

4/5/83

ORDINANCE NO. 17779

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, establishing Historic Overlay District No. H/23 (U. S. Post Office) comprised of the following described property, to-wit:

Being all of City Block 241 bounded by Bryan Street, Ervay Street, Federal Street and St. Paul Street and containing 1.36 acres of land;

establishing preservation criteria for structures and property in the district; providing a penalty not to exceed \$200; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the City Plan Commission and the City Council, in compliance with the State Law, City Charter, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the City Council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

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

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by establishing Historic Overlay District No. H/23 (U. S. Post Office) comprised of the following described property, to-wit:

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Being all of City Block 241 bounded by Bryan Street, Ervay Street, Federal Street and St. Paul Street and containing 1.36 acres of land.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the above described property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations contained in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That no development of the property shall adversely affect any historical or architectural feature of a 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 all facades shall employ only Indiana limestone of equal texture, grain, color and module size of the existing main structure 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 limestone facades, windows and door openings shall be preserved and maintained. The symmetry, rhythm, size and shape of all facade openings shall be maintained, as well as the dividing mullions. Reflective glass shall not be permitted in window openings in the protected facades.

3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. Any new vertical additions to the existing structure should maintain a setback of at least twenty feet from each of the three protected facades. All

replacements or repairs to the roof shall employ materials comparable to the existing roof.

#### 4. Embellishments and Detailing

All ornamental detailing and embellishments 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 existing at the top level and the decorative molding exhibited below the cornice line and above the third level.

B. Rusticated Limestone: the rusticated limestone base existing at the first level.

C. Decorative Friezes: the painted terra cotta friezes that serve as spandrels between the fourth and fifth floor windows.

D. Cartouches and Medallions: the decorative cartouches and medallions exhibited on the south facade.

E. Decorative Balconies: the balconies existing on the east, west and south facades and the decorative railings and supporting columns.

#### 5. Facade Relief

The symmetrically distributed facade relief that is defined by light wells on the south facade shall be maintained and preserved as is.

#### 6. 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 limestone shall be preserved and remain unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. The color of any additions, repairs or alterations to the Post Office 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, the terra cotta base, murals and trim and detailing shall be preserved as is. Any painting of these elements due to repair, replacement or maintenance shall coincide as nearly as practicable to color ranges defined by the Munsell Color System rating.

7. 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.

8. Public Improvements

All proposed public improvements of streets and associated R.O.W. abutting the structure shall be approved by the Landmark Committee prior to commencement of work.

9. 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 and shall abide by the provisions of Article VII, "Sign Regulations," of CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended.

SECTION 4. 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 changes in zoning made by this ordinance.

SECTION 5. That the Building Official shall not issue a building permit for the above described property unless the applicant has complied with Section 51-4.501 of the Dallas Development Code, as amended.

SECTION 6. 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 7. 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 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

ANALESIE MUNCY, City Attorney

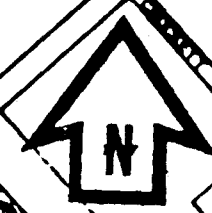
By Mark S. Byge  
Assistant City Attorney

Passed and correctly enrolled APR 6 1983

Zoning File No. Z823-173/6007-N

8770K

Z823-173/6007-N



CA-1-SP

CA-1-CP

CA-1-CP

CA-1-SP

CA-1-CP

CA-1-FH/16

CUMBERLAND HILL SCHOOL

CROZIER-TECH SCHOOL

Church

Post Office

Parking

Park

SUP (CA-1-CP)

A/478

1-2 HC

CA-1

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322

300

320

200

310

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228

220

221

236

220-1/2

200

210

PACIFIC

ELM

MAIN

CUMBER

WILSON

SAN JACINTO

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