially-designed meals "for oldsters" that were served at small tables in the dining room, and noted that the guests usually asked for chores, "often the same kind of work they did before they retired." The residence application was open to "good humored" persons without communicable diseases. Mrs. Opal Allen was hired to oversee the operation of the hotel.²⁸ An article from June 1956 indicated that 27 people lived in the Ambassador under the Lavin Plan, and that guest rooms would be redecorated to accommodate new tenants, who also had the option to bring in their own furnishings. Monthly rates, with meals, ranged from \$65 to \$86.50 for double rooms, and from \$110 to \$153 for private rooms.²⁹ By April 1957, the paper reported that "some 75 oldsters" were living at the Ambassador and that a larger dining room was being remodeled to accommodate larger groups.³⁰

The Ambassador's implementation of the Lavin Plan was the topic of several articles in the *Dallas Morning News* throughout 1956 and 1957, but the coverage stopped after that point, possibly because the novelty of the system grew less newsworthy as more retirement options appeared in the Dallas area. A 1959 federal report on housing for the elderly acknowledged growth in the market for "Low-Rate Residential Hotels for the Retired," describing such facilities as "a compromise between an old person's fear of being left alone and his aversion to institutional living," and noting that

A number of "retirement hotels," which appear to satisfy both the need for company and the need for independence, have been opened in the past half-dozen years. Most of them are old hotels which have

²⁴ Very little is known of this company, its presence in Dallas aside from this single advertisement, or its president J.H. Fisher. The other hotels offered for sale were the Artesia Hotel in Artesia, NM, and the Motor Inn Hotel in Lawton, OK." Hotel Liquidation Sale," *Dallas Morning News*, December 6, 1953.

²⁵ "Ambassador Hotel Sold," *Dallas Morning News*, April 22, 1955.

²⁶ "Hotel Sitting Service in Born," *Dallas Morning News*, July 7, 1955.

²⁷ "Low Cost Work-Pay Plan. New Idea for Oldsters to Be Started in the City," *Dallas Morning News*, February 24, 1956.

²⁸ Ibid.

²⁹ "Unique Hotel Provides All Comforts of Home," *Dallas Morning News*, June 10, 1956.

³⁰ Plan for Oldsters Still Going Good," *Dallas Morning News*, April 7, 1957.

Ambassador Hotel, Dallas, Dallas County, Texas

seen better days, or which are situated in neighborhoods no longer convenient for transient visitors. But they often are ideally located for retired persons who like to be near public transportation and other in-city facilities. Old hotels frequently can be purchased at bargain prices and converted for non-transient use at small cost. The Special Staff on Aging of the U.S. Department of Health, Education and Welfare recently drew up a list of 61 such hotels in 16 states, most of them in California and Florida. New ones are coming on the scene all the time.³¹

The report highlighted the work of Charles S. Lavin, noting that the former real estate appraiser from Philadelphia is believed to have originated the idea of a retirement hotel for old people with small fixed incomes. His interest was stirred about a decade ago when his work brought him into contact with lonely old people living in drab back rooms or shabby apartments. Lavin now operates more than a dozen retirement hotels and others have entered the field. They have proved that such projects can earn profits without charging high rents.³²

The report further explained that retirement hotels were an affordable alternative, generally charging less than \$200 a month for room and meals.

Some provide a furnished room, fresh linens, and three meals a day for as little as \$65 a month. Costs are cut by eliminating the usual hotel services, including' maid service, and by simplifying dining room menus. Tenants care for their own rooms, and many of them take on odd jobs—manning the switchboard, checking linens, helping in the kitchen or office. This practice not only reduces a tenant's rent but also cuts down hotel operating costs. Retirement hotels usually do not offer the special services provided by institutions for the aged, but accessibility of the hotels to community facilities is a compensating factor.³³

The Ambassador continued to offer conveniences that couldn't be found in many other establishments, such as proximity to City Park, recreation, security services, weekly maid services, beauty parlor, pharmacy delivery, chapel services and companionship for the elderly. The residents frequently use the park for walking or jogging. Rooms were offered as furnished or unfurnished and could be rented at \$150 a month or suites at greater costs. Three meals a day could be provided if desired. Entertainment, such as lecture series, were offered for the retirees who wished to participate. Under operation by the Tips family, the Ambassador served as a retirement hotel through the 1970s.

The 1960s construction of the R. L. Thornton freeway, plus introduction of cumulative heavy commercial zoning forever changed the character of the neighborhood, as large Victorian homes and cottages gave way to quickly constructed apartments. Pleasing nineteenth and early twentieth century commercial buildings on main thoroughfares were either abandoned, used for industrial purposes, or became less than elegant nightclubs and bars. Heavy industrial districts to the east, south, and west were encroached by industrial service firms, with related trucking and distribution facilities. The Interstate-30 freeway canyon cast a final indignity at the Cedars by prompting closure of the below-grade highway to all hazardous cargos, which were redirected through the Cedars. In the 1970s more homes, apartments, and commercial buildings deteriorated, accompanied by increases in crime.³⁴

³¹ Shaffer, H. B. (1959). Housing for the elderly. *Editorial Research Reports 1959* (Vol. I). Washington, DC: CQ Press. Retrieved from <http://library.cqpress.com/cqresearcher/cqresrre1959052000>

³² Ibid.

³³ Ibid.

³⁴ Miller, Bennett. "A Slow Walk Through Cedars History." A Slow Walk Through Cedars History

Ambassador Hotel, Dallas, Dallas County, Texas

The Ambassador After 1980

In 1981, amid rumors of impending demolition, Sadrudin Alani bought the hotel and began to renovate it to reflect the building's former ambiance. An article in the *Dallas Times Herald*, mentions that Sadrudin Alani began "remodeling the deteriorated hotel in an art deco style...It catches your eye like the Taj Mahal. Immediately when I saw it I realized its potential." Alani goes on to discuss possible interior uses of the Ambassador, "It will also have meeting rooms, a ballroom, fine restaurant, bar, disco, and possibly a health spa."³⁵ In 1982, the Great Texas Development corporation announced its plans to buy the Ambassador and complete the renovation. After the company declared bankruptcy and reorganized as TAP Historic Properties, the Ambassador quietly reopened as a luxury hotel in December 1983. Rooms started at \$70-\$250-a-night, as the hotel slowly regained popularity with wealthy executives and clientele of the Dallas elite.³⁶ Almost \$12 million was spent to renovate the Ambassador. In 1985 the *Dallas Times Herald* described the newly renovated Ambassador, as a "mixture of comfort and convenience featuring wet bars and entry parlors. Strong colors such as forest green and deep burgundy are warmed by the richness of antique tables and beds. Other areas of the hotel, including the restaurant, meeting rooms and lobby, also have been restored."³⁷ In 1989, City Ordinance, No. 20395 again rezoned the area with a new Planned Development District (No. 317), to correct the cavalier use of HC zoning in the 1960s, though somewhat late to save the Cedars District from decline.³⁸ In 1990, the Ambassador temporarily closed its doors due to lack of income.³⁹

In December 1993, the Ambassador Hotel was purchased for \$800,000 by Bill Gothard to establish the Institute in Basic Life Principles.⁴⁰ The middle-school teacher, then businessman, now civil servant, bought the building in hopes of helping troubled Dallas youth. The project was met with much debate as the once economically stimulating Ambassador Hotel was now going to be a government funded, tax-payer supported landmark instead of a profitable hotel some believed was more helpful to the community with its meager monetary gains. Despite this, the Christian organization operated out of the Ambassador for nearly 20 years until the sale to Jim Lake's partnership in 2015.⁴¹

Just like the district it belongs to, the Ambassador Hotel is seeing a renovation upgrade. Jim Lake Partners have begun work to rehabilitate the building utilizing state and federal tax incentives. The work thus far has included removal of dilapidated, non-historic, water-damaged ceiling tiles. The exterior is to remain unchanged along with the public areas of the 1st floor and corridors. Plans for a ground-level swimming pool, commercial space on the 1st floor and tenant amenities including a lounge are bringing new life to the building and the surrounding community, which is being revitalized for its generally affordable real estate near downtown. The Ambassador will be renovated into 103 "micro" apartments, maintaining many forms of the historical interior walls of the old hotel. "We are working with Dallas Heritage Village next door to have a connection to them," Lake said.

In 1965, the Ambassador was designated as a Recorded Texas Historic Landmark.⁹⁷

³⁵ Amps, Judy Bonner. "Aged Ambassador Hotel sold; restoration planned."

³⁶ Dickinson, Mickie. "Local Landmark Regains Elegant Look."

³⁷ Dent, Leigh. "Old Place, New Pride." *Dallas Times Herald* "Dallas City", July 1985.

³⁸ Miller, Bennett. "A Slow Walk Through Cedars History."

³⁹ Geddie, Tom. "Old Hotel quietly reopens." *Dallas Downtown News*, December 1983.

⁴⁰ Lyons, Julie. "Virgin Academy." *Dallas Observer*, July 20, 1995.

⁴¹ Brown, Steve. "Living a little." *Dallas Morning News*, July 1, 2016, Real Estate Report sec.

⁹⁷ United States. Department of Urban Planning. Historic Landmark Preservation Committee. *Ambassador Hotel: City of Dallas Designation Report*.

Ambassador Hotel, Dallas, Dallas County, Texas

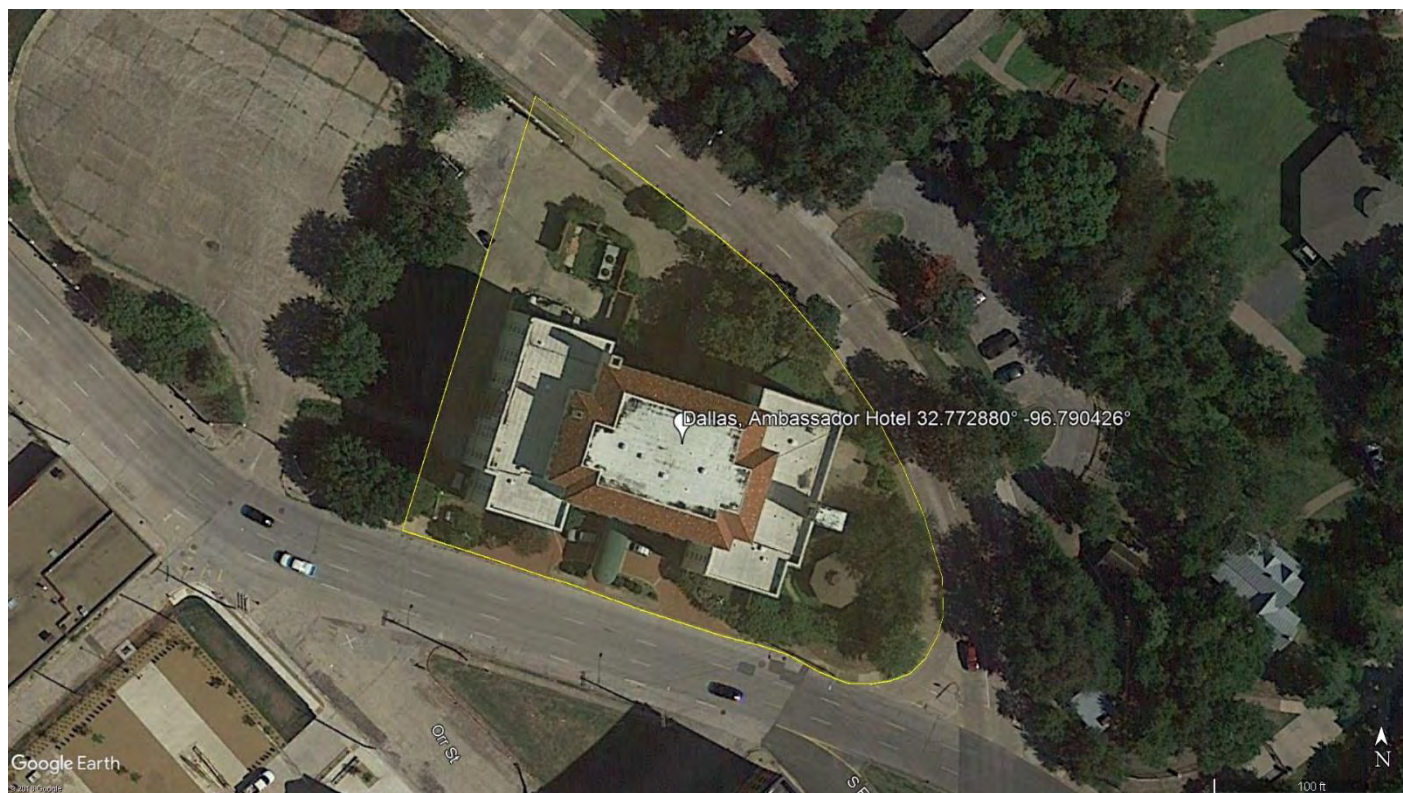
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<http://www.cnadallas.com/cedars-history>.
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- United States. Department of Urban Planning. Historic Landmark Preservation Committee. *Ambassador Hotel: City of Dallas Designation Report*. City of Dallas: Program Coordinator: Michael H. Stebeks. 1-9.

Ambassador Hotel, Dallas, Dallas County, Texas

Google Earth, accessed June 7, 2018. Yellow line delineates nominated parcel.

Latitude: 32.772880° Longitude: -96.790426°



Ambassador Hotel, Dallas, Dallas County, Texas

Google Eath map shows property location southeast of downtown Dallas. Accessed June 7, 2018.



Ambassador Hotel, Dallas, Dallas County, Texas

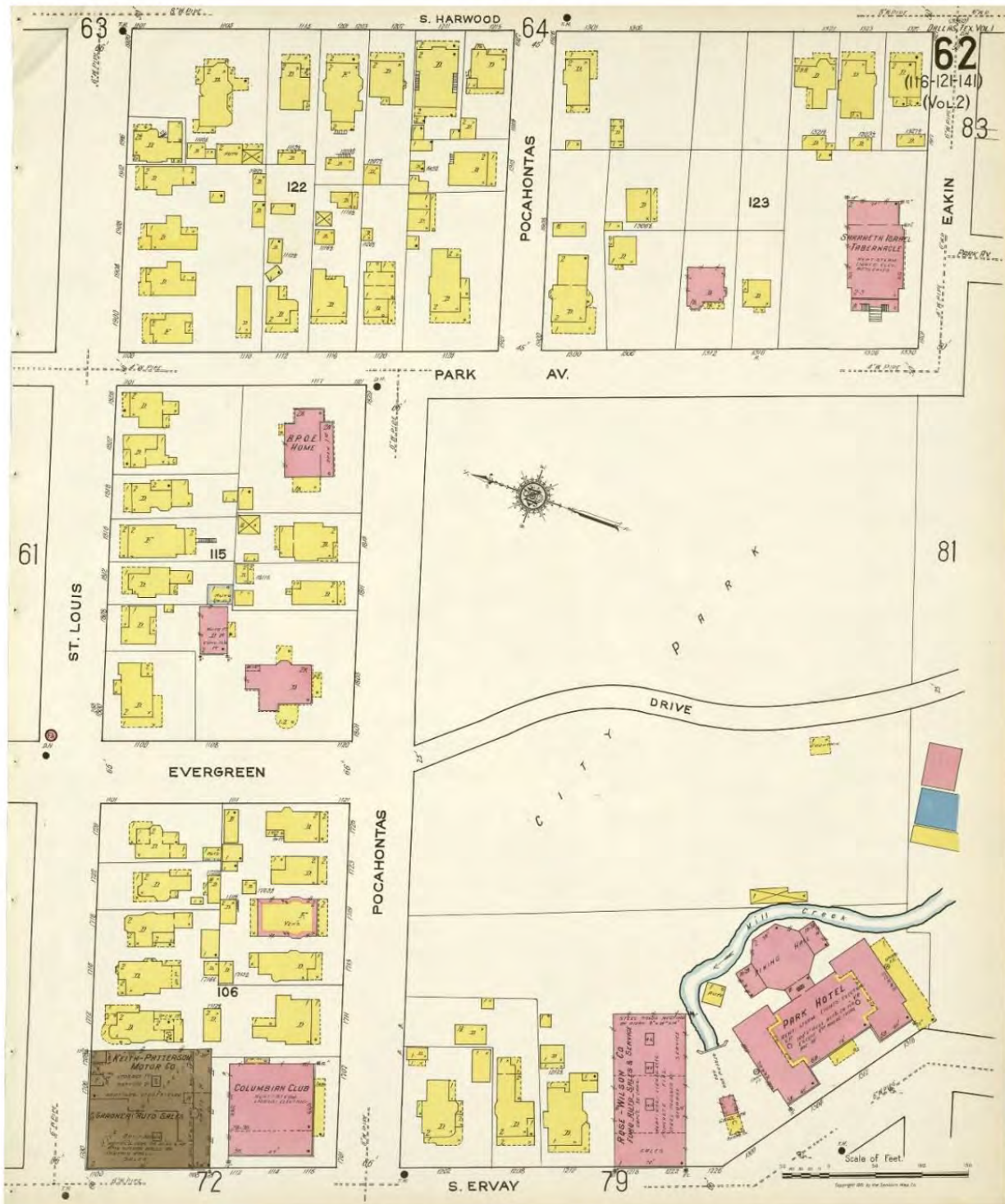
1905 Sanborn Fire Insurance Map. Subject property at top right.



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

Ambassador Hotel, Dallas, Dallas County, Texas

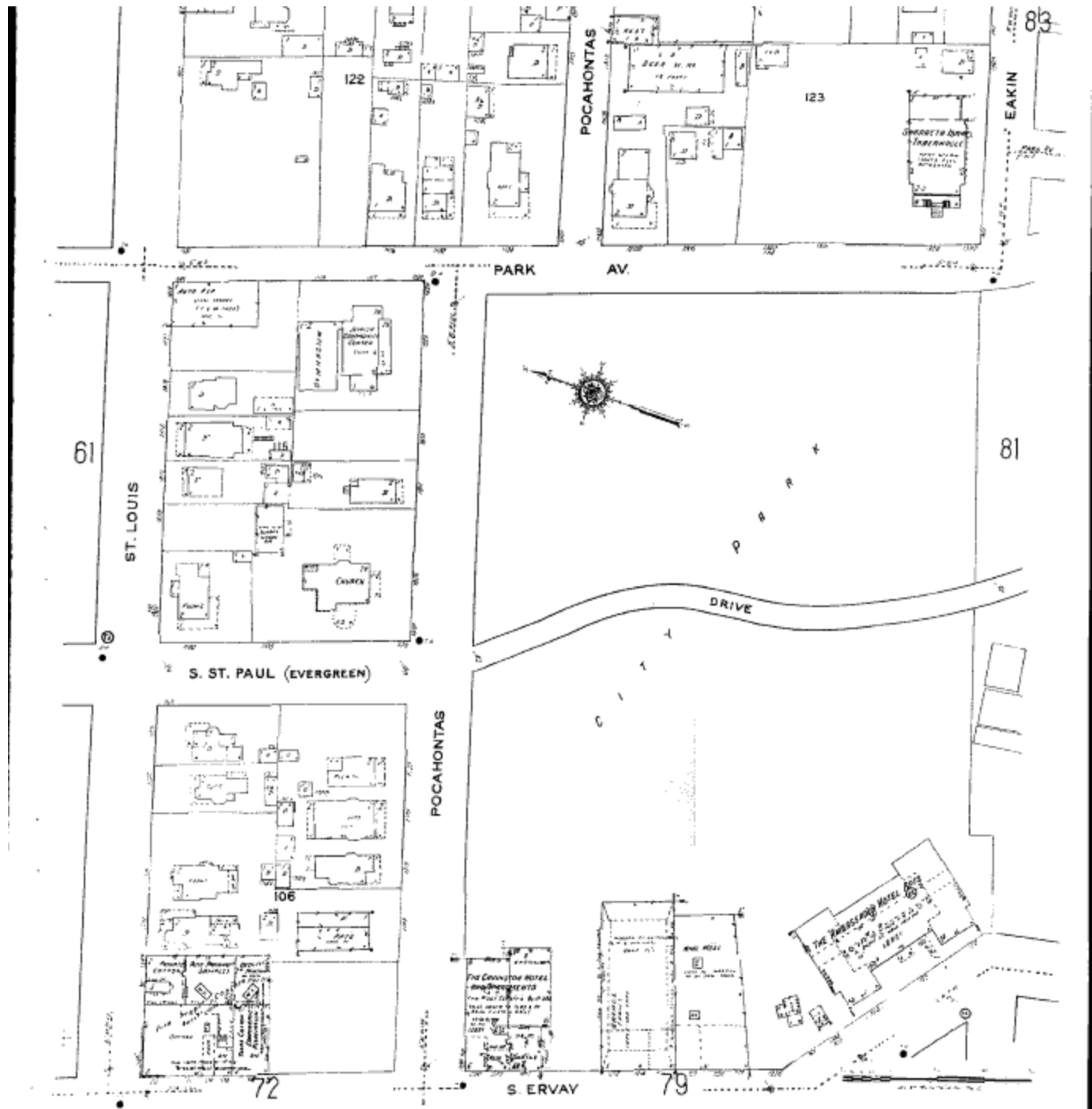
1921 Sanborn Fire Insurance Map. Subject property at bottom right.



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

Ambassador Hotel, Dallas, Dallas County, Texas

1952 Sanborn Map, showing subject property at the south end of City Park.



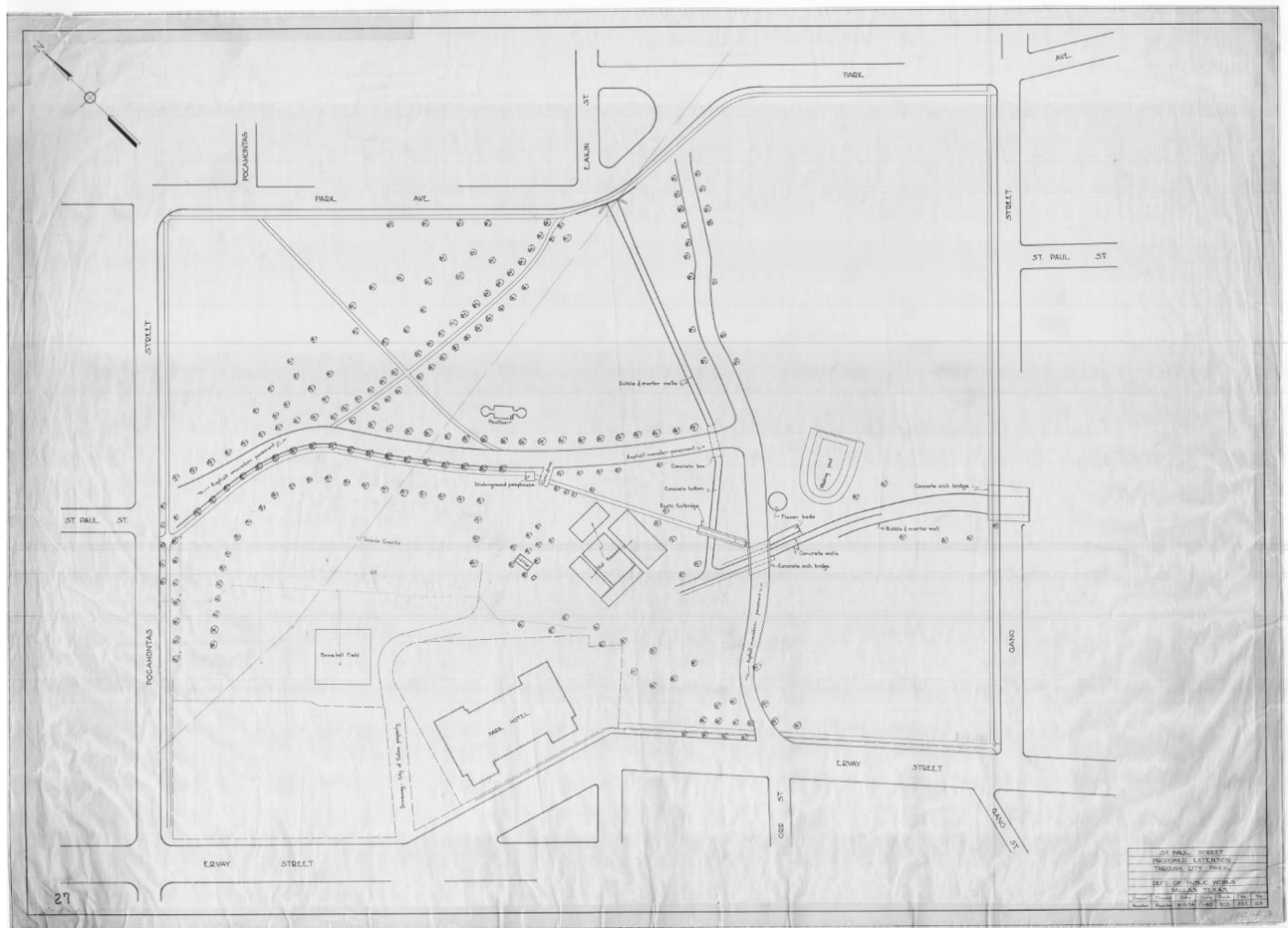
Ambassador Hotel, Dallas, Dallas County, Texas

Aerial 1926. Subject property at right center. Source: Dallas Heritage Village.



Ambassador Hotel, Dallas, Dallas County, Texas

Park and Park Hotel Property Line 1934. Source: *Dallas Morning News* Archives.



Ambassador Hotel, Dallas, Dallas County, Texas

In 1965, Interstate 20 (now Interstate 30) was nearly complete. In the background, the “mixmaster” highway interchange with I-35E also appears to be complete.

http://www.texasfreeway.com/dallas/historic/photos/images/tp_dfw_i20_1965.jpg



SKIRTING DOWNTOWN DALLAS, final section of IH 20 Expressway nears completion of direct connection with Dallas-Fort Worth Turnpike.

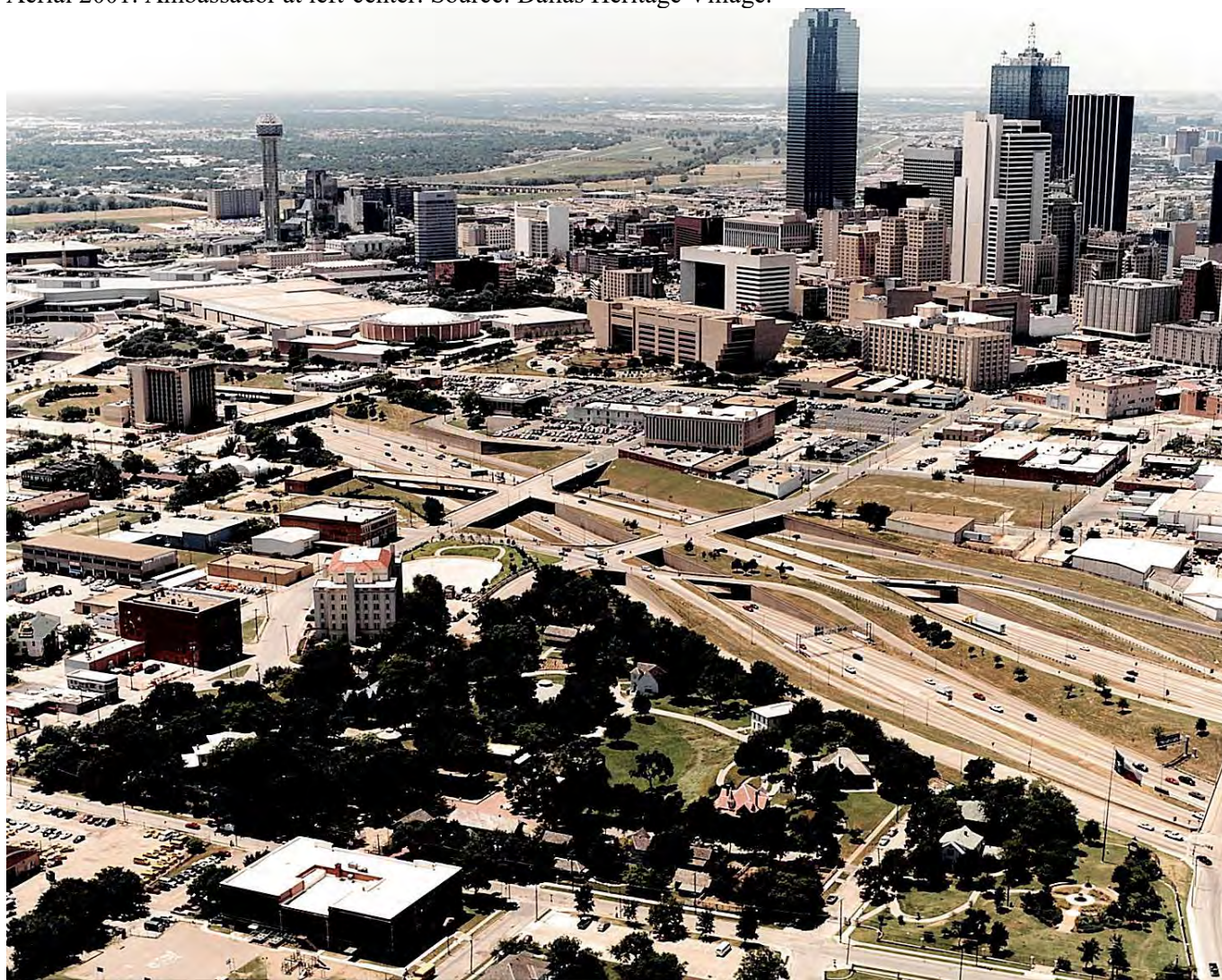
Ambassador Hotel, Dallas, Dallas County, Texas

Aerial 1972. Ambassador at upper right. Source: Dallas Heritage Village.



Ambassador Hotel, Dallas, Dallas County, Texas

Aerial 2001. Ambassador at left-center. Source: Dallas Heritage Village.

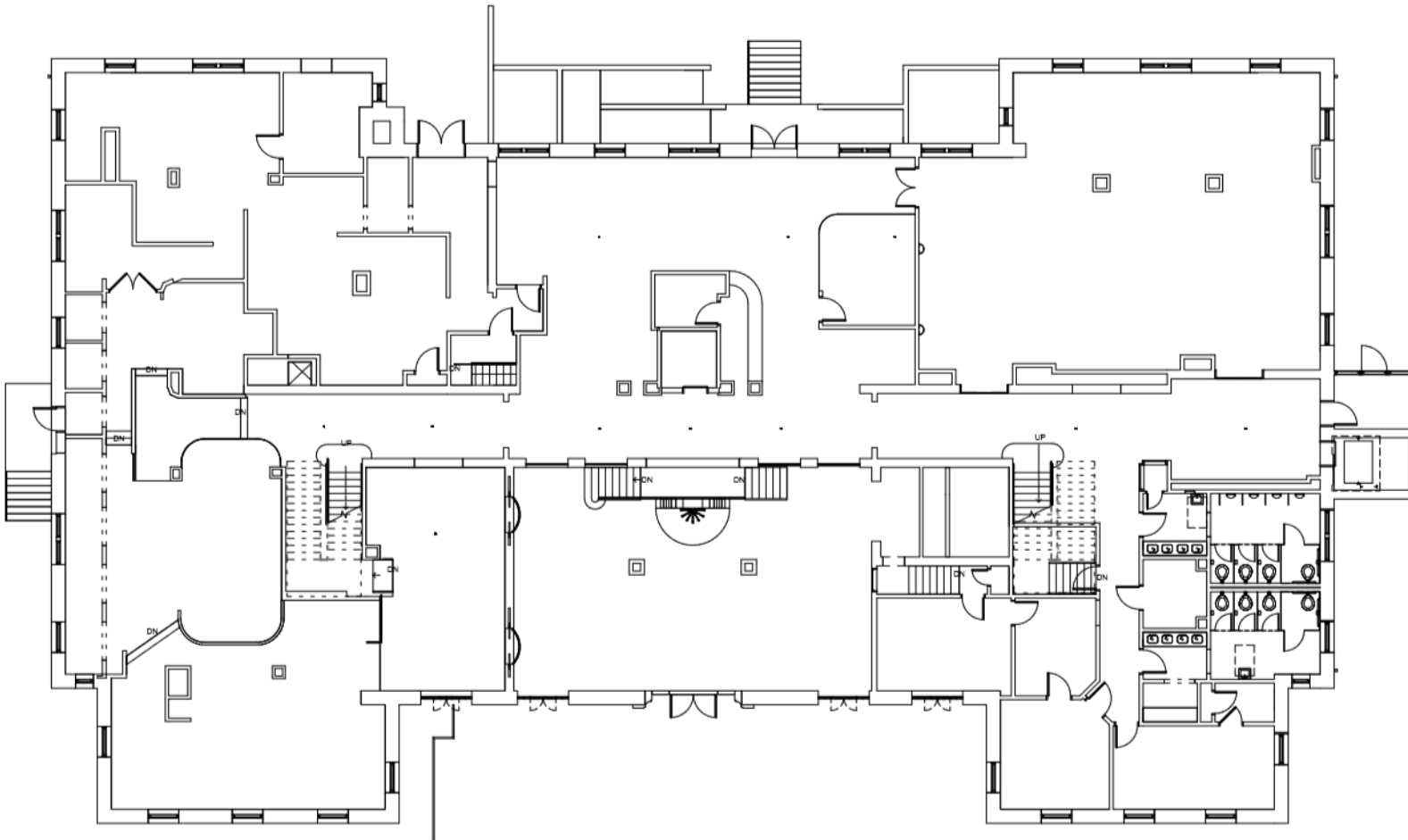


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Ambassador Hotel, Dallas, Dallas County, Texas

Plan First Floor by Merriman Anderson.



1 1st Floor Existing Floor Plan
1/8" = 1'-0"

Ambassador Hotel, Dallas, Dallas County, Texas

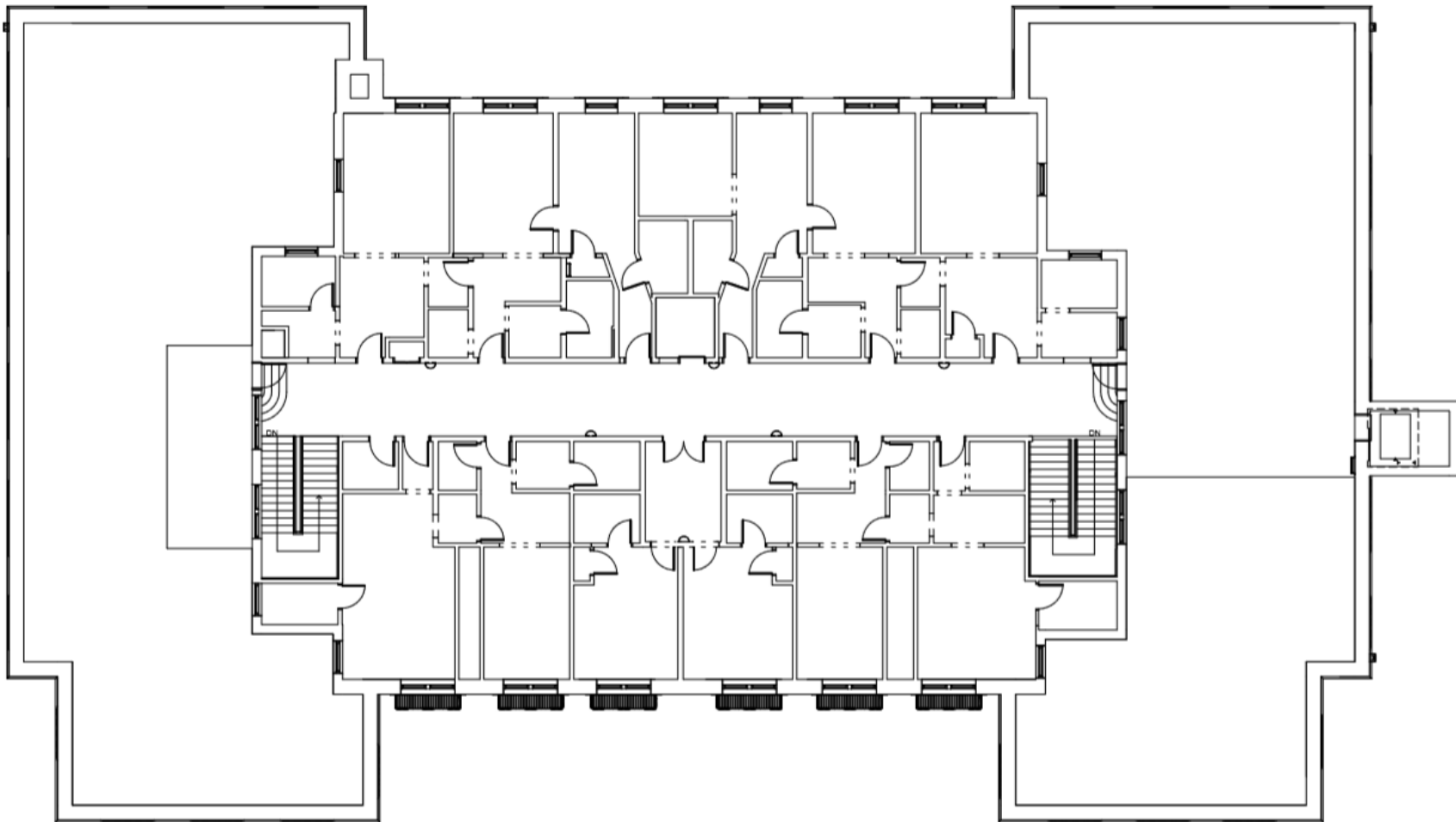
Plan 2nd-5th Floor by Merriman Anderson



1 2nd-5th Floors Existing Floor Plan
1/8" = 1'-0"

Ambassador Hotel, Dallas, Dallas County, Texas

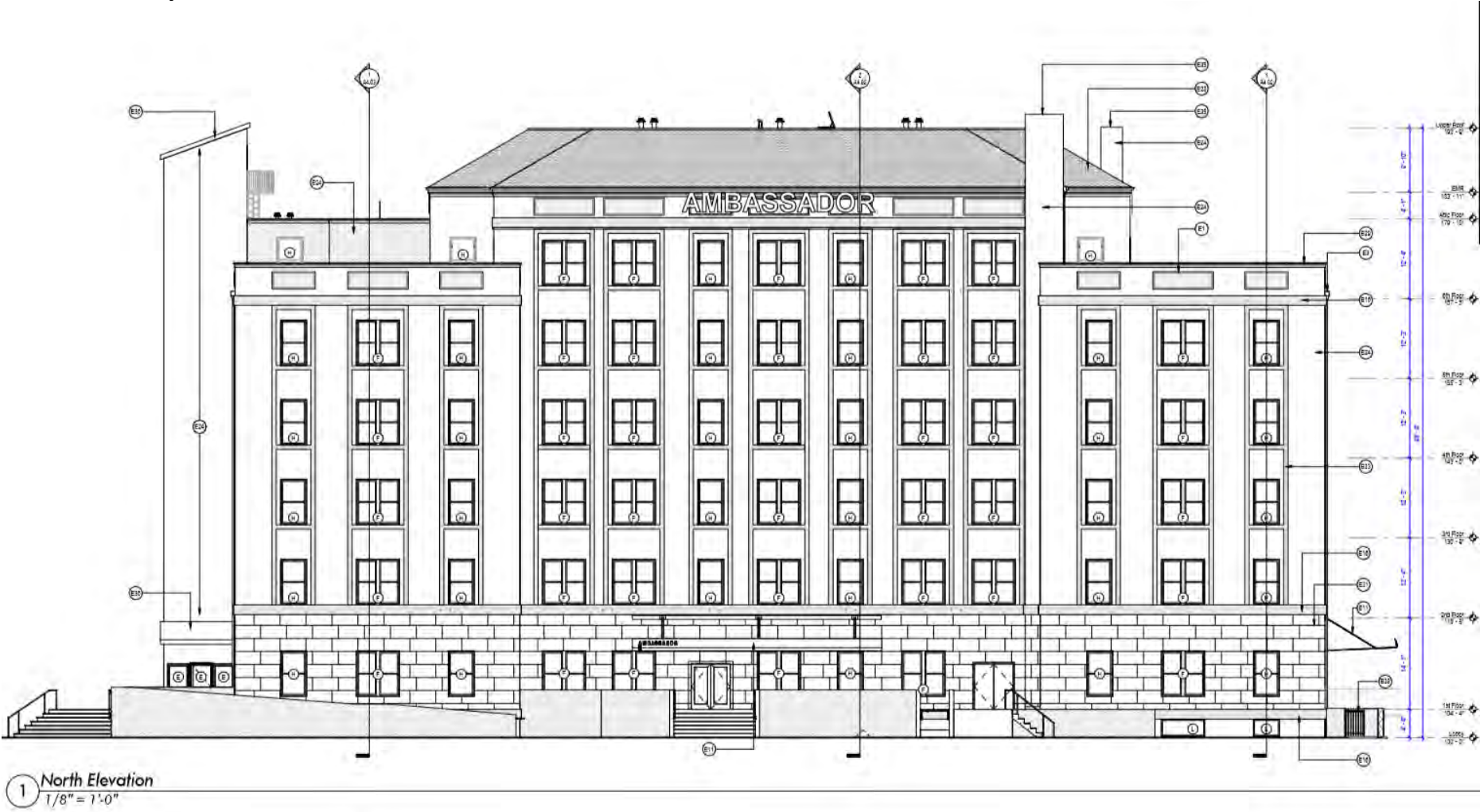
Plan 6th Floor by Merriman Anderson.



1 6th Floor Existing Floor Plan
1/8" = 1'-0"

Ambassador Hotel, Dallas, Dallas County, Texas

North Elevation by Merriman Anderson



Ambassador Hotel, Dallas, Dallas County, Texas

East Elevation by Merriman Anderson.



1 South Elevation
1/8" = 1'-0"

Page 35

Ambassador Hotel, Dallas, Dallas County, Texas

Original Majestic Hotel around 1904 (changed to Ambassador in 1932)



Ambassador Hotel, Dallas, Dallas County, Texas

Tinted postcard of the Ambassador after renovations in 1932.



Ambassador Hotel, Dallas, Dallas County, Texas


Ambassador Hotel Lobby c. 1950.



Ambassador Hotel, Dallas, Dallas County, Texas

Liquidation Sale Announcement, *Dallas Morning News*, December 6, 1953. The hotel continued to advertise furnished apartments through its eventual sale in 1955.

HOTEL LIQUIDATION SALE



**AMBASSADOR HOTEL • 1312 S. ERVAY
DALLAS**
140 UNITS • 90 ROOMS • 50 APARTMENTS
COFFEE SHOP

ARTESIA HOTEL • ARTESIA, NEW MEXICO
60 Rooms • Coffee Shop • Bar

MOTOR INN HOTEL • LAWTON, OKLA.
52 Units • Manager's Apt. • Coffee Shop

For Quick Liquidation this corporation will sell either or
all of these properties on very attractive basis. Consider
good ranch as part payment.

For further information contact

J. N. FISHER, President
DELMAR BEACH CLUB, INC.
1405 Mercantile Bank Bldg. • Dallas • RI-4675

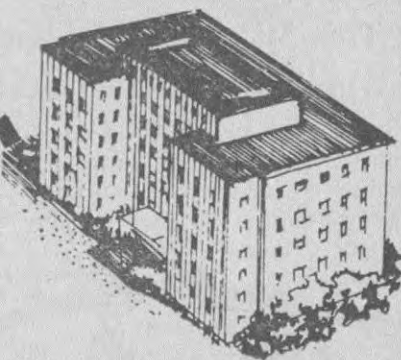
Ambassador Hotel, Dallas, Dallas County, Texas

Advertising for Ambassador Hotel (April 15, 1973).

For Safe, Happy Living, Come To
THE Ambassador HOTEL

recognized by the State as a Recorded Historical Landmark for its significant contribution to Texas Culture, History and Heritage.

APR 15 1973



The Ambassador is operated by experienced personnel for ambulatory men, women and couples who want to enjoy the best things in life. The gleaming white six story brick building is sprinklered for safety and protection against fire. The beautiful spacious red carpeted lobby, the wide halls with high ceilings, the chapel with services by various denominations, the libraries and recreation rooms with games and other entertainments make life most enjoyable, as do the large furnished air-conditioned rooms with private baths and the three delicious meals per day, with coffee and other conveniences available day and night.

It is dangerous for older people to live alone and it is seldom satisfactory for them to live with their children. The Ambassador is not a Nursing Home, but care is provided where necessary. You are invited to bring your parents and grandparents to see for yourselves the happy, safe enjoyable living with compatible people in beautiful surroundings, available at low monthly rates.

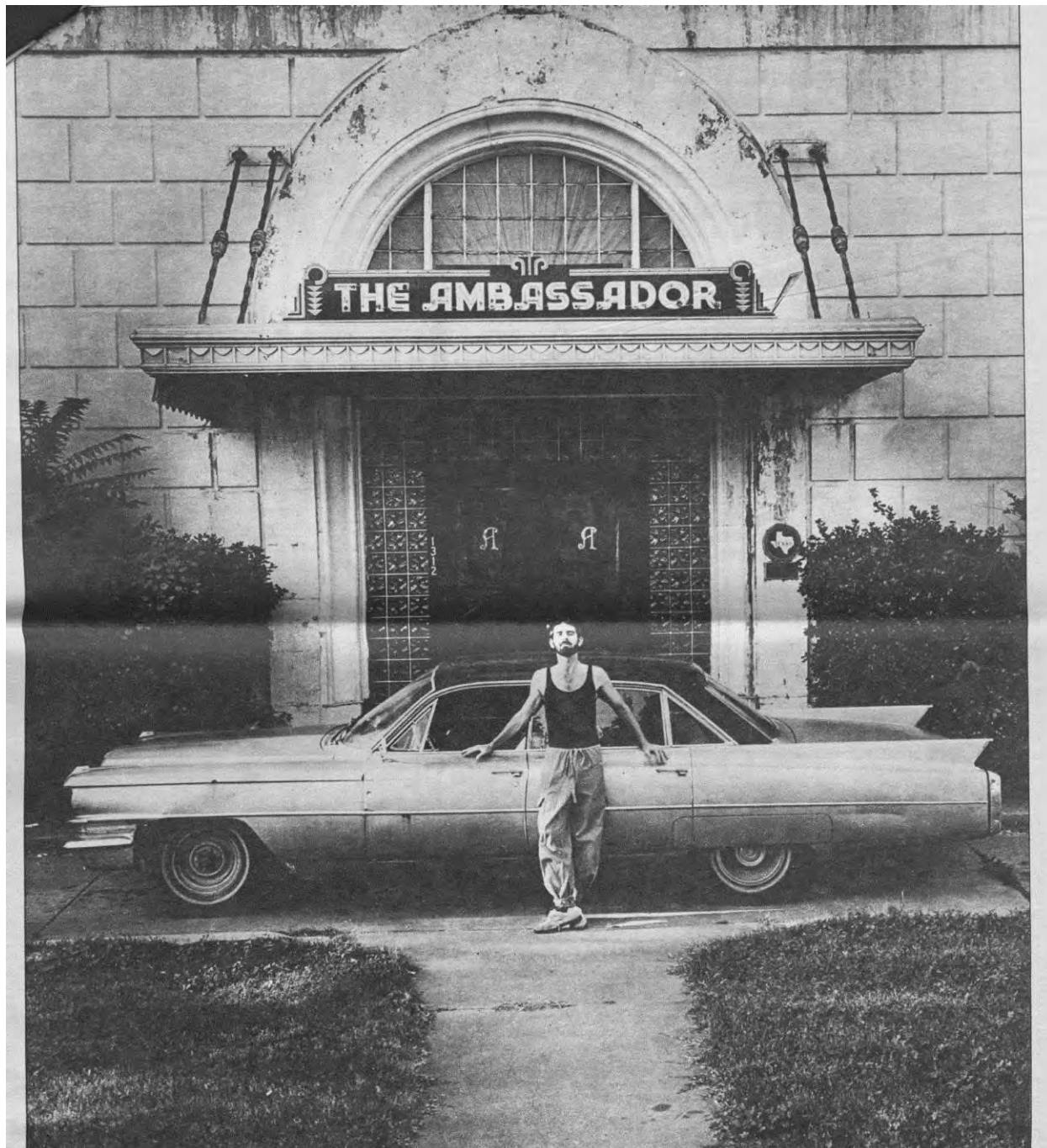
The Ambassador in downtown Dallas, close to the Convention Center, the Memorial Auditorium and the new City Hall site, is located at the corner of St. Paul and Ervay Streets, close to Griffin Street and the Thornton U.S. Interstate Highway and across the street from beautiful Historic City Park. It has quick access to Highways 45, 75, 20, 30, 35 and the Dallas North and Fort Worth toll roads. There is plenty of free parking space and three bus stops at the doors.

For full information call (214) 742-9003.
Corner St. Paul & Ervay Streets
Dallas, Texas 75215.

THE Ambassador HOTEL
Colonel Charles R. Tips, President

Ambassador Hotel, Dallas, Dallas County, Texas

Photograph for Ambassador Hotel signage and entry (*Dallas Times Herald*, July 20, 1980).



Bob Schellenberg, a dancer, above, with his aging Cadillac in front of the aging Ambassador Hotel. Opposite, top: Mrs. Ella Youngblood repairs to the dining room, where a 100th birthday

party is scheduled to be held in her honor come November 1. She has lived at the retirement-residence hotel for 25 years. Below: Enos Doyle of the Ambassador.

5

Ambassador Hotel, Dallas, Dallas County, Texas

Photograph of Ambassador Hotel 1981 looking from Old City Park.



Ambassador Hotel, Dallas, Dallas County, Texas

Photographs (2019)

Photo 1

North elevation. Camera facing south.



Photo 2

North elevation. Camera facing south.



Ambassador Hotel, Dallas, Dallas County, Texas

Photo 3
East elevation. Camera facing west.



Photo 4
South elevation. Camera facing north.



Ambassador Hotel, Dallas, Dallas County, Texas

Photo 5

West elevation. Camera facing east.



Photo 6

Northwest elevation. Camera facing southeast.



Photo 7

Ambassador Hotel, Dallas, Dallas County, Texas

West Site View from Roof. Camera facing east.

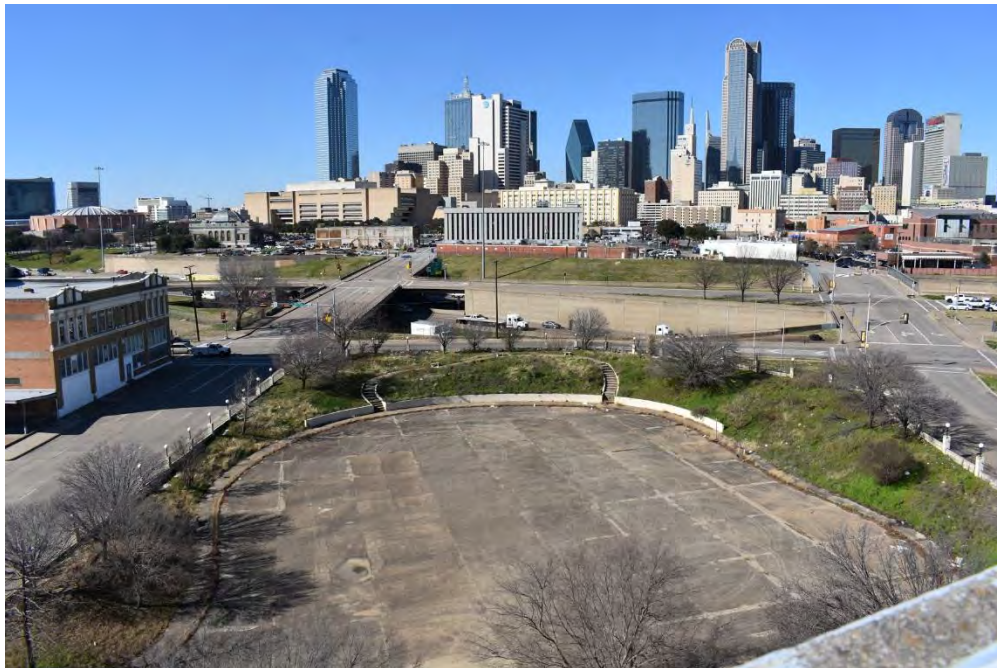


Photo 8
North elevation. Camera facing south.



Photo 9
East elevation. Camera facing west.

Ambassador Hotel, Dallas, Dallas County, Texas



Photo 10
Main building entrance at south side. Camera facing west.



Ambassador Hotel, Dallas, Dallas County, Texas

Photo 11
West Exterior



Photo 12
Main Entry Doors & Covered Transom Window – camera facing west.



Ambassador Hotel, Dallas, Dallas County, Texas

Photo 13
Back Entry Doors



Photo 14
Interior Lobby 1st floor-From Main Entry Doors (south)



Ambassador Hotel, Dallas, Dallas County, Texas

Photo 15
Main Lobby Entrance- Camera facing North



Photo 16
Registratin and Cashier Desk in 1st floor Lobby



Ambassador Hotel, Dallas, Dallas County, Texas

Photo 17
1st Floor Interior Brass Door Elevator

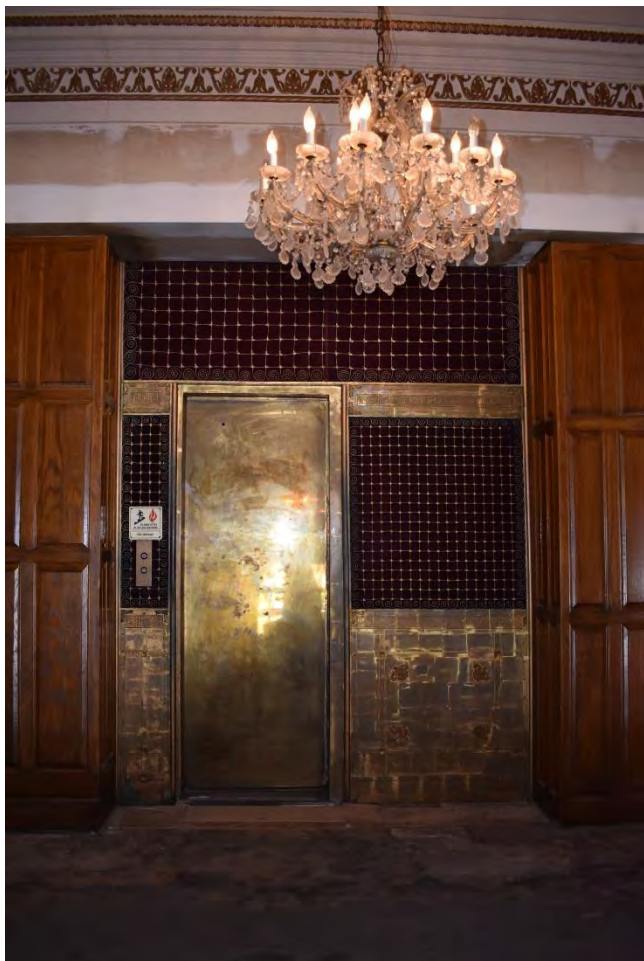


Photo 18
Main corridor at 1st floor. Camera facing west.



Ambassador Hotel, Dallas, Dallas County, Texas

Photo 19
Lobby at north elevation.



Photo 20
Stairs at 1st floor.



Ambassador Hotel, Dallas, Dallas County, Texas

Photo 21
Typical Floor Corridor



Photo 22
Typical stair opening at levels 2-5



Ambassador Hotel, Dallas, Dallas County, Texas

Photo 23

Rooftop Signage on west side. Camera facing northeast.



Photo 24

Red tile roof on penthouse. Camera facing northwest.



- end -





AMBASSADOR



DIPLOMAT AMBASSADOR LOFTS
714 • 741 • 5015









AMBASSADOR



















REGISTRATION

CASHIER











CAUTION
OPEN
SHAFTWAY



AMBASSADOR





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Ambassador Hotel

Multiple Name:

State & County: TEXAS, Dallas

Date Received: 2/22/2019 Date of Pending List: 3/7/2019 Date of 16th Day: 3/22/2019 Date of 45th Day: 4/8/2019 Date of Weekly List:

Reference number: SG100003599

Nominator: SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

☒ Accept ☐ Return ☐ Reject 4/4/2019 Date

Abstract/Summary Comments: The Ambassador Hotel is locally significant under National Register Criterion A (Commerce). Initially constructed in 1905, the six-story plus basement, stucco-clad, brick building was substantially updated in 1932 to its current appearance. At times both hindered and aided by its location outside of the downtown commercial core in the Cedars neighborhood, the building served as one of Dallas' major twentieth-century commercial/residential hotel properties.

Recommendation/ Criteria Accept NR Criterion A

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 4/4/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

TEXAS HISTORICAL COMMISSION

real places telling real stories



TO: Paul Lusignan
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

From: Mark Wolfe, SHPO
Texas Historical Commission

RE: Ambassador Hotel, Dallas, Dallas County, Texas

DATE: February 21, 2019

The following materials are submitted:

X	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for the <i>Ambassador Hotel, Dallas, Dallas County, Texas</i> .
	Resubmitted nomination
X	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
X	CD with TIFF photograph files, KMZ files, and nomination PDF
	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:

