

January 28, 1987

87-0367

Agenda item 28: Ordinance authorizing an Historic District designation on the Continental Gin on property presently zoned as Planned Development District No. 178 bounded by Elm Street, Trunk Avenue and the T. & P. Railroad - Z856-178/5509-E

Approved as part of the consent agenda.

Assigned ORDINANCE NO. 19449.

1/27/87

ORDINANCE NO. 19449

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, establishing Historic Overlay District No. 30 comprised of the following described property, to-wit:

BEING a tract of land in City Block 833, fronting 371.02 feet on the north line of Elm Street, beginning at a point 134.43 feet west of the west line of Race Street, and containing approximately 3.02 acres of land;

establishing preservation criteria for structures and property in the district; providing a penalty not to exceed \$1,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, 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

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Historic Overlay District No. 30 comprised of the following described property, to-wit:

Being a tract of land in the John Grigsby Survey, Abstract #495, Dallas County, Texas, and being in City Block 833 and being more particularly described as follows:

BEING at a point in the northerly line of Elm Street (34 feet from the centerline) that is S 75°43'00" W, 133.43 feet, S 14°17'00" E, 1.0 feet from the point of intersection of the north line of Elm Street with the westerly line of Race Street;

THENCE S 75°43'00" W along the northerly line of Elm Street (parallel to and 34 feet north of said centerline), 371.02 feet to a point for corner in the northeast line of Trunk Avenue (34.5 feet from the centerline of the T&NO Railroad right-of-way);

THENCE N 42°52'00" W along the northeast line of said Trunk Avenue, a distance of 245.72 feet to a point to corner;

THENCE N 47°08'00" E, a distance of 3 feet to a point in the northeast line of the original right-of-way of Trunk Avenue;

THENCE northwesterly along the northeast line of said Trunk Avenue as follows:

First, N 42°52'00" W, 30.78 feet to the beginning of a curve to the left that has a central angle of 11°58'00", a radius of 667.41 feet and a tangent of 69.95 feet;

Second, along said curve to the left, 215.11 feet to a point for corner on the southwest line of the T&P Railroad right-of-way;

THENCE southeasterly along the southerly right-of-way line of said railroad, a distance of 681.37 feet to a point for corner;

THENCE S 14°17'00" E, 163.2 feet to the point of beginning, and containing approximately 3.02 acres of land.

SECTION 2. That the establishment of this historic overlay district does not affect the existing underlying zoning classification of the above described property, which remains 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 may adversely affect any historical or architectural feature of a building. All alterations, reconstructions, or additions to the property or external portion of any structure must conform to the criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 4. That the director of planning and development shall correct Zoning District Map No. J-8 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 or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the City of Dallas.

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 \$1,000.

SECTION 7. That CHAPTER 51 of the Dallas City Code, as

APPENDIX
PRESERVATION CRITERIA: CONTINENTAL GIN COMPLEX

The Continental Gin Complex is being changed from an industrial or manufacturing complex to a mixed-use facility that will contain office, retail, commercial and limited residential uses. Some of the buildings in the complex have undergone interior and exterior renovation and most of the other buildings are slated for renovation in the near future. The majority of the renovations are in compliance with the Texas Historical Commission's guidelines and should therefore reinforce the overall character of the complex and site. The following criteria shall serve as guidelines for City review of any future renovations of the buildings in the complex. All repairs and replacements due to maintenance, repair or renovation shall conform to the following guidelines:

1. Surface Material

Any reconstruction, renovation or repair of the opaque elements of each building facade shall employ only brick similar to the original brick in texture, grain, color and module size as practicable. Existing brick facades shall not be painted unless the brick and mortar joints have deteriorated to a point where they must be replaced and the new brick color cannot reasonably match the old color.

Reconstruction, renovation or repair of the existing cast-stone quoins and keystones, concrete pilasters, or concrete cornice lines shall employ only cast stone or concrete with texture, grain, color or module size as similar to the original elements as practicable. These elements shall not be painted or stained.

2. Fenestrations and Openings

Existing door and window openings in the protected facades shall remain intact and be preserved. No new window or door openings shall be allowed unless they add to the overall symmetry or design relationship of the facade. All window and door openings on each building are encouraged to be renovated to a style and size as similar as practicable to the original design. Existing facade symmetry and the relationship of solids to voids shall be maintained and preserved.

Decorative brick arches and keystone detailing above window and door opening shall be preserved and maintained. No reflective or tinted glass will be permitted in window openings or on any part of the facade. Existing mullion and light patterns should be preserved or renovated to express similar mullion and light configurations that were found in similar industrial architecture. Where possible, wooden window frames should be preserved or renovated to match the original as nearly as practicable. Metal window frames are acceptable if they recreate earlier mullion and light patterns and are painted an appropriate trim color.

3. Roof

The slope, configuration and surface pattern of existing roofs shall be preserved and maintained. New vertical or horizontal extensions shall be permitted only if the extension is not visible on the primary facade from a distance in front equal to the height of the original structure. All existing extensions, parapets, cornices or railings shall be preserved and maintained. All repairs or replacements to any roof in the complex which is visible from the ground shall employ materials comparable to the existing or original roofs in texture, design, color, and configuration. Any mechanical equipment or antenna located on the roof must be set back from the roof edge so it is not visible from below.

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:

ANALES LIE MUNCY, City Attorney

BY Carla S. Hatcher
Assistant City Attorney

Passed and correctly enrolled JAN 28 1987.

Zoning File No. Z856-178/5509-E

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4. Site Elements

All connecting bridges existing on site should be preserved and maintained if structurally and functionally possible. No new connection between buildings shall be allowed unless it replaces an original connection. Views into the complex from Elm Street, Trunk Avenue and Pacific Avenue shall be maintained and the spacing or setbacks occurring between buildings shall be substantially preserved. Any new additions to an existing building in these areas will be reviewed for compatibility and shall conform to the following guidelines:

- A. No addition shall be more than one story (14 feet) in height and the roof form will be reviewed for compatibility.
- B. Any addition shall be set back from the property line a minimum of 25 feet. All existing front and sideyard setbacks shall be preserved and maintained.
- C. Any addition cannot exceed 50% of the width of the space between buildings.
- D. A minimum of 60% of the exposed facades of new additions shall be comprised of a mullion pattern similar to the building to which it is attached. No reflective or dark tinted glass shall be allowed.
- E. The opaque facade areas of any new addition shall be of a brick compatible with the building the addition is attached to.

5. No-Build Zones

As shown on the attached site plan, two no-build zones have been established for the site. No new construction or additions will be allowed in these areas, and any landscaping shall not totally obscure views into the site through these zones.

6. Embellishments and Detailing

All ornamental embellishments and detailing currently existing and listed below shall be preserved and maintained as is. Any reconstruction, renovation or replacement of these items, due to damage or maintenance, shall be as similar in composition, texture, color and size as practicable.

- A. Cornices and Moldings: the concrete cornices and string-course moldings that are exhibited on the buildings fronting on Elm Street. The brick cornices on the Trunk Avenue buildings.
- B. Pilasters: all concrete pilasters exhibited at entrances or corners.
- C. Keystones and Quoins: the cast-stone keystones located above window openings and the cast-stone quoins exhibited on building corners.
- D. 'Star Bosses': the decorative metal "star bosses" on the facade of the 232 Trunk Avenue building and 3309 Elm building
- E. Brick Arches: the decorative brick arches located above many window openings.

7. Color

The coloring of existing unpainted facades, including additions and alterations, shall comply with the hue, value and chroma content of the Munsell Color System as outlined in the Munsell Book of Color, neighboring Hues Collection, 1973:

- A. Predominant Facade Material: The existing color of the unpainted brick facades shall be preserved and remain unpainted. There will be no alterations to the color with the exception of maintenance cleaning as necessary. Brick may be painted a compatible color only if existing brick and mortar joints are beyond repair and matching brick cannot be located. The color of any additions, repairs or alterations to buildings shall coincide as nearly as practicable to the original brick color.

- B. **Trim and Detailing:** The existing cast-stone and concrete detailing and trim shall not be painted and shall be preserved with the exception of maintenance cleaning as necessary. Any new trim or detailing added due to damage, renovation or replacement shall coincide to the original color as nearly as practicable. All door and window frames shall be compatible in color to the existing brick facade.
- C. **Color schemes** for the water tower and the painting of any other metal element will be reviewed for compatibility.
- D. **Sandblasting** is not permitted as a cleaning technique on the exterior facades.
8. **Lighting and Landscaping**
 Exterior lighting and the placement and removal of trees and shrubs shall be reviewed and approved through the C.A. Process prior to commencement of work.
9. **Public Improvements**
 All proposed public improvements of streets and associated R.O.W. abutting the structure shall be reviewed and approved through the C.A. Process prior to commencement of work.
10. **Signs**
 All new exterior signs shall be designed to be compatible with the architectural qualities of the existing structures in the complex. All new exterior signs shall be reviewed and approved through the C.A. Process prior to the issuance of a sign permit and shall abide by the provisions established in the Dallas Sign Ordinance section of the Development Code or any special sign requirement for the Deep Ellum/Near East Side area.
11. **On Site Improvements**
 All improvements to the complex on site (parking, loading dock removal, screening, hardscape, etc.) shall be reviewed and approved through the C.A. Process prior to commencement of work.
12. **New Construction (on the Foundry Site)**
 The existing 1912 Foundry Building has been de-listed from the National Register due to structural problems and was demolished. The site has been included in the district nomination and any new construction on the site shall reflect the design characteristics of the 1912 Foundry Building in the following areas:
- Facade Materials:** Exterior walls shall be constructed of brick compatible to the 1912 brick walls. If possible, brick from the demolished Foundry Building should be incorporated in the new structure.
- Building Footprint:** The building footprint and setbacks of any new construction shall recreate the footprint and setbacks of the 1912 Foundry Building.
- Building Mass and Roof Form:** Any new construction shall volumetrically replicate the massing and roof form of the 1912 Foundry Building. New construction shall not exceed the height of the 1912 building.
- Facade Symmetry and Openings:** Any new construction shall exhibit a facade symmetry and window and door openings similar to the 1912 Foundry Building.
13. **Water Tower**
 The Water Tower on the north of the complex shall be preserved and maintained if structurally feasible.

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*Pon Krigger
Stan Blanton*

DALLAS HOUSING AUTHORITY

MF-2

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SUP 578

CONTINENTAL GIN COMPLEX

PD no. 178

CENTRAL SERVICE CENTER

FREEWAY

X-2



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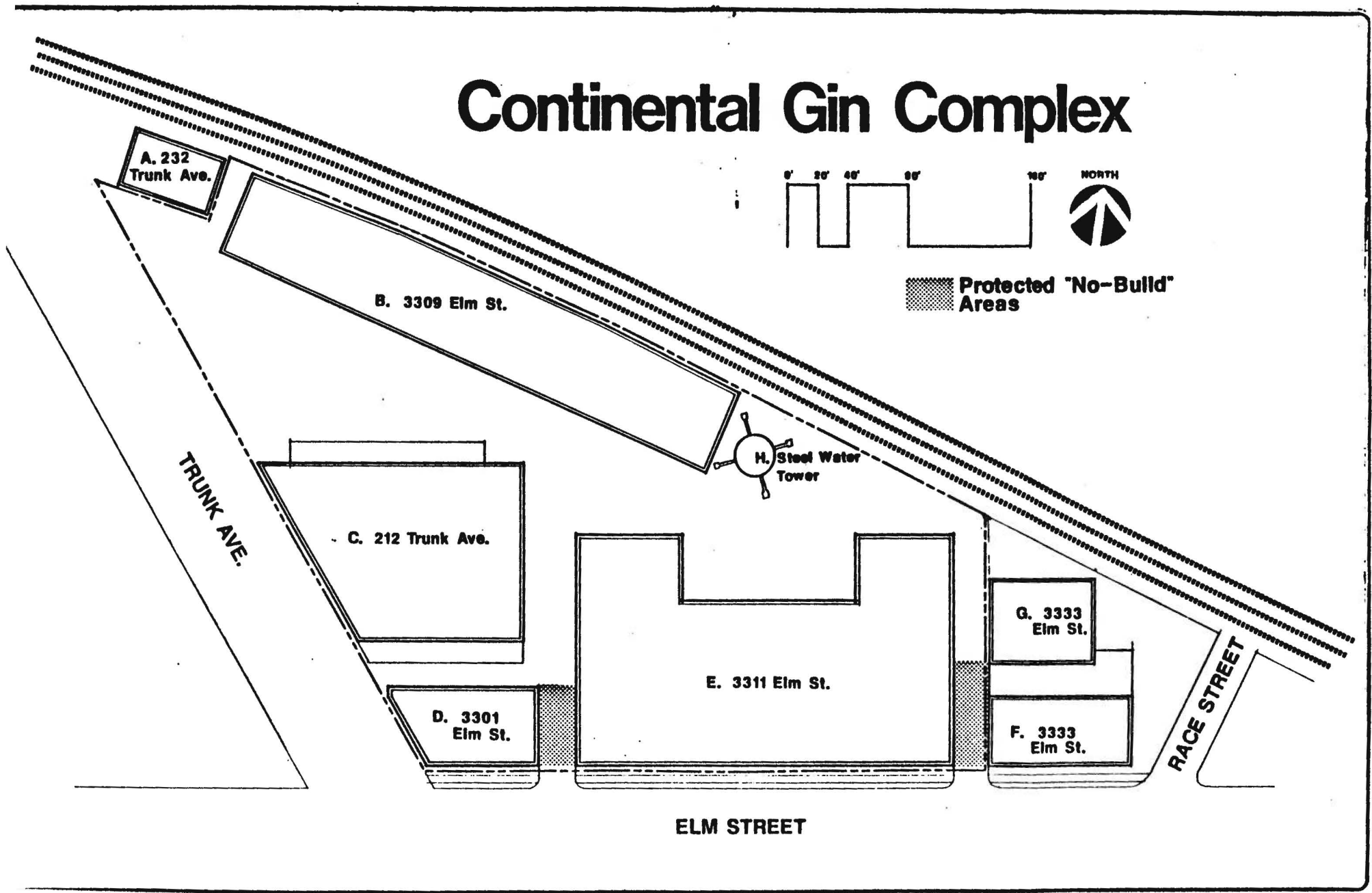
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Continental Gin Complex



 Protected "No-Build" Areas



ELM STREET

TRUNK AVE.

RACE STREET

