National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*Type all entries—complete applicable sections

For	NPS use only
rece	ived AUG 19 1985
date	determined slighter (DUE)
	entura 12-5-85

1. Nam	ne				
historic Hi	lton Hotel				
and or common	Plaza Hotel				
2. Loca	ation				
street & number	1933 Main Str	eet		Й	∕A not for publication
city, town Dal	las .	N/A	vicinity of		
state Tex	as	code 048	county	Dallas	code 113
3. Clas	sification				
Category district building(s) structure site object	Ownership public private both Public Acquisition N/A in process being considered	Accessil _X yes:	cupied in progress	Present Use agricultureX commercial educational entertainment government industrial military	museum park private residence religious scientific transportation X other: vacant
name Dalla	s Plaza Partners				
street & number	1 Montgomery S	treet, Suite	2250		
city, town San	Francisco	N/A_v	vicinity of	state (California 94104
	ation of Le	gal Des	criptic		
		allas County			
street & number	M.C.			-	
city, town Da	llas			state	Texas
	resentatio	n in Exi	sting	Surveys	Texas
(1) Culti	ural Resource Inv	ventory of th	ne Central	Business District	Y
(1)	oric Sites Invent	LOLY	nas this pro	perty been determined eli	
data	1985	11 a.s. Court	Historia T		e county (1)_ loca
depository for s		allas County exas Historic		reservation League	
city, town	1) Dallas (2) Au	ıstin		state	Texas

7. Description

Condition X excellent	deteriorated ruins	Check one unaltered _X_ altered	Check one X original site moved date	N/A
fair	unexposed			

Describe the present and original (if known) physical appearance

The Plaza Hotel is a 14-story, reinforced-concrete and masonry structure which exhibits Beaux Arts influence in its detailing. The hotel is conspicuously located on the highest point in downtown Dallas, on a gentle prominence. The building is currently undergoing exterior and interior restoration.

The Hilton (Plaza) Hotel is located in downtown Dallas on the northwest corner of Main and Harwood streets. Its main facade faces east, away from the major business houses toward Harwood, while the secondary facade faces south on Main. The hotel is located across the street from the elegant old Municipal Building (1915), and together they anchor the historic buildings on the upper end of Main Street. The Plaza was the tallest building on the east end of that street when it was built. Although today surrounded by modern skyscrapers, it is still taller than its nearest neighbors.

The hotel is a masonry-clad highrise building, with basement and 14 stories, supported by a reinforced-concrete frame. Its horseshoe plan features two massive towers projecting toward Harwood Street, forming an open court between them. Capped with flat roofs and parapet, the towers are prominently tied together on the main facade with a frontispiece entrance at street level and an elaborate bridge at the 10th level. The ornate detailing, intact and in excellent condition, recalls Beaux Arts forms and is executed largely in terra-cotta. Granite, cast-iron and wrought-iron detailing also occur. Belt courses divide the building into four sections: a basecourse, shaft, cornice, and attic story.

The drama of the main facade results from its massing, deeply projecting and receding planes, fertile ornament, and an unusually narrow light-court. The prominent frontispiece entrance, centered in the 9-bay composition, rises three floors and ties together the two towers at the base. The entrance is framed by paired, fluted pilasters resting on stone bases and capped with modified Corinthian capitals. Terminating at horizontal panels ornamented with crests and garlands, the pilasters are accented with spiral colonnettes. The arch contains new glass doors in metal frames below an ornamental frieze and grille of cast iron. Four cast-iron columns frame three windows which let into the auditorium at the second level. At the keystone of the arch is located a scroll bracket flanked by spandrels with foliate designs. A cornice separates the arch both from a balcony with turned balusters and an arcade composed of three round-headed openings. Perched atop the arcade is an acroterion with giant scallop.

Flanking the frontispiece entrance are the four-bay towers. New glass door and win-dows in metal frames now fill the original window and door openings at street level. Transoms are covered with panels which appear to date from the 1950s.

Fenestration of the main, as well as the south, elevation was originally double-hung sash with 6/6 lights. All windows of those elevations have been replaced with 1950s fixed windows with lower sliding sections, framed in metal.

Windows of the second level are ornamented with horizontal panels of terra-cotta exhibiting foliate designs in the high relief. A belt course at the third level divides the base course of the building from the shaft. Fenestration of the shaft, comprising levels 3 through 10, is identical and unadorned.

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Equal in prominence to the frontispiece entrance is a large, elaborate, bridge arching between the towers at the 10th through 12th levels. It is composed of an exuberant complex arch resting on substantial brackets and an arcade of three flat arches which support a balcony with turned balusters. Two pilasters rise through the arcade and balcony to terminate in elephantine urns draped in garlands. The smooth surfaces of the bridge contrast sharply with the massive sculptural components and enhance both its elegance and visibility from below. Belt courses occur at the 11th and 12th levels and mark the division between shaft and cornice of the building.

Fenestration of the cornice and attic story is more elaborate than that of the lower floors. Windows of the outer bays of the towers receive heavy balconies and are surmounted by horizontal panels of cast, ornamented, iron while pilasters with Corinthian capitals separate the inner bays. A heavy belt course at the 14th level announces the attic story. Windows there bear a cornice with geometric ornament and terra-cotta panels in very high relief.

The parapet of the roof is trimmed with terra-cotta copings. The main facade is conspicuously marked with twin iron fire escapes zigzagging up the center of each tower and obscuring some of their detailing. Although the fire escapes date from the building's construction, they apparently were not part of the original plans, and show later modifications.

The secondary facade faces south on Main Street and is less ornamented than the primary facade. The belt courses continue through this elevation. The dominant feature is the single entrance centered on the seven-bay facade at street level. Like the main entrance and bridge, it is elaborately detailed with ornamentation executed largely in terra-cotta. Single fluted pilasters with Corinthian capitals frame the round-arch entry, and rise to square panels and large inward-facing scrolls which bear the upper section of the enframement. Modern metal and glass doors have been installed in the lower half of the arch while a single large pane of glass exists above. Blueprints of the original drawings and early photographs show that a cast-iron transom and grille formerly occupied this space, while a glass door and brass kick plate framed in cast iron occupied the lower section. The granite sill of the entryway is still intact.

A window with cornice surmounted by an ornamental panel marks the upper part of the enframement; the window gives onto a balcony of wrought iron. Unadorned pilasters with Corinthian capitals frame the window and terminate at the cornice.

The secondary entrance is flanked by three openings which, like those of the main facade, once held canopied display windows with transoms and doors. They are now filled with modern plate-glass windows and doors. The openings of the east end are covered over with brick, while vinyl panels obscure the transoms.

Over the windows of the second story are repeated the ornamental panels of cast iron. Rising to the 13th level, windows of the outer bays there carry large ornamental balconies and are crowned with broken pediments. Recessed between paired pilasters, windows of the inner bays are topped with cast-iron panels and screened with smaller balconies. The attic story is identical to that of the main elevation.

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The north and west elevations of the building are virtually unadorned. Common rather than facing brick sheathes their surfaces. The north elevation is divided into seven bays with paired windows in each of the five rear bays and single windows in the two forward bays. Fenestration is original double-hung 2/2 sash with plain sills. No windows occur on the west elevation below the third level, and those of the 4th through 11th levels are now obscured by the abutting Joske's store.

The interior of the Plaza Hotel is divided between public, administrative, mechanical and service spaces of the lower floors and guest rooms on the second through 14th levels. The first floor is given to a small lobby, two vestibules at the south and east entrances, night club, dining room, registration area and administrative office. The second level contains more office space, a meeting room and guest rooms. The lobby is the most interesting space of the first floor. Access from Harwood leads through a vestibule with marble wainscoting into the somewhat narrow, single-story, rectangular lobby. Two ranges of massive piers with three arches between run east-west and divide this space from auxiliary areas to the north and south. A single, wider, arch spans the two piers at the east end and divides the main vestibule from the lobby. The ceiling exhibits plaster beams between three large, heavily moulded coffers. New lighting fixtures, wall coverings, and carpeting exist throughout the public and guest levels.

The most noteworthy space of the second floor is the meeting room situated above the ground-floor lobby. It, too, features two ranges of massive piers, but without arches. Other spaces on the second floor are given to offices on the south, and guest rooms on the north.

Most of the spaces of the first floor appear to follow the original layout and to function similarly as well. However, ground-floor public spaces have lost most of their finishes. The hotel office south of the registration desk once featured marble and walnut. The coffee shop was finished with walnut woodwork, pyroflash flooring, a black marble counter, black onyx furniture, and a red-and-black color scheme. The dining room featured a tile floor and marble base below plastered walls. None of these elements is visible today, although spacial relationships remain.

The major interior change involves the lobby/mezzanine area and was probably precipitated by the needs of the thriving convention market in Dallas. A contemporary description of that space states that it opened up onto a mezzanine with a balustrade. Covered with one fake and two functional skylights which are now gone, the mezzanine was designed "specifically but not exclusively," as the newspaper description reads, for ladies. It featured a ladies parlor with writing and lounge areas and a beauty parlor. Hilton's private offices were also located on the mezzanine level as were seven sample rooms with Murphy wall beds.

Guest rooms of the upper floors opened onto double-loaded corridors. Seventy-five percent of the rooms had south or east exposure for maximum ventilation. No rooms were located on the west. The 325 guest rooms were typically small, most had full baths, the rest had half baths, and they were painted in colors of pearl gray and cream. The rooms and corridors were carpeted.

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The 325 rooms were converted to 234, all with private baths, probably in 1938. Except for an occasional wood-paneled door and a few early bath fixtures, there is little significant historic fabric remaining on the guest levels.

8. Significance

Period	Areas of Significance—C	heck and justify below		
prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 1900–	archeology-prehistoric	community planning conservation economics	landscape architecture law literature military music philosophy politics/government	e religion science sculpture social/ humanitarian theater transportation
1000		invention	pontion government	other (specify)

Specific dates 1925

Builder/Architect McKenzie Construction of Dallas and San Antonio/ Lang and Witchell

Statement of Significance (in one paragraph)

The Plaza Hotel was built in 1925 according to the design of the prominent and prolific firm of Lang and Witchell, arguably the most prestigious architectural firm in Dallas during the first third of the 20th century. The building demonstrates noteworthy, intact, and unusual detailing influenced by the Beaux Arts style.

The hotel was constructed for Conrad N. Hilton, who operated one of the two earliest hotel chains in the state, and who went on to be become the world's foremost hotel man. Opening as the Hilton Hotel, the building was his first highrise in Texas and the first structure to bear his name. Construction of the hotel marked a turning point in Hilton's long and illustrious career, as indicated in his autobiography.

The Plaza has operated continuously as a hotel since its opening. Conrad Nicholson Hilton's biographers do not mince words about his impact on the world's hotel industry. Writing in 1950 in The Man Who Bought the Waldorf, Thomas E. Dabney says, "Hilton ... is the greatest hotel operator the world has even known." Four years later, Whitney Bolton, in The Silver Spade, calls Hilton "the world's most successful hotelier." Their assessments are based in part on the following facts. Among Hilton's holdings in the early 1950s were legendary and world-class hotels: the Waldorf-Astoria and the Plaza in New York, as well as the Palmer House and Stevens Hotel in Chicago. A few years later, he purchased the Statler chain and the Houston Shamrock for a total sum of about 87 million dollars. Their acquisition in 1954, together with his own chain, placed Hilton 50 percent ahead of the nearest competitor in the number of hotel rooms under the control of one corporation. Thus Bolton's and Dabney's 1950s assessments of Hilton's significance are not exaggerated.

Hilton's hotel career can be divided roughly into four phases. Although several patterns recur throughout his long career—from his purchase of Cisco's Mobley in 1919 until his death in 1977—each also has its own definition. The first and second phases of his hotel career involved Texas chains and span the years 1919 to 1925, then 1925 to 1937, respectively. Located in the central business district of Dallas and now known as the Plaza Hotel, the Dallas Hilton marks the commencement of the second phase of Hilton's career. In many ways it represents a major shift in direction that continued during the rest of his life.

In 1923, when Hilton began thinking about building a new hotel, he was well known in hotel circles. He had already bought and profitably sold the Mobley in Cisco (NR 1981). He had earned recognition in a publication devoted to prominent Texans as owner of one of the two earliest hotel chains in the state. Hilton's chain was composed of a handful of hotels located largely in the Dallas/Fort Worth area. All had been purchased as pre-existing hotels, at moderate prices well under \$100,000. All were somewhat shabby "dowagers", as he affectionately called them, and they were at most medium-rise in scale. Each also had required considerable rehabilitation.

9. Major Bib	liographical	Reference	S
Architectural Plans of Main, Dallas.	f the Hilton Hotel,	Dallas, Corgan Ar	chitects Associates, Inc., 1509
Beasley, Ellen. Cult	ural Resource Inven	tory of the Centra	1 Business District of Dallas,
Texas, Historic Pr	eservation League, l	Dallas, 1980.	(see continuation sheet)
10. Geograp	hical Data		
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Verbal boundary descript	ion and justification		
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List all states and counti	es for properties overlap	pping state or county	boundaries
state N/A	code	county	code
tate	code	county	code
11. Form Pre	epared By		
name/title Julie Wendle	r Strong (with Peter	Flagg Maxson, THO	C)
organization		date M	March 18, 1985
street & number 4105 Da	ıval	telephor	ne (512) 454-0145
city or town Austin		state	Texas 78712
12. State His	storic Prese	rvation Offi	icer Certification
The evaluated significance of	this property within the sta	ate is:	
national	state	X local	
As the designated State Histo 665), I hereby nominate this paccording to the criteria and	roperty for inclusion in the	National Register and ce	eservation Act of 1966 (Public Law 89– ertify that it has been evaluated
State Historic Preservation O	fficer signature	Millin h	mol
itle State Historic Pr	reservation Officer		date 9/14/1955
For NPS use only	Determined Eligi	tent to	DE OWNER OBJECTION
I hereby certify that this	property is included in the	National Register	3/1-10
Jana Ma	Celland		date 9/16/85
Keeper of the National R	a minha u		, . ,
// /	Slove di men	ed In Wall	
Attest: Vulor Ghief of Registration	Slove di men	ed is the	date 12-5-85

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Hilton's concept for a new hotel in Dallas, in contrast, marked a sharp departure from the "dowager" circuit. It was to be a new, highrise hotel whose profile would stand conspicuously on the Dallas skyline, whose cost of over \$1,000,000 was substantially greater than anything he had yet undertaken, and whose architectural design would contribute to a city already renowed in the South for its architectural distinction. In addition, it was to be a hotel that would offer an alternative in Dallas to the luxurious Adolphus (National Register, 1981). This formula would generally define his Texas highrises; however, his preference for large, architecturally pretentious, hotels would transcend his Texas chain and last a lifetime.

For the building site, Hilton chose a prime location near the theater district and major financial and business houses in downtown Dallas, on the northwest corner of Main and Harwood streets. The site was then occupied by a two-story masonry building owned by George W. Loudermilk, former undertaker and wealthy real estate investor and capitalist. Hilton broke ground for what would become the first hotel in his Texas highrise chain on July 25, 1924.

Hilton retained the prominent architectural firm of Lang and Witchell of Dallas as designers for the new hotel. That firm is said to have dominated construction in Dallas between the years 1910 and 1942, making a "profound and indelible impact" on the city that is still visible today. Their Dallas designs include American Exchange National Bank Building, Southwestern Life Building, Southland Life Building, the Masonic Temple, and many others. Lang and Witchell estimated that Hilton's concept for the highrise would cost \$1,000,000.

General contractor for the building was the well-known McKenzie Construction Company of Dallas and San Antonio. The list of subcontractors is unusually well documented, is lengthy, and is appended to the end of this section.

Completed in just over a year for a total cost of 1,360,000, the Dallas Hilton was Hilton's second most costly Texas highrise. The hotel officially opened on Thursday August 6, 1925, with fanfare and publicity later compared to that generated only by Hollywood premieres. The Dallas Hilton, more than any other single Texas hotel, provided Hilton a multifaceted and rigorous apprenticeship in hotel management, marketing, advertising, finance, and publicity. It allowed him to refine old ideas significantly and graft them onto new practices which together would grow to characterize his Texas highrise chain. As that chain grew, the hotel in many ways served as flagship for the newcomers.

Hilton's first highrise taught him lasting lessons such as the necessity of private baths and air conditioning throughout, as well as full-support facilities. It demonstrated the importance of food quality and its effect as a passive advertising mechanism. Hilton targeted a new, heretofore ineffectively serviced market, "The Average Man", and especially the salesman, as the newspapers loudly proclaimed, to whom a moderately priced, modern hotel of handsome design would appeal in a city where the alternatives were luxury or "dowagers."

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The impact of the Great Depression on Hilton was debilitating. He lost four hotels and saved five, one of which was the Dallas Hilton. That loss compares favorably with an 81% national average of hotels lost during the Depression years. Hilton's ability to salvage one half his hotels attests to his entrepreneurial skills, business acumen, and tenacity.

By 1937, the impact of the Depression was just beginning to lessen and Hilton began looking toward new vistas. His move to California and purchase of a hotel there launched the beginning of a new phase of his career. In 1938, he relinquished the operating lease for the Dallas Hilton. George Loudermilk, the owner, contracted with another well-known hotel operator in Texas, A. C. "Jack" White, in July of 1938 to run the hotel. White was then operating two other Texas highrises, the Plazas in San Antonio and Corpus Christi. He had worked with Hilton as the original manager for the Dallas Hilton when it opened, but had left within a couple of years to manage another hotel. White changed the name of the hotel to the White-Plaza, a name it would bear for the next 35 years. He also undertook imporvements totaling \$150,000, including the installation of air conditioning and fixed glass windows. It was probably during this cycle of improvements that the mezzanine was enclosed as meeting space and its skylights removed to accommodate an increasing demand from the convention trade. These changes did not seriously affect The White-Plaza Hotel Company operated the hotel for the integrity of the building. 23 years, until 1961. Loudermilk resided there from the time the hotel opened until his death in 1953. A second Hilton Hotel was constructed nearby in 1956.

Loudermilk's estate sold the hotel in 1961 to Earlee Hotels, a Texas chain, but the hotel continued to bear the name of the White-Plaza until 1974. During these years, observers say, the hotel began to deteriorate physically and decline in popularity. In November of 1977, Opal Sebastian, real estate investor, purchased the building. She changed the name to the Plaza. All floors above the fourth level had been closed for an unknown period of time, and all rooms were in poor condition. Sebastian reopened the floors, one at a time, as they were rehabilitated. Much of the existing modern paneling and other wall veneers were installed at this time over plaster/lathe walls to conceal damage. In 1980, it was designated a downtown city landmark and was cited in a report on preservation planning by Ellen Beasley as having potential as a historical landmark. Opal Sebastian sold the hotel on February 15, 1985, to the Dallas Plaza Partners of California, the current owner. The hotel closed on February 13 for a projected ninemonth period while Corgan Architects Associates, Inc., of Dallas restores its exterior and renovates its interior.

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Stic, Baer & Fuller, St. Louis, furnishings and equipment

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Sub-Contractors for the Hilton Hotel, Dallas:

The Hamilton Company, Dallas, plumbing and steamfitting William K. Grace Engineering Company, electrical installations Otis Elevator Company, elevators Huey & Phiip, Dallas, finished hardware San Antonio Sash and Door Company, San Antonio, millwork Monarch Roofing Company, Dallas, roofing Cannon & Kofahl, Dallas, sheet-metal work Southern Ornamental Iron Company, Dallas, structural and ornamental iron Magnolia Floor Company, cement finishing Acme Brick Company, Dallas, face brick Pittsburg Plate-Glass Company, Dallas, glass W. L. McAfee Company, Dallas, plaster, coping and fire brick R. J. DeWees, Dallas, mail chutes A. Salisbury, San Antonio, metal lath Harston Sand and Gravel Company, Dallas, sand and gravel Jeffries-Harry Brick Company, Dallas, common brick Reliance Brick Company, Dallas, building tile Higginbotham-Bartlett Company, Dallas, concrete forms and framing Herget Cut Stone Company, Dallas, stone Golvert Manufacturing Company, Dallas, metal windows, fire and elevator doors W. A. Jacobie Company, Dallas, marble, tile and terrazzo John P. Healy, San Antonio plastering T. A. Griffin, Dallas, excavations S. W. Nichols, Dallas, waterproofing and rubber tile Concrete Engineering Company, Dallas, reinforcing concrete J. Steinberg, Dallas, painting and decorating Wyatt Metal and Boiler Company, Dallas, fuel tanks and caisson footings Atlanta Terra Cotta Company, Atlanta, terracotta

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WASO Form - 177 ("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

owner objection

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

DOE/OWNER OBJECTION

D 11 G					
Dallas County TEXAS				Working No. AUG 1 9 1985	
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				Date Due:	
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appeal					
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1. Name					
2. Location					
3. Classification					17
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4. Owner of Property			15/31/2018		
4. Owner of Property 5. Location of Legal Descrip	otion	t in English states			
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8. Significance	The River of Control of the Village Name of the Control of the Con	
Period Areas of Significance—Check and justify belo	A ROMERRON HISTORY WO	
Specific dates Builder/Architect		
Statement of Significance (in one paragraph)		
summary paragraph completeness clarity applicable criteria		Total Continu
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relationship of integrity to significance justification of exception other		tranticia desplicamento y discursorare.
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9. Major Bibliographical References		
10. Geographical Data		
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UTM References		Street Asia
Verbal boundary description and justification		
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11. Form Prepared By		
12. State Historic Preservation Officer Certification The evaluated significance of this property within the sta	ate is:	The result of th
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State Historic Preservation Officer signature		evelous contained all medicage end
title date		actoriga :
13. Other	maked3	The second second second
☐ Maps ☐ Photographs ☐ Other		
Questions concerning this nomination may be directed to		Carriero Novembro N. Composito Parina Masseria de la composito.
Signed	Date	Phone:

WASO Form - 177 ("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

Dallas County TEXAS			Working No. 6 1985 Fed. Reg. Date: 2/3/8/7 Date Due: 12/5/85 - 12/2/85
resubmission nomination by person or	local government	Entered in National Re	REJECT
owner objectionappeal			Federal Agency:
Substantive Review:	sample request	appeal	☐ NR decision
Reviewer's comments:			
			Recom./Criteria
			Reviewer
			Discipline
			see continuation sheet
	technical corrections cited substantive reasons discusse		
1. Name			
2. Location			
3. Classification			
Category	Ownership Public Acquisition	Status Accessible	Present Use
4. Owner of Property			
5. Location of Legal Descrip	ition		
6. Representation in Existing	g Surveys		
Has this property been determined	mined eligible?	no	
7. Description			
Condition excellent good fair	deteriorated ruins unexposed	Check one unaltered altered	Check one original site moved date
Describe the present and original	ginal (if known) physical appear	rance	
summary paragraph completeness clarity alterations/integrity dates boundary selection			

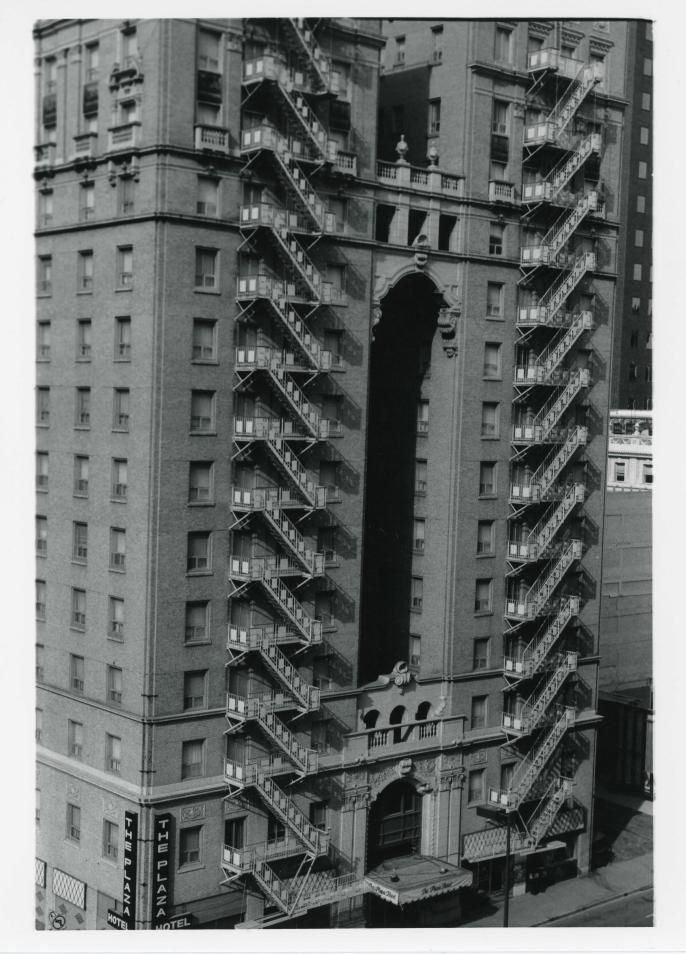
		A SECTION AND A SECTION AND A SECTION AND A SECTION ASSESSMENT AND A SECTION ASSESSMENT AND A SECTION ASSESSMENT ASSESSME	
8. Significance	The Later	1,490.74	
Period Areas of Significant	ce—Check and justify below		
Specific dates	Builder/Architect		
Statement of Significance (in or			
summary paragraph completeness			yangoO talis
clarity applicable criteria			
☐ justification of areas checked ☐ relating significance to the iii ☐ context	resource		
relationship of integrity to justification of exception other	significance		
9. Major Bibliographical Refer	ences		
10. Geographical Data			
Acreage of nominated property		Service and the service of the servi	
Ouadrangle nameUTM References			
Verbal boundary description as	nd justification		
11. Form Prepared By	Superior State		
12. State Historic Preservation		and the second	
The evaluated significance of the	his property within the state is:		
national	statelocal		
State Historic Preservation Off	icer signature		
title	date		
13. Other			
☐ Maps ☐ Photographs ☐ Other			
Questions concerning this nom	ination may be directed to	A september of the second of tanget	colong trees not and policinal
Signed	Date	Phone:	TO THE STATE OF



Hilton Hotel 1933 Main Street, Dallas, Dallas County, Texas Historic photo, ca. 1930, print in possession of Dallas Plaza Partners.

Main and secondary facades (southeast) camera facing northwest

Photo 1 of 12



Main facade (east) camera facing west

Photo 2 of 12



Upper portion of south and east facades (oblique) camera facing northwest

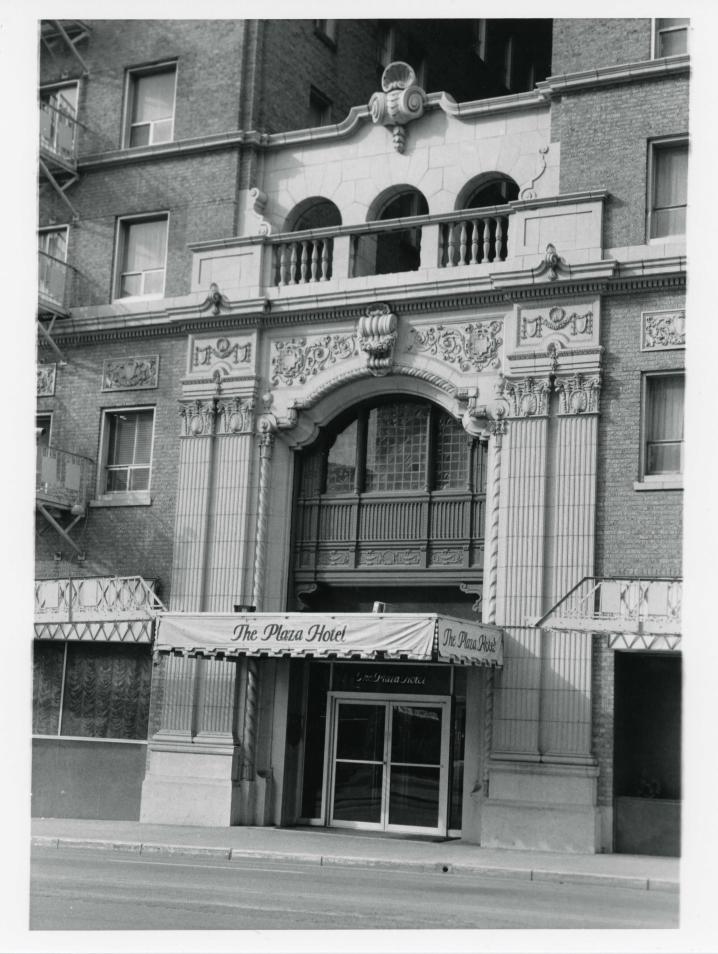
Photo 3 of 12





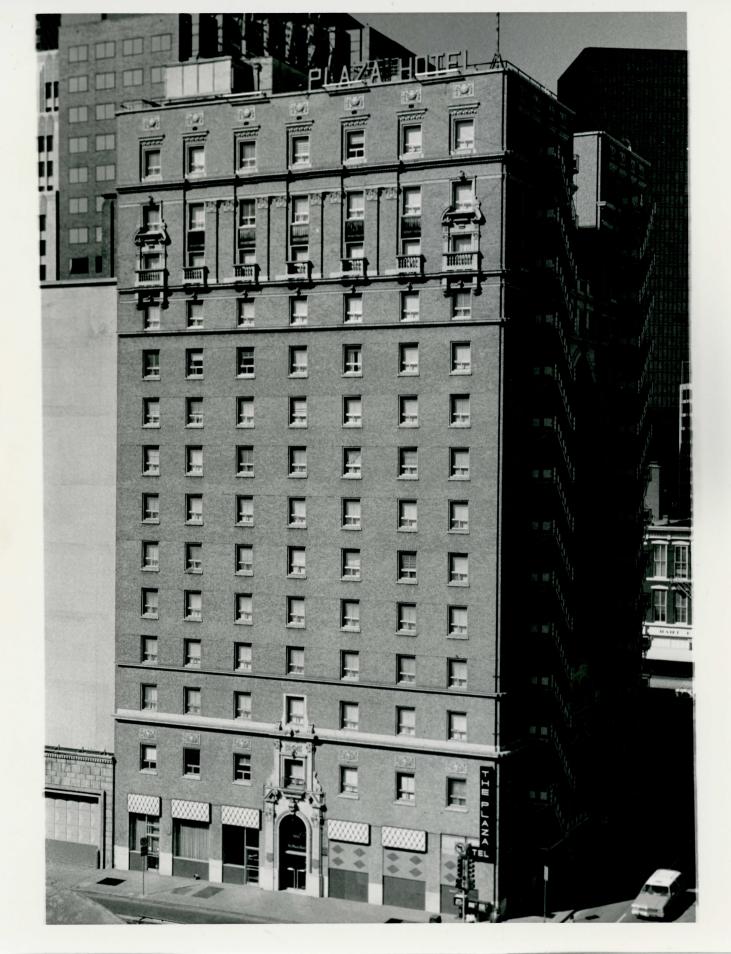
Detail of bridge on east facade camera facing west

Photo 4 of 12



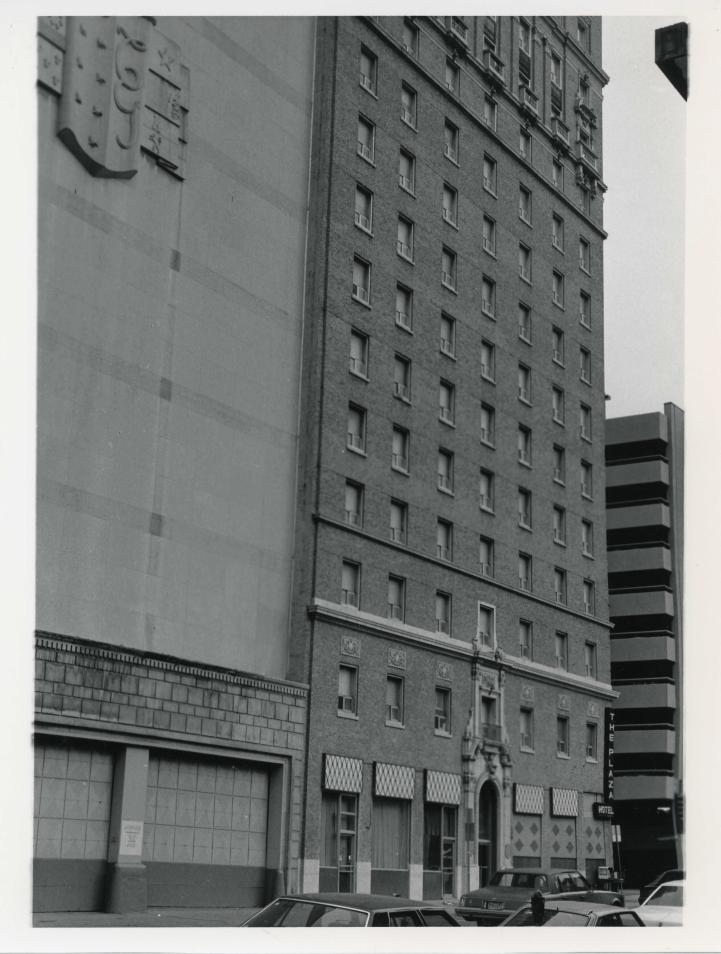
Main entrance, east facade camera facing west

Photo 5 of 12



Secondary facade (south) camera facing northwest

Photo 6 of 12



Secondary facade (oblique) camera facing northeast

Photo 7 of 12



Detail of entrance, secondary facade (south) camera facing northeast

Photo 8 of 12



North elevation (oblique) camera facing southwest

Photo 9 of 12



Interior lobby

Photo 10 of 12



Hilton Hotel 1933 Main Street, Dallas, Dallas County, Texas Photo Julie Strong, February 1985; neg. on file with photographer.

Interior lobby from Main entrance

Photo 11 of 12



Hilton Hotel 1933 Main Street, Dallas, Dallas County, Texas

Photo Julie Strong, February 1985; neg. on file with photographer.

Auditorium meeting room, second level camera facing southwest

Photo 12 of 12

May 15, 1985

Mr. Joe Oppermann, Director National Register Programs Texas Historical Commission 1511 Colorado St. Austin, TX 78701

Re: Plaza Hotel
Dallas, TX
Project No. TX-85-00345

Dear Mr. Oppermann:

The owner of the Plaza Hotel, Dallas Plaza Partners, objects to the nomination of the Plaza Hotel to the National Register of Historic Places in accord with the National Historic Preservation Act and 36 CFR 60.

Please note that it is the Owner who has initiated the nomination. Our objection is being raised because the renovation now in progress has not been certified by the Department of Interior to permit certain Federal tax provisions allowed under the Economic Recovery Tax Reform Act of 1981 which revised the Tax Reform Act of 1976, the Revenue Act of 1978, and the Tax Extension Act of 1980.

It is our understanding that with our objection and upon the positive recommendation of the State Board of Review, the State Historic Preservation Officer shall submit the nominations to the Keeper of the National Register for a determination of the eligibility of the Plaza Hotel for listing in the National Register.

We, therefore, respectfully request that the Texas State Board of Review for Nomination to the National Register of Historic Places please consider and recommend the Plaza Hotel as a historic property to be listed in the National Register.

It is the Owner's intent to withdraw its objection to the nomination once the Plaza Hotel is determined eligible by the Keeper of the National Register and the renovation is certified by the Department of Interior.

Mr. Joe Oppermann Page Two May 15, 1985

I will personally be in attendance at your meeting on Saturday, May 18, 1985 to be available for any questions related to our objections and also our desire to list the Plaza Hotel on the National Register of Historic Places.

Sincerely,

Dallas Plaza Partners A California limited partnership

By: Plaza Equity Partners

A California general partnership,

its general partner

By: Hotel Equity Management, Inc.

A California corporation, its

general partner

By:

Its Vice President

In connection herewith, the undersigned being duly sworn, deposes and says that he is the Vice President of Hotel Equity Management, Inc., and as such is duly authorized to sign on behalf of Dallas Plaza Partners.

Signed this 15th day of May, 1985

Subscribed and sworn to before me this 15th day of May, 1985

Seal

My commission expires

Mr. Joe Oppermann Page Three May 15, 1985

cc: Peter Flagg Maxson Chief Architectural Historian/Nominations

> Gerron Hite Historical Architect

James T. Bratton, Exec. Dir. Historic Preservation League, Inc. - Dallas

Tom Niederauer Development Planning Manager - City of Dallas

Pat Bateman, Chair Landmark Designation Task Force - City of Dallas

Julie Strong Preservation Consultant

Brent Byers, Principal Corgan Architects

Bob Brer, V. P. Blackman Garlock Flynn & Co.



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United States Department of the Interior

file copy

NATIONAL PARK SERVICE WASHINGTON, D.C. 20240

SEP | 7 | 1985

The Department of the Interior is pleased to inform you that the historic property listed on the enclosed sheet has been determined eligible for inclusion in the National Register of Historic Places in accordance with the National Historic Preservation Act of 1966, as amended. The property was nominated for listing in the National Register by the State Historic Preservation Officer but cannot be listed at this time. The National Historic Preservation Act and Federal regulations 36 CFR 60 provide that owners of private properties nominated to the National Register must be given an opportunity to concur in or object to listing. If the owner of an individually nominated property, or the majority of owners in the case of a nomination which includes multiple ownership, object to the listing, the nomination cannot be entered in the National Register. Such objection has occurred in this case. Federal agencies are required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect properties determined eligible for the National Register.

DETERMINED ELIGIBLE FOR THE NATIONAL REGISTER

STATE TEXAS

DATE DETERMINED SEP | 6 1985

Name

Location

Hilton Hotel

Dallas County

Also Notified

REGIONAL OFFICE: Rocky Mountain

Advisory Council on Historic Preservation Colorado Office 730 Simms Street, Room 450 Golden, CO 80401 State Historic Preservation Officer Mr. Curtis Tunnell, Executive Director Texas Historical Commission PO Box 12276, Capitol Station Austin, TX 78711

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HOTEL EQUITY MANAGEMENT

October 21, 1985

Ms. Carol Shull Chief of Registration National Register of Historic Places National Park Service P. O. Box 37121 Washington, D. C. 20013

Re: Hilton Hotel, 1933 Main St., Dallas, TX

Dear Ms. Shull:

Peter Maxson, Chief Architectural Historian/Nominations, of the Texas Historical Commission has informed us that you are the proper person to notify of our desire to remove our objection of the nomination of the Hilton Hotel to the National Register of Historic Places.

The objection was filed on May 15, 1985 prior to consideration of the State Board of Review (copy enclosed) at its May 18, 1985 meeting. At that meeting, the building was approved. The reasons for our objection at that time have been eliminated, and, as agreed with the Texas Historic Commission, we are withdrawing our objection.

Please inform the writer if this notification is sufficient. We would also appreciate being informed of the date of placement in the National Register of Historic Places in order that we may schedule our three plaque ceremony to coincide with our anticipated reopening in December of this year.

Sincerely,

Dallas Plaza Partners A California Limited Partnership

By: Plaza Equity Partners
A California general partnership,
its general partner

By: Hotel Equity Investments 85, Inc. A California corporation, its general partner

Secretary

CHICAGO 500 DAVIS CENTER

SUITE 600 EVANSTON, IL 60201 (312) 475-8380 OCT 29 1985

Ms. Carol Shull Page Two October 21, 1985

In connection herewith, the undersigned being duly sworn, deposes and says that he is the Secretary of Hotel Equity Investments 85, Inc., and as such is duly authorized to sign on behalf of Dallas Plaza Partners.

Signed this 21st day of October, 1985

the Steere

Subscribed and sworn to before me the 21st day of October, 1985 Senttle E. Satzer

Seal

My commission expires

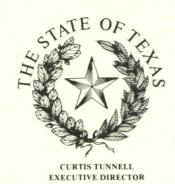
9-10-88

cc: Mr. Joe Oppermann
Texas Historic Commission

Mr. Peter Flagg Maxson Texas Historic Commission

Mr. Robert Baer Blackman Garlock Flynn & Co. HARRY A. GOLEMON, HOUSTON
CHAIRMAN
GAY RATLIFF, AUSTIN
VICE-CHAIRMAN
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GEORGE CHRISTIAN, AUSTIN
RICHARD H. COLLINS, DALLAS
T.R. FEHRENBACH, SAN ANTONIO
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EVANGELINE LOESSIN WHORTON,
GALVESTON ISLAND
DR. DAN A. WILLIS, FORT WORTH

TEXAS HISTORICAL

COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512) 475-3092

6 November 1985

Ms. Carol Shull Chief of Registration National Register of Historic Places P.O. Box 37121 Washington, D.C. 20013

Dear Carol:

We understand that the owners of the Hilton (Plaza) Hotel in Dallas, Dallas County, Texas have petitioned to have the status of that nomination changed from Eligible to listed. We believe that it is an appropriate candidate for listing on the National Register of Historic Places.

Thank you for your consideration.

Yours truly,

Joseph K. Oppermann

Deputy State Historic Preservation Officer

cc: Peter Greene

NOV 1 4 1985