

1:7,200

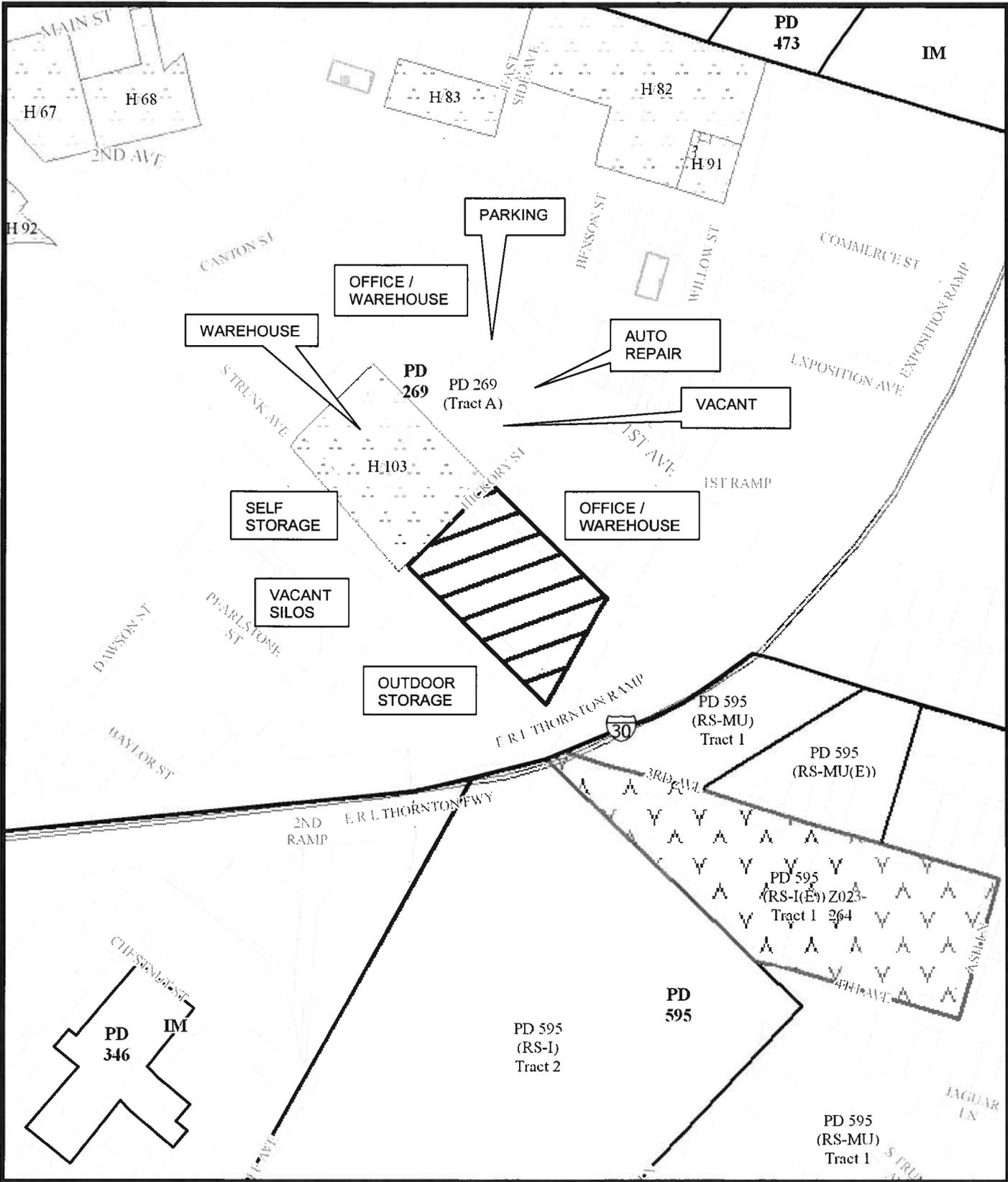
# VICINITY MAP

Map no: J-8

Case no: Z089-142 MW

DATE: January 27, 2009

GIS Tech: SHolyoak



1:3,600

# ZONING AND LAND USE

Map no: J-8  
 Case no: Z089-142 MW

DATE: January 27, 2009

GIS Tech: SHolyoak

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Planner: Marcus Watson

**FILE NUMBER:** Z089-142 (MW) **DATE FILED:** January 8, 2009

**LOCATION:** South Corner of Hickory Street and 2<sup>nd</sup> Avenue

**COUNCIL DISTRICT:** 2 (Wally) **MAPSCO:** 46J

**SIZE OF REQUEST:** 68,741 S.F. **CENSUS TRACT:** 33.00

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**OWNER:** Kaelson Company

**REQUEST:** An application for an Historic District Overlay on property zoned Planned Development District No. 269.

**SUMMARY:** Built in 1921, the Gulf Refining Company Distributing Plant Hickory Street Annex consists of six buildings and served Gulf Oil until the 1950s. A significant property must meet 3 of 10 designation criteria. This property has been determined to meet 5.

**STAFF RECOMMENDATION:** Approval, subject to preservation criteria.

**LANDMARK COMMISSION RECOMMENDATION:** Approval, subject to preservation criteria.

**BACKGROUND INFORMATION:**

- The Hickory Street Annex was constructed in 1921 as a distribution center for the Gulf Oil Company. Historically comprised of seven buildings, six remain on the site. The buildings are arranged around a central yard and were historically identified by a numbering system that is still visible on some of the structures. The current identification system used in supporting documentation identifies the buildings by letters A through E beginning at the northeastern-most building and proceeding clockwise around the central yard.
- The complex served Gulf Oil until the late 1950s. From that time until the mid 1980s it was the home of the C. H. Collier Company, which specialized in the repair and maintenance of hydraulic forklifts. Since the mid 1980s the use of the property has shifted to a variety of uses including theater, office/business and special events venue.
- The complex bears striking similarities to the locally and nationally-designated Magnolia Petroleum Company City Sales and Warehouse complex adjacent to Pike Park in Dallas. The Hickory Street Annex is located along the Texas & New Orleans Railroad with the Gulf Railroad tracks to the west, and the Colorado & Santa Fe Railroad tracks to the south. The complex served as a sales center and warehouse for the regional distribution of Gulf Oil products.
- The complex consists of relatively simple industrial style buildings of brick and concrete with steel windows. The use of red brick as the primary building material, and stepped parapets with curved central sections adds style and interest to the buildings' design. Besides the removal of one small building and the array of oil storage tanks, there are few apparent exterior changes.
- The property is identified in a TxDOT Corridor Study preferred alignment for expansion of I-30 east corridor as property that will be needed for that project. A new feeder road / ramp is proposed across the southern end of the property, significantly and adversely affecting at least two of the buildings.
- In a draft Environmental Impact Statement prepared by URS/Lopez Garcia for TxDOT, the property was determined eligible for the National Register of Historic Places, naming all of the buildings as contributing to the district. TxDOT Environmental Division has concurred with this determination.

**STAFF ANALYSIS:**

- Both the Landmark Commission and its Designation Committee have determined this complex to be historically significant under 5 designation criteria.
- This designation was initiated by and is supported by the property owner.
- This overlay designation does not change the base zoning or permitted uses for the property.

**Comprehensive Plan:**

This historic overlay is consistent with both the Urban Design and the Neighborhood Elements of the Comprehensive Plan. Historic preservation has played a key role in defining Dallas' unique character. Preservation historic neighborhoods and buildings creates a direct, visual link to the past, contributing to a "sense of place."

**Goal 5.1 Create a Sense of Place, Safety and Walkability**

Policy 5.1.3 Encourage complementary building height, scale, design and character.

**Goal 5.2 Strengthen Community and Neighborhood Identity**

Policy 5.2.1 Maintain neighborhood scale and character.

**Goal 7.2 Preservation of Historic and Cultural Assets**

Policy 7.2.2 Create a sense of place through the built environment while maintaining the existing historic fabric.

Policy 7.2.4 Protect historic and cultural assets.

**LANDMARK COMMISSION ACTION:** (January 7, 2008)

This item appeared on the Commission's consent agenda.

Motion: Approve consent docket, with the condition that # 11, 6100 Bryan Parkway, the applicant utilize wood windows in lieu of metal or aluminum.

Maker: Flabiano

Second: Johnson

Results: 13/0

Ayes: Burgin, Cruz, Flabiano, C. Gonzales, Johnson, Keith, Norcross, Piper, Plunk, Ridley, Silva, Small and Strickland

Against:

Absent: A. Gonzalez, Miller and Solomon

Vacancies: 6 and 8

**3-5**

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**OWNER LIST**

100% Ownership:

Gary Kaelson  
Kaelson Company  
501 2<sup>nd</sup> Avenue, B-101  
Dallas, TX 75226

**Dallas Landmark Commission  
Landmark Nomination Form**

**1. Name**

**historic:** Gulf Refining Co. Distributing Plant  
**and/or common:** Hickory Street Annex

**date:** October 2, 2008

**2. Location**

**address:** 501 Second Avenue, Dallas, Texas  
**location/neighborhood:** Deep Ellum

**block:** 4    **lot:**    **all block land survey:** Hughes & Slaughter  
**tract size:** 64,621 sq ft

**3. Current Zoning**

**current zoning:** Planned Development District

**4. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> park
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> residence
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work	<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> site	<b>Public</b>	<input type="checkbox"/> in progress	<input type="checkbox"/> entertainment	<input type="checkbox"/> scientific
<input type="checkbox"/> object	<b>Acquisition</b>	<b>Accessibility</b>	<input type="checkbox"/> government	<input type="checkbox"/> transportation
	<input type="checkbox"/> in progress	<input checked="" type="checkbox"/> yes:restricted	<input type="checkbox"/> industrial	<input type="checkbox"/> other, specify
	<input type="checkbox"/> being considered	yes:unrestricted	<input type="checkbox"/> military	
		<input type="checkbox"/> no		

**5. Ownership**

**Current Owner:** Gary Kaelson

**Contact:**

**Phone:** 214-828-1414

**Address:** 501 Second Ave

**City:** Dallas

**State:** TX

**Zip:** 75226

**6. Form Preparation**

**Date:** October 2, 2008

**Name & Title:** Emily Smith, Preservation Specialist

**Organization:** ARCHITEXAS

**Contact:** 1907 Marilla, Dallas, TX 75219

**Phone:** 214-748-4561

**7. Representation on Existing Surveys**

Alexander Survey (citywide) local state national National Register (pending)  
 H.P.L. Survey (CBD) A B C D Recorded TX Historic Ldmk  
 Oak Cliff TX Archaeological Ldmk  
 Victorian Survey  
 Dallas Historic Resources Survey, Phase \_\_\_ high \_\_\_ medium \_\_\_ low  
 For Office Use Only

Date Rec'd: \_\_\_\_\_ Survey Verified: Y N by: \_\_\_\_\_ Field Check by: \_\_\_\_\_ Petitions Needed:  
 Y N  
 Nomination: Archaeological Site Structure(s) Structure & Site  
 District

**8. Historic Ownership**

original owner: Gulf Oil Company  
 significant later owner(s): C.H. Collier Company

**9. Construction Dates**

original: 1921  
 alterations/additions: Storage tanks removed

**10. Architect**

original construction: Unknown  
 alterations/additions: N/A

**11. Site Features**

natural: N/A  
 urban design: Six industrial Buildings in a largely industrial district arranged around a central yard.

**12. Physical Description**

Condition, check one: Check one:  
 \_\_\_ excellent \_\_\_ deteriorated \_\_\_ unaltered \_\_\_ X \_\_\_ original site  
 \_\_\_ X \_\_\_ good \_\_\_ ruins \_\_\_ altered \_\_\_ moved(date  
 \_\_\_ fair \_\_\_ unexposed )

**Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.**

The Hickory Street Annex was constructed in 1921 as a distribution center for the Gulf Oil Company. Historically comprised of seven buildings, six remain on the site. The buildings are arranged around a central yard and were historically identified by a numbering system that is still visible on some of the structures. The current identification system identifies the buildings by letters A through E beginning at the northeastern-most building and proceeding clockwise around

the central yard. Building A is actually two buildings, which accounts for the fact that the 6-buildings are only represented by five letters. A seventh building, visible in the 1950 Sanborn map at the southwest corner of the site is now gone.

The complex served Gulf Oil until the late 1950s. From that time until the mid 1980s it was the home of the C. H. Collier Company, which specialized in the repair and maintenance of hydraulic forklifts. Since the mid 1980s the use of the property has shifted to a variety of uses including theater, office/business and special events venue.

The complex bears striking similarities to the locally and nationally-designated Magnolia Petroleum Company City Sales and Warehouse complex adjacent to Pike Park in Dallas. The Hickory Street Annex is located along the Texas & New Orleans Railroad with the Gulf Railroad tracks to the west, and the Colorado & Santa Fe Railroad tracks to the south. The complex served as a sales center and warehouse for the regional distribution of Gulf Oil products. As at the Magnolia complex, oil and gas was pumped from rail cars using pumps housed in Building E and into an array of storage tanks (now gone) on the northwest portion of the site. Oil and gas was then pumped into trucks or barrels for distribution. Barrels were maintained and filled in the Cooper's shop housed in Building F. Sanborn Maps indicate Building E housed a central boiler, though other sources label this as a second pump facility. The remainder of the buildings within the complex were utilized for the various operations of the distribution center.

The complex consists of relatively simple industrial style buildings of brick and concrete with steel windows. The use of red brick as the primary building material, and stepped parapets with curved central sections adds style and interest to the buildings' design. Besides the removal of one small building and the array of oil storage tanks, there are a few apparent exterior changes.

#### **Building A –**

The two buildings currently identified as Building A are located on the eastern portion of the site and were utilized primarily as vehicle garage and repair shops; however, the northernmost building also included storage facilities and a print shop.

**Building A-North** is the northern of the two buildings. It is constructed with a slab-on grade foundation and an exposed reinforced concrete frame. The concrete frame is clearly articulated on the exterior of the building as regularly spaced columns supporting a continuous beam that is near the top of the first floor wall. The east and west facades feature nine columns each, creating eight bays. The north and south facades feature four columns that form three bays. The concrete structure projects slightly from the main face of the wall. The wall consists of red-brick infilled between the columns, topped by a tall, stepped parapet. The brick is laid in a common bond pattern with sixth course headers. The parapets are symmetrical on each façade and feature terra cotta coping caps. The top row of brick at the parapet, which is laid in a header pattern, steps slightly out from the building. The building has a brick chimney near the center of the west façade.

On the east and west facades, the steps in the parapets align with the columns. The corner-bay parapets are high and, moving toward the center of the façade, step down slightly at the next bay, and then back up an equal amount at the third. The parapet steps up again forming a larger raised central section with a gentle arch that bridges the two central structural bays.

On the north and south facades, the parapet heights at the corner bays match those on the east and west facades. However, rather than aligning with the column lines, the parapet is broken into five sections with the central and highest part of the parapet again featuring a gentle arch. On either side of the arch, the parapet steps down in two sections.

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Fenestration patterns vary, but typical windows are steel with regular lights that are 10 inches wide by 14 inches tall. Typical windows are 4 lights high. Because window lights are consistent in size, the window widths are varied based on the number of lights across each unit. Most windows feature an operable central awning sash two lights high and widths that conform to the windows in which they are placed. The window heads abut the bottom of the concrete structural beam. The windows also feature projecting sills of brick laid in a header pattern. This projecting sill extends beyond the window openings, intersecting with the concrete beams and forming a modified stringcourse.

The east facade of Building A-North was modified at some point in the past. Stucco was apparently applied over the red brick and concrete to give the structure an Art Deco appearance. This facade features seven pairs of windows (a pair in each bay), with a single door placed in the second bay at the northeast corner. The windows are steel with 12 lights (3 lights wide by 4 lights high). The door is accentuated with a stuccoed, stepped door surround that is Art Deco in style. Three steps lead up to the door and are flanked by wide and low wing walls.

The north façade of Building A-North is very similar to the east façade and has also been stuccoed. Each of the three bays feature two windows but the fenestration pattern varies. The first bay in the northeast corner of the building contains two metal windows that contain 20 lights (five lights across by four lights high). The center bay contains one 20-light window and one 12-light window (as seen on the east façade). The third bay at the northwest corner of the building contains one eight-light window (two lights wide by four lights tall) and one six light window (three lights wide by two lights tall). The fixed, six-light window head abuts the concrete beam and sits upon a projecting sill, mostly likely of brick laid in a header pattern.

The west façade of Building A-North is considered more of the “service” area of the building as it does not face the street. This facade has not been stuccoed and the building’s original red brick and concrete frame can be seen. Like the east façade, this façade is also divided into eight bays. The façade features a non-original but compatible corrugated metal awning the full length of the building that is supported by steel cantilevered trusses that are attached to the concrete piers. The fenestration pattern for each bay differs. The first bay at the north end of the building features one four light window (two lights wide by two lights tall) in the center of the bay. The second bay contains a door with a transom at the right side of the bay. A newer overhead door takes up the entire third bay. The fourth bay has one 12 light window (three lights wide by four lights tall) on the left side of the bay and a door with a transom on the right side of the bay. The fifth and sixth bays each contains one 20 light windows (five lights wide by four lights tall). The seventh bay is infilled with brick and has no penetrations. The eighth bay has two, four light windows (two lights wide by two lights tall) with textured glass.

The south façade of Building A-North is broken into three bays. The first bay in the southwest corner features one four light window (two lights wide by two lights tall) with textured glass, near the center of the bay. The second bay contains one eight light window (two lights wide by four lights high) on the left side of the bay and a metal door on the right side of the bay. The bay originally featured two windows; however, the right window opening was partially infilled, and the opening extended to accommodate a new door. The third bay at the southeast corner of the building holds two 12 light windows (three lights wide by four lights high).

**Building A-South** is the southern of Building A’s two structures. The two Buildings are linked by a corrugated metal covering, as well as by the awning on the west façade which stretches to the end of the 12<sup>th</sup> bay of Building A-South. A metal gate has been placed between the buildings on the east façade.

Building A-South is similar to Building A-North. It also has a slab-on grade foundation and exposed reinforced concrete framing, as well as the red-brick walls laid in a common bond with sixth course headers. The parapets are also stepped on each façade and feature terra cotta coping caps with the top row of brick at the parapet being laid in a header pattern and stepping slightly out from the building. However, Building A-S is longer, featuring 16 columns on the east, creating 15 bays. The north facade features four columns that form three bays. The west façade also features 15 bays, but the southern most

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three bays are stepped back approximately  $\frac{1}{2}$  the width of the building. Due to the building's decrease in width, the south façade is broken into two different planes. The western half of the façade that is

perpendicular to the 12<sup>th</sup> bay of the west façade is broken into two bays. The eastern half of the façade that is perpendicular to the 15<sup>th</sup> bay of the east façade, features three columns that also divide the façade into two bays.

The parapet on the east façade is somewhat asymmetrical. The first eight bays, starting at the north corner of the building, are topped with the same parapet pattern as the east façade of Building A-North with the steps in the parapets aligning with the columns. As with the north building, the first and eighth bay parapets are high and, moving inward, step down slightly at the next bay, and then back up an equal amount. The parapet steps up again forming a larger raised central section with a gentle arch that bridges bay four and five. The seven southern most bays of building A-South feature similar stepped patterns, but the steps do not align with the columns and are not symmetrical. The ninth bay from the north begins higher and is inline with the height of the eighth bay, and then steps down. It steps up to a slight arch that is centered on the beam between the 10<sup>th</sup> and 11<sup>th</sup> bay and then once again steps down. The parapet steps up once again and extends over most of the 12<sup>th</sup> and 13<sup>th</sup> bays. At this point the parapet steps down for a short distance, and then once again steps up to a slight arch, steps down again and then steps up near the southeast corner of the building. In summary, the pattern of "up-down-arch-down-up" is found over the ninth through 12<sup>th</sup> bays (4 bays) and is then once again repeated, but in a condensed form, over the 13<sup>th</sup> through 15<sup>th</sup> bays (3 bays).

The fenestration pattern of the east façade is very regular with two windows per bay. The windows are the same 12 light windows seen on the east façade of Building A-North. A majority of this façade has been painted, but areas of red brick and concrete framing are still visible.

The north façade of Building A-South features four columns and is broken into three bays. The first bay, which is the most northeastern bay, holds two, 16 light windows (four lights wide by four lights high). The center bay features a metal door with a transom on the left side of the bay and a 16 light window on the right side of the bay. The bay originally held two windows, but the left window opening was modified to accommodate the door opening. The third and northwest bay features two 20 light windows (five lights wide by four lights high).

Like Building A-North, the west façade is the service entry and is covered by the continuous metal awning. The parapet pattern on this façade matches the same pattern of the east façade. Where the building is reduced in width and steps back, the parapet still mirrors the same pattern as the last three bays of the east façade, although it is shorter and intersects the south façade at a lower point. Almost all of the bays on this façade have been infilled at some point with contemporary doors, windows and brick. These bays appear to have been used as truck bays and were most likely filled with industrial overhead doors. The concrete columns still retain vertical steel rails that are mounted the corners of the columns as protection from trucks and equipment. One bay, the seventh from the north, still retains an overhead door commonly manufactured from the 1930s to the 1950s.

The south façade of Building A-South is divided into two section. The west half of the façade is divided into two bays. The west bay features a 20 light window (five lights wide by four lights high) and the east bay features a 16 light window. The parapet above this half of the façade is similar to the other facades. The west corner bay aligns with the parapet of the west façade and steps up twice in even sections, to a flat center section, which is the highest point of the parapet. The parapet then repeats the same pattern, stepping down. However, the parapet over the last three bays of the west façade intersects the façade at a lower point causing the parapet of the western portion of the façade to "disappear" behind the remaining west parapet. The parapet above the eastern portion of the façade is broken into five even portions. The corners of the parapet are in alignment with the corners of the east and west facades and from there step up, and then once again step up to one central section of the parapet that is slightly arched. The east bay

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of this façade features a 20 light window (five lights wide by four lights tall) and the west bay features a 16 light window (four lights wide by four lights tall).

**Building B**, the largest single structure of the complex is two stories tall with a basement and a central elevator. It is located on the southwest corner of the complex. It served as the primary warehouse and also housed offices. Building B is similar in several ways to Building A. It also has exposed reinforced concrete framing dividing the building into bays and a continuous beam denotes the ceiling of the each floor. The walls are composed of the same redbrick walls laid in a common bond with sixth course headers. The parapets are stepped on each façade and feature terra cotta coping caps with the top row of brick at the parapet being laid in a header pattern and stepping slightly out from the building. Industrial steel windows can also be found in Building B, however some portions of the second floor now features non-original enlarged industrial windows. This building features remnants of a Gulf Oil sign painted on the east and west facades above the second floor ceiling beam. The sign is comprised of Gulf Oil's trademark, the word "Gulf" written in a circle, which rests upon the words "Gulf Oil Corporation".

The parapet of the east and west façades are divided into seven sections. The center section, which is the highest portion of the parapet, is slightly arched and extends over half of the second and third bays. From the center section, the parapet steps down in three sections on each side over the next bay and a half. The north and south parapets are divided into seven sections with each step in the parapets aligning with the columns. The parapet heights at the corner bays match those on the east and west facades. The second section in from the corners, steps down, followed by the third section, which steps up. From the third section, the parapet steps up once again to form the slightly rounded center section.

The east façade of Building B has five columns creating four bays. Some of the concrete structure's reinforcing metal is exposed where the concrete is damaged. An exterior metal staircase has been placed on this façade and leads from the first floor's second bay (second from the north), to a platform at the first floor's third bay, and then up to a door located in the second floor's second bay. A corrugated metal and steel awning has been placed over a portion of the third and fourth bays. The fenestration pattern has been altered on the first floor, but it is mostly original and consistent on the second floor.

The first floor's first bay, which is located at the building's northeast corner, features two 16 light windows (four lights wide by four lights tall). The windows feature the typical operable central awning sash two lights high and extends the width of the window. The window heads abut the bottom of the first floor concrete structural beam and rest upon a projecting sills of brick laid in a header pattern that has been painted. The first floor's second bay has been modified to hold a single metal door and infilled with non-matching brick. The third bay has one 3/3 window (the most northern window) and one 2/1 window. The 3/3 window is set three brick rows below the concrete beam and has a brick sill 3 brick rows lower than the typical sill. The fourth bay (at the southeast corner of the building) features two 3/3 windows that are placed lower on the façade like the one found in the third bay. The first bay of the second floor features two, eight light windows (four lights wide by two lights high). The northern window of the second bay has been removed and the opening altered to house a metal door that leads from the staircase landing to the interior of the building. The third and fourth bays are identical to the first bay.

The north façade of Building B features nine columns dividing the façade into eight bays. The first floor bays now serve as the storefront and entrances for the current building occupants. The first bay, located at the northeast corner of the building, features a door with a two light transom (in the easternmost side of the bay) and a 16 light window matching the windows on the east façade. The door is accessible by metal stairs. The second bay has been modified to fit a large bay window and is located in the center of the third bay. The eastern most window of the fourth bay has been infilled with brick, but the second 16 light window still remains. The fifth bay, matching the second bay, has been infilled with a large plate glass window. The sixth bay matches the first bay. The door is also accessible by metal stairs. The 7<sup>th</sup> bay features a 16 light window which matches the east façade. All of the second floor bays have been infilled with newer industrial steel windows. Each bay features three 16 light windows (four lights wide by four lights high).

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The outer two windows are fixed in place and while the center window is comprised of two awning type sashes (eight lights per awning type window). This façade features a corrugated metal awning the full

length of the building at the first floor that is supported by steel cantilevered trusses attached to the concrete piers. Like Building A, this awning is not original to the building.

The west façade of Building B has the same structural configuration as the east façade. It also features the same painted Gulf Oil Corporation sign. Areas of the corroding metal reinforcement can be seen where the concrete has been damaged or deteriorated. The bottom floor's first bay, which is in the northwest corner of the building, has only one 16 light window in the southern portion of the bay.

Like the east façade, it rests upon a brick sill and its head abuts the first floor concrete ceiling beam. The first floor's second and third bays have been modified and infilled with a large metal storefront window. The fourth bay has a door with a transom in the northern portion of the bay and a 16 light window in the southern portion of the bay. Wooden steps lead to the door. The second floor bays are infilled with three 16 light windows and are identical to the north façade second floor bays.

Building B's south façade matches the north façade structurally. All seven bays on the first floor feature one pair of 3/3 windows that are identical to the 3/3 windows on the east façade. Additionally, the seven bays on the second floor contain a pair of eight light windows identical to those on the east façade.

**Building C** is one of the smaller buildings located on the east side of the complex. It was originally used as the Cooper Shop (a cooper is one who builds barrels). The walls are constructed from the same red brick as Building A and B, but it differs in construction as the walls are solid brick walls with no concrete frame. The brick walls sit upon a concrete slab and feature the same common bond brick pattern with sixth course headers. Like the other buildings, the parapets are stepped on each façade and feature terra cotta coping caps with the top row of brick at the parapet being laid in a header pattern and stepping slightly out from the building. The building also features industrial steel windows.

The parapet of the east and west facades are broken into five sections. The center section of the parapet is the highest portion of the parapet and is slightly curved. From the center section, the parapet steps down on either side. From these sections, the parapet steps up to the corners of the building. The north and south parapets are also broken into five sections following the same pattern as the east and west, but are more condensed. Like the east and west facades, the center section of the parapet is the highest portion and slightly curved. It is also the same width as the center section of the east/west parapet. Since the north and south façade are shorter, the remaining sections are much more condensed than seen on the east and west facades.

Building C's main façade is the east façade. It features a single door in the center of the façade that is accessible by a non-original metal staircase and topped by a non-original metal awning matching the awnings on Buildings A and B. The façade has been infilled to accommodate the single entry door. On either side of the entry are two 16 light windows matching those found on Building B.

The north façade of Building C has been slightly altered. An area near the center of the building that once housed a door has been infilled with brick that does not match the original masonry. A 16 light window matching those found on the east façade, is located on the east left side of the façade.

The West façade's fenestration pattern is very regular and consists of three identical window openings with the middle window being located in the center of the façade. The windows are the same 16 light windows as seen on the other facades. The center window has been infilled with a temporary covering.

The south façade features an original opening in the center of the façade that has been infilled with brick and a metal covering. Metal flashing inserted into a reglet, is located on the left 2/3's of the façade, and

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covers the original door opening. One 16 light window matching the others on the building, is located on the right side of the façade.

**Building D** is also located on the west side of the complex and it was originally used as a pump house. It is constructed exactly like Building C with the only differences being the fenestration patterns and its shorter length. Buildings D is not currently improved due to significant structural problems and is used for light storage.

The east façade is also the main façade and features a single door that is slightly right of center and flanked by a window on each side. The door is a metal sliding door and is topped by a small quarter-round metal awning that is regletted into a mortar joint. The windows on either side are the same 16 light windows found on Building C and B.

The north façade of the Building D is covered with vine.

The west façade only features one 16 light window at the southern end of the façade.

The south façade features one 16 light window on the right side of the façade and a narrow double door on the left of the façade. The door and most of the window are topped by the same style metal awning that is found on the east façade.

**Building E is also located on the west side of the complex and it was also originally used as a pump house. It is constructed exactly like Building C and D with the only differences being the fenestration patterns and its smaller size.**

The main façade, or east façade features a double metal door on the northern end of the façade and a single metal door at the southern end of the façade. A 16-light window is located near the single metal door on the southern half of the façade. The bottom of the single door is at grade, while the bottom of the double door is level with the foundation and accessible by a concrete step.

The North façade has one 16 light window in the center of the façade. The South façade has one 16 light window in the center of the façade, like the north façade.

The west façade has a pair of 16 light windows. One window mirrors the placement of the window on the east façade and the other mirrors the double door on the east façade.<sup>7</sup>

### ***13. Historical Significance***

***Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.***

The Hickory Street Annex was constructed in 1921 as a distribution center for the Gulf Oil Company. With Gulf Oil Company's success in the early 20s, they saw the need to establish distribution and repair centers throughout the state. Dallas was one of these centers. Historically comprised of seven buildings, six remain on the site. The buildings are arranged around a central yard and were historically identified by a numbering system that is still visible on some of the structures. The current identification system identifies the buildings by letters A through E beginning at the northeastern-most building and proceeding clockwise around the central yard. Building A is actually two buildings, which accounts for the fact that the 6-buildings are only represented by five letters. A seventh building, visible in the 1950 Sanborn map at the southwest corner of the site, is now gone. The Gulf Oil Company Distribution Center was one of the first of its kind in Dallas.

For reference in reviewing these documents, the building sits at a slight angle to the points of cardinal direction. The Hickory Street side of the complex will be referred to as "north".

The Gulf Refining Company Distribution Plant, built as a regional distribution center for Gulf products, was constructed in a predominantly industrial area of east central Dallas. Development of the area was first defined by its location to the east of Deep Ellum, a predominantly African American area of the city established as a freedman's town by former slaves. At the time of its establishment the area was viewed as undesirable due to its relative distance from the central business district.<sup>1</sup>

Another defining factor of area development was the city's unusual street grid. Early city development was generally aligned with the cardinal points, with primary streets such as Main, Elm and Commerce running almost due east from the Trinity River. A later shift in the grid put surrounding streets at a 45-degree angle to the cardinal points. The Gulf complex lies at the terminal end of the historic east-west alignment, where its intersection with the 45-degree grid creates an array of irregular blocks.

Perhaps most significant to the industrial nature of the area is its location at the center of three primary rail lines which historically crossed the area to form a triangle containing some 2-dozen oddly-shaped blocks. Bounded by the Texas and Pacific lines to the east, the Gulf Colorado and Santa Fe line to the south, and the Texas and New Orleans line to the west, the area was clearly best suited to industrial development. Other prominent buildings and complexes dating to the industrial height of the area include the Pearlstone Mill complex to the west, and the Curtis Candy Company Building to the north.

The Complex served Gulf Oil until the late 1950s. From that time until the mid 1980s it was the home of the C. H. Collier Company, which specialized in the repair and maintenance of hydraulic forklifts. Since the mid 1980s the use of the property has shifted to a variety of uses including theater, office/business and special events venue.<sup>2</sup>

The complex bears striking similarities to the locally and nationally designated Magnolia Petroleum Company City Sales and Warehouse complex adjacent to Pike Park. Located along the Texas & New Orleans Railroad and the Gulf Railroad tracks to the west, and the Colorado & Santa Fe Railroad tracks to the south, the complex served as a sales center and warehouse for the regional distribution of Gulf Oil products. As at the Magnolia complex, oil and gas was pumped from rail cars using pumps housed in

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1 *Handbook of Texas Online*, s.v. "," <http://www.tshaonline.org/handbook/online/articles/DD/hpd1.html> (accessed October 2, 2008).

2 Dallas City Directory, 1958.

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Building E and into an array of storage tanks (now gone) on the northwest portion of the site. Oil and gas was then pumped into trucks or barrels for distribution. Barrels were maintained and filled in the Cooper's shop housed in Building F. Sanborn Maps indicate Building E housed a central boiler, though other sources label this as a second pump facility.<sup>3</sup>

The remainder of the buildings within the complex were utilized for the various operations of the distribution center. Buildings currently identified as Building A on the eastern portion of the site were utilized primarily as vehicle garage and repair shops, but the westernmost building also included some storage facilities and a print shop. Building B, the largest single structure is two stories with a basement and central elevator and served as the primary warehouse. Offices were also housed in the building.

While otherwise of a relatively simple industrial style of brick and concrete with steel windows, the use of red brick as the primary building material, and stepped parapets with curved central sections adds style and interest to the design. Besides the removal of one small building and the array of oil storage tanks, some other changes are apparent. The facades of Building A's Second Ave. side were modified at some point in the past. Applied stucco was apparently intended to give the structures an Art Deco appearance and unify the two structures to appear as one from the street. Building B now features enlarged industrial windows in some portions of the second floor. All of the buildings with the exception of Building D feature some level of improvements to make them viable as lease space. Building D is not currently improved due to significant structural problems and is used for light storage. Though currently occupied, Building E is in need of additional repairs and its improvement may prove economically infeasible.

### **Oil Industry in Texas**

The discovery of oil in Texas, dates back as far as 1543 when Luis de Masco, a survivor of the DeSoto expedition, recorded seeing oil floating on the surface of the water near Sabine Pass and High Island. Thereafter, seepages of crude were often seen by the early visitors and settlers of Texas. The discovery of production of oil during the later part of the 19<sup>th</sup> century was very sporadic and the first economically significant discovery of oil took place in Navarro County near the city of Corsicana in 1894. With the Corsicana field, the potential for commercial oil production in Texas was well recognized. In 1905, a taxation of oil production established the industry as an increasingly important source of public revenue. By the 1920s, oil exploration and production had reached into north and central Texas, and into the Panhandle and Permian Basin of west Texas. The oil and gas industry now offered alternative employment to Texas' sharecroppers. Gushers and drilling rigs soon replaced longhorn cattle herds as a symbol of Texas life.<sup>4</sup>

Early on, with major discoveries in southeast Texas such as Spindletop, the Houston-Beaumont-Port Arthur area was established as the main hub for the oil industry when service, supply and manufacturing companies located distribution facilities and plants in the area. Despite the relatively short lived success of many of these major discoveries, the refining business remained strong and by 1929, over one-quarter of manufacturing employees in Harris County were employed in refineries.<sup>5</sup> Early oil discoveries in counties bordering the Red River and Navarro counties spurred some oil exploration in northeast Texas, but these relatively minor plays were not significant enough to displace agricultural products as the leading industry in Dallas in the early years of the 20<sup>th</sup>-Century.

With the establishment of the Federal Reserve Bank in Dallas in 1914, the city became a significant banking center. In turn Dallas bankers were the first in the nation to lend money to oil companies using the

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3 1921 Sanborn Fire Insurance Map.

4 *Handbook of Texas Online*, s.v. "," <http://www.tshaonline.org/handbook/online/articles/OO/doogz.html> (accessed September 18, 2008).

5 *Ibid.*

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underground oil reserves as collateral. This move made Dallas an important center for petroleum financing and exploration.<sup>6</sup> But another major event would propel Dallas into a new era of big oil.

Columbus M. "Dad" Joiner, working with geologist A.D. "Doc" Lloyd and a drilling crew headed by Ed C. Lasater, capitalized on Dallas investment opportunities and worked tirelessly exploring for oil in Rusk County. On September 5<sup>th</sup> 1930 the team struck oil at the Daisy Bradford #3 well. It was the largest field ever discovered and, despite the Great Depression, spurred unprecedented growth in the regional oil economy.<sup>7</sup>

With the east Texas oil boom, an unusual dynamic was created. The great depression meant that cheap labor was easy to find, and the oil field was flooded with workers, with the most experienced roughneck willing to take as little as \$5 per day. The oil itself was relatively easy to obtain with the east Texas soils being forgiving when compared to other parts of the state. The oil field was vast, the oil plentiful, and the cost of obtaining it relatively inexpensive at about \$26,000.00 per well.<sup>8</sup>

Over a two-year period beginning with Doc Joiner's discovery in September, 1930, 7,800 wells were completed in the 500 square mile field. At its peak, 172 wells were completed in one week, with many wells reaching a 3,600-foot producing horizon in just three days, start to finish. In these first two years alone 200-billion barrels of oil were produced with 848-million barrels produced in a single 24-hour period. All of these figures far exceeded any field ever discovered in the world up to that time.<sup>9</sup>

The abundance of cheap oil combined with hard economic times drove a remarkable wave of overproduction. Production prior to the east Texas discovery was already meeting national demand and the new cheap oil flooding the market spelled disaster for the industry overall. A political war ensued with powerful east Texas producers on one side, and industry leaders seeking production and price controls on the other. Attempts to regulate and control the industry through the Texas Railroad Commission were initially thwarted on state and federal constitutional grounds. What few successful legislative attempts were made to control production were found to be unenforceable in the field, with producers of "hot" oil using all manner of subversive means to get their oil to market. The price of oil fell to as little as 10-cents per barrel. It wasn't until 1935 that adequate state and federal legislation, backed up with the threat of heavy prison terms for hot-oil producers, finally brought production within reasonable limits.<sup>10</sup>

The boom in oil, jobs, population and wealth brought huge changes to northeast Texas. Small Texas communities such as Kilgore and Longview became boomtowns, their populations increasing as much as 400 percent in a few years. In many cases, new towns were created altogether. An availability of cheap energy spurred industrial development in the state's production centers including east Texas. Road, pipeline, rail and housing construction increased exponentially along with production. The banking, financial and industrial institutions increased right along with them and Dallas became a prime beneficiary.<sup>11</sup>

With the East Texas Field, newly wealthy oilmen and landowners flocked to Dallas. As one oilman put it, Dallas became the home of the "opera-minded" oilman: men who made a fortune in a short time and had

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6 *Handbook of Texas Online*, s.v. "," <http://www.tshaonline.org/handbook/online/articles/DD/hdd1.html> (accessed September 18, 2008).

7 Rundell, Walter, Jr. *Early Texas Oil: A Photographic History, 1866-1936*. College Station, TX. Texas A&M University Press, 1977.

8 Olien, Diana Davids and Roger M. Olien *Oil in Texas: The Gusher Age, 1895-1945*. (Austin, TX: University of Texas Press, 2002), 172.

9 Dwyer, J.L. *The Petroleum Industry in Texas*. *The Petroleum Engineer* September 1932: 34.

10 Olien, Diana Davids and Roger M. Olien *Oil in Texas: The Gusher Age, 1895-1945*. (Austin, TX: University of Texas Press, 2002), 180.

11 Dwyer, J.L. *The Petroleum Industry in Texas*. *The Petroleum Engineer* September 1932: 34.

money to burn. Houston, on the other hand, while the technological center of the world oil industry, represented men who, working fewer and less prolific fields, worked far harder, with greater investment and less cash and, therefore established their wealth over a longer period of time. This difference is credited in contributing to the rise of Dallas as a center of culture where the "oil rich" had money to invest in the city's cultural establishments.<sup>12</sup>

A 1930's article in the *Dallas Morning News* newspaper stated at that time that oil was the largest industry in the world in terms of money invested or tonnage moved. The U.S. dominated the world's petroleum industry and in turn, Texas led the United States in oil production, refining and transportation. Oil had become the greatest source of new wealth in Texas and the oil industry in Texas employed more Texans than any other industry. This same article declared that the "position of Dallas in the oil world is enviable" since many of the important petroleum industry figures had located their operating offices to Dallas. At that time, Dallas was declared an important distribution center of refined oil products.<sup>13</sup> Dallas was also touted as the logical center for oil business due to its location. It was within overnight travel of "every mid-continent field and centrally located" thus saving in traveling and business costs.<sup>14</sup>

Dallas increasingly became recognized as the center of the nation's oil industry after the discovery of the East Texas fields that were the largest in history up to that time and less than one hundred miles from the city.<sup>15</sup> Oil companies strategically moved their business operations to Dallas so that they could conduct business in the central hub of many of the oil boomtowns such as Tulsa, Oklahoma, Shreveport, Louisiana and Houston, Texas.<sup>16</sup>

#### Gulf Oil Co.

The Gulf Oil Company was an expansion of the J. M. Guffey Petroleum Company. It was created in 1901 to exploit the new oil discoveries in the Spindletop Oilfield. In that same year, the controlling partners of Guffey organized the Gulf Refining Company of Texas in order to refine and market the crude oil produced by the Guffey Company, and built a refinery in Port Arthur, Texas. Due to an approximate \$6 million dollar investment into the two companies, and the dwindling production at Spindletop, a reorganization was already necessary by the fall of 1902. W.L Mellon became the "active charge" of the Guffey and Gulf operations; however, J.M. Guffey remained as the figurehead until 1907. In 1907, with the decline of crude oil production in Texas, the Gulf Oil Corporation was formed and the Guffey interest bought out. Gulf Oil then built a 400-mile pipeline from Port Arthur to the Glenn Pool Field in Oklahoma to begin refining Oklahoma Crude Oil. In less than two years after the construction of the Glenn Pool pipeline, Gulf's production had more than doubled and exceeded the industry's daily production. Over the next twenty years, the company prospered with production operations into nearly every major oilfield in the United States and into Mexico and Venezuela. Gulf became the leading producer in west Texas and by 1928, the company's assets were estimated to be \$232 million with a crude production of 78 million barrels annually.<sup>17</sup>

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12 Presley, James. *A Saga of Wealth: An Anecdotal History of the Texas Oilmen*. Austin, TX. Texas Monthly Press, 1983.

13 "Texas Profit Most From Oil." *The Dallas Morning News* (12 October, 1930; cited 1 October 2008). Available from <http://infoweb.newsbank.com/iw-search/we/HistArchive>.

14 "Oil Companies Lease Office Space." *The Dallas Morning News* (27 February, 1931; cited October 1, 2008) Available from <http://infoweb.newsbank.com/iw-search/we/HistArchive>.

15 "Oil Discovery Helps Both East Texas and Dallas." *The Dallas Morning News* (14 June, 1931; cited 1 October 2008). Available from <http://infoweb.newsbank.com/iw-search/we/HistArchive>.

16 "Development in East Texas Bringing Dallas to Position of Oil Capital of America." *The Dallas Morning News* (14 June, 1931; cited 1 October 2008). Available from <http://infoweb.newsbank.com/iw-search/we/HistArchive>.

17 *Handbook of Texas Online*, s.v. "," <http://www.tshaonline.org/handbook/online/articles/GG/dog2.html> (accessed September 18, 2008).

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Texas operators produced 69,541,834 barrels of oil in the first quarter of 1929. More than half of this total was produced by 10 companies, with Gulf Production Company producing the most oil out of all.<sup>18</sup>

Gulf decided in 1929 to expand the retail side of their business, and at the beginning of the Great Depression a \$90 million expansion program began. This included building refineries, the construction of an 800-mile pipeline from Oklahoma to Ohio, and acquiring more than 400 retail facilities. However, the depression greatly affected profits for Gulf Oil, causing the company to retrench and perform an internal reorganization. Soon after the restructuring, the company began to prosper again.<sup>19</sup> Gulf steadily grew during the inter-war years and was active in the whole spectrum of the oil industry: exploration, production, transportation, refining and marketing. Gulf also became active in petrochemicals and automobile component manufacturing industries. It also developed important commercial and technical innovations. This included the first drive-in service station, free road maps to patrons, drilling over a body of water, and the catalytic cracking refining process. Gulf also established the practice of assuming influential and sensitive positions in the countries where they operated.<sup>20</sup>

In the early 20<sup>th</sup> century, non-branded gasoline sold in the U.S. was many times of an unreliable quality or contaminated. Gulf promoted the concept of “branding” and sold gasoline in containers and from pumps displaying the distinctive orange disc Gulf logo. It was understood that a customer purchasing Gulf gasoline could be certain of its quality and standard.<sup>21</sup>

During the 1950s, Gulf joined with B.F. Goodrich Company to form, Gulf-Goodrich Chemicals, Inc. In this venture, Gulf established its stronghold in the manufacturing of synthetic rubber from petroleum-derived feedstock. In 1956 it acquired Warren Petroleum Corporation and also increased its interest in British American Oil Company. The 1950s also saw a time of increased exploration and production operations. This included increasing exploration of underwater leases of the coast of Louisiana, which became one of the leasing domestic producers for the company.<sup>22</sup>

Gulf played a main role in the early stages of Kuwait oil production. Gulf joint ventured with British Petroleum (BP) to create the Kuwait Oil Company (KOC) in 1934. Oil was discovered in 1938, but it wasn't until the end of WWII in 1946, that the first oil was shipped from by the KOC. Through the 1950s-60s, Gulf seemed to benefit from a privileged relationship with the Kuwait government. This relationship was apparently frowned upon since it was linked to political contributions and support for anti-democratic politics.<sup>23</sup>

Gulf continued to expand worldwide until the mid-1970s. They invested heavily in product technology and the development of many specialty products, including applications in the maritime and aviation engineering sectors. During this time, Gulf became well known for its range of lubricants and greases and had become a large producer of petrochemicals, agricultural chemicals, and plastics, and had even invested in the nuclear energy sector.<sup>24</sup>

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18 *Handbook of Texas Online*, s.v. “,” <http://www.tshaonline.org/handbook/online/articles/OO/dogz.html> (accessed September 18, 2008).

19 *Handbook of Texas Online*, s.v. “,” <http://www.tshaonline.org/handbook/online/articles/GG/dog2.html> (accessed September 18, 2008).

20 Wikipedia contributors, “Gulf Oil,” *Wikipedia, The Free Encyclopedia*, [http://en.wikipedia.org/wiki/Gulf\\_Oil](http://en.wikipedia.org/wiki/Gulf_Oil) (accessed on September 18, 2008).

21 Ibid.

22 *Handbook of Texas Online*, s.v. “,” <http://www.tshaonline.org/handbook/online/articles/GG/dog2.html> (accessed September 18, 2008).

23 Wikipedia contributors, “Gulf Oil,” *Wikipedia, The Free Encyclopedia*, [http://en.wikipedia.org/wiki/Gulf\\_Oil](http://en.wikipedia.org/wiki/Gulf_Oil) (accessed on September 18, 2008).

24 Ibid.

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In 1974-75, the Kuwait government nationalized the operations of the Kuwait Oil Company.<sup>25</sup> Also in 1975, several of Gulf's senior executives were implicated in making illegal political contributions and were forced to leave their positions. What was believed by many to be poor leadership and a poorly performing asset portfolio made the company ripe for a takeover. In 1983, Amarillo, Texas oilman, T. Boone Pickens began to buy up shares of Gulf Oil and began a proxy fight for control of the company. Gulf executives resisted Boone's takeover and eventually invited other companies to submit takeover offers. This led the company to sell to Chevron in 1984 for \$13.2 billion, the largest corporate merger up to that time.<sup>26</sup>

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<sup>25</sup> Ibid.

<sup>26</sup> *Handbook of Texas Online*, s.v. ",," <http://www.tshaonline.org/handbook/online/articles/GG/dog2.html> (accessed September 18, 2008).

**15. Attachments**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> District or Site Map        | <input type="checkbox"/> Additional descriptive material |
| <input type="checkbox"/> Site Plan                              | <input type="checkbox"/> Footnotes                       |
| <input checked="" type="checkbox"/> Photos (historic & current) | <input type="checkbox"/> Other: _____                    |

**16. Inventory of Structures-Historic District Only (Page \_\_\_ of \_\_\_)**

N/A

**17. Designation Criteria**

**History, heritage and culture:**  
Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

**Historic event:** Location of or association with the site of a significant historic event.

**Significant persons:** Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

**Architecture:** Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

**Architect or master builder:**  
Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

**Historic context:** Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

**Unique visual feature:** Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

**Archeological:** Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

**National and state recognition:** Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

**Historic education:** Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

**EXHIBIT B  
PRESERVATION CRITERIA  
GULF REFINING COMPANY DISTRIBUTING PLANT  
(HICKORY STREET ANNEX)  
501 Second Ave**

**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 of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.

1.3 Certificate of appropriateness

a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.

b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.

c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.

d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.

1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.

1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.

1.8 The period of historic significance for this district is the period from 1921 to 1959.

## 2. DEFINITIONS

2.1 Unless defined below, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.

2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.

2.3 BUILDING IDENTIFICATION SIGN refers to a sign featuring numbers or letters and designed to distinguish the various buildings in the district.

2.4 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.

2.5 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.

2.6 CORNERSIDE FACADE means a facade facing a side street.

2.7 CORNERSIDE FENCE means a fence adjacent to a side street.

2.8 CROSS FENCE means a fence inside the district boundary.

2.9 DIRECTOR means the Director of the Department of Development Services or the Director's representative.

2.10 DISTRICT means Historic Overlay District No. \_\_\_\_\_, the Gulf Refining Company Distributing Plant (Hickory Street Annex) Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit C.

2.11 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.

2.12 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

2.13 FLAT ATTACHED SIGN means an attached sign projecting four or less inches from a building.

2.14 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.

2.15 LOWER LEVEL SIGN means a sign partially or wholly situated below the top of the highest first floor window of an individual building.

2.16 MONUMENT SIGN means a permanently installed sign that is not attached to a building and is no more than three feet in height.

2.17 NO-BUILD ZONE means that part of this district in which no new construction of structures may take place.

2.18 PAINTED APPLIED SIGN means a sign painted directly onto the exterior façade of a building.

2.19 PROJECTING ATTACHED SIGN means an attached sign, other than a roof sign, projecting 18 or more inches from a building.

2.20 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.

2.21 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

2.22 TENANT SIGN means a sign that specifically identifies the location of an individual tenant in the district.

2.23 UPPER LEVEL SIGN means a sign wholly situated above the top of the highest first floor window of an individual building.

### **3. BUILDING SITE AND LANDSCAPING**

3.1 New construction is prohibited in the no-build zone shown on Exhibit C.

3.2 All contributing structures are protected.

3.3 New driveways, sidewalks, steps, and walkways must be constructed of brush finish concrete or other appropriate material. Artificial grass, artificially-colored concrete, exposed aggregate, and outdoor carpet are not permitted.

3.4 Parking areas may be constructed of brush-finish concrete, asphalt, brick decomposed granite or other appropriate material. Exposed aggregate is not permitted.

3.5 Carports are permitted in the central yard as indicated on Exhibit C (SHOW ON EXHIBIT C). Carports must be compatible with but clearly differentiated from the historic nature of the complex. Carports may not have enclosed sides.

3.6 New mechanical equipment may not be erected in the no build zone, and must be screened.

3.7 Landscaping

- a. Outdoor lighting must be appropriate and enhance the structures.
- b. Landscaping must be appropriate, enhance the structures and surroundings, and not obscure significant views of protected facades.

3.8 Fences

- a. Fences are permitted at the perimeter boundary of the district as shown on Exhibit C.
- b. Cross fences are not allowed within the no-build zone.
- c. Cross fences are permitted within the district boundary but may not exceed 4-feet in height and must be at least 90% open except when used to screen mechanical or other equipment.
- d. Fences are not permitted on Second Avenue except to provide security at the alley between buildings A-north and A-south, and at the parking entry south of building A-south.
- e. Cornerside fences are allowed on Hickory Street but may not be constructed in front of protected facades
- f. Fences must be constructed of brick, chain link, metal, wood, a combination of these materials, or other appropriate materials.

#### 4. FACADES

##### 4.1 Protected facades

- a. The following facades are protected facades:
  - 1) Building A North: north, east and west
  - 2) Building A South: south, east and west
  - 3) Building B: north and east
  - 4) Buildings C, D and E: east, and the eastern 25% of the north and south facades
- 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.
- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
- e. Brick, stucco and concrete elements on protected facades may not be painted, except that portions of the structures that had been painted prior to the effective date of this ordinance may remain painted.

4.2 Reconstruction, renovation, repair, or maintenance of non-protected facades must be compatible with protected features.

4.3 All exposed wood must be painted, stained, or otherwise preserved.

4.4 Historic materials must be repaired if possible; they may be replaced only when necessary.

4.5 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, prior to refinishing.

4.6 Aluminum siding, EFIS and vinyl cladding are not permitted. Stucco is not permitted except at those portions of the structures that had been stuccoed prior to the effective date of this ordinance.

4.7 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.

4.8 Exposing and restoring historic finish materials is recommended.

4.9 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

4.10 Areaways may be constructed to provide light and access to tenant areas in Building B. New areaways shall not detract from views of significant facades and must be compatible with the historic context.

4.11 Existing non-historic but compatible awnings may be retained and maintained. Any new awnings must match the existing awnings unless the awnings are replaced in their entirety. Awnings must be industrial in nature and be constructed of metal or other appropriate materials.

## 5. FENESTRATION AND OPENINGS

5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.

5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.

5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.

5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.

5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.

5.6 Glass and glazing must match historic materials as much as practical. Reflective films and tinted or reflective glazings are not permitted on glass. Low-E films are permitted provided they do not result in a significant change in color or visual characteristics.

5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

5.8 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

5.9 Compatible infill is permitted at historic overhead door/truck bays to provide for new uses. Designs that express the original purpose of the bays is encouraged.

## **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, single-ply membrane. The following roofing materials are not allowed: clay tiles, composition shingles, slate tiles, terracotta tiles, wood shingles, synthetic wood shingle, and synthetic clay tile.

6.3 Historic coping and parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.

6.4 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 ground level on the opposite side of any adjacent right-of-way. Solar panels are allowed on carports.

## **7. PORCHES AND BALCONIES**

7.1 Historic porches, stoops and dock areas on protected facades are protected.

7.2 Restoration or reconstruction of modified historic docks is encouraged.

7.3 Porches, stoops and docks on protected facades may not be enclosed.

7.4 Historic railings are protected except where replacement or modification is required for safety or accessibility.

7.5 New railings are allowed as required for safety or accessibility but must be of compatible design and materials.

## **8. EMBELLISHMENTS AND DETAILING**

8.1 The following architectural elements are considered important features and are protected: existing historic painted-on signs including logos, emblems and building numbers.

## **9. NEW CONSTRUCTION AND ADDITIONS**

9.1 Stand-alone new construction is permitted in areas outside the no-build zone.

9.2 Vertical additions to contributing structures must be set back so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

9.3 Horizontal additions to contributing structures are not permitted on protected facades.

9.4 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structures.

9.5 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.

9.6 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.

9.7 The height of new construction and additions must not exceed the height of the Building B.

9.8 Aluminum siding, EFIS and vinyl cladding are not permitted.

9.9 Construction of solar panels, wind generators, rainwater collection systems and other "green building" elements is permitted but these elements are to be placed in a manner that is sensitive to the historic context of the district. Construction of these elements is permitted in the no-build zone subject to obtaining a certificate of appropriateness from the Dallas Landmark Commission.

## 10. SIGNS

10.1 Signs may be erected if appropriate.

10.2 All signs must comply with the provisions of the Dallas City Code, as amended.

10.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

10.4 Restoration of existing historic signs is allowed.

10.5 No sign may be illuminated by fluorescent or back lighting.

10.6 Building identification signs are allowed if appropriate and must not exceed 18" in any dimension.

10.7 Tenant sign standards establishing a consistent size, dimension and design scheme are recommended. Tenant signs:

- a) are limited to two per tenant; and
- b) are limited to one per façade per tenant space; and
- c) may not exceed 5 square feet in total area.

10.8 The use of a fluorescent color on a sign is prohibited except for tenant signs in which that tenant's brand or logo includes such colors.

10.9 No sign may obscure or cover any portion of a major decorative feature.

10.10 The maximum permitted effective area for all upper level flat attached signs combined on each façade of buildings A-north, A-south and B may not exceed 30 square feet. The maximum permitted effective area for all upper level flat attached signs combined on each façade of buildings C, D and E may not exceed 10 square feet. Upper level flat attached signs must:

- a) consist of characters more than eight inches in height; and
- b) read horizontally from left to right; and
- c) must not project above the building parapet.

10.11 The maximum permitted number of lower level flat attached signs is limited to three per façade on buildings A-south, A-north, and B. The maximum permitted number of lower level flat attached signs is limited to one per façade on buildings C, D, and E. No lower level flat attached sign may:

- a) contain characters more than eight inches in height; and
- b) be more than six square feet in effective area.

10.12 Projecting attached or monument signs are allowed on building facades directly adjacent to and facing Hickory Street or Second Avenue subject to obtaining a certificate of appropriateness from the Dallas Landmark Commission. Projecting attached signs:

- a) must be spaced no less than 28 feet apart; and
- b) may not exceed 16/sf of surface area (each); and
- c) must be no less than 10 feet above grade.

10.13 Painted applied signs

- a) Removal of historic, painted applied signs is prohibited.
- b) New painted applied signs are allowed but must not destroy historic painted applied signs.
- c) No new lower level painted applied signs may contain words consisting of characters more than eight inches in height.
- d) No new upper level painted applied signs may contain more than eight words and all words must:
  - (1) contain characters more than eight inches in height; and
  - (2) read horizontally from left to right.
- e) No more than 20 percent of a building façade may be covered by painted applied signs.

**12. DEMOLITION**

12.1 The complete or partial demolition of Buildings D and E is permitted subject to the following:

- a) It can be demonstrated physical condition and size of the building(s) makes restoration or rehabilitation economically infeasible;
- b) the retention and incorporation of protected facades and other historic elements is strongly encouraged;
- c) mitigation equivalent or exceeding HABS Level-3 documentation is performed and placed on file with City Of Dallas Department of Development Services, Long Range Planning – Historic Preservation;
- d) new construction is in conformance with the other provisions of this ordinance.

12.2 A person who violates these preservation criteria 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.

12.3 A person is criminally responsible for a violation of these preservation criteria if the person owns part or all of the property where the violation occurs, the person is the agent of the owner of the property and is in control of the property, or the person commits the violation or assists in the commission of the violation.

12.4 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria 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.

12.5 Prosecution in municipal court for a violation of these preservation criteria 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.

### 13. ENFORCEMENT

13.1 A person who violates these preservation criteria 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.

13.2 A person is criminally responsible for a violation of these preservation criteria if:

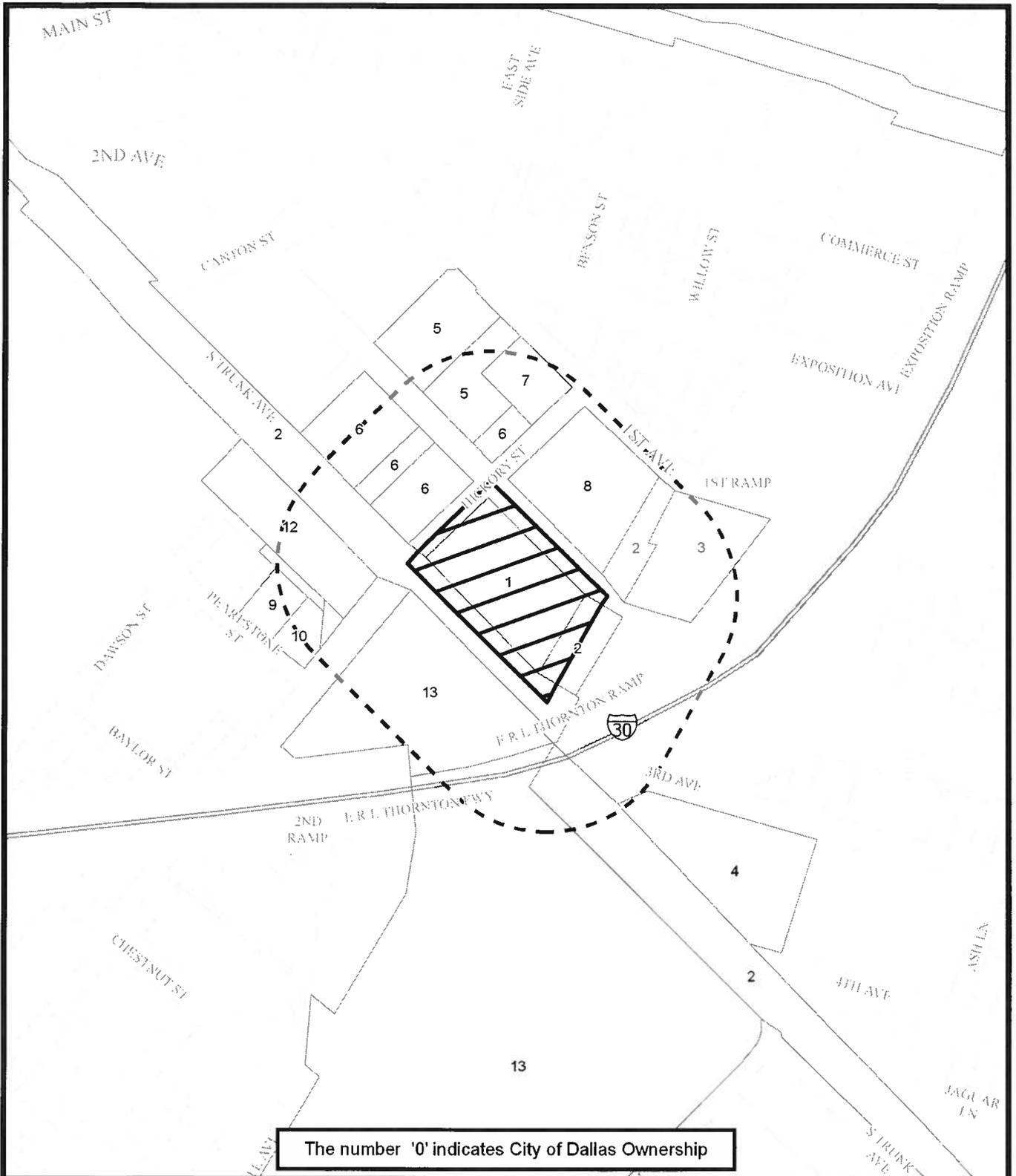
- a. the person knowingly commits the violation or assists in the commission of the violation;
- b. the person owns part or all of the property and knowingly allows the violation to exist;
- c. the person is the agent of the property owner or is an individual employed by the agent or property owner; 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.

13.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria 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.

13.4 Prosecution in municipal court for a violation of these preservation criteria 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.

(Rev. 18-Feb-09)



The number '0' indicates City of Dallas Ownership



1:3,600

# NOTIFICATION

**300'**

AREA OF NOTIFICATION

**13**

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **J-8**

Case no: **Z089-142 MW**

1/27/2009

## **Notification List of Property Owners**

### **Z089-142**

#### **13 Property Owners Notified**

<b>Label #</b>		<b>Address</b>	<b>Owner</b>
1	501	2ND	KAELSON COMPANY PROPERTIES INC
2	555	2ND	DART
3	601	1ST	BELCLAIRE INV CORP & REEVES GROUP LTD
4	3301	OAK	AMERICAN PERMANENT WARE ATTN RALPH MORSE
5	333	1ST	333 1ST AVE LTD
6	429	2ND	SECOND HICKORY LTD
7	417	1ST	MCGREGOR AUTOMOTIVE INC
8	502	2ND	HELA LTD
9	1622	PEARLSTONE	LIQUID STONE INC
10	3203	HICKORY	ROGERS JAMES F
11	3200	HICKORY	ROGERS JAMES F &
12	3215	HICKORY	DEEP ELLUM SELF STO 1 LLC %E D HOLMAN
13	3101	OAK	DALLAS AREA RAPID TRANSIT REAL ESTATE DEPT

**Tuesday, January 27, 2009**

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Hector Garcia  
3601 Turtle Creek Blvd #901  
Dallas, TX 75219

Junius Heights HOA  
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5527 Tremont Street  
Dallas, TX 75214

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Dallas, TX 75254

N Pk Lovefied Comm Civic  
League  
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Fort Worth, TX 76155

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Z089-142(MW)

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**ENZ089-142**