

3/15/82

ORDINANCE NO. 17340

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 Lot 5 in City Block 305, located at the east corner of Routh Street and Munger Avenue, fronting 174 feet on the northeast line of Routh Street and fronting 92 feet on the southeast line of Munger Avenue and containing 16,008 square feet of land.

shall be changed from its present Central Area-1 District to a Central Area-1 Historic Overlay District No. 18; 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:

CHECKED BY

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J. C. K.

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. 18, to-wit:

Being all of Lot 5 in City Block 305, located at the east corner of Routh Street and Munger Avenue, fronting 174 feet on the northeast line of Routh Street and fronting 92 feet on the southeast line of Munger Avenue and containing 16,008 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:

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only brick of equal texture, grain, color and module size of the existing main structure as practicable. Reconstruction, renovation or repair of the wood elements of each facade and steeple shall employ wood of equal width, thickness and pattern of the existing main structure as practicable.

2. Fenestration & Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. The relationship existing between brick walls, wooden steeples, windows and door openings shall be maintained. All stained glass windows which are visible from the exterior of the building shall remain in place and should be protected with screens or plexiglass.

3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. No new vertical extensions shall be allowed and all existing extensions, gables, dormers, and steeples shall be preserved. All replacements or repairs to the church shall employ a roofing material comparable with the existing roof in texture, design and color.

4. Embellishments and Detailing

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

- A. Metal trim: the cappings and pinnacles of the three turrets.
- B. Ornamental brick work.

5. Color

The coloring of existing materials shall remain as is. Any painting or use of new materials due to additions, extensions, alterations, repairs and maintenance shall comply with the coloring of existing materials and paint schemes 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 natural color of the brick or wood shall be preserved and unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. A clear sealant may be applied as necessary. The color of any additions or alterations to the church shall coincide as nearly as practicable to the existing color range as defined by the Munsell Color System rating.
- B. Trim Color: All window/door frames, soffits, and other trim shall coincide to the hue, value and chroma as defined by the Munsell Color Rating System. A clear sealant may be applied as a preservative. All existing concrete surfaces remain unpainted, however, foundation surfaces may be painted a natural or earth color as defined by the Munsell Color System rating. Any stone or metal trim shall not be painted or altered, except for maintenance and cleaning. A clear sealant may be applied as a preservative.

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

Upon passage of this ordinance, all signs and their structural supports shall be removed from the existing building facade. 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,

FREWAY

MUNGER
ROUTH



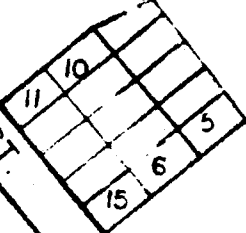
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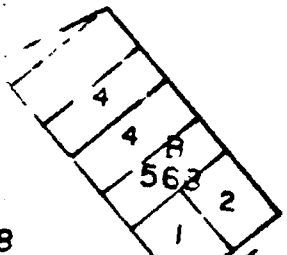
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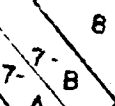
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BOLL

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HAWKINS

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EXPRESSWAY