

5-27-98

ORDINANCE NO. 235 38

An ordinance amending CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by establishing Historic Overlay District No. 87 [Republic National Bank (Davis) Building] comprised of the following described property ("the Property"), to wit:

BEING a tract of land in City Block 69, fronting approximately 144.5 feet on the northwest line of Main Street, beginning at a point 50.00 feet northeast of the northeast line of Field Street, and containing approximately 14,450 square feet of land,

providing procedures, regulations, and preservation criteria for structures and property in the district; 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 applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the Property; 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 establish this historic overlay district; Now, Therefore,

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

CHECKED BY

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SECTION 1. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by establishing Historic Overlay District No. 87 comprised of the following described property ("the Property"), to wit:

BEING a tract of land in City Block 69 in the John Grigsby Survey, Abstract 495, in the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the northwest line of Main Street, said point being 50 feet northeast of the northeast line of Field Street;

THENCE in a northwesterly direction along a line, said line being approximately 50 feet northeast of and parallel to the northeast line of Field Street, a distance of 100 feet to a point for corner on a line, said line being 100 feet northwest of and parallel to the northwest line of Main Street;

THENCE in a northeasterly direction along said line, a distance of approximately 144.5 feet to a point for corner on the southwest line of Four-way Place;

THENCE in a southeasterly direction along the southwest line of Four-way Place, a distance of 100 feet to point for corner on the northwest line of Main Street;

THENCE in a southwesterly direction along the northwest line of Main Street, a distance of approximately 144.5 feet to the POINT OF BEGINNING, and containing approximately 14,450 square feet of land.

SECTION 2. That the establishment of 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 contained in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. 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, or remove any structure on the Property without first obtaining a certificate of appropriateness in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 4. 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 applicable ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of planning and development shall correct Zoning District Map No. J-7 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. 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, or maintenance of a building, structure, or land on the Property.

SECTION 7. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. 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 9. 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:

SAM A. LINDSAY, City Attorney

By 
Assistant City Attorney

Passed JUN 10 1998

EXHIBIT A
PRESERVATION CRITERIA
Republic National Bank (Davis) Building
1309 Main Street

1. GENERAL

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.3 A person may not alter a historic district site, or any portion of the exterior of a structure on the site, or place, construct, maintain, expand, remove, or demolish any structure in the historic district without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and the provisions of this ordinance. A person who violates this provision 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.
- 1.4 The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
- 1.5 Preservation and restoration materials and methods used must comply with the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 The Landmark Commission may approve a certificate of appropriateness for work that does not strictly comply with these preservation criteria upon a finding that:
 - a. the proposed work is historically accurate and is consistent with the spirit and intent of these preservation criteria; and

- b. the proposed work will not adversely affect the historic character of the property or the integrity of the historic district.

2. DEFINITIONS

- 2.1 Unless defined below, the definitions contained in CHAPTER 51A "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of the historic district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 COMMISSION means the Landmark Commission of the City of Dallas.
- 2.5 DIRECTOR means the director of the Department of Planning and Development or the Director's representative.
- 2.6 DISTRICT means Historic Overlay District No. 87, the Republic National Bank (Davis) Building Historic Overlay District. This district contains the property described in Section 1 of this ordinance.
- 2.7 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.8 MAIN BUILDING means the Republic National Bank (Davis) Building, as shown in Exhibit B.
- 2.9 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.10 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING

- 3.1 The main building is protected.

- 3.2 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.3 Outdoor lighting must be appropriate and enhance the structure.
- 3.4 Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.

4. FACADES

4.1 Protected facades.

- a. The south facade, the east facade and a portion of the west facade, as shown on Exhibit B, are protected.
- b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- c. Historic solid-to-void ratios of protected facades must be maintained, except those modifications of protected facades shown on Exhibit C.
- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
- e. Brick, cast stone and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.

4.2 Nonprotected facades.

- a. Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- 4.3 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.4 Paint must be removed in accordance with the Department of Interior Standards prior to refinishing.

- 4.5 Aluminum siding, stucco, and vinyl cladding are not permitted.
- 4.6 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 4.7 Exposing and restoring historic finish materials is recommended.
- 4.8 Cleaning of the exterior of a structure must be in accordance with Department of Interior standards. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION, OPENINGS AND BALCONIES

- 5.1 Historic doors and windows must remain intact, except when replacement is necessary due to damage or deterioration, or for modifications shown on Exhibit C.
- 5.2 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
- 5.3 Replacement doors and windows must express muntin and mullion size, profile, light configuration, and material to match the historic.
- 5.4 Balconies are not permitted on protected facades, except that two decorative balconies on the south facade, as shown on Exhibit C, are permitted.
- 5.5 Balconies are permitted on non-protected facades as shown on Exhibit C.
- 5.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.7 New door and window openings in protected facades are permitted only at these locations:
 - a. where there is evidence that historic openings have been filled;
 - b. where safety of life is threatened; or
 - c. on south and east facades as shown on Exhibit C.

- 5.8 The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed: Built-up, metal sheeting, stone pavers and single-ply membrane.
- 6.3 Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.
- 6.4 Mechanical equipment, penthouse enclosures, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

7. EMBELLISHMENTS AND DETAILING.

- 7.1 The following architectural elements are considered important features and are protected: window rhythm, stone veneer panels; roof cupola; stone trim.

8. NEW CONSTRUCTION AND ADDITIONS

- 8.1 Vertical additions to the main building are permitted only in the areas shown on Exhibit C. Vertical additions must not be visible to a person standing at the ground level on the opposite side of any adjacent right-of-way.
- 8.2 No horizontal additions to the main building are permitted.
- 8.3 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 8.4 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios.

- 8.5 The height of new construction and additions must not exceed the height of the historic structure, except where noted on Exhibit C.
- 8.6 Aluminum siding, and vinyl cladding are not permitted.
- 8.7 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

9. SIGNS

- 9.1 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and real estate signs may be erected without a certificate of appropriateness.
- 9.2 Signs may be erected if appropriate.
- 9.3 All signs must comply with the provisions of the Dallas City Code, as amended.

FIELD STREET →

←
← ELM STREET

NEW CURB CUT

METROPOLITAN GARAGE

EXISTING SURFACE ATTENDANT PARKING

FOUR WAY PLACE

REAR FACADE

HISTORIC BUILDING

← AKARD STREET

INTERIOR SIDE FACADE

INTERIOR SIDE FACADE

GULF STATES BLDG.

FRONT FACADE

DROP OFF LANE

NEW CURB CUT

EXISTING

EXISTING FIRE HYDRANT & BANNER POLES TO BE RELOCATED

ROLL DOWN CURB

TRAFFIC LIGHTS SPANNING DROP OFF & STREET

MAIN STREET

NEW DROP OFF ZONE FEATURING SURFACE TREATMENT CONTINUOUS WITH MAIN STREET & GENTLE SLOPING INTERFACE

■■■■ PROTECTED FACADE

DAVIS BUILDING

1309 Main Street
Dallas, Texas

Corgan Associates, Inc.

EXHIBIT B



SITE PLAN

REL. 10



17 APRIL 1998

23538

981760

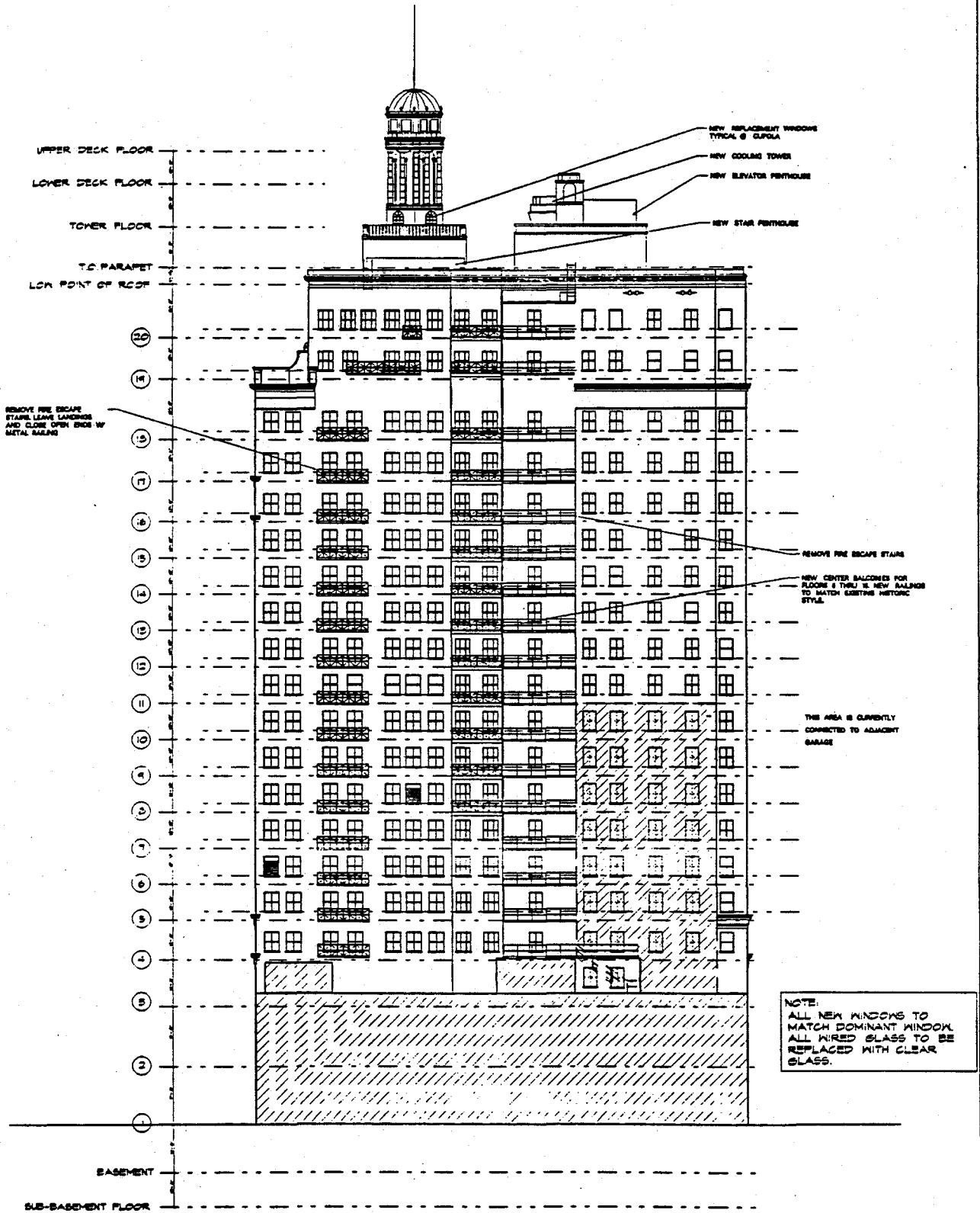


EXHIBIT C

DAVIS BUILDING CONVERSION

NORTH ELEVATION

Corgan Associates, Inc.

17 APRIL 1998



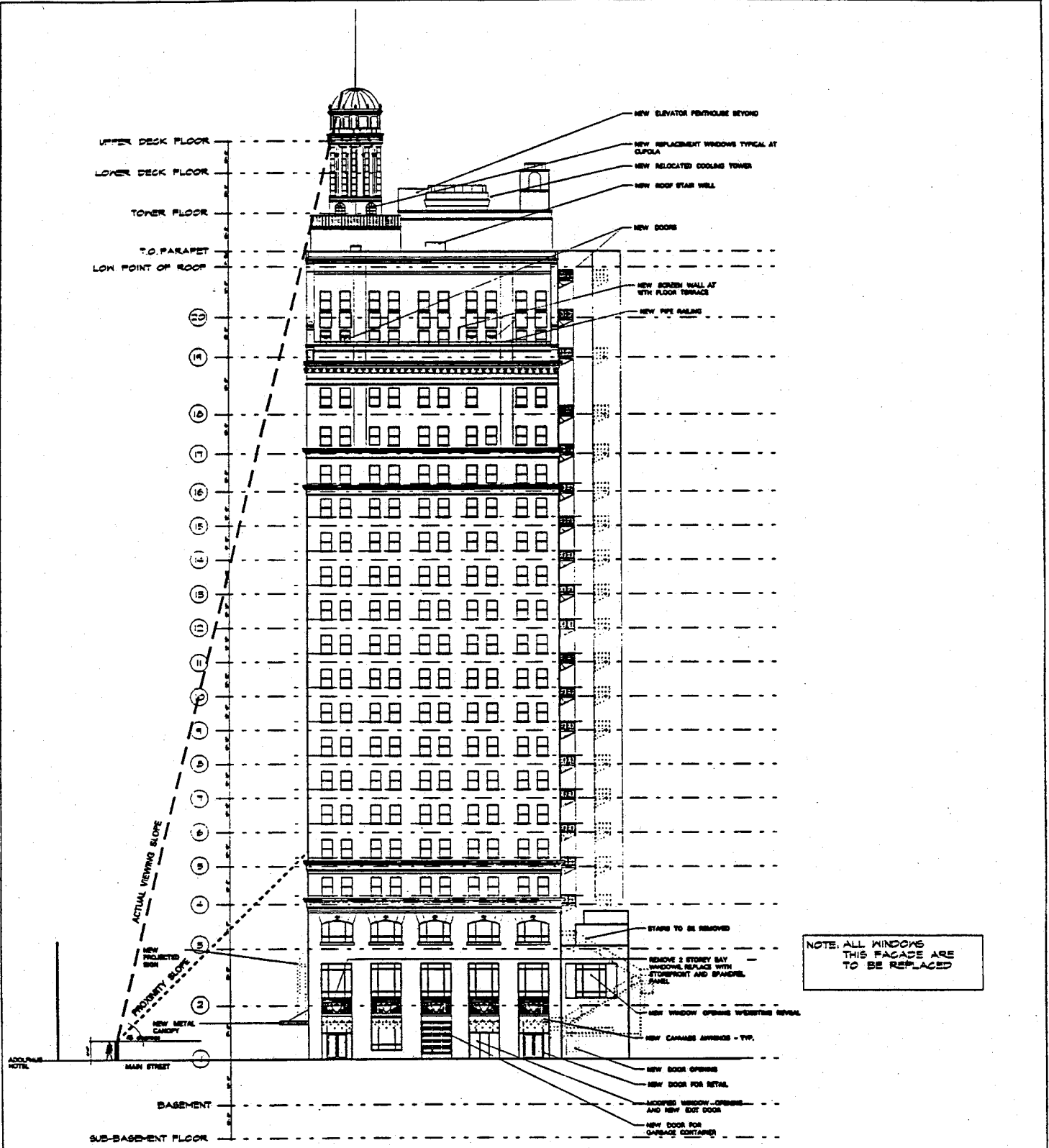


EXHIBIT C

DAVIS BUILDING CONVERSION

EAST ELEVATION - PROTECTED FACADE

Corgan Associates, Inc.

17 APRIL 1998



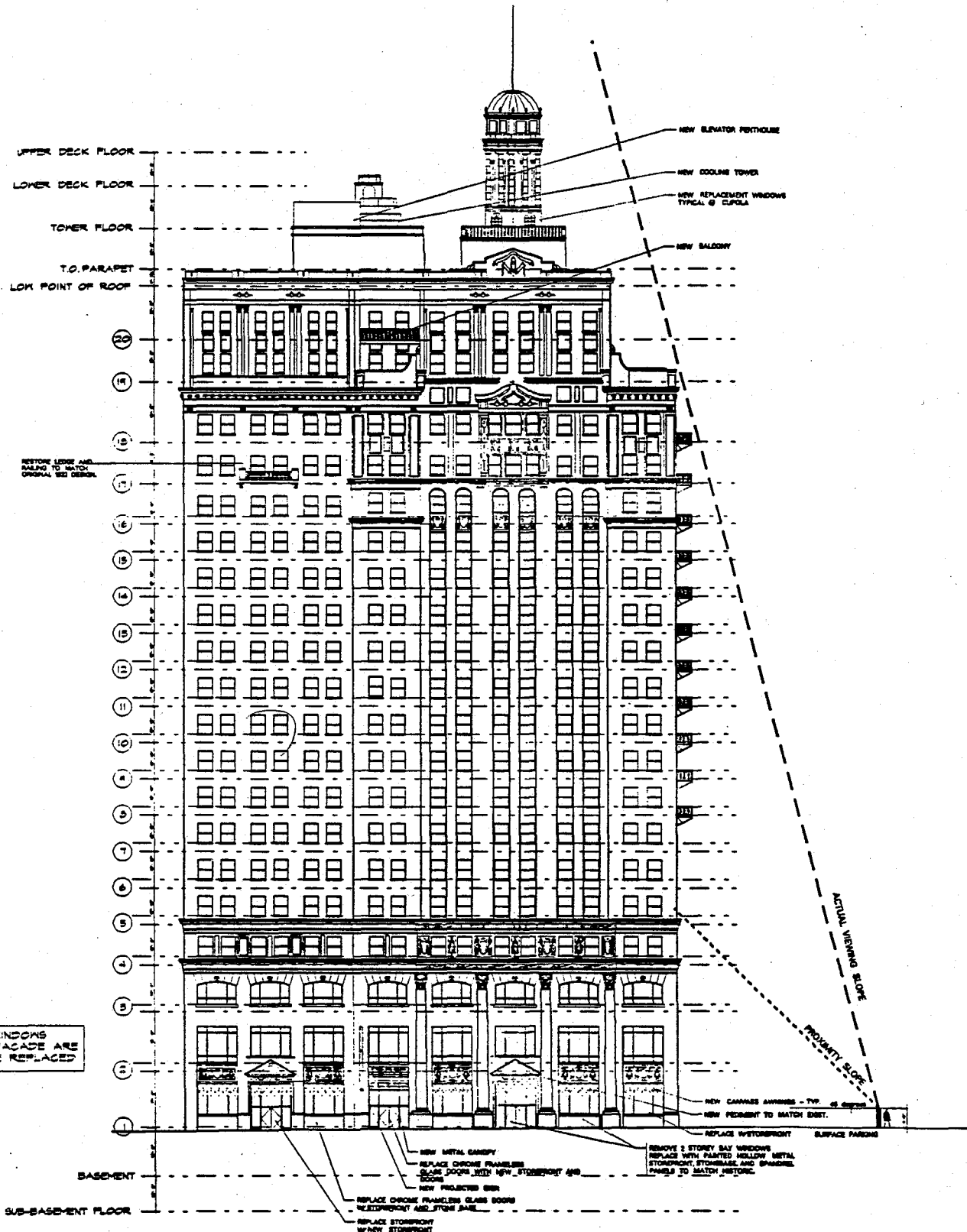


EXHIBIT C

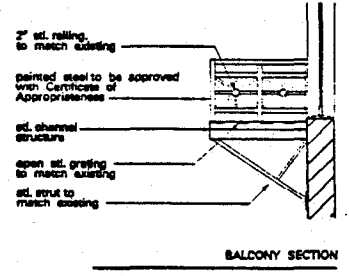
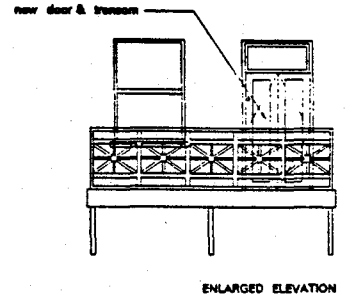
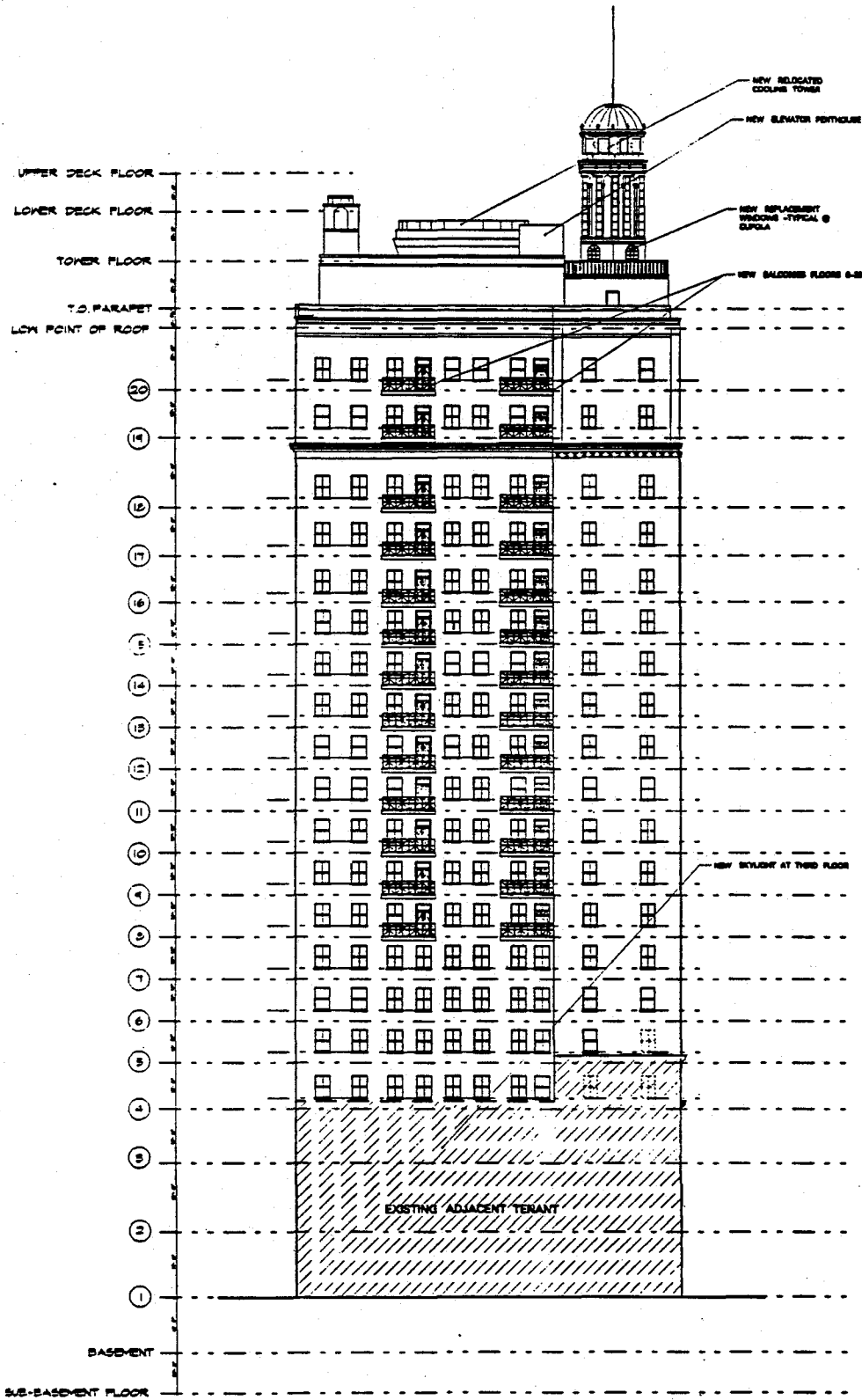
DAVIS BUILDING CONVERSION

SOUTH ELEVATION - PROTECTED FACADE

17 APRIL 1998

Corgan Associates, Inc.





NOTE:
 ALL NEW WINDOWS TO MATCH DOMINANT WINDOW.
 ALL HIRED GLASS TO BE REPLACED WITH CLEAR GLASS.

EXHIBIT C

DAVIS BUILDING CONVERSION

WEST ELEVATION
Corgan Associates, Inc.

17 APRIL 1998

