

## Applicable Urban Design Priorities Project Should Achieve

- [1] Attention should be given to the ground level facade along Good Latimer to ensure a positive pedestrian experience and architectural treatments that support the overall pedestrian realm -  
The treatment of the Good Latimer ground level frontage should employ architectural articulation, materiality and public realm treatments that encourage a high quality pedestrian realm experience. Large areas of solid walls, or unengaged facade should be avoided.
- [2] Emphasis should be given toward employing the public realm TIF Design Guidelines principles to create clear, enhanced pedestrian connectivity between downtown, Carpenter Park, Deep Ellum and future DART D2 infrastructure to the east -  
The overall development represents a unique opportunity to introduce much needed, comfortable pedestrian connections along Elm, Pacific and Good Latimer. Attention should be given toward creating safe and inviting urban sidewalk connections between Downtown, Deep Ellum and adjacent public assets.
- [3] Attention should be given to the impact of the private pool area design on the public realm experience at the corner of Elm and Good Latimer -  
Given the prominent location of the private pool area, long sections of solid screening should be avoided in favor of increased transparency, occupiable public space, and active ground level facade.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Deep Ellum]

## Context Description

The Pythian Temple renovation and Pittman Hotel addition are located along the northwest edge of Deep Ellum, bounded by I-345 to the west, Pacific Avenue to the north, Good Latimer to the east, and Elm Street to the south. The project scope includes the restoration and re-purposing of the existing historic Pythian Temple building, while also constructing a hotel addition along the northeast edge of the site.

Primary considerations for the project include leveraging opportunities for public realm activation along Elm, Good Latimer and Pacific Street to contribute to, and improve the pedestrian experience and connectivity between Deep Ellum, Downtown, and the existing and planned infrastructure associated with the DART D2 expansion.

## Pythian Temple and Pittman Hotel

Neighborhood:  
Deep Ellum/ East Dallas

Program:  
Mixed-Use (Hotel, Retail, Residential)



# PYTHIAN TEMPLE RENOVATION AND EXPANSION PITTMAN HOTEL DESIGN PRESENTATION

DALLAS, TEXAS /// OCTOBER 20, 2017

PERKINS + WILL

VSV | vine street ventures, inc.



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4. ADDITION DESIGN

5. FLOOR PLANS

# SECTION 01.

# CONTEXT

# CONTEXT URBAN HISTORY

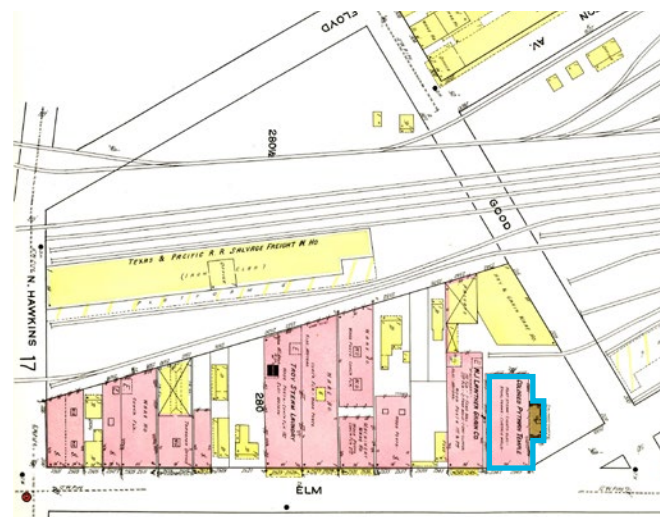
## TRANSPORTATION AND TRANSITION

Located in a dense, mixed-use neighborhood just east of downtown Dallas, the building sits on the corner of Elm St. and Good-Latimer and has long been closely linked with transportation corridors.

Lines from a former rail yard, located just to the north of the project, have been repurposed as a light rail commuter line with a stop just to the north of the building. A street car line extending out Elm St. from downtown, passed in front of the building until the 1950's.

In the 1970's an elevated highway was constructed which now separates downtown Dallas from the Deep Ellum neighborhood. While many other buildings on the block were demolished, the Pythian Temple was protected through historical landmark designation in 1989 by the Dallas Historical Landmark Commission.

For many vehicular travelers to Deep Ellum the building marks a threshold point into the neighborhood as they drive down Good-Latimer.



1921 Sanborn map showing structures on 2400 Block of Elm and rail yard to the north



View down Elm Street looking East shows streetcar line renovations underway in 1927. The Pythian Temple is barely visible just to the left of the hanging streetlight.

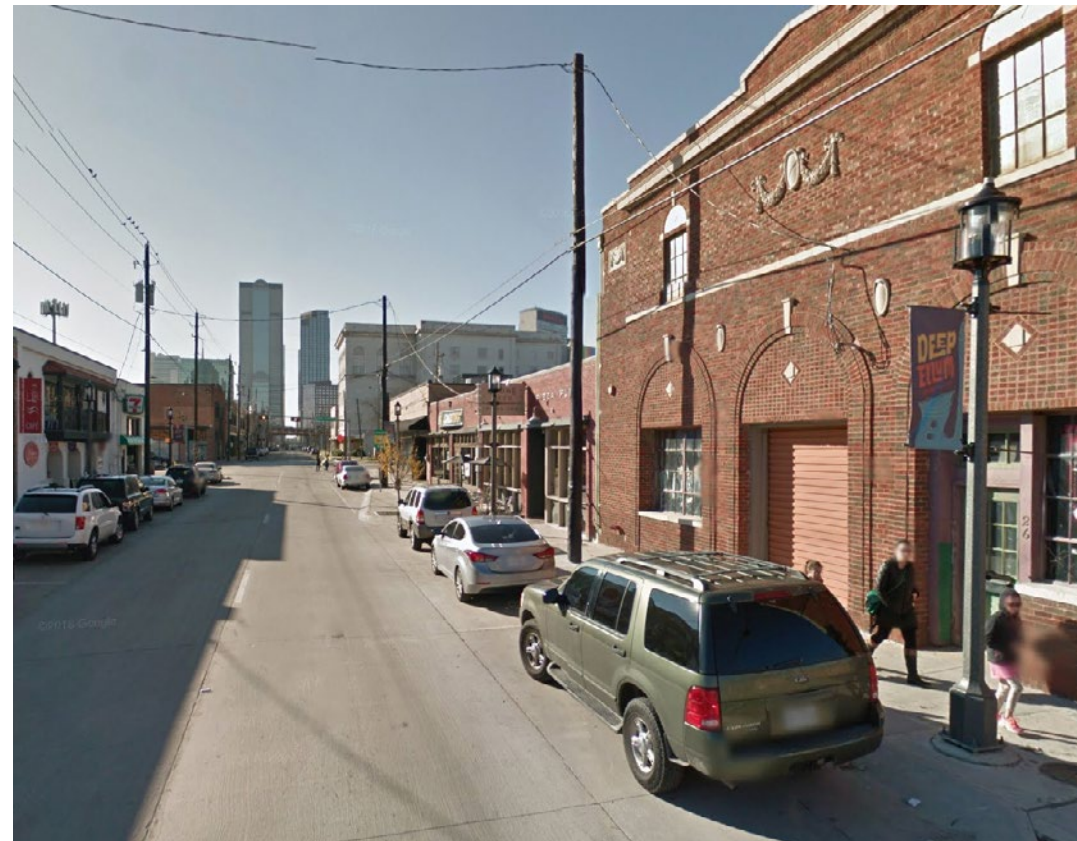


Figure ground plan diagram showing light rail lines and broad urban context.

# CONTEXT REMAINING FABRIC

## URBAN FABRIC

One of the tallest buildings in Deep Ellum, the Temple is a key wayfinding landmark and a highly visible symbol of the periods of both growth and decline in the area. While the Pythian Temple is the only remaining structure on its block, the surrounding blocks reflect the historic dense urban fabric. Many buildings are narrow one to two story brick commercial structures with party walls.



View looking west down Elm St.



View looking south from Good-Latimer



Elm St. building elevations across from site.

# CONTEXT CONNECTIONS

Beyond the immediate connection to the historical context of Deep Ellum, the building is linked to the wider Dallas/Fort Worth area through the adjacent light rail station.

The building is strongly linked to Deep Ellum and its arts community through proximity to several sculptures along an “Art Walk”, drawing pedestrians from the light rail stop into the heart of the neighborhood.



View looking south from DART light rail station



View looking south from “Traveling Man” sculpture

# SECTION 02.

# PYTHIAN TEMPLE



# PYTHIAN TEMPLE GRAND LODGE

## HISTORY

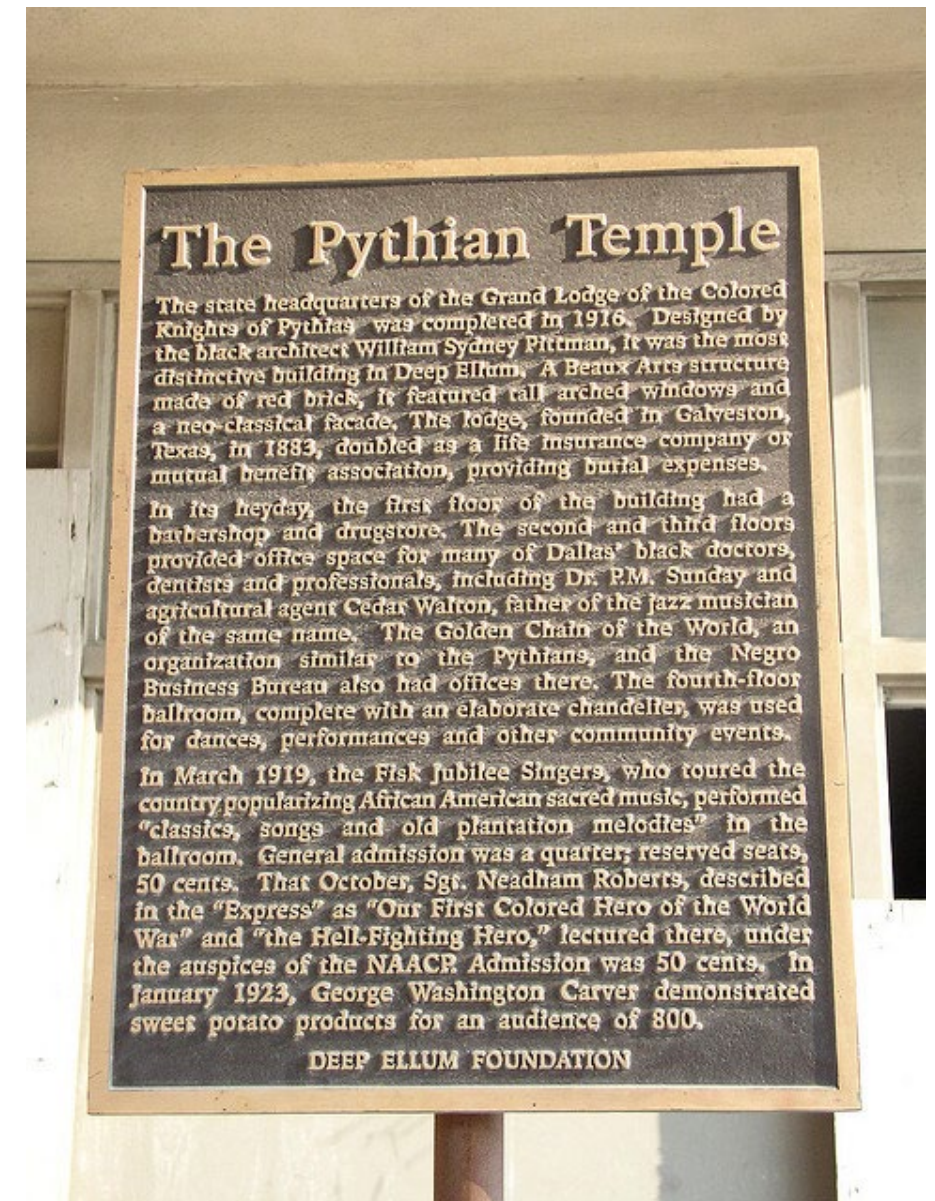
Built as the headquarters of the Knights of Pythias, a fraternal organization, the building was home to many African-American businesses and hosted dances, performances and other community events in its fourth floor ballroom. When completed in 1916 the building sat in the historical heart of Deep Ellum and was the most distinctive building in the neighborhood. Primarily an African-American and European immigrant area, it was a bustling commercial and manufacturing hub in the early 1900's. Best known for its Blues and Jazz scene, the area was at the forefront of African-American culture as illustrated by the high profile performers and leaders who regularly passed through, quite likely playing performances and speaking in the fourth floor ballroom of the Pythian Temple.

Designed by the renowned African-American Architect William Sydney Pittman, the Pythian Temple was the first commercial building designed in Dallas by an African American architect, for African American businesses with African-American financiers.

Pittman also designed the St. James African Methodist Episcopal Church which still stand just blocks away on Good-Latimer.

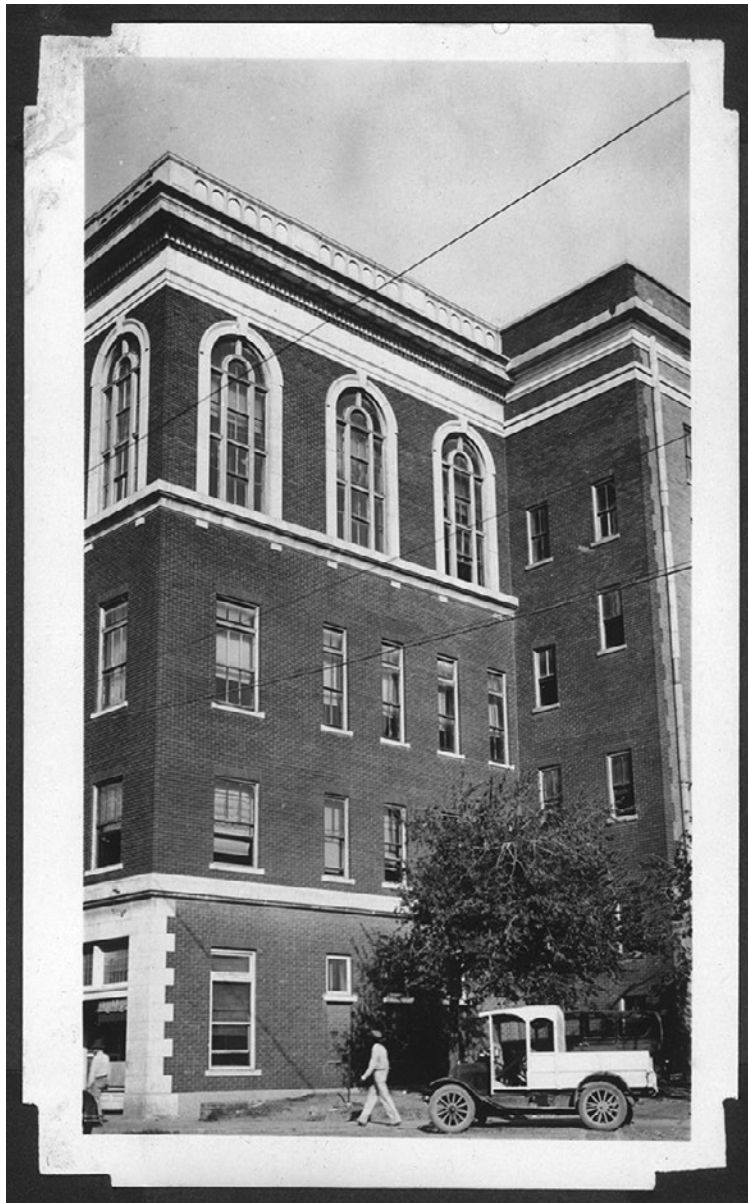


An early rendering of the building shows the dark brick, large arched windows of the ballroom, and glazed storefront on Elm St.



An historical marker conveys the important role the building played in the events of the day.

# PYTHIAN TEMPLE ORIGINAL CONDITION



A view from Elm street of the building's southeast corner.



A photograph taken from the rail yard to the north.

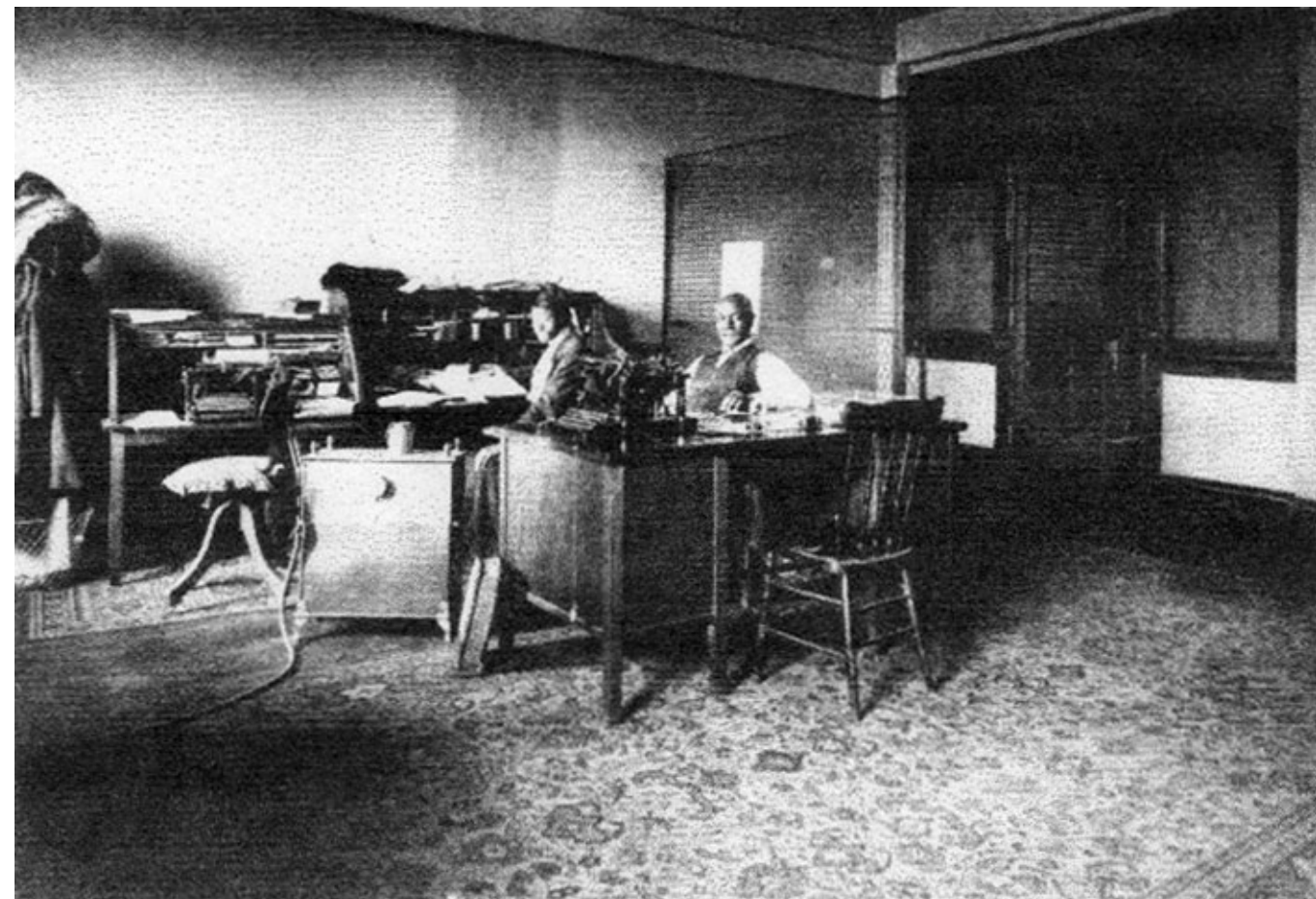
# PYTHIAN TEMPLE ORIGINAL CONDITION

## INTERIORS

The Temple was home to many individuals and businesses including notary publics, doctors, dentists, The Negro Business Bureau, the Standard Life Insurance Company, the American Mutual Benefit Society, and another fraternal organization known as The Golden Chain of the World.



A barber shop in the Pythian Temple, ca. 1920s. Image Credit: Louis Bedford



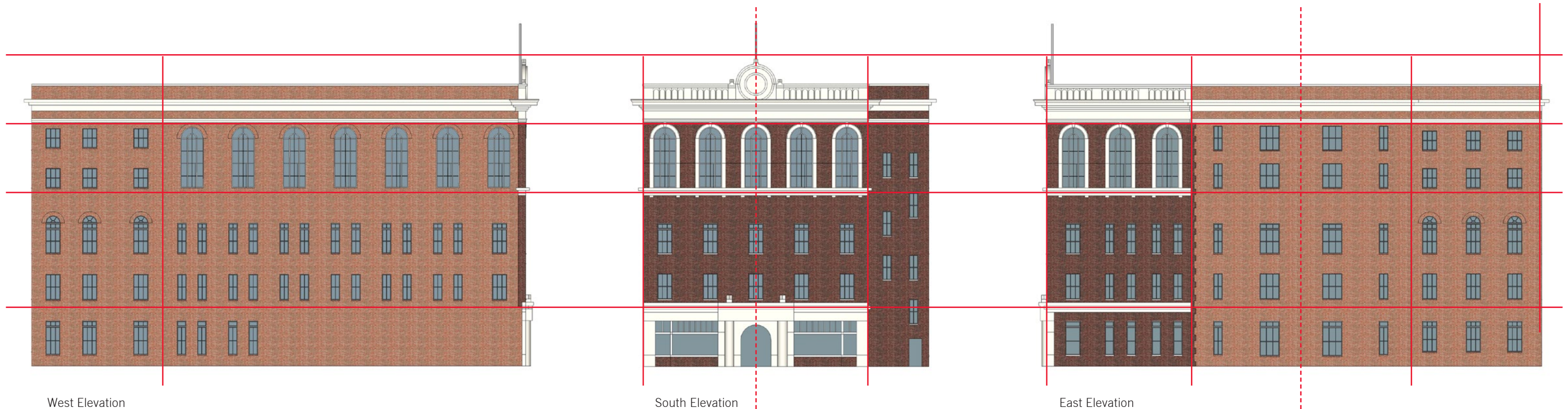
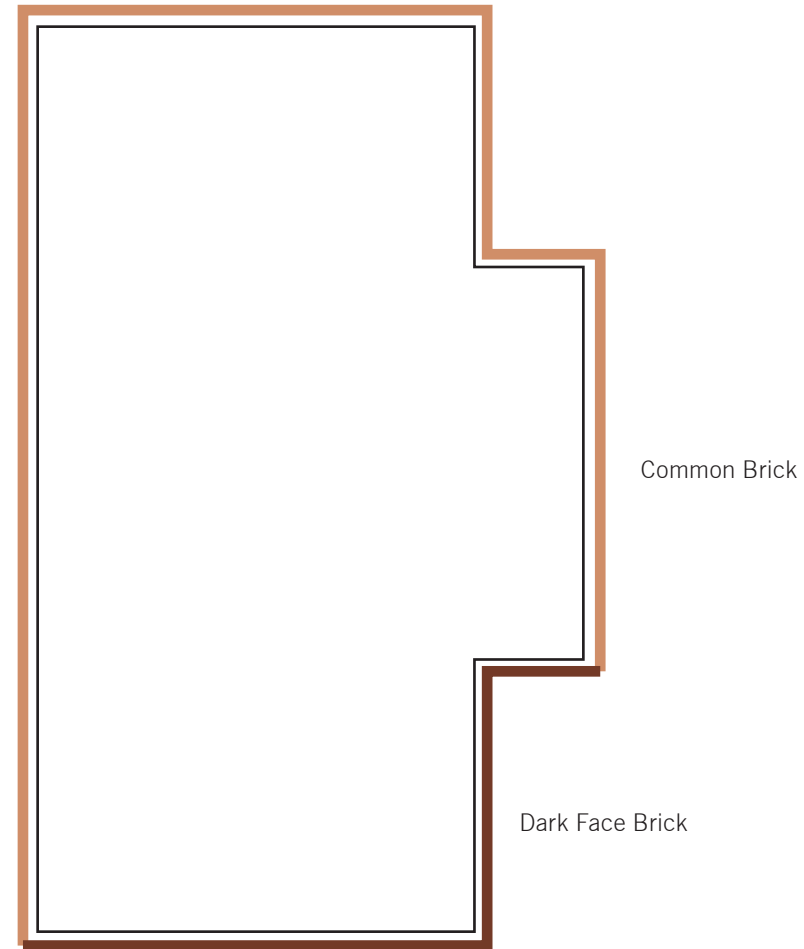
An office in the Pythian Temple, ca. 1920s. Image Credit: Louis Bedford

# PYTHIAN TEMPLE ELEVATIONS

## PROPORTIONS AND MATERIALITY

The Pythian Temple has a straightforward massing with punched windows of varying size and position. Roughly divided into three layers, dominated by the ballroom on level 4, the building is capped by a deep cast-stone cornice. The building has several Beaux Arts details but lacks the heavy ornamentation seen in cultural buildings of the time. The south facade is symmetrical about the main entry. The east facade is loosely symmetrical about the vertical circulation wing.

At 5 stories and a 9,000 square foot floor plates, it is one of the largest and tallest historical structures in Deep Ellum. The use of a dark, higher quality brick on the south and east corner of the building serve to reinforce it as the most visible and historically significant portion of the building. This material change along with the variety of windows serves to break down the scale and bring life to the facades of this otherwise simple building.



West Elevation

South Elevation

East Elevation

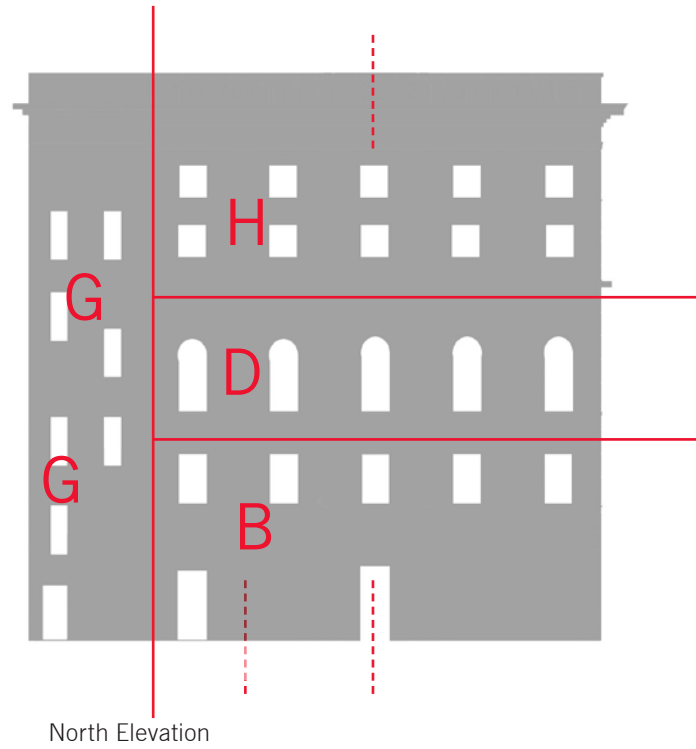
# PYTHIAN TEMPLE ELEVATIONS

## FENESTRATION

Responding to interior spaces, the original fenestration includes 8 primary window types of varying size and proportion due to differing floor-to-floor heights.

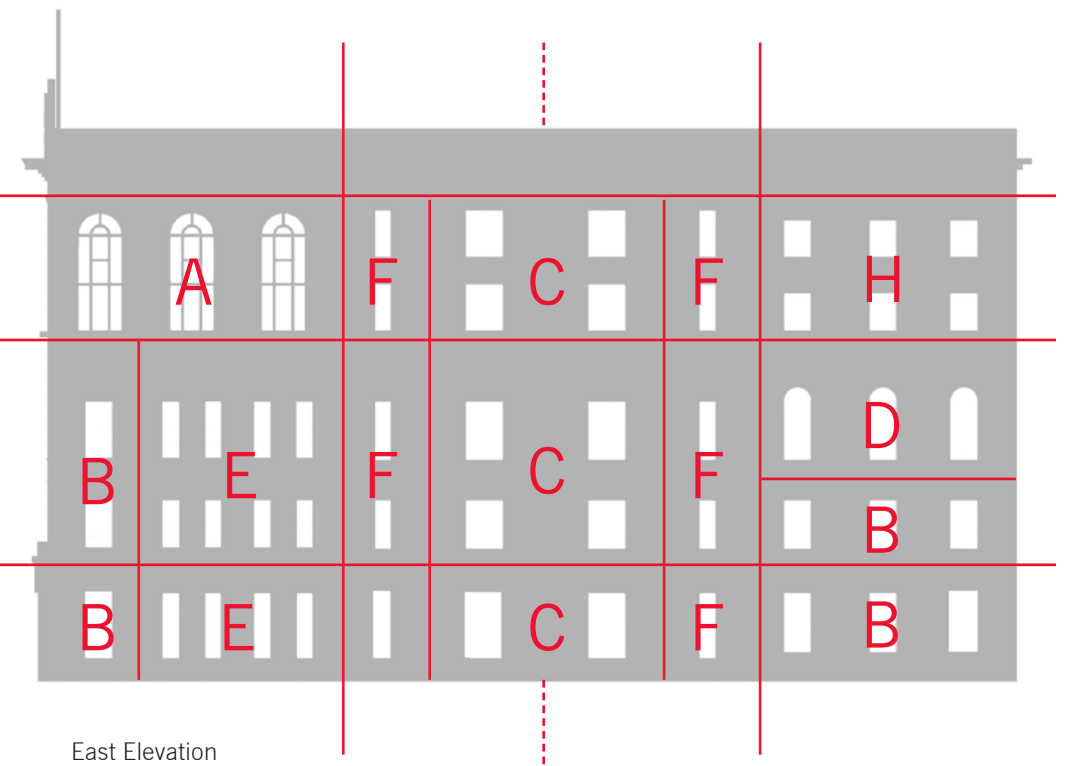
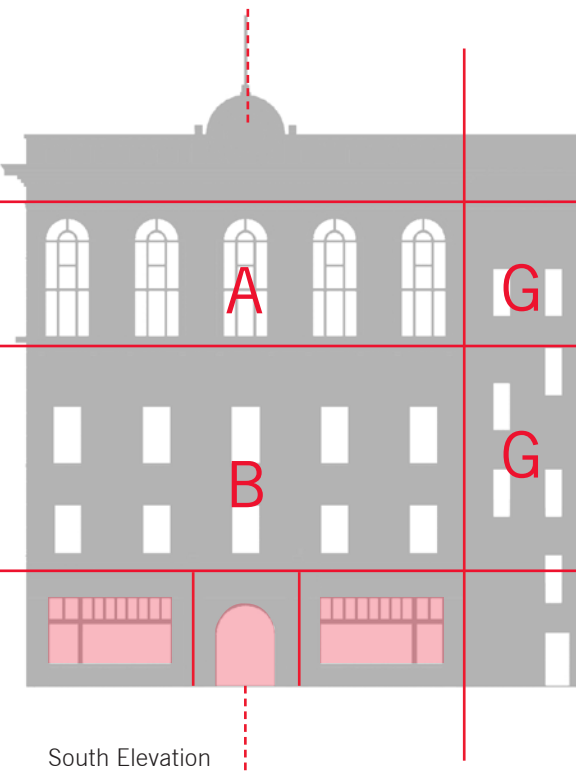
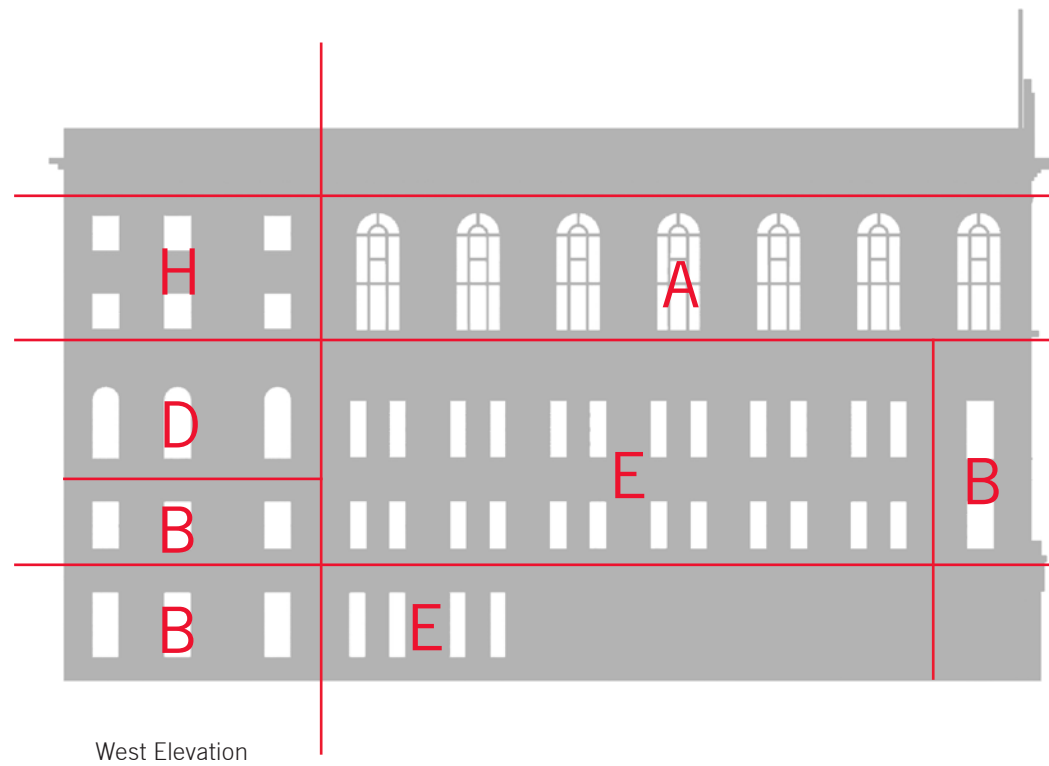
All windows are of a vertical proportion ranging from a nearly rectangular 1:1.25 ratio to a tall, rectangular 1:3.4 ratio. Windows in large spaces such as the ballroom and

Large expanses of glass on the south facade respond to Elm St. and define a primary entry.



## WINDOW LEGEND

- A - Arched ballroom windows
- B - Large office windows
- C - Stair landing windows
- D - Arched Women's Auxiliary Meeting Room windows
- E - Paired office windows
- F - Stair landing windows
- G - Staggered stair run windows
- H - Square stage windows



# PYTHIAN TEMPLE CURRENT CONDITION

After being sold by the Knights of Pythias in 1944 the building changed hands numerous times.

In 1959 the Union Banker's Insurance Company purchased the property and made many modifications to the building with no regard to its historical nature, including replacing the original windows and Knights of Pythias symbols. They also added several modifications including an intermediate floor in the ballroom, an exterior elevator shaft, and several coats of white paint to the entire building.

The building's facade is a full height, triple wythe, non-load bearing, plain masonry wall with cast stone elements.

The proposed renovation will remove all paint to reveal the original brickwork and cast stone elements.

Damaged brickwork, cast stone, and window elements will be restored. The original storefront and parapet bas-relief elements will be recreated based on historical photographs.

Other non-original elements such as the elevator core and mechanical vents will be removed and the original window configuration will be restored, returning the exterior appearance of the building to its original condition.

The original storefront on the south face of the building put retail spaces on display to pedestrians along Elm St. Historically the building was occupied with retail space for a barber shop and drug store on this street frontage.

The proposed restoration will restore this facade to its original condition based on historical photographs. It will return retail oriented spaces to the building including the hotel bar and restaurant which will be accessible to the public through the historical Elm St. entry.



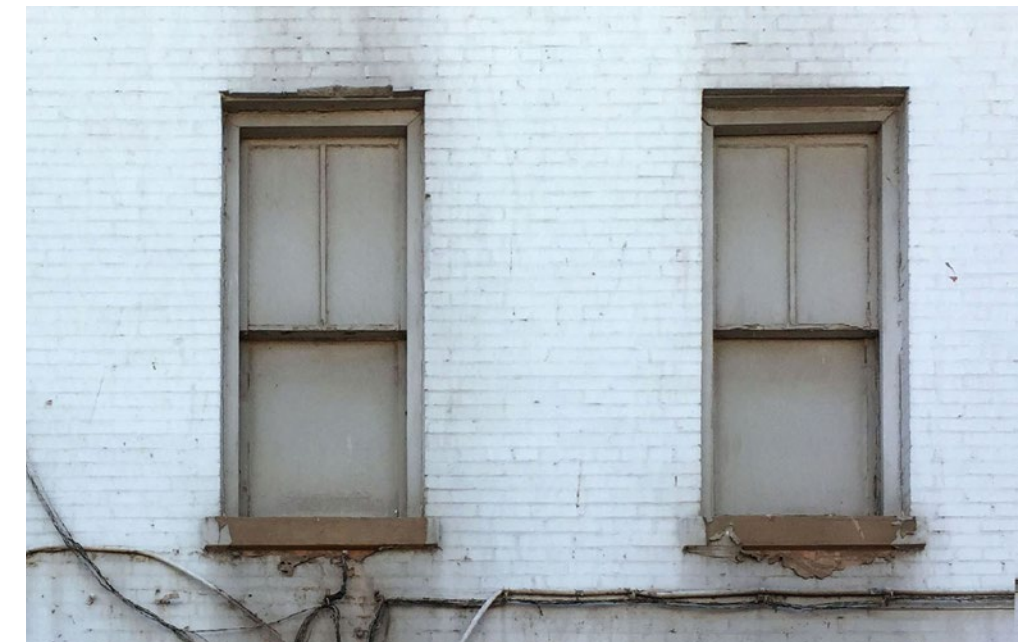
View from corner of Elm and Good-Latimer.



View of north facade



View of original main facade and storefront



View of remaining original windows

# SECTION 03. MASTER PLAN

# MASTER PLAN A NEW GATEWAY

## RENEWAL

The removal of the Good-Latimer viaduct erased an identifiable gateway to the neighborhood. The new master plan proposes to provide a new, pedestrian focused gateway, providing those arriving at the Deep Ellum DART station a path into the heart of the district.

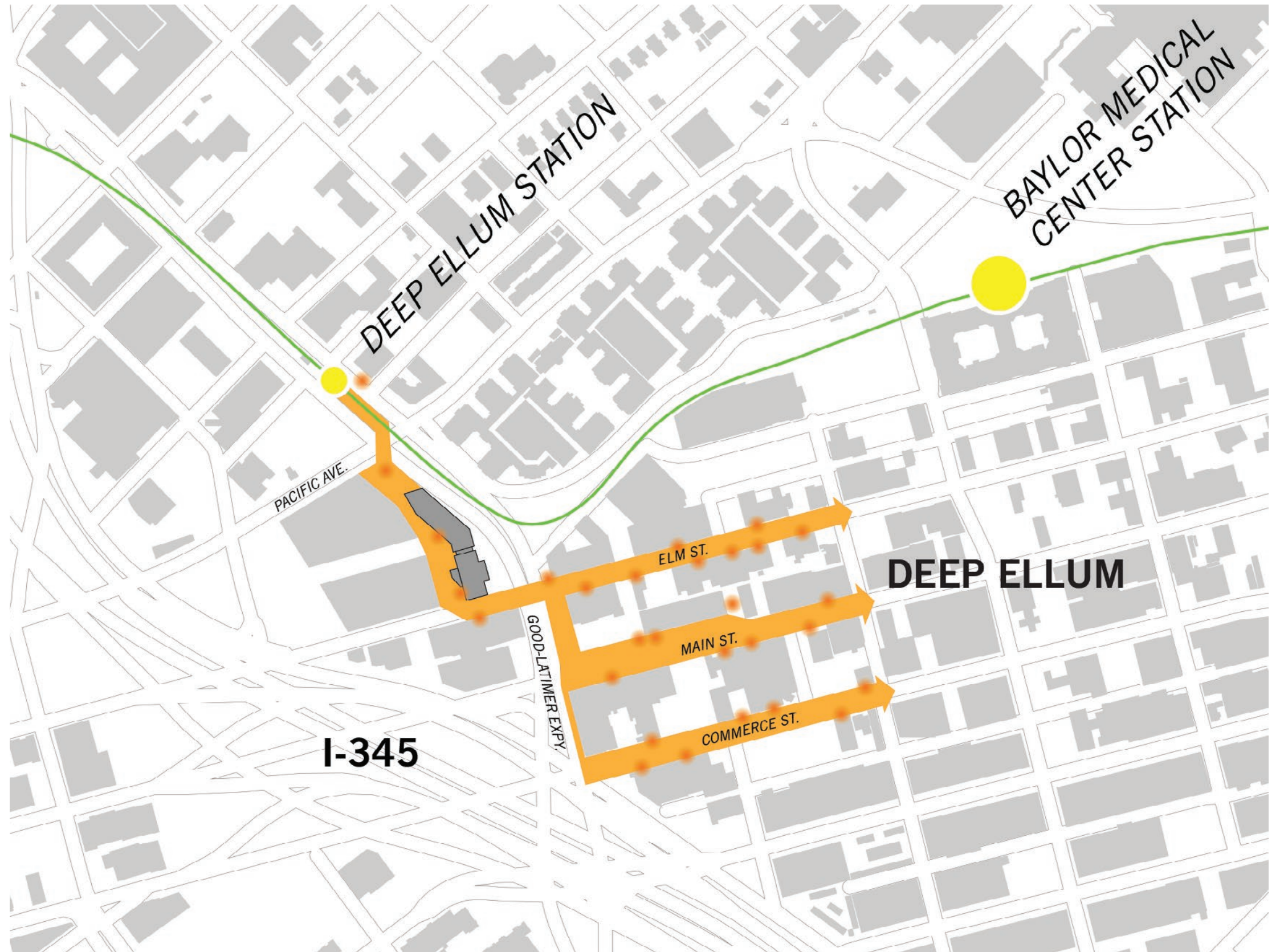
The Traveling Man statue, on the corner of Pacific and Good-Latimer, leans on a salvaged piece of the viaduct and greets visitors at the new front door for both the building and the neighborhood.





# MASTER PLAN A NEW GATEWAY

The Pythain Temple and addition define the edge of the property along Good-Latimer, opening up an interior pathway. This internal street draws in pedestrians from the DART station and engages them with an active, urban setting and completes the link between the station and the heart of Deep Ellum.

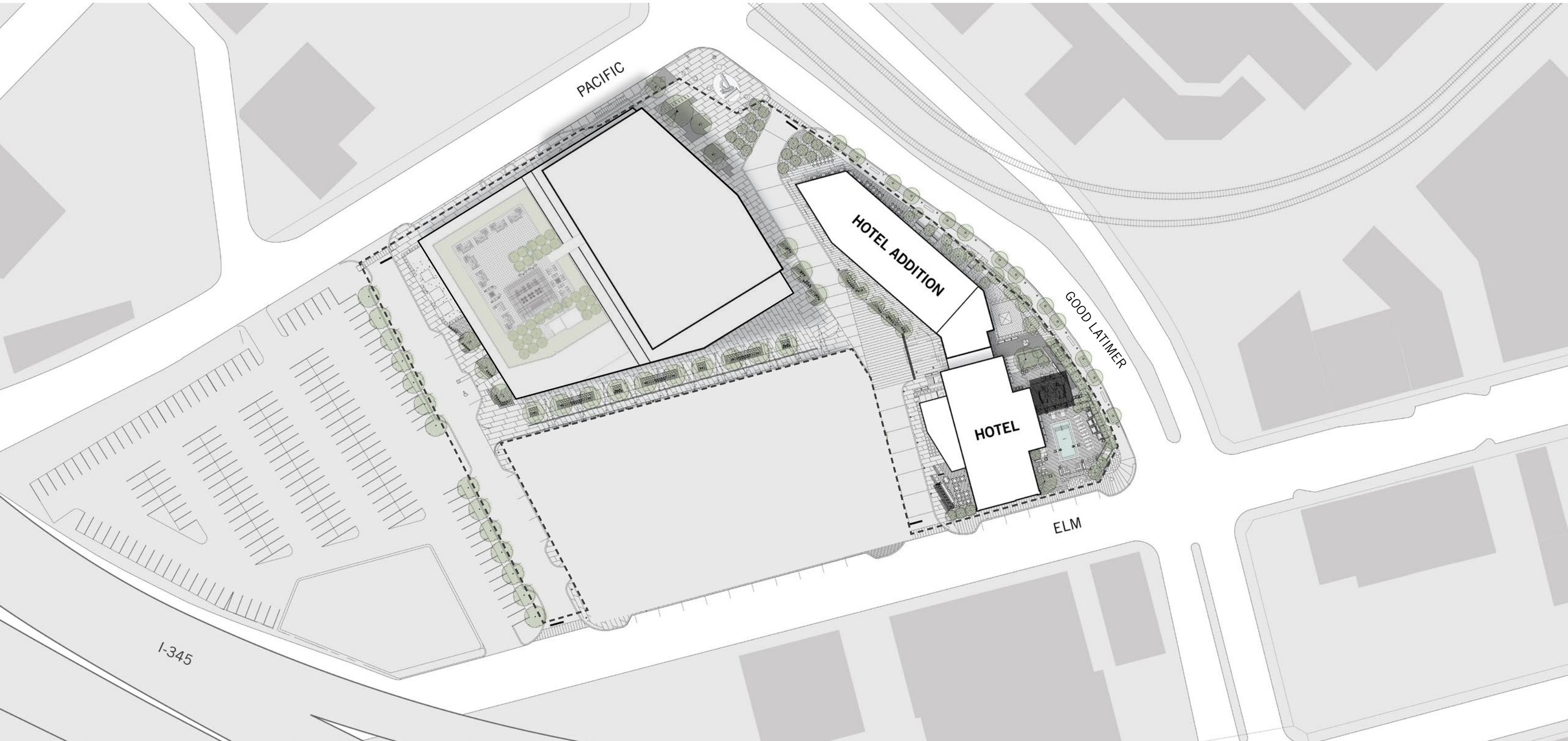


Context Plan

# MASTER PLAN ART WALK INTEGRATION



# MASTER PLAN URBAN SITE PLAN






# SITE PLAN

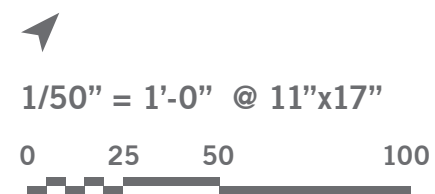
The master plan of the block creates an internal pedestrian oriented street which will draw visitors through the site rather than down Good-Latimer which is not pedestrian friendly with its multiple lanes and light rail line.

The introduction of the internal street places the entry point to the hotel portion of the building from the eastern wing to the connection point between the new and old structures. The original main entry will serve as the main entrance to the restaurant which will fill the first level of the original building.

A vegetated buffer and a fence with varying levels of transparency along Good-Latimer provides privacy for outdoor spaces, mitigates the road noise, and bridges the scale between the boulevard and the building.

- 1 Entry Plaza
- 2 Garden Patio
- 3 Vegetated Buffer
- 4 Pool
- 5 Public Restaurant Entry
- 6 Outdoor Patio
- 7 Cafe Outdoor Seating
- 8 "Traveling Man" Statue
- 9 DART Station

-  GUEST ENTRY
-  PUBLIC ENTRY
-  STAFF ENTRY



# SECTION 04. ADDITION DESIGN

# ADDITION DESIGN CONCEPT AND MATERIAL

A primary concern when building an addition to an existing structure, particularly a historically significant one, is articulating the difference between old and new. Clarifying this relationship through massing, materiality, and tectonics is key to respecting the existing structure and establishing a dialogue.

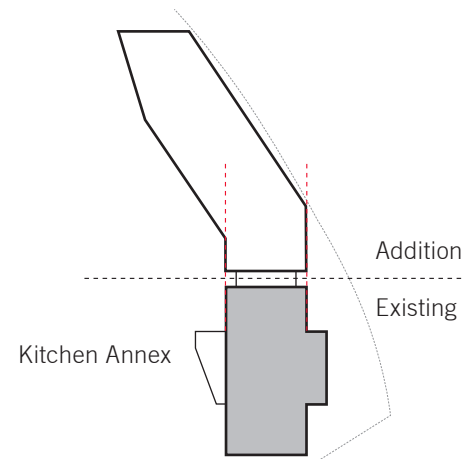
The hotel addition is distinct from the existing building in several ways while drawing cues from the original architecture.

In plan, the width of the addition matches that of the existing building. A kink keeps the building within the site boundary while also minimizing the perceived mass so as not to overwhelm the existing building.

The mass of the addition is lifted from the ground plane, sitting atop a glass and concrete base in contrast to the existing which anchors itself firmly at the corner of the site. The two structures are connected with a glazed lobby on the first floor.

A setback and material change at the 7th floor respects the top of parapet datum line of the existing building.

The primary mass of the building will be clad in brick similar to the common brick used on much of the Pythian Temple. This will allow the dark brick on the original main facade to maintain its prominence.



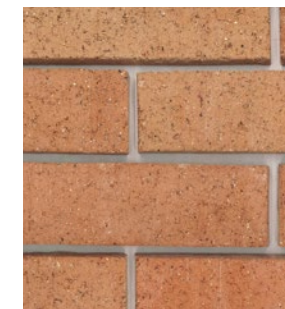
Pythian Temple Face Brick



Pythian Temple Common Brick



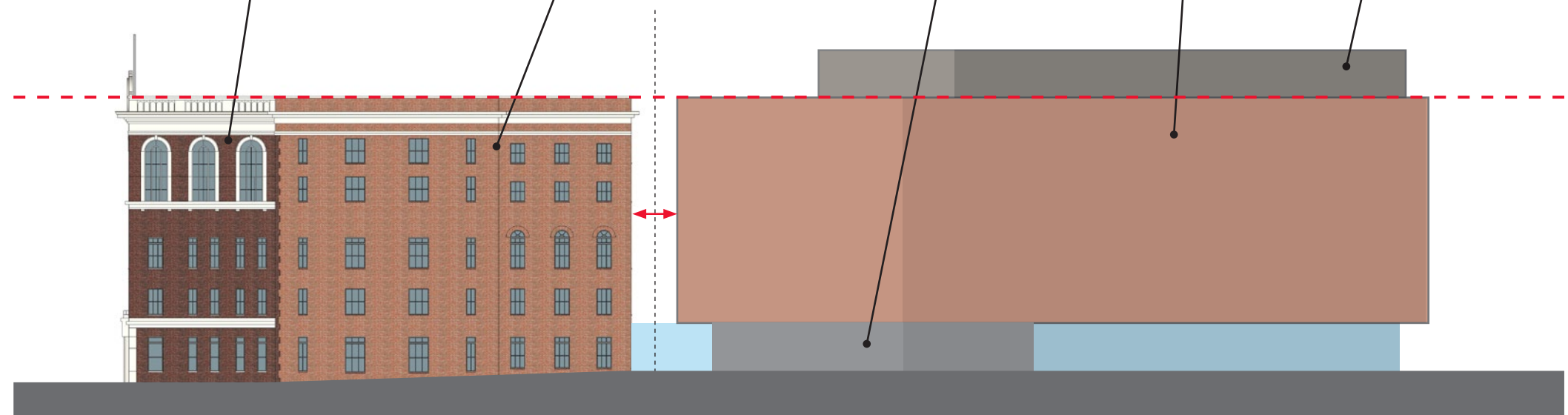
Cast-in-place Concrete



Common Brick  
Similar To Existing



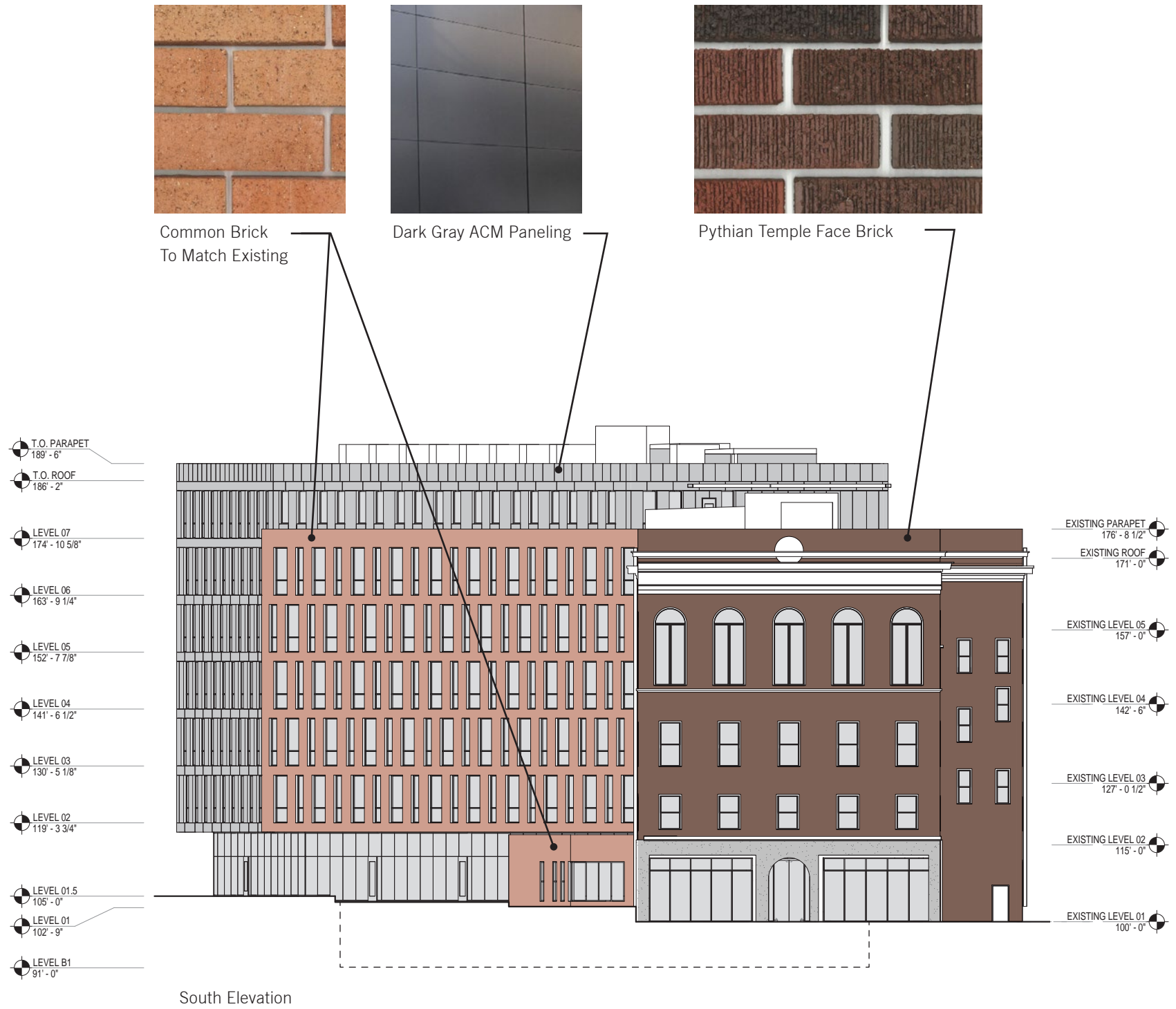
Zinc Paneling



The proposed renovation of the Pythian Temple will remove all paint to reveal the original brickwork and cast stone elements.

Damaged brickwork, cast stone, and window elements will be restored. The original storefront and parapet bas-relief elements will be recreated based on historical photographs.

# ADDITION DESIGN ELEVATIONS



# ADDITION DESIGN ELEVATIONS



East Elevation

Note: existing fire escape to be removed and stockpiled for potential reuse as a sculptural element



West Elevation



# ADDITION DESIGN PERSPECTIVES



View of Good-Latimer of entry plaza and Traveling Man sculpture.



View of Cafe and outdoor seating from Good-Latimer.

# ADDITION DESIGN PERSPECTIVES



View of South and West facades from Elm St.



View of restaurant entry, kitchen and outdoor dining area on Elm St.

# ADDITION DESIGN PERSPECTIVES



View of pool patio wall along Elm St.



View of art wall at corner of Good-Latimer and Elm St.

# ADDITION DESIGN PERSPECTIVES



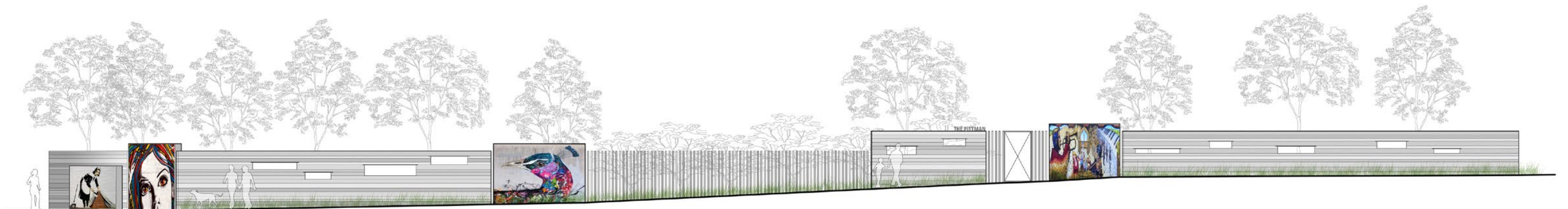
View of pool patio wall along Good-Latimer.



View of art wall and patio entry gate along Elm St.



Art wall South elevation.



Art wall East elevation.

# ADDITION DESIGN RENDERINGS



View from north plaza near Traveling Man statue.



View of hotel entry from internal street

# ADDITION DESIGN RENDERINGS



View from Elm. St. of outdoor dining area

# SECTION 05. FLOOR PLANS




# SITE PLAN

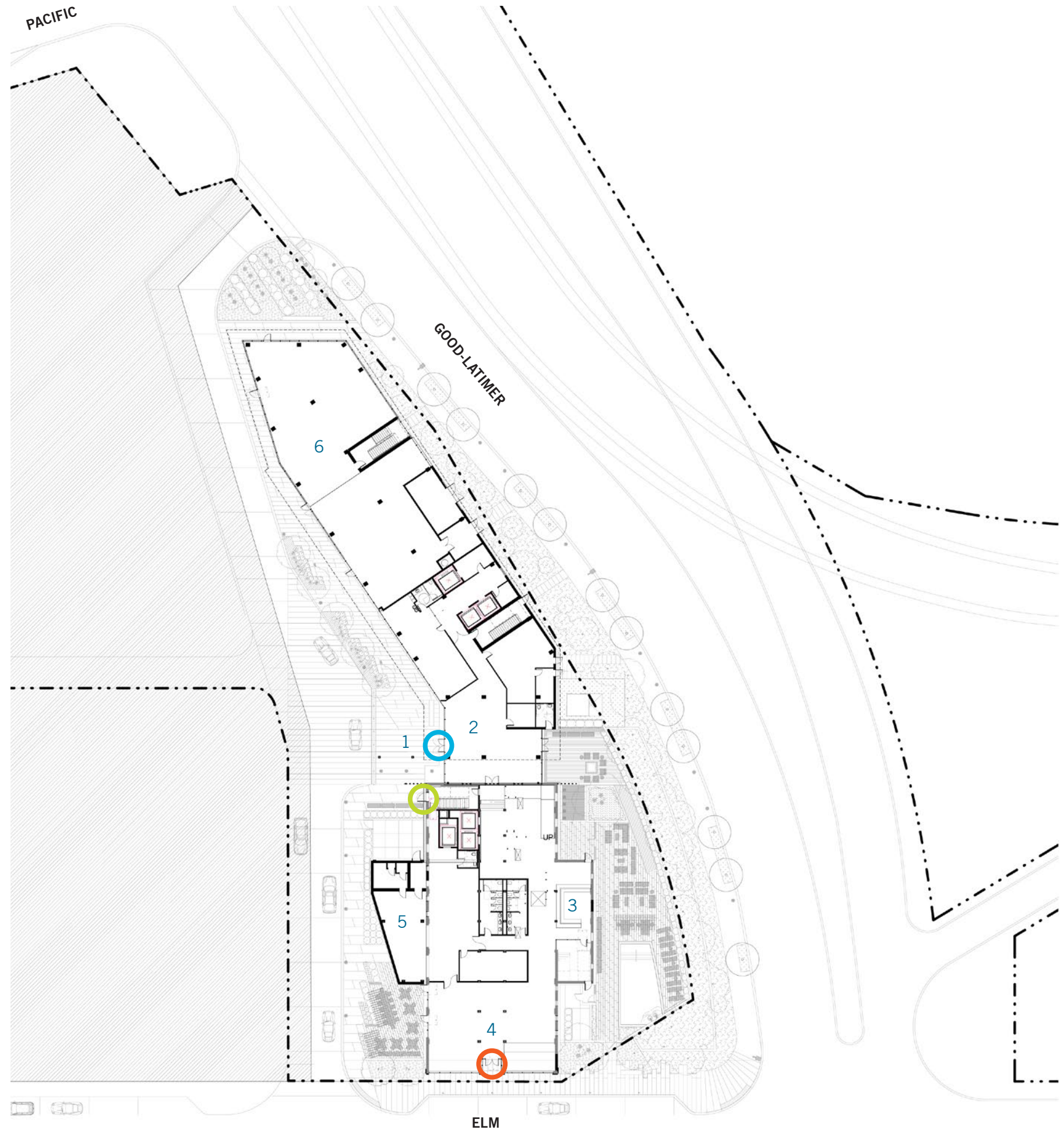
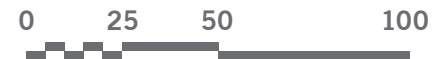
The master plan of the block creates an internal pedestrian oriented street which will draw visitors through the site rather than down Good-Latimer which is not pedestrian friendly with its multiple lanes and light rail line. In the future, a proposal to extend the light rail line down the median of Good-Latimer threatens to further inhibit pedestrian movement along this street.

The introduction of the internal street shifts the entry point of the building from the eastern wing to the connection point between the new and old structures. This better positions the entry away from the busy, noisy corner of Elm and Good-Latimer.

- 1 Hotel Entry
- 2 Lobby
- 3 Bar / Lounge
- 4 Restaurant
- 5 Kitchen
- 6 Retail

-  GUEST ENTRY
-  PUBLIC ENTRY
-  STAFF ENTRY

1/50" = 1'-0" @ 11"x17"



# LANDSCAPE PLAN

A dense vegetated buffer along Good-Latimer provides privacy for outdoor spaces, mitigates the road noise, and bridges the scale between the boulevard and the building.

Public program faces Elm St. and the internal street activating these spaces and creating a continuous urban pathway from the DART Station to Deep Ellum

- 1 Entry Plaza
- 2 Garden Patio
- 3 Vegetated Buffer
- 4 Pool
- 5 Public Restaurant Entry
- 6 Outdoor Patio
- 7 Cafe Outdoor Seating
- 8 Patio Screen Art Wall
- 9 "Traveling Man" Statue
- 10 DART Station

1/50" = 1'-0" @ 11"x17"



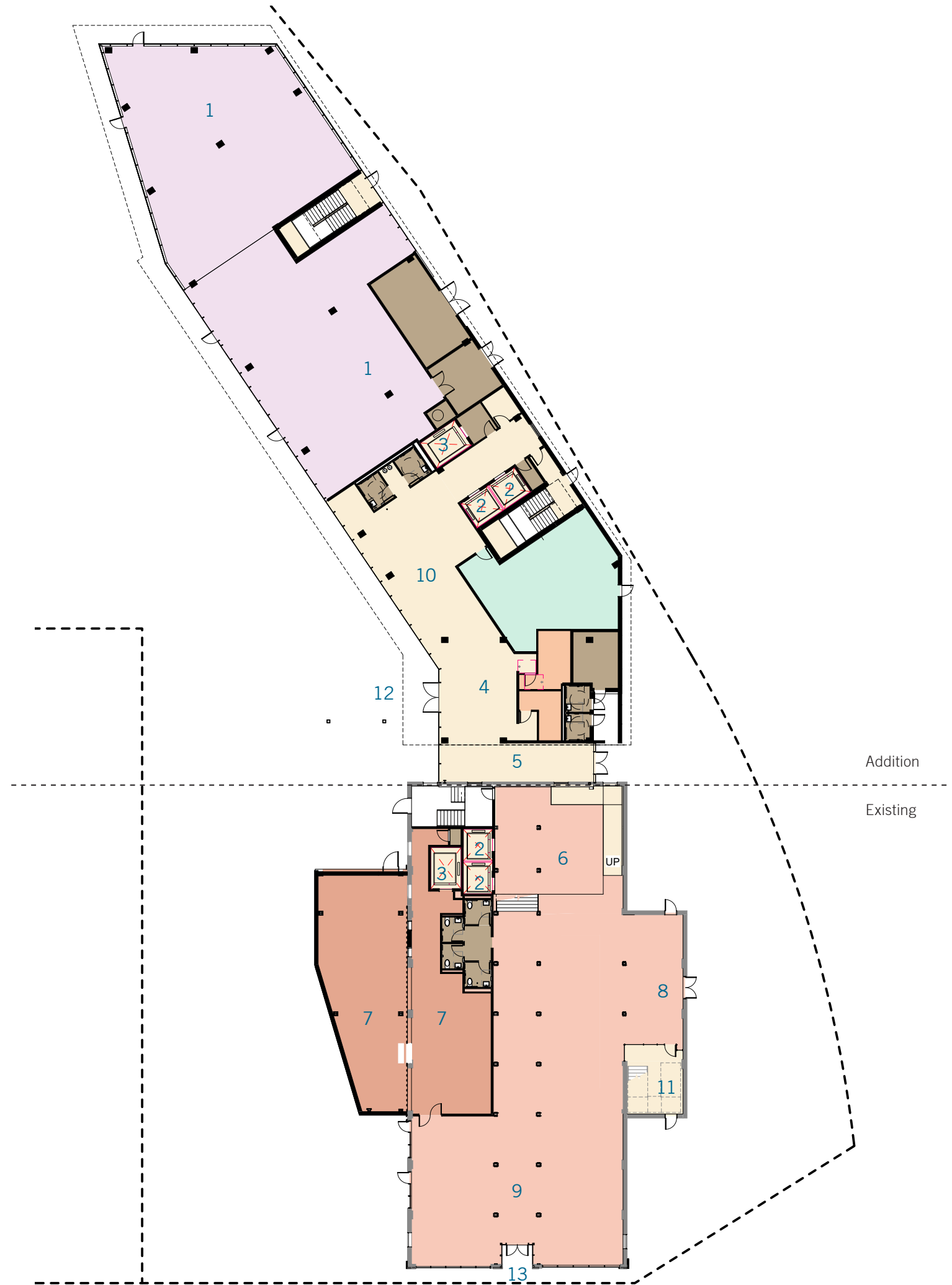
# FLOOR PLAN LEVEL 01

Existing Floor Area 8,953 SF  
 Addition Floor Area 13,729SF  
 Total Floor Area 22,682 SF

- 1 Retail
- 2 Guest Elevators
- 3 Service Elevators
- 4 Lobby
- 5 Glazed Reception Connector
- 6 Living Room
- 7 Kitchen
- 8 Bar and Lounge
- 9 Dining Room
- 10 Fitness Center
- 11 Existing Stair to remain but enclosed per fire code
- 12 Lobby Entrance
- 13 Restaurant Entrance

- CIRCULATION
- SERVICE / BOH
- MEETING / DINING
- KITCHEN
- OFFICE
- RETAIL
- FITNESS

1/32" = 1'-0" @ 11"x17"

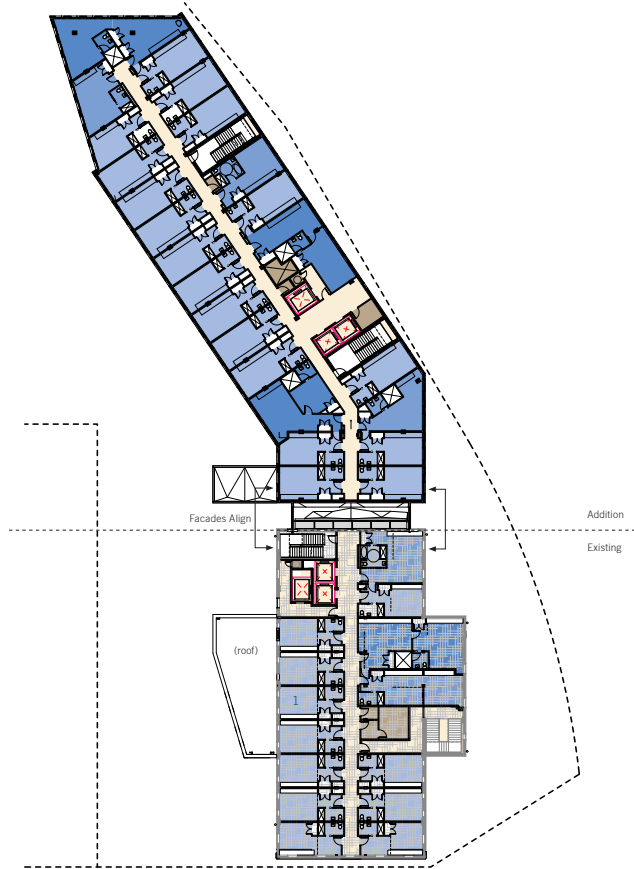


### FLOOR PLAN LEVEL 02 & 03

Existing Floor Area 8,953 SF  
 Addition Floor Area 13,542 SF  
 Total Floor Area 22,495 SF  
 Room Count 38

1 Typical Guest Room - partitions align with existing structural grid.

- SUITES
- KING SPA / ADA
- KING / QG
- SMALL GUESTROOM
- CIRCULATION
- SERVICE / BOH

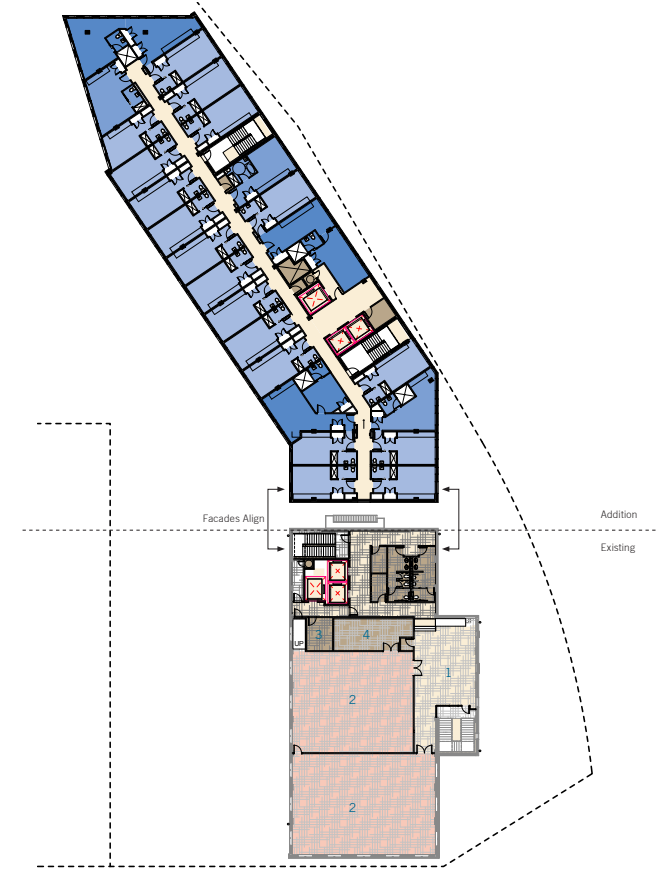


### FLOOR PLAN LEVEL 04

Existing Floor Area 8,953 SF  
 Addition Floor Area 13,542 SF  
 Total Floor Area 22,495 SF  
 Room Count 24

- 1 Pre-function
- 2 Ballroom
- 3 Catering Pantry
- 4 Ballroom Storage

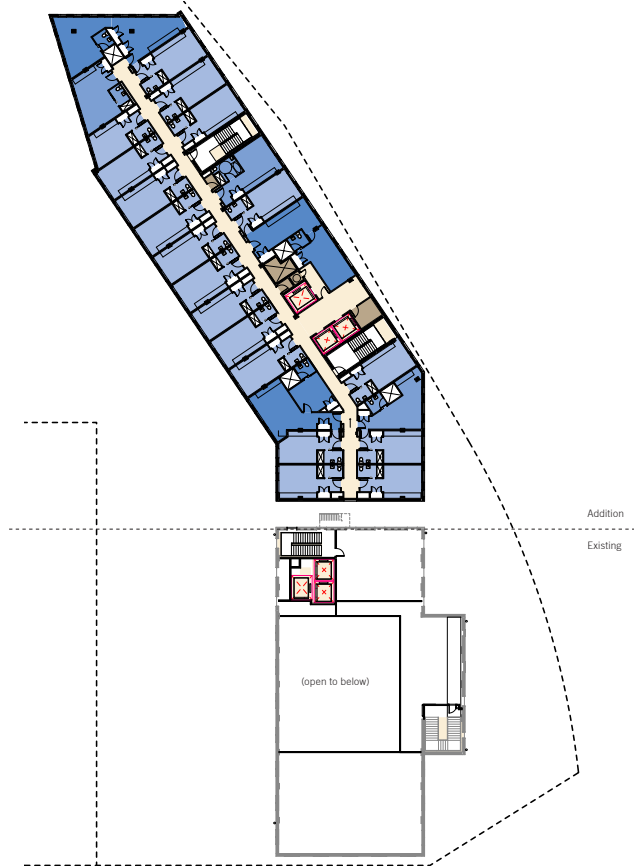
- SUITES
- KING SPA / ADA
- KING / QG
- CIRCULATION
- SERVICE / BOH
- MEETING / DINING



### FLOOR PLAN LEVEL 05 & 06

Addition Floor Area 13,678 SF  
 Total Floor Area 13,678 SF  
 Room Count 24

- SUITES
- KING SPA / ADA
- KING / QG
- CIRCULATION
- SERVICE / BOH



### FLOOR PLAN LEVEL 07

Addition Floor Area 10,635 SF  
 Total Floor Area 10,635 SF  
 Room Count 16

- 1 Presidential Suite Terrace

- SUITES
- KING SPA / ADA
- KING / QG
- CIRCULATION
- SERVICE / BOH
- MECHANICAL

