

3/15/82

ORDINANCE NO. 17339

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

Being a part of City Block 126, fronting 200 feet on the east line of Harwood Street between the south line of Main Street and the north line of Commerce Street, and fronting 110 feet on the south line of Main Street, beginning at its intersection with the east line of Harwood Street, and fronting 110 feet on the north line of Commerce Street, beginning at its intersection with the east line of Harwood Street, and containing 22,000 square feet of land.

shall be changed from its present Central Area-1/Secondary Pedestrian Precinct Overlay District to a Central Area-1/Secondary Pedestrian Precinct Overlay District/Historic Overlay District No. 17; providing for specific criteria for the historic preservation of the property and structures; providing a penalty; providing a savings clause; providing a severability clause; and providing an effective date.

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

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

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, be, and the same is, hereby amended insofar as it applies to the property hereinafter described, which is rezoned from its present Central Area-1/Secondary Pedestrian Precinct Overlay District to a Central Area-1/Secondary Pedestrian Precinct Overlay District/Historic Overlay District No. 17, to-wit:

Being a tract of land situated in City Block 126, City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the east line of Harwood Street at its intersection with the south line of Main Street;

THENCE N 76°00' E along the south line of Main Street, a distance of 110 feet to a point for corner;

THENCE S 14°00' E, a distance of 200 feet to a point for corner on the north line of Commerce Street;

THENCE S 76°00' W along the north line of Commerce Street, a distance of 110 feet to a point for corner on the east line of Harwood Street;

THENCE N 14°00' W along the east line of Harwood Street, a distance of 200 feet to the PLACE OF BEGINNING and containing 22,000 square feet of land.

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

STRUCTURE

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only Texas Grey Granite with Indian limestone trim of equal texture, grain, color and module size of the existing main structure as practicable. The fourteen columns, composed of Texas Grey Granite, shall be preserved and maintained as is; any repair or replacement of these elements shall employ only granite of equal texture, grain, color, and module size of the existing columns as practicable.

2. Fenestrations and Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. The existing window frames are required to remain in the present configuration. The landmark committee shall review the color of new window frames. All window panes must remain transparent and may not be reflective or opaque. The relationship existing between the granite, columns, arched windows and door openings shall be maintained.

3. Roof

The slope, configuration, surface pattern and detailing of the existing mansard roof shall be maintained. No new vertical or horizontal extensions shall be allowed. All replacements or repairs to the roof shall employ materials comparable with the existing roof in texture, design and color.

4. Embellishments and Detailing

All ornamental detailing enumerated below shall remain intact and be preserved as is. Any reconstruction, renovation or replacement of the listed items shall be identical in composition, texture, color and size as practicable.

- A. Cornices and Molding: the cornice lines and the detailed molding under them.
- B. Architraves: the architraves above each entrance and lettering contained in them.

- C. Cartouches and Modillions: the ornate cartouches above the uppermost windows and the elaborate modillions situated on spandrels between first and second floor windows.
- D. Lintels and Arches: the lintel above first floor windows and the arches and radiating voussoirs above second floor windows.
- E. Columns: the fourteen granite Corinthian columns with richly carved capital.
- F. Balustrade: the granite railing occurring on the Harwood Street upper facade.
- G. Roof: the slate roof and egg and dart detailing.

5. Color

The coloring of the existing facade, including additions, extensions, alterations and repairs, shall comply with the hue, value and chroma content of the existing structure as defined by the Munsell Color System as outlined in the Munsell Book of Color, Neighboring Hues Collection, 1973:

- A. Predominate Facade Material: The existing color of the granite shall be preserved and remain unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. The color of any additions or alterations shall coincide as nearly as practicable to the existing structure's color as defined by the Munsell Color System rating.
- B. Roof Material: the existing color of the slate roof shall be preserved and remain unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. The color of any repairs to the roof shall coincide as nearly as practicable to the existing roof's color as defined by the Munsell Color System rating.
- C. Trim and Detailing: The existing color of all trim, detailing, and embellishment shall be preserved and coincide as nearly as practicable to the existing color ranges as defined by the Munsell Color System rating.

SITE

6. Lighting and Landscaping

Exterior lighting and the placement and removal of trees and shrubs shall be approved by the Landmark Committee prior to commencement of work.

7. Public Improvements

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

8. Signs

All new signs shall be designed to be compatible with the architectural qualities of the existing main structure. All new signs shall be approved by the Landmark Committee prior to the issuance of a sign permit.

SECTION 3. That the Director of the Department of Planning and Development Services 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 Services to reflect the herein changes in zoning.

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

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


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

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

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

APPROVED AS TO FORM:

LEE E. HOLT, City Attorney


BARRY R. KNIGHT
Assistant City Attorney

Passed and correctly enrolled MAR 17 1982

Zoning File No. Z812-143/5699-N

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