

FILE NUMBER: Z212-213(LVO)

DATE FILED: March 11, 2022

LOCATION: Northwest corner of St. Paul Street and Ervay Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 1.278 acres

CENSUS TRACT: 0204.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Jim Lake

OWNER: Ambassador Hotel Partners, LP

REQUEST: An application to amend the preservation criteria and exhibits for Historic Overlay District No. 20, the Ambassador Hotel (1312 S. Ervay Street), on property zoned Subdistrict No. 2 within Planned Development District No. 317, the Cedars Special Purpose District.

SUMMARY: The purpose of the request is to amend preservation criteria and exhibits for the Ambassador Hotel Historic Overlay, following destruction of the hotel by fire in 2019.

STAFF RECOMMENDATION: Approval as amended.

LANDMARK COMMISSION RECOMMENDATION: Approve amendments to the preservation criteria and exhibits, with requirement correction of mistake noted during the meeting, section 5.1.(a)(ii) regarding opening, “may be oriented” must change to “shall be oriented”.

CITY PLAN COMMISSION RECOMMENDATION: Approval per staff recommendation as amended, and Landmark Commission recommended condition with changes.

BACKGROUND INFORMATION

- Prior to its destruction, the Ambassador Hotel was the oldest remaining luxury hotel in Dallas, constructed in 1904 in the Sullivanesque Style. It was a five-story red brick building with contrasting white limestone frieze, white belt course above the first story and spandrels, designed by local architect, E. H. Silvan. The building was renovated in 1932 to reflect the local interest in Spanish Colonial Revival Style architecture, which was popular at that time. Its exterior was covered in white plaster, the roofline was changed with an extra penthouse story added, red Spanish tile was installed, and the entrances were altered and enhanced. This Spanish Colonial Revival Style exterior was maintained up until the building was lost.
- The Ambassador Hotel site was designated as a Recorded Texas Historic Landmark in 1965. It was designated a City of Dallas Landmark in 1982. Just prior to its destruction in 2019, the site was to be listed on the National Register of Historic Places.
- The entire building was lost to a fire during the summer of 2019. After the fire, the remains of the structure were demolished, and the site was scraped.
- At the December 6, 2021 meeting of the Landmark Commission, an application for the removal of the Historic Overlay for the Ambassador Hotel (Z212-118(LC)) was denied without prejudice.
- At the March 10, 2022 meeting of the City Plan Commission (CPC) an application for the removal of the Historic Overlay for the Ambassador Hotel (Z212-118(LC)) was denied without prejudice (at the request of the applicant).
- At the April 4, 2022 meeting of the Landmark Commission, an application to amend the preservation criteria and exhibits for the Ambassador Hotel Historic Overlay (Z212-213(LC)) was approved with conditions.
- At the June 2, 2022 meeting of the City Plan Commission (CPC) an application to amend the preservation criteria and exhibits for the Ambassador Hotel Historic Overlay (Z212-213(LC)) was approved with conditions.
- On June 2, 2022, the City Plan Commission recommended approval per staff recommendation as amended, and Landmark Commission recommended condition 5.1(a)(ii) with the following conditions:
 - 1) Revised Exhibit C site plan dated April 28, 2022.
 - 2) Conceptual elevation renamed Exhibit D.
 - 3) Revised Ordinance conditions:
 - Item 1.3(b) – strike “The preservation guidelines for the Original Building are not relevant to the Main Building and do not apply.”
 - Item 2.6, revise “Old Building” to “Original Building.”
 - Item 4.5 last sentence, to be new item 4.6 “Sandblasting and other mechanical abrasive cleaning processes are not permitted.”

- Add “Item 4.7 – Public improvements. All public improvements of streets and associated rights-of-way abutting the site shall be approved by the Landmark Commission prior to commencement of the work.”
- Item 5.1(a)(i), strike parentheses at 50%.
- Item 5.1(b)(i), revised to read “The base must be visually prominent expression from grade between 10 – 25 ft.”
- Item 5.1(b)(v), add “as shown on Exhibit C.”

STAFF ANALYSIS

Comprehensive Plan:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

List of Partners/Principals/Officers

General Partners

Lake-Moreno Partners No. 2, LLC
Issam Shimaaisani

Limited Partners

Lake-Moreno Partners, LLC
Barbara A. Lake
Belmar Management Ltd
Issam Shimaaisani
7th, LLC
Montgomery Petroleum, Inc.
2 Esquinas at Bishop Arts, LLC
Richard Lake
Lesley Anne Lake Estate
Bost Venture, LLC
L Paige Whiteside
Jeffery Bakes
Mutual Pursuits, LLC
Bishop Street Partners, LLC
Issam Shmaaisani
Anthem Investments
RMB Associates
Four L Capital
Patterson Heritage Trust
Mary McDermott Cook
Jane A. Weempe
Belmar Management Ltd

**CPC Action
June 2, 2022**

Motion: It was moved to recommend **approval** of an amendment to the preservation criteria and exhibits for Historic Overlay District No. 20, the Ambassador Hotel (1312 S. Ervay Street), per staff recommendation as amended, and Landmark Commission recommended condition 5.1 (a)(ii) with the following conditions:

- 1) Revised Exhibit C site plan dated April 28, 2022.
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 - Item 5.1 (b)(i), revised to read “The base must be visually prominent expression from grade between 10 – 25 ft.”
 - Item 5.1 (b)(v), add “as shown on Exhibit C.”
- on property zoned Subdistrict No. 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northwest corner of St. Paul Street and Ervay Street.

Maker: Hampton
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Shidid, Carpenter, Vann,
Blair, Jung, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 3 - Anderson, Housewright, Gibson
Vacancy: 1 - District 3

Notices: Area: 300 Mailed: 21
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jim Lake, 1350 Manufacturing St., Dallas, TX, 75207
For (Did not speak): Kyle Ward, 410 N. Montclair Ave., Dallas, TX, 75205
Against: None

LANDMARK COMMISSION ACTION: (April 4, 2022)

This item appeared on the Commission's discussion agenda.

Motion: Approve amendments to the preservation criteria and exhibits, with requirement correction of mistake noted during the meeting, section 5.1.(a)(ii) regarding opening, "may be oriented" must change to "shall be oriented".

Maker: Montgomery

Second: Renaud

Results: 14/0

Ayes: Anderson, Cummings, Guest, Haskel, Hinojosa,
Livingston, Montgomery, Offutt, Renaud,
Rothenberger, Sherman, Slade, Spellicy,
Swann
None

Against:

Absent: Childers, Velvin

Vacancies: District 10

CITY PLAN COMMISSION ACTION: (June 2, 2022)

Motion: It was moved to recommend **approval** of an amendment to the preservation criteria and exhibits for Historic Overlay District No. 20, the Ambassador Hotel (1312 S. Ervay Street), per staff recommendation as amended, and Landmark Commission recommended condition 5.1 (a)(ii) with the following conditions:

- 4) Revised Exhibit C site plan dated April 28, 2022.
- 5) Conceptual elevation renamed Exhibit D.
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Jim Lake, 1350 Manufacturing St., Dallas, TX, 75207
For (Did not speak): Kyle Ward, 410 N. Montclair Ave., Dallas, TX, 75205
Against: None

SUPPLEMENTARY INFORMATION

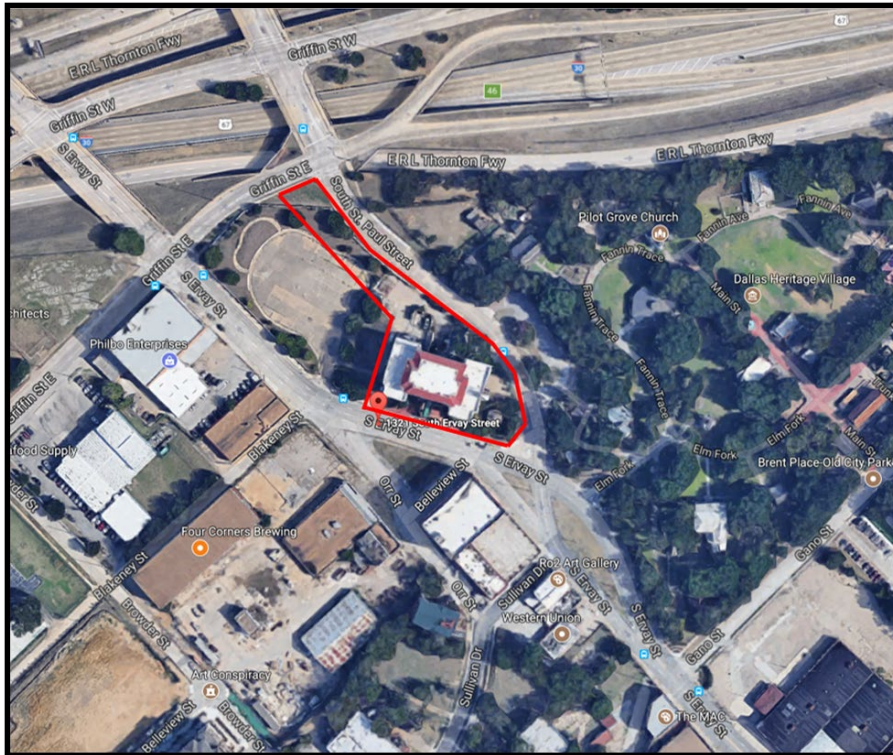


Figure 1 – Site Aerial (Google Maps, 2019)

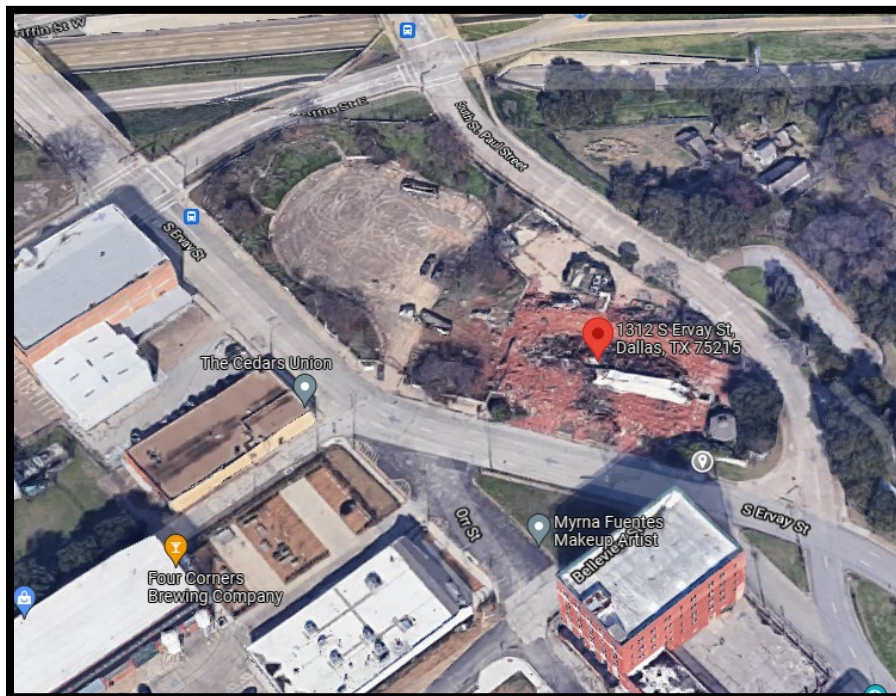


Figure 2 – Site Aerial (Google Maps, 2021)



Figure 3 – Postcard of the Ambassador Hotel; Date Unknown



1932 POSTCARD

Figure 4 – 1932 Postcard of the Ambassador Hotel



Figure 5 – North Elevation, 2018



Figure 6 – South Elevation, 2018



Figure 7 – The Fire, Summer 2019

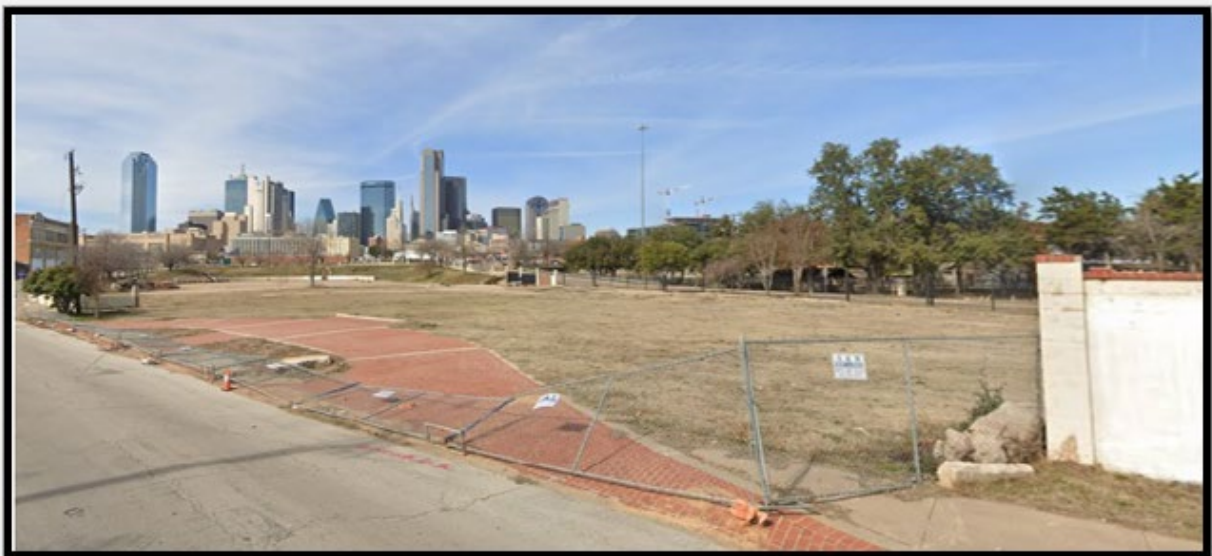
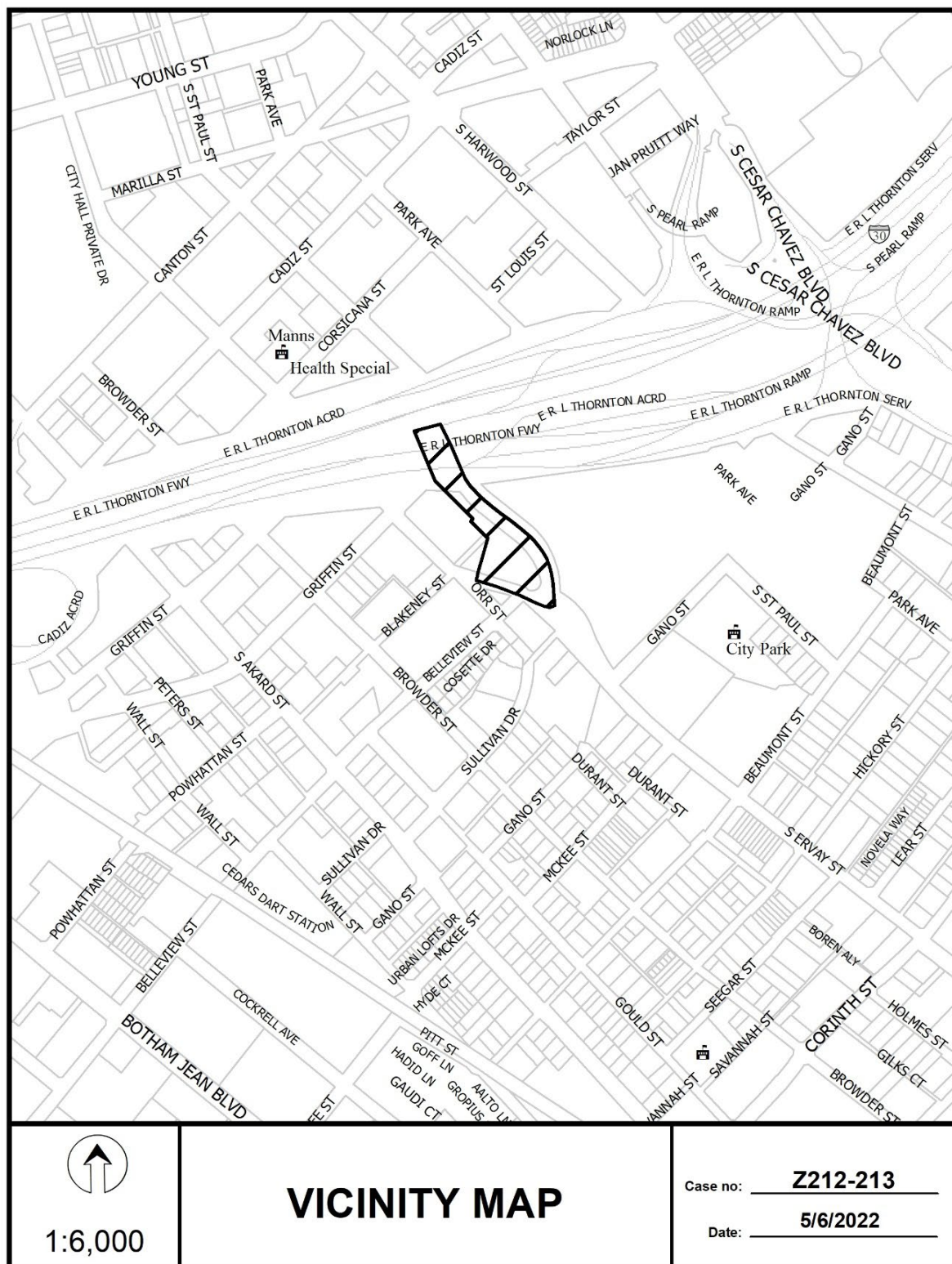
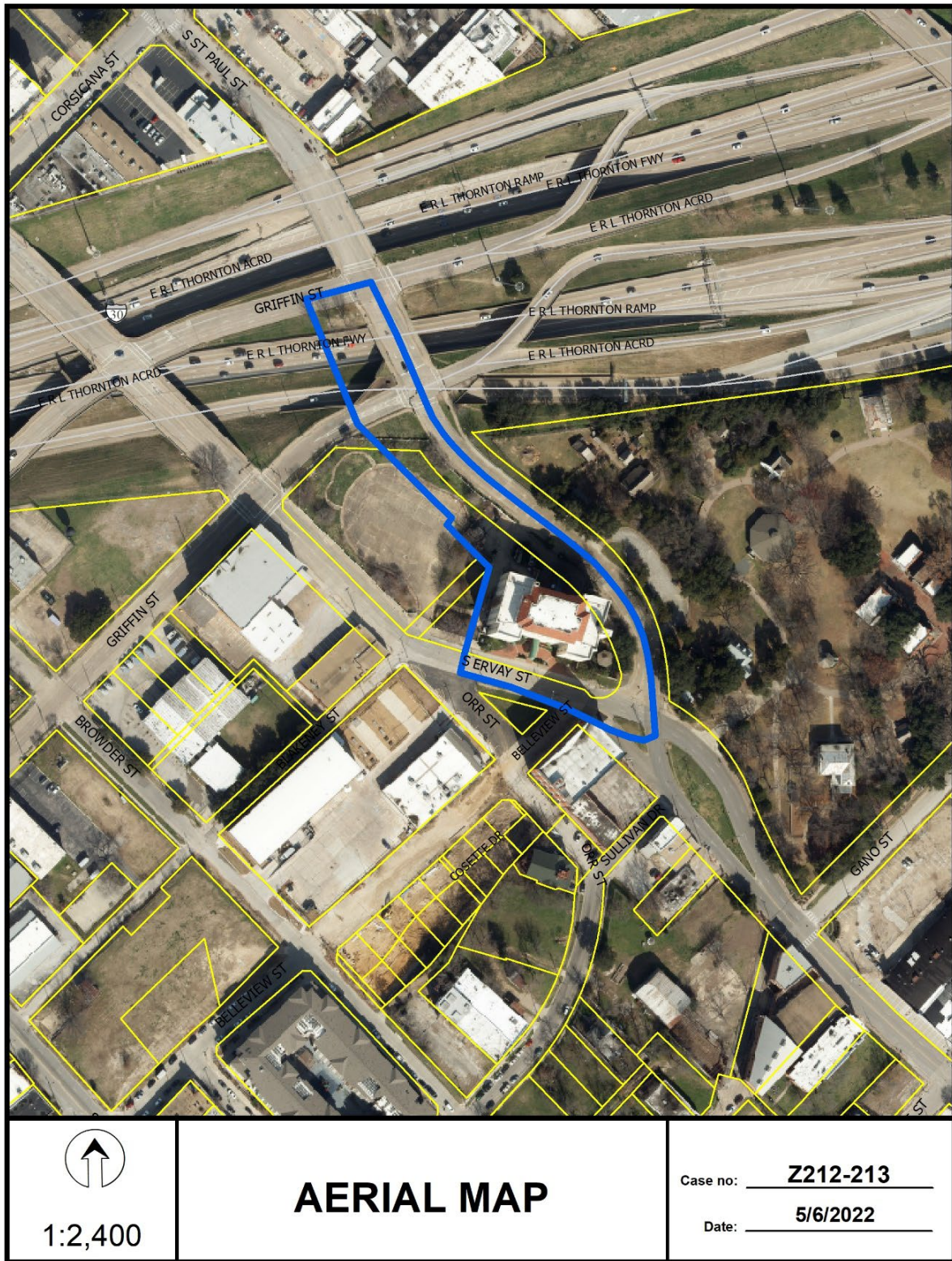
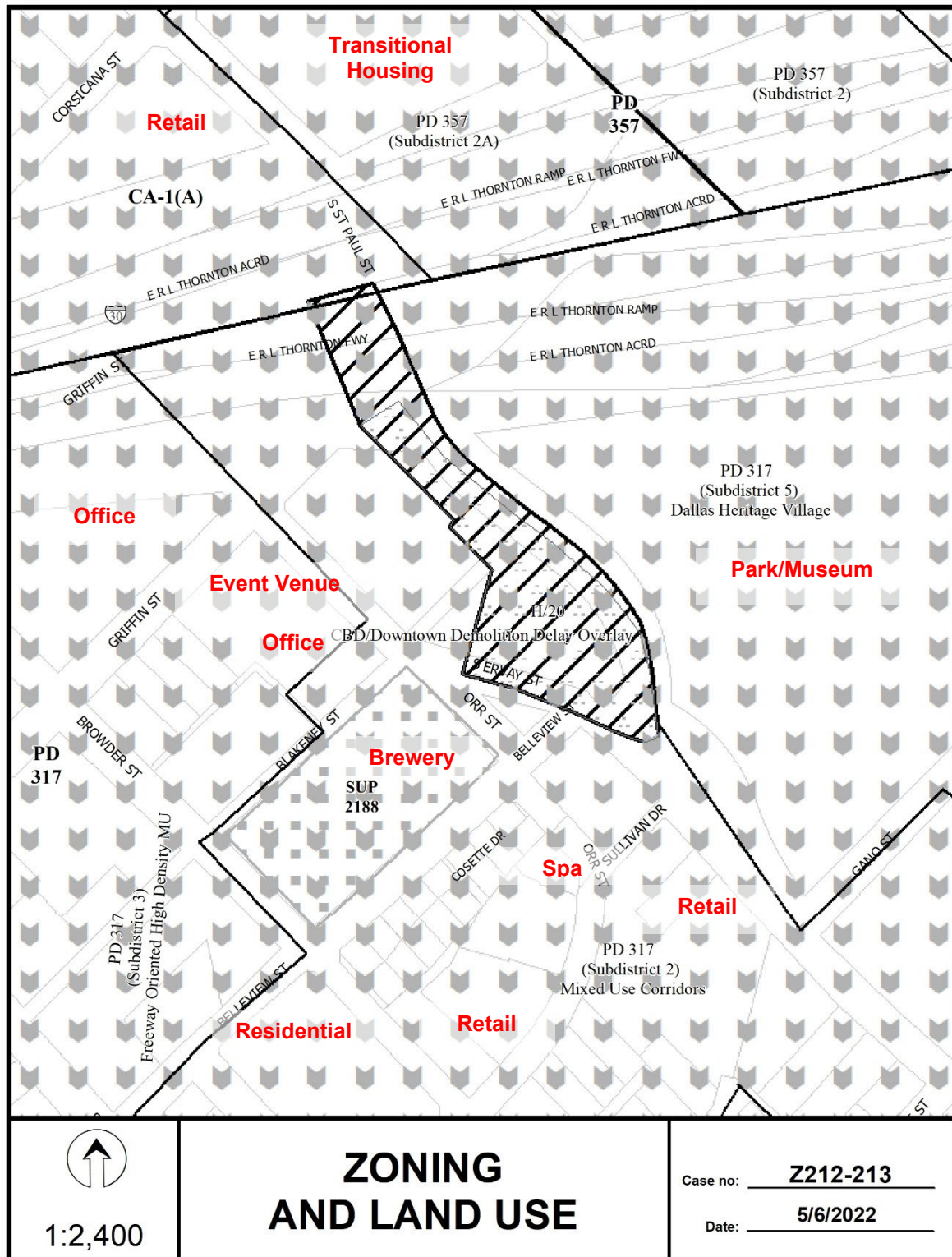


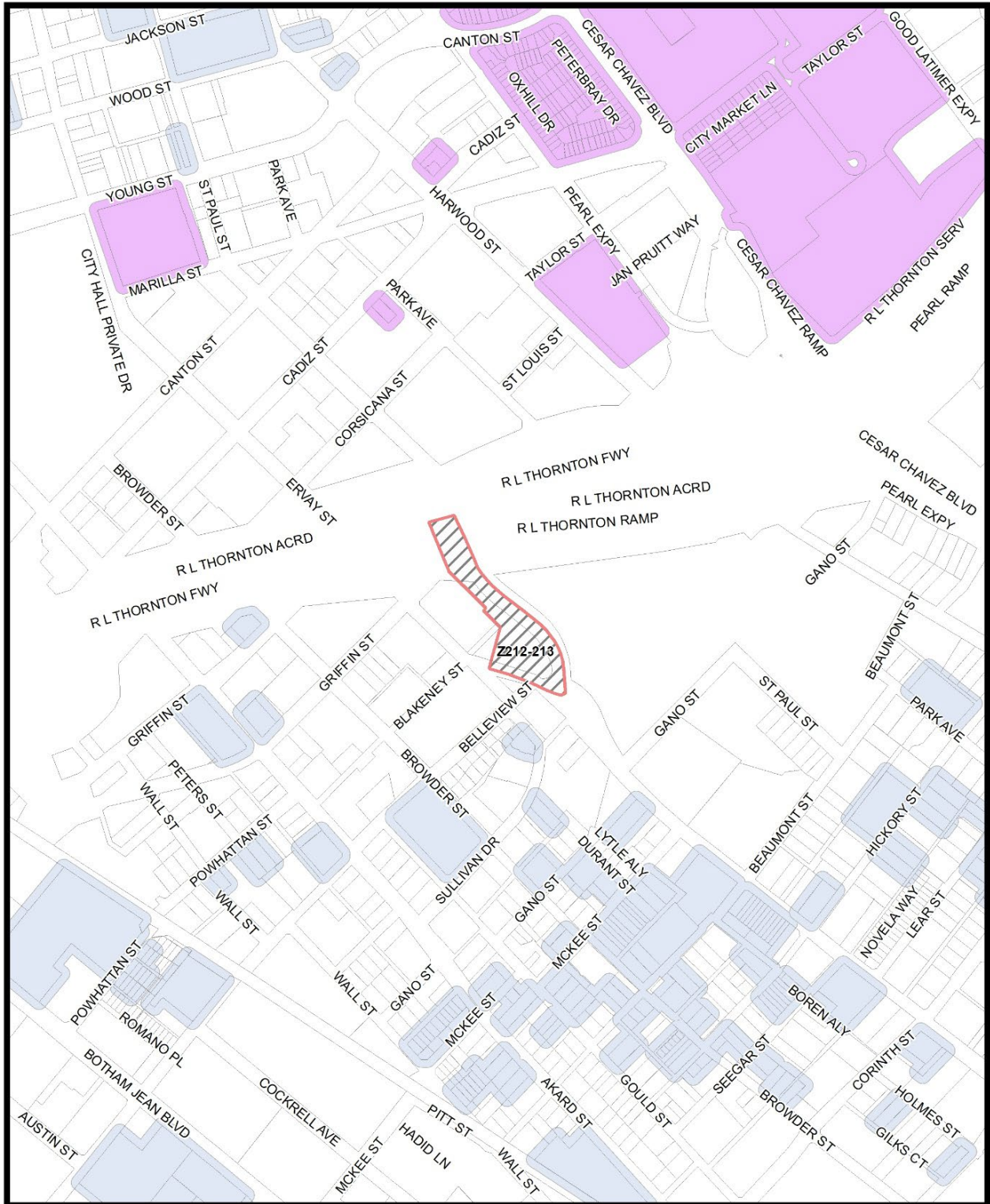
Figure 8 – Ambassador Hotel Site, 2021

Z212-213(LVO)







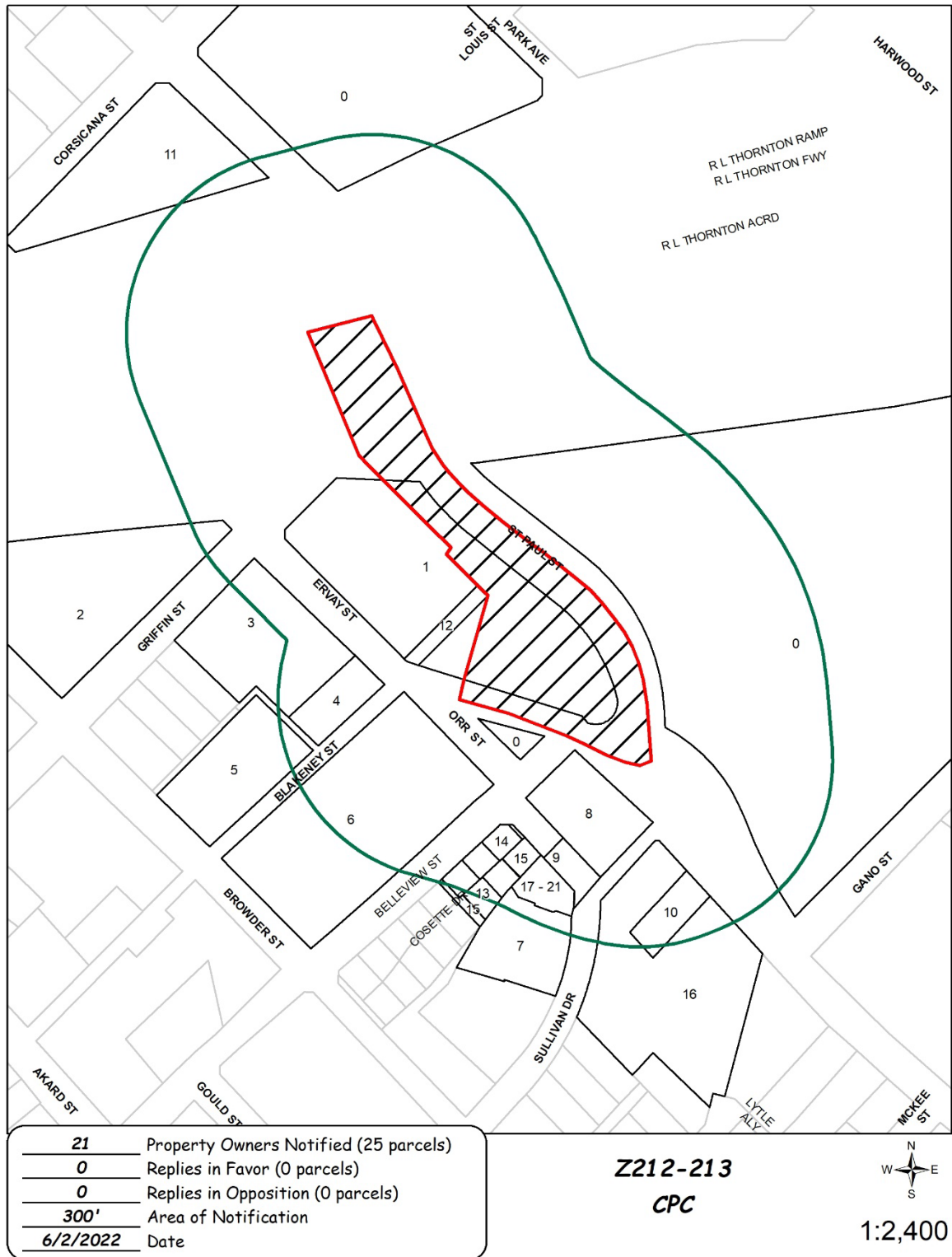


MVACCluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 5/6/2022



06/01/2022

Reply List of Property Owners***Z212-213***

Owners in Favor ***21 Property Owners Notified*** ***0 Property***
0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1300	S ERVAY ST Taxpayer at
	2	1506	W GRIFFIN ST TCH BROWDER ST LLC &
THE	3	1201	S ERVAY ST BOWDON FAMILY FOUNDATION
	4	1219	S ERVAY ST BAKER JAY E II
	5	1220	BROWDER STSEAFOOD SUPPLY CO INC
	6	1311	S ERVAY ST FOUR CORNERS BREWING
	7	1525	SULLIVAN DR HILL CARL
	8	1401	S ERVAY ST GULF CONE LOFTS LP
	9	1401	ORR ST GULF CONE LOFTS LP
	10	1507	S ERVAY ST LA ZONA VERDE LLC
	11	1000	S ERVAY ST MILLET THE PRINTER INC
	12	1342	S ERVAY ST Taxpayer at
	13	1545	COSETTE DR CLH20 LLC
	14	1561	COSETTE DR MOREIRA RAFAEL BATISTELA &
	15	1540	COSETTE DR GRBK FRISCO LLC
	16	1501	S ERVAY ST NORTH CEDARS THIRTY LLC
	17	1529	SULLIVAN STLJUNGAR KENNETH ROGER
	18	1529	SULLIVAN STLJUNGAR KENNETH ROGER
	19	1529	SULLIVAN STLJUNGAR KENNETH R
	20	1529	SULLIVAN STPRITCHARD LESLIE
	21	1529	SULLIVAN STCAUDILL DOUGLAS W &

The following is the proposed new preservation guidelines and exhibits for the Ambassador Hotel site.

[Date]

ORDINANCE NO. _____

An ordinance amending Historic Overlay District No. 20 (Ambassador Hotel) by changing the zoning classification on the following property:

Being a tract of land in City Block 116 and 116-1/2 located at the west corner of St. Paul Street and Ervay Street, fronting approximately 229.85 feet on the northeast line of Ervay Street, and fronting approximately 492.11 feet on the southwest line of St. Paul Street and containing 1.278 acres of land.

by amending ordinance No. 17459, passed by the Dallas City Council on June 30, 1982, by providing new preservation guidelines and exhibits for Historic Overlay District No. 20 (Ambassador Hotel); providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the Property described in this ordinance; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to amend Historic Overlay District No. 20. Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed by amending Historic Overlay District No. 20 on the following property (“the Property”):

Being a tract of land situated in the City and County of Dallas, Texas, said tract out of the John Grigsby Abstract 1495 in the City of Dallas Blocks 1116 and 116-1/2 and being part of a tract of land conveyed to the Ambassador Hotel Company dated April 19, 1955, and of all parcels "A" and "B" described by deed to Ambassador Hotel dated September 28, 1962, and recorded in the Deed Records of Dallas County, Texas, said tract being more fully described as follows:

Beginning at the intersection of the south line of East R. L. Thornton Freeway with the southwest line of St. Paul Street;

THENCE along said line of St. Paul Street southeasterly, with a curve to the left that has a central angle of $16^{\circ} 36' 00''$ and a radius of 411.41 feet, a distance of 119.19 feet to a point;

THENCE South $51^{\circ} 36' 31''$ East, 186.22 feet with the southwest line of St. Paul Street to the beginning of a curve to the right that has a central angle of $37^{\circ} 18' 24''$ and a radius of 286.72 feet; THENCE southerly around said curve to the right, 186.68 feet to the end of said curve and the beginning of another curve which has a central angle of $125^{\circ} 28' 04''$ and a radius of 36.74 feet;

THENCE Southerly with a curve to the right, 80.45 feet to a point in the north line of South Ervay Street;

THENCE North $41^{\circ} 33' 40''$ West, 16.85 feet with the North line of South Ervay Street to a point for corner;

THENCE North $73^{\circ} 10' 17''$ West, 123.0 feet with the North line of South Ervay Street to a point for corner;

THENCE North $716^{\circ} 48' 43''$ East, 146.90 feet to a point for corner;

THENCE North 45° West, 89.82 feet to a point for corner;

THENCE North 45° East, 10.0 feet to a point for corner;

THENCE North 45° West, 77.13 feet to a point for corner;

THENCE North 45° East, 20.0 feet to a point for corner;

THENCE North 45° West, 44.0 feet to a point for corner;

THENCE South 45° West, 19.0 feet to a point for corner;

THENCE North 45° West, 42.52 feet to a point in the south line of East R. L. Thornton Freeway;

THENCE South 87° 44' 40" East, 65.74 feet with said south line of East R. L. Thornton Freeway to the Place of Beginning, and containing 1.278 acres of land, more or less.

SECTION 2. That the Exhibit A attached to Ordinance No. 17459, as amended, is replaced by Exhibit A attached to this ordinance.

SECTION 3. That the Exhibit B attached to Ordinance No. 17459, as amended, is replaced by Exhibits B, C, D and E attached to this ordinance.

SECTION 4. That the amendment to this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 5. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation guidelines attached to and made a part of this ordinance as Exhibit B.

SECTION 6. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in

accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 8. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

BERTRAM VANDENBERG, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT A
PRESERVATION GUIDELINES
AMBASSADOR HOTEL
1312 S. ERVAY STREET

Statement of intent:

1. The purpose of this amendment to the H-20 Historic Overlay is to allow for the redevelopment of the property in Exhibit B in such a way that recognizes the Original Building and maintains the same general relationship and historic connection of the property to Old City Park. The intent is not to recreate the Original Building.
2. The Original Building was an important building in the city of Dallas and the Cedars neighborhood, but it no longer exists. The intent of this amendment is to recognize and celebrate the Original Building, but not replicate it.
3. The preservation guidelines created in the Original Ordinance no longer applies and is replaced with the new preservation guidelines outlined in the Amended Ordinance.
4. The new preservation guidelines are to serve as a guide to the design and redevelopment of the property. The guidelines below are only intended to influence the design of the exterior of the building, its footprint, and its orientation to the Cedars.

1. GENERAL.

- 1.1 All demolition, new construction and site work in this property must comply with these new guidelines.
- 1.2 Any alterations to property within this property must comply with the regulations in Chapter 51 A of the Dallas City Code, as amended. If there is a conflict, these new preservation guidelines control.
- 1.3 Certificate of appropriateness.
 - a. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this property for the permitting of construction projects that change the building's exterior, footprint, or orientation to the Cedars.
 - b. Any certificate of appropriateness will be considered using the new provisions created in this document. The preservation guidelines for the Original Building are not relevant to the Main Building and do not apply.
 - c. Routine Maintenance and Repair on the property does not have to seek a certificate of appropriateness.

- d. Minor Exterior Alterations can be administratively approved by the director.
 - e. Any Major Alterations will have to be approved by the Landmark Commission.
- 1.4 References to the Original Building in Exhibit E can and should be utilized when and where design is intended to recognize the Original Building. However, an applicant can also use any other actual imagery of the Original Building to make a case for a design request, so long as the picture is authentic.

2. DEFINITIONS.

- 2.1. Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2. APPROPRIATE means compatible with the historic character of this property, and consistent with these new guidelines.
- 2.3. CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these new guidelines.
- 2.4. DIRECTOR means the Director of the Department of Development Services or the Director's representative.
- 2.5. OVERLAY means H 20 Historic Overlay. This overlay contains the property described in Section 1 of this ordinance and as shown on Exhibit B.
- 2.6. ENTRY ZONE means the area shown on Exhibit C where the main entrance to the building must be located. The specific intent for this clause is to orient the New Building to the Cedars in the same way that the Old Building was oriented to the Cedars.
- 2.7. ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.8. ORIGINAL BUILDING means the historic Ambassador Hotel building, as shown on Exhibit E
- 2.9. MAIN BUILDING means the any new structure located in the new construction area, as shown on Exhibit C.
- 2.10. MAJOR ALTERATION means any changes to the building that increases floor area or building footprint that increases the floor area or meaningful changes to the façade in shape, materials, or color.

- 2.11. MINOR ALTERATION means cosmetic upgrades to the exterior of an existing building, such as but not limited to wall finishes, floor coverings and casework. If there is uncertainty as to whether an item is to be considered a Minor Exterior Alteration, a Major Alteration, the Director will determine.
- 2.12. PROTECTED means an architectural, site or landscaping feature that must be retained and maintain its historic location, as near as practical, in all aspects.
- 2.13. ROUTINE MAINTENANCE AND REPAIR means alteration that involves:
- a. Repair and/or replacement of any exterior wall or roof cladding material with new material that matches the existing in terms of material, dimension, color, texture, reflectivity, and overall appearance.
 - b. Repointing of masonry joints with new mortar that matches the existing in terms of material, color, texture, profile, and overall appearance.
 - c. Replacement of window or door glazing.
 - d. The removal, maintenance, and/or installation of landscape materials.
 - e. The application of vapor-permeable paint or stain finishes to wall cladding materials provided that the finish does not change the existing texture of the cladding.
 - f. Replacement of mechanical equipment; or
 - g. Any other work determined by the director to constitute "routine maintenance and repair." means a sign that advertises the sale or lease of an interest in real property.

3. NEW CONSTRUCTION AND ADDITIONS.

- 3.1. New construction is permitted in the areas shown on Exhibit C.
- 3.2. The color, details, form, materials, and general appearance of additions to be compatible with the Exhibit E give respect to the Original Building.
- a. It is expressly noted that the conceptual elevation in Exhibit D is considered compatible with the Original Building.
- 3.3. New construction does not have to match colors, building form or materials to the Original Building.

- 3.4. New construction or future additions to be appropriate in color, massing, materials, roof form, shape, and solid—to—void ratios with consideration given to fenestration, as conceptually shown on Exhibit D.
- 3.5. Building material colors allowed will be natural colors of pastels, whites, greys, and earth tones. Neon colors are prohibited for building materials.
 - a. These color restrictions apply to building materials, but not to signage, which is considered in Section 8.4
- 3.6. The height of new construction or future additions per base zoning.
- 3.7. Aluminum siding, exterior insulation finish system (EIFS), and vinyl cladding are not permitted as primary materials, but may be used as accent materials.

4. BUILDING SITE AND LANDSCAPING.

- 4.1. The main building location is protected.
 - a. The building layout at north-east frontage to allow for future changes to the public right of way at South St Paul Street reflecting the original site connection to Dallas Heritage Village (also known as Old City Park).
 - b. Sidewalks and landscape to connect to existing public right of way to foster active pedestrian zones and allow for future extension of the pedestrian zone on adjacent property.
 - c. Building line at South Ervay Street to be located a maximum of 25 feet from property line within the historic overlay area. The maximum building line on South St. Paul Street is as shown on Exhibit.
 - i. The original circular drive may be maintained in the location as shown on conceptual site plan. This area would be excluded from the build to zone calculations.
 - ii. Parking is not allowed within the front yard setback/build to zone.
 - d. Building layout at south frontage along South Ervay Street to provide street level entry, active uses or similar architectural expression to strengthen relationship to other distinctive buildings in the area
- 4.2. New sidewalks and walkways must be constructed of brick, brush finish concrete, or other appropriate material.

- 4.3. Artificial grass, artificially colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted in areas visible from a public street.
- 4.4. Entry canopies are allowed and must be freestanding or attached.
- 4.5. The open space shown on Exhibit C to be maintained by the owner of the property. For clarity, if the open space is sold or dedicated, this new owner will be responsible for maintenance. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FACADES.

5.1. Building facades.

- a. South façade design to include architecturally prominent feature to recognize the original building entrance location. Architecturally prominent features may include:
 - i. Change in plane a minimum of 2.5 ft, a minimum of (50%) of the building façade length.
 - ii. Shall be oriented toward South Ervay Street.
 - iii. Prominent three-dimensional features, or projections such as tower, chimney or penthouse, or change in roof profile.
 - iv. Arcade, awning, canopy, or portico; or
 - v. Any comparable design element approved by the Commission.
- b. Street facing facades to be visually divided into a base, middle and top course as follows:
 - i. The base must be visually prominent expression from grade between (10 – 25 ft, review with design)
 - ii. The top must be distinguished from the middle. Strategies can include a distinguished roof overhang or profile, stepped parapet, cornice, change in window pattern, change in material.
 - iii. The middle course may be distinguished from the base by a change in plane via additional setback.
 - iv. For the purposes of this section, change in color is not acceptable as the only treatment to serve as change in course

- v. At prominent corners and signatures areas, these (base, middle, top) guidelines do not apply. techniques to improve the energy efficiency of historic fenestration.

6. FENESTRATION AND OPENINGS

- 6.1. As much as practical original building fenestration pattern should serve as a reference for new construction.
- 6.2. Glass and glazing:
 - a. Insulated glazing may be used.
 - b. Films and tinted or reflective glazing's are not permitted on glass. For purposes of this subsection, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass.

7. ROOFS.

- 7.1. Flat roofs are allowed.
- 7.2. The following roofing materials are allowed: built-up and single-ply membrane.
- 7.3. Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at street level on the opposite side of any adjacent right-of-way.

8. SIGNS.

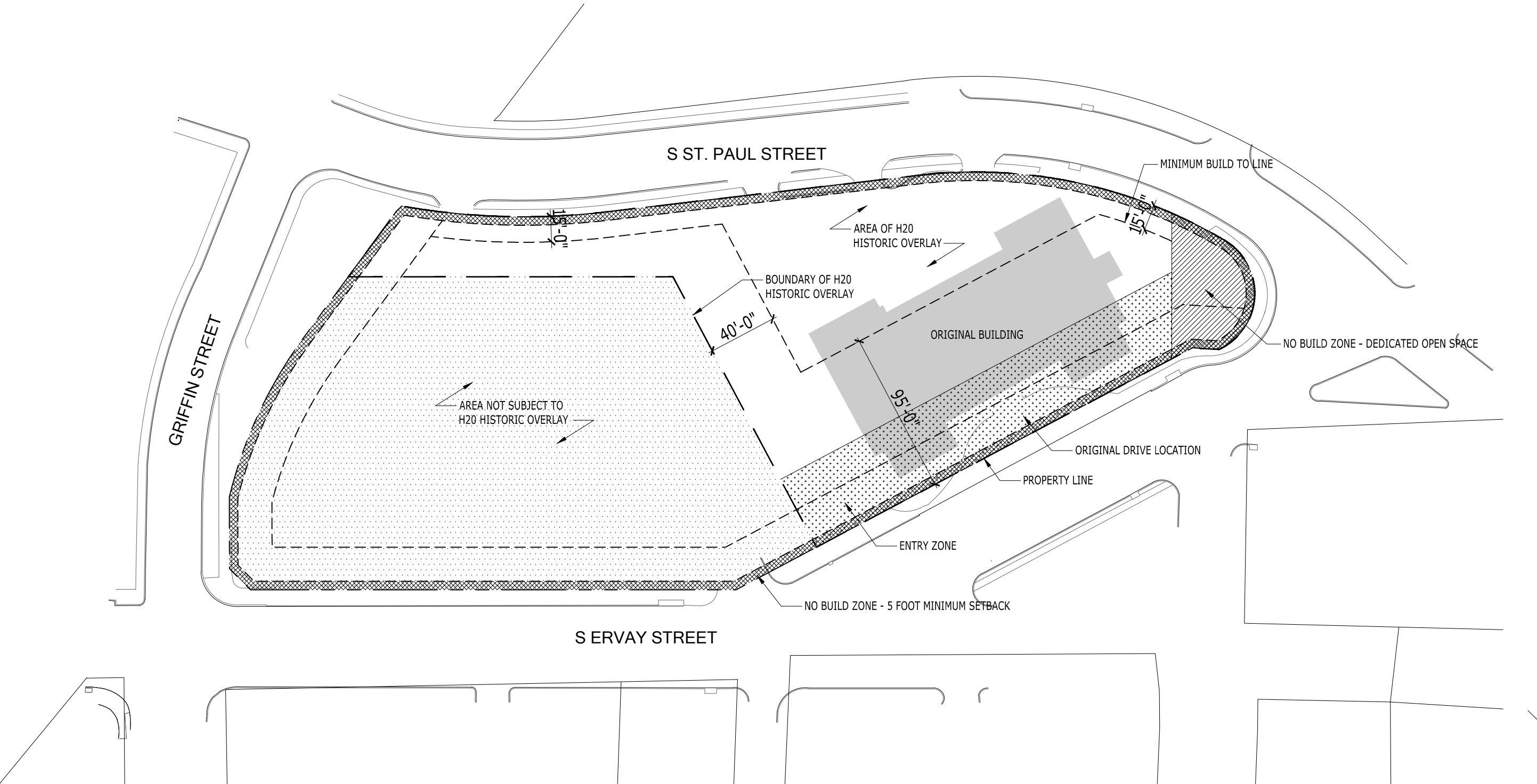
- 8.1. Signs may be erected if appropriate.
- 8.2. All signs must comply with the provisions of the Dallas City Code, as amended.
- 8.3. Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.
- 8.4. The historic Ambassador Hotel sign may be replicated in size, design, and location as much as practical, based on research and photographic evidence. Materials and illumination types, such as LED, may be used provided they convey an appropriate visual appearance to match the historic materials. Signage text should match the

font, but does not have to match the message, of the historic Ambassador Hotel sign.

9. ENFORCEMENT.

- 9.1 A person who violates these preservation guidelines is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained, or the property is restored to the condition it was in immediately prior to the violation.
- 9.2 A person is criminally responsible for a violation of these preservation guidelines if:
- a. the person knowingly commits the violation or assists in the commission of the violation;
 - b. the person owns part or all of the property and knowingly allows the violation to exist;
 - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or
 - d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.
- 9.3 Any person who adversely affects a structure in this district in violation of these preservation guidelines is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.
- 9.4 Prosecution in municipal court for a violation of these preservation guidelines does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

EXHIBIT B



CONCEPTUAL SITE PLAN

Ambassador Hotel Site Multifamily
Dallas, Texas

Job #: 21188
Date: 03.17.22
Drawn by: TDB

Scale: 1" = 60'-0"
File Name: P:\Pending and Other Projects\Oden Hughes - Ambassador Site\Plans\OHT Ambassador_SP-3_2022 03 08 Base Site.dwg
Not for regulatory approval, permitting, or construction

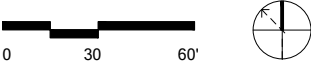


EXHIBIT C

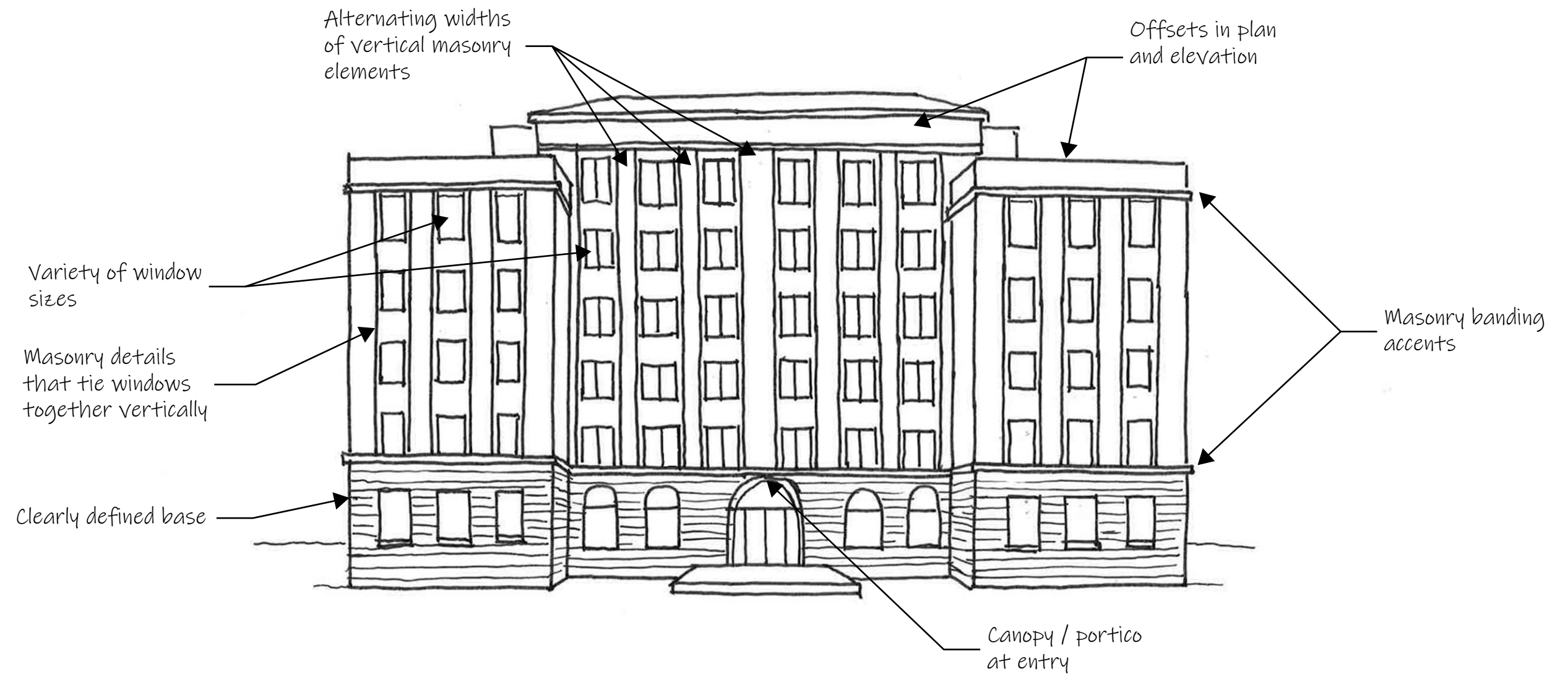


EXHIBIT E



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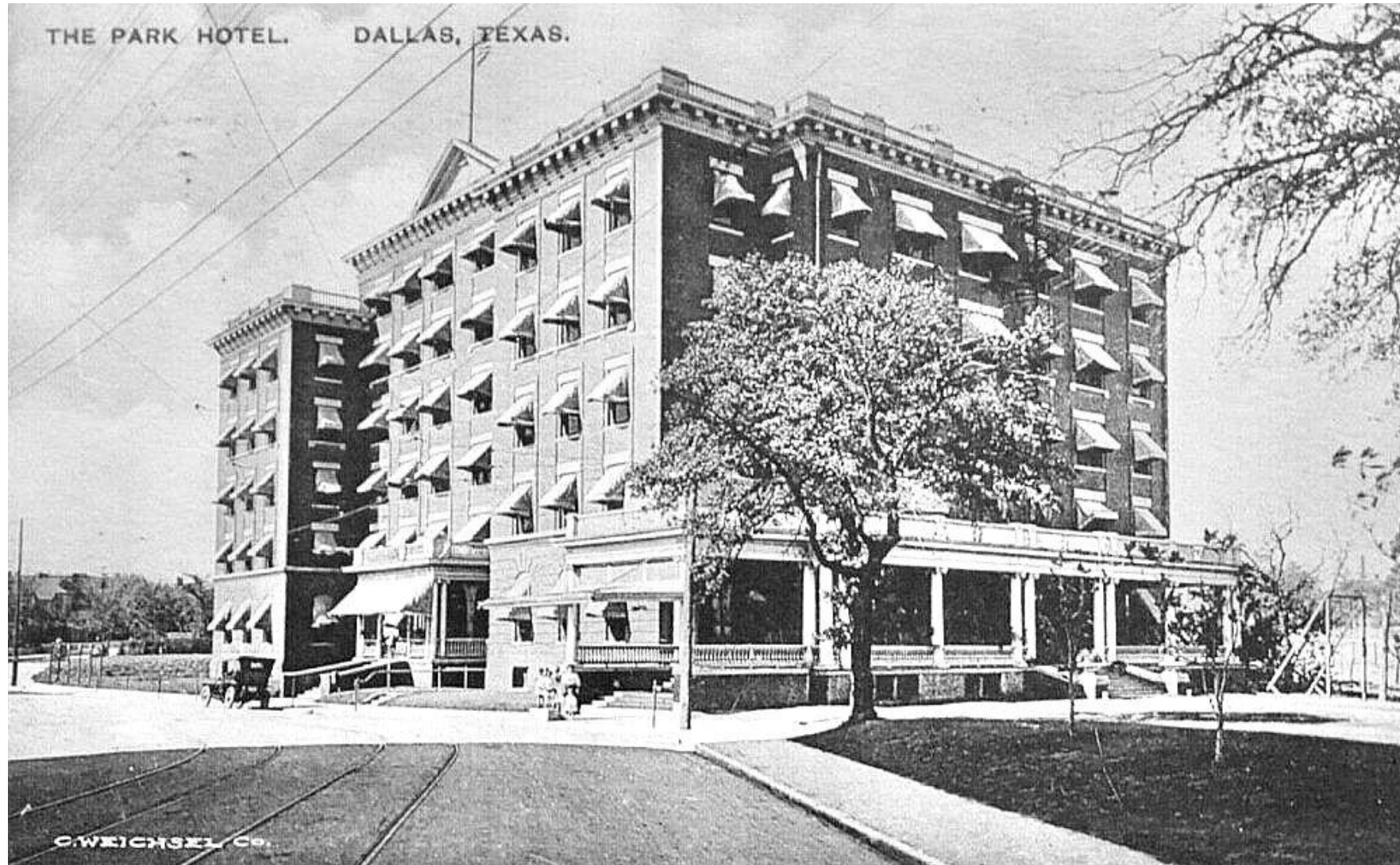


EXHIBIT E



EXHIBIT E



EXHIBIT E



EXHIBIT E



The following is the original preservation criteria for the Ambassador Hotel, which will be void after the new preservation guidelines and exhibits are approved.

ORDINANCE NO. 17459

An Ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by changing the zoning and classification of the following described property to-wit:

Being a tract of land in City Blocks 116 and 116-1/2 located at the west corner of St. Paul Street and Ervay Street, fronting approximately 229.85 feet on the northeast line of Ervay Street and fronting approximately 492.11 feet on the southwest line of St. Paul Street and containing 1.278 acres of land.

shall be changed from its present Heavy Commercial District to a Heavy Commercial Historic Overlay District No. 20; providing for specific criteria for the historic preservation of the property and structures; providing a penalty; providing a savings clause; providing a severability clause; and providing an effective date.

WHEREAS, the City Plan Commission and the City Council in compliance with the Charter, the State Law and the Dallas Development Code have given the required notices and after holding public hearings regarding the rezoning, the City Council finds that it is in the public interest to grant the rezoning and designate the property as a Historic Landmark, subject to the conditions set out herein; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, be, and the same is, hereby amended insofar as it applies to the property hereinafter

CHECKED BY

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described, which is rezoned from its present Heavy Commercial District to a Heavy Commercial Historic Overlay District No. 20, to-wit:

Being a tract of land situated in the City and County of Dallas, Texas, said tract out of the John Grigsby Abstract #495 in the City of Dallas Blocks #116 and 116-1/2 and being part of a tract of land conveyed to the Ambassador Hotel Company dated April 19, 1955, and of all parcels "A" and "B" described by deed to Ambassador Hotel dated September 28, 1962, and recorded in the Deed Records of Dallas County, Texas, said tract being more fully described as follows:

Beginning at the intersection of the south line of East R. L. Thornton Freeway with the southwest line of St. Paul Street;

THENCE along said line of St. Paul Street southeasterly, with a curve to the left that has a central angle of $16^{\circ} 36' 00''$ and a radius of 411.41 feet, a distance of 119.19 feet to a point;

THENCE South $51^{\circ} 36' 31''$ East, 186.22 feet with the southwest line of St. Paul Street to the beginning of a curve to the right that has a central angle of $37^{\circ} 18' 24''$ and a radius of 286.72 feet; THENCE southerly around said curve to the right, 186.68 feet to the end of said curve and the beginning of another curve which has a central angle of $125^{\circ} 28' 04''$ and a radius of 36.74 feet;

THENCE Southerly with a curve to the right, 80.45 feet to a point in the north line of South Ervay Street;

THENCE North $41^{\circ} 33' 40''$ West, 16.85 feet with the North line of South Ervay Street to a point for corner;

THENCE North $73^{\circ} 10' 17''$ West 213.0 feet with the North line of South Ervay Street to a point for corner;

THENCE North $16^{\circ} 48' 43''$ East, 146.90 feet to a point for corner;

THENCE North 45° West, 89.82 feet to a point for corner;

THENCE North 45° East, 10.0 feet to a point for corner;

THENCE North 45° West, 77.13 feet to a point for corner;

THENCE North 45° East, 20.0 feet to a point for corner;

THENCE North 45° West, 44.0 feet to a point for corner;

THENCE South 45° West, 19.0 feet to a point for corner;

THENCE North 45° West, 42.52 feet to a point in the south line of East R. L. Thornton Freeway;

THENCE South 87° 44' 40" East, 65.74 feet with said south line of East R. L. Thornton Freeway to the Place of Beginning, and containing 1.278 acres of land, more or less.

SECTION 2. That no development of the property shall adversely affect any historical or architectural feature of the building. All alterations, reconstructions and additions to the property or external portion of any structure shall conform to the following criteria:

Criteria attached as Exhibit A.

SECTION 3. That the Director of the Department of Planning and Development shall correct Zoning District Map No. K-7 in the Offices of the City Secretary, the Building Official and the Department of Planning and Development to reflect the herein changes in zoning.

SECTION 4. No building permit for the above described property shall be issued by the Building Official unless the applicant has complied with Section 51-4.501 of the Dallas Development Code, as amended.

SECTION 5. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$200.

SECTION 6. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except

as amended by this Ordinance.

SECTION 7. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 8. This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

LEE E. HOLT, City Attorney

By


BARRY R. KNIGHT

Assistant City Attorney

Passed and correctly enrolled JUN 30 1982

Zoning File No. Zoning File No. Z812-230/5802-S

5745K/wp

CRITERIA

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only stucco of equal texture, grain and color of the existing main structure as practicable. If the stucco is removed and the brick facade exposed in the future, any reconstruction, renovation or repair of the facade shall employ only brick of equal texture, grain, color and module size of the existing facades as practicable.

2. Fenestrations and Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. New or replacement windows shall have one over one window pane arrangements with mullions that match existing windows. Tinted or reflect glass shall not be permitted, however, insulating glass may be used. All exterior window awnings, shades, or shutters shall be subject to Landmark Committee review. The relationship between stucco walls, windows, and door openings shall be maintained.

3. Roof

The slope, configuration, and surface pattern of the existing roof shall be maintained. No new vertical extensions shall be allowed and all existing extension parapets and tile shall be preserved. All replacements or repairs to the designated structure shall employ a tile comparable to the existing roof in texture, design, size and color.

4. Embellishments and Detailing

All ornamental detailing listed below shall remain intact. Any reconstruction, renovation, or replacement of these detail elements shall be identical in composition and texture as practicable.

A. Decorative stone and brick arch over the west facade's entrance.

B. Decorative brick work on the frieze along the roofline.

C. The limestone belt course along the base of the building.

5. Color

The color of the existing facade, including additions, extensions, alterations, and repairs, shall be preserved as is. Where appropriate, paint colors for the facade, trim, and tile roof shall be selected from the Munsell Color System as outlined in the Munsell Book of Color, Neighborhood Hues Collection, 1973.

The predominate facade color shall be white and the trim color shall be white, also. The roof tile shall remain the current color red. Should the existing stucco facade ever be removed, the exposed underlying brick shall remain unpainted. The above mentioned white and red shall conform to a color range to be determined by the Munsell Color System rating.

6. Lighting and Landscaping

All plans for exterior lighting and the placement and removal of trees and shrubs shall be approved by the Landmark Committee prior to commencement of work. All plans for parking and ingress and egress to the site shall be approved by the Landmark Committee.

EXHIBIT A

7. Public Improvements

All proposed public improvements of streets and associated rights-of-way abutting the site shall be approved by the Landmark Committee prior to commencement of the work.

8. Signs

No signs shall be erected on the site nor attached to the structure without the approval of the Landmark Committee. In addition, all signage shall meet City of Dallas Sign Ordinance (1983) regulations. Signage shall be compatible with the architectural qualities of the existing main structure.

It is recommended that all signage attached to the structure be placed in the facade voids located beneath cornice lines and above the topmost facade openings. Signage on additions to the structure and on accessory structures (when appropriate) shall conform to the same guidelines as signage on the designated structure. In no case shall a sign permit be issued without Landmark Committee review and approval.

EXHIBIT A

Z 812-230/5802

CA-1-SP

