

6/28/82

ORDINANCE NO. 17458

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 all of City Blocks 129 and 29/129, bounded by Pearl Expressway on the northeast, Canton Street on the southeast, Harwood Street on the southwest and Young Street on the northwest and containing 1.9624 acres of land.

shall be changed from its present Central Area-1 District to a Central Area-1/Historic Overlay District No. 19; providing for specific criteria for the historic preservation of the property and structures; providing a penalty; providing a savings clause; providing a severability clause; and providing an effective date.

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

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

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, be, and the same is, hereby amended insofar as it applies to the property hereinafter described, which is rezoned from its present Central Area-1

District to a Central Area-1/Historic Overlay District No. 19,

to-wit:

Being all of City Blocks 129 and 29/129, bounded by Pearl Expressway on the northeast, Canton Street on the southeast, Harwood Street on the southwest and Young Street on the northwest and containing 1.9624 acres 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:

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only Bedford stone and brick of equal texture, grain, color and module size of the existing main structure as practicable. The six columns, composed of Bedford stone, shall be preserved and maintained as is; any repair or replacement of these elements shall employ only Bedford stone 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 relationship existing between the brick, Bedford stone, stone columns, porticos, arched windows and door openings shall be maintained. The existing oak doors shall be preserved as is; any repair or replacement of these doors shall employ oak of equal texture, grain, color and module size of the existing doors as practicable. The single hung windows with dividing mullions shall be preserved as is.

3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. No new vertical or horizontal extension shall be allowed and all existing extensions, gables, porticos and railings shall be preserved. 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 line and detailed molding under and above it and the portico.

B. Columns: the six Bedford stone Corinthian columns with richly carved capitals.

C. Eagle and Railing: the golden double-headed eagle and the railing it is affixed to.

D. Arches: the semi-circular arches above the first floor door and window openings.

E. Cartouches and Railings: the cartouches attached to the arches above first floor openings, and the railings situated at the base of second floor window openings.

F. Steps and Light Fixtures: the configuration of the existing steps and the light fixtures situated on them.

#### 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 Munsell Color System as outlined in Munsell Book of Color, Neighboring Hues Collection, 1973:

A. Predominate Facade Material: The existing natural color of the stone and brick 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 to the church shall coincide as nearly as practicable to a color range defined by the Munsell Color System rating.

B. Trim and Detailing: The existing colors of all window/door frames, molding, columns, and other trim shall be preserved and coincide as nearly as practicable to color ranges defined by the Munsell Color System rating.

#### 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. No new construction shall be allowed in the front or side yards.

## 7. Public Improvements

All proposed 'public improvements of streets and 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 shall correct Zoning District Map No. J-7 in the Offices of the City Secretary, the Building Official and the Department of Planning and Development to reflect the herein changes in zoning.

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

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

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

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

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

APPROVED AS TO FORM:

LEE E. HOLT, City Attorney

By *Barry R. Knight*  
BARRY R. KNIGHT  
Assistant City Attorney

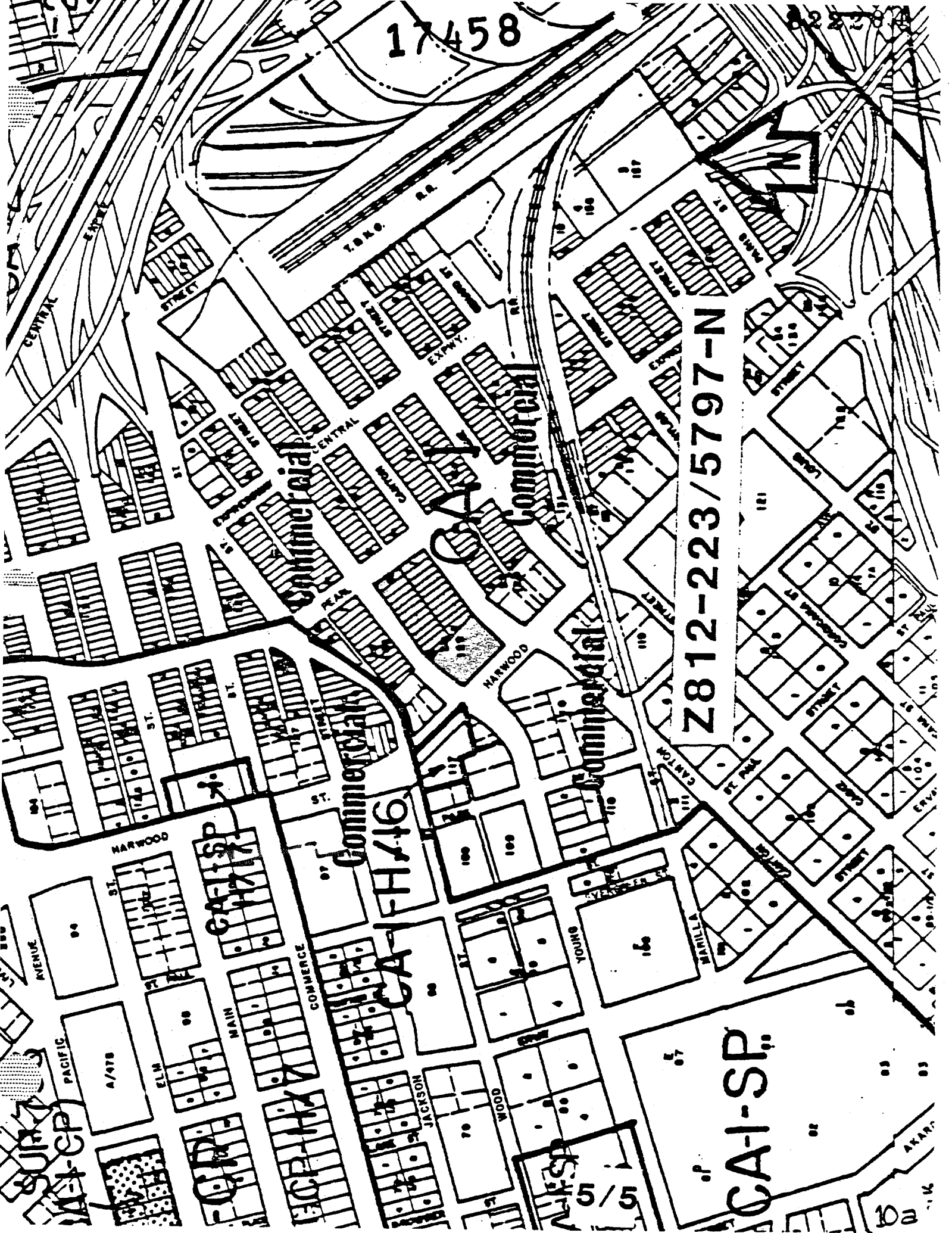
Passed and correctly enrolled JUN 30 1982

Zoning File No. 2812-223/5797-N

5739K/wp

17458

Z812-223/5797-N



SURK  
CA-CP

4/478

ELM

CA-SP

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

CA-1746

AVENUE

PACIFIC

MARWOOD ST.

MAIN

COMMERCE

JACKSON

WOOD

YOUNG

BARILLA

CA-1-SP

Commercial

Commercial

Commercial

Commercial

CENTRAL

CENTRAL

CENTRAL

CENTRAL

CENTRAL

CENTRAL

CENTRAL

100

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

June 30, 1982

82-2284

Agenda item 83: Public hearing - Zoning Case Z812-223/5797-N

A public hearing was called on zoning case Z812-223/5797-N, a city plan commission authorized hearing to consider the granting of an Historic Landmark Designation on the Scottish Rite Temple on property presently zoned a Central Area-1 District bounded by Harwood Street, Young Street, Pearl Expressway and Canton Street.

(On May 20, 1982 the city plan commission recommended approval of the granting of an Historic Landmark Designation on the Scottish Rite Temple, subject to certain preservation criteria.)

No one appeared in opposition to or in favor of the zoning change.

Councilman Medrano moved to close the public hearing and follow the recommendations of the city plan commission.

Motion seconded and unanimously carried. (Blair absent when vote taken)

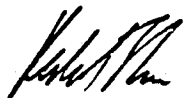
-0-

Agenda item 84: Ordinance authorizing an Historic Landmark Designation on the Scottish Rite Temple on property presently classified as a Central Area-1 District bounded by Harwood Street, Young Street, Pearl Expressway and Canton Street - Z812-223/5797-N

Mayor Pro Tem Hicks moved passage of the ordinance.

Motion seconded and unanimously carried. (Blair absent when vote taken)

Assigned ORDINANCE NO. 17458.



ROBERT S. SLOAN  
City Secretary