

4-7-98

ORDINANCE NO. 23486

An ordinance amending CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by establishing Historic Overlay District No. 86 (Sears Buildings Historic District) comprised of the following described property ("the Property"), to wit:

BEING a tract of land in City Blocks 1082, 5/1085 and 3/1087, fronting 992.00 feet on the southwest line of South Lamar Street, beginning at its intersection with the northwest line of McKee Street, and containing 6.83 acres of land,

providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; 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; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; 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 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by establishing Historic Overlay District No. 86 comprised of the following described property ("the Property"), to wit:

BEING a tract of land in the J.N. Bryan Survey, Abstract No. 149, and being all of Lots 1 through 22 in City Block 5/1085, being all of City Block 3/1087, being the abandoned portion of Arnold Street as abandoned by Ordinance No. 16283, and being the right-of-way for Bellview Street (60 feet wide) in the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the southwest line of South Lamar Street (80 foot right-of-way) and the northwest line of McKee Street (60 foot right-of-way);

THENCE South 39°35'20" West along the northwest line of McKee Street, 300.00 feet to a point for corner on the northeast line of South Austin Street as abandoned by Ordinance No. 16283;

THENCE North 50°24'40" West along the northeast line of said South Austin Street, as abandoned, 992.00 feet to a point for corner on a line, said line being 110.00 feet northwest of and parallel to the northwest line of Bellview Street;

THENCE North 39°35'20" East along said line, 300.00 feet to a point for corner on the southwest line of South Lamar Street;

THENCE South 50°24'40" East along the southwest line of South Lamar Street, 992.00 feet to to the POINT OF BEGINNING, and containing 297,600 square feet or 6.83 acres of land, more or less.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the 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.

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SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, or remove any structure on the Property without first obtaining a certificate of appropriateness in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 4. 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 5. That the director of planning and development shall correct Zoning District Map No. K-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 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, or maintenance of a building, structure, or land on the Property.

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SECTION 7. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

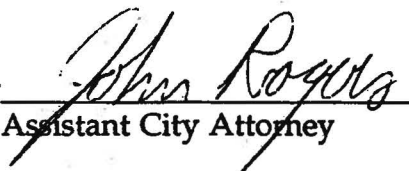
SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

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:

SAM A. LINDSAY, City Attorney

By

  
Assistant City Attorney

APR 08 1998

Passed \_\_\_\_\_

**EXHIBIT A**  
**PRESERVATION CRITERIA**  
**Sears Buildings Historic District**  
**1401 and 1409 S. Lamar**

**1. GENERAL**

- 1.1. This historic overlay district is divided into three tracts:
- a. Tract 1 is the Dallas Coffin Company Building at 1325 South Lamar, as shown on Exhibits B, C and D.
  - b. Tract 2 is the Main Building and Dining Hall at 1401 and 1409 South Lamar as shown on Exhibits B, C and D. Tract 2 is divided into sections 2A, 2B, 2C, 2D, 2E and 2F as shown on Exhibits B, C, and D.
  - c. Tract 3 is the National Casket Company Building at 1601 South Lamar as shown on Exhibits B, C and D. Tract 3 is divided into sections 3A, 3B, 3C and 3D.
- 1.2. The following exhibits are attached to and are made a part of this ordinance:
- a. Exhibit B shows protected facades and no-build zones.
  - b. Exhibit C shows where new entrances are allowed.
  - c. Exhibit D shows setbacks and fence locations.
- 1.3. All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.4. Any alterations to property within this district must comply with the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.5. A person may not alter a historic district site, or any portion of the exterior of a structure on the site, or place, construct, maintain, expand, remove, or demolish any structure in the historic district without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and the

provisions of this ordinance. A person who violates this provision is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.

- 1.6 The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
- 1.7 Preservation and restoration materials and methods used must comply with the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.8 The Landmark Commission may approve a certificate of appropriateness for work that does not strictly comply with these preservation criteria upon a finding that:
  - a. the proposed work is historically accurate and is consistent with the spirit and intent of these preservation criteria; and
  - b. the proposed work will not adversely affect the historic character of the property or the integrity of the historic district.

## 2. DEFINITIONS

- 2.1 Unless defined below, the definitions contained in CHAPTER 51A "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of the historic district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to a historic district.

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- 2.5 DISTRICT means Historic Overlay District No. 86, the Sears Buildings Historic Overlay District. This district contains the property described in Section 1 of this ordinance.
- 2.6 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.7 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.8 NO-BUILD ZONE means that part of the district in which no new construction may take place.
- 2.9 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.10 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

**Preservation Criteria for Tract 1: Dallas Coffin Building**  
**1325 South Lamar**

**3. BUILDING SITE AND LANDSCAPING**

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 3.2 The contributing structure is protected.
- 3.3 New sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or a combination of these materials. New driveways and parking areas must be constructed of brick, brush finish concrete, stone, asphalt, or a combination of these materials. Artificial grass, artificially-colored concrete, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 New accessible pedestrian ramps must be constructed of brick, brush finish concrete, stone or a combination of these materials. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted. Railings at such ramps must be metal, brick, cast stone/concrete or a combination of these materials.

- 3.5 Carports are permitted only to the west of the contributing structure.
- 3.6 Outdoor lighting must be appropriate and enhance the structure.
- 3.7 Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- 3.8 It is recommended that landscaping reflect the historic landscape design.
- 3.9 Any new mechanical equipment must be erected on the roof or to the west of the contributing structure and must be screened.
- 3.10 Fences are permitted where shown on Exhibit D.
- 3.11 Fences may not exceed eight feet in height unless indicated otherwise on Exhibit D.
- 3.12 Fences must be constructed of brick, cast stone, metal, stone, or a combination of these materials. Chain link fences are not allowed in the no-build zone.
- 3.13 Fences in the no-build zone must be a minimum of 70 percent open.

#### 4. FACADES

- 4.1 Protected facades.
  - a. The facades shown on Exhibit B are protected.
  - b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
  - c. Historic solid-to-void ratios of protected facades must be maintained.
  - d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
  - e. Brick, cast stone and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.



- f. A porte cochere is allowed in the no-build zone.

#### 4.2 Nonprotected facades.

- a. Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- b. Canopies are allowed at west entrances. Canopies must be industrial in design and material.
- c. Balconies are allowed on the west facade. Balconies must be industrial in design and material.
- d. An elevator/stair tower is permitted on the west facade. It must be compatible in design and materials with protected features.

#### 4.3 Wood trim and detailing must be restored wherever practical.

#### 4.4 All exposed wood must be painted, stained, or otherwise preserved.

#### 4.5 Historic materials must be repaired; they may be replaced only when necessary.

#### 4.6 Paint must be removed in accordance with the Department of Interior standards prior to refinishing.

#### 4.7 Aluminum siding, stucco, and vinyl cladding are not permitted.

#### 4.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.

#### 4.9 Exposing and restoring historic finish materials is recommended.

#### 4.10 Cleaning of the exterior of a structure must be in accordance with Department of Interior standards. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

### 5. FENESTRATION AND OPENINGS

#### 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.

#### 5.2 The existing door on the east facade must be restored.

- 5.3 The following modifications, as indicated on Exhibit C, are allowed:
- a. At the north facade, new entrances are allowed at existing dock openings.
  - b. New entrances at the existing dock openings at the north facade must reflect the industrial character of the contributing structure.
  - c. All modifications must express materials and configuration to match the historic.
- 5.4 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
- 5.5 Replacement doors and windows must express muntin and mullion size, light configuration, profile, details and material to match the historic.
- 5.6 Exterior storm doors and windows are not permitted. Interior storm doors and windows are permitted if they are appropriate and match the existing doors and windows in width, height, proportion, glazing material, and color.
- 5.7 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.8 Glass and glazing must match historic materials as much as practical. Glass must be clear. Films and tinted or reflective glazings are not permitted on glass.
- 5.9 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled, as specified in these preservation criteria, or as necessary to meet life/safety requirements.
- 5.10 The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

## 6. ROOFS

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.

- 6.2 The following roofing materials are allowed: built-up, single-ply membrane, and foam.
- 6.3 Historic coping, cornices, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.
- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 6.5 A roof deck is allowed provided it is set back so that it is not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 6.6 The railing around the perimeter of the roof deck and/or parapet must be industrial in design. The railing must be set back so that it is not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 7. ENTRANCES AND CANOPIES**
- 7.1 Historic entrances on protected facades are protected.
- 7.2 Historic detailing, railings, and trim on entrances are protected.
- 7.3 Brick, concrete, or stone porch floors may not be covered with carpet or paint. Wood floors must be painted or stained. A clear sealant is acceptable on porch floors.
- 7.4 Canopies are allowed over the existing dock doors at the north facade and over entrances at the west facade. The canopies must be industrial in design and material.
- 7.5 Porte cocheres are allowed at the north facade in the no-build zone.
- 8. EMBELLISHMENTS AND DETAILING**
- 8.1 The following architectural elements are considered important features and are protected:
- a. exterior brick detailing;
  - b. mortar detailing and color;

- c. cast stone/concrete sills and decorative elements, and coping;
- d. fenestration rhythm; and
- e. wood windows.

## 9. NEW CONSTRUCTION AND ADDITIONS

- 9.1 Stand-alone new construction is permitted to the west of the contributing structure.
- 9.2 Vertical additions are not permitted.
- 9.3 Horizontal additions are permitted only in areas shown on Exhibit B.
- 9.4 New construction and additions must have appropriate color, detailing, form, fenestration, massing, materials, roof form, shape, solids-to-voids ratios, and general appearance and must be compatible with the contributing structure.
- 9.5 The height of new construction and additions must not exceed the height of the contributing structure.
- 9.6 Aluminum siding, stucco, and vinyl cladding are not permitted.
- 9.7 New carports must be constructed of one or more of the following materials: steel, brick, cast stone/concrete, and metal.
- 9.8 New garages to the west of the contributing structure may be constructed of concrete, brick, cast stone/concrete, or a combination of these materials.
- 9.9 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

**10. SIGNS**

- 10.1 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and real estate signs may be erected without a certificate of appropriateness.
- 10.2 Signs may be erected if appropriate.
- 10.3 All signs must comply with the provisions of the Dallas City Code, as amended.

**Preservation Criteria for Tract 2: The Main Building and Dining Hall**  
**1401 and 1409 South Lamar**

**11. BUILDING SITE AND LANDSCAPING**

- 11.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 11.2 All contributing structures are protected.
- 11.3 Original concrete steps, sidewalks, walkways and driveways must remain and should be repaired or replaced with matching concrete.
- 11.4 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, asphalt or a combination of these materials. Artificial grass, artificially-colored concrete, exposed aggregate, and outdoor carpet are not permitted.
- 11.5 A change in grade will be allowed in front of the east facade of sections 2A, 2C, 2D and 2E.
- 11.6 New accessible pedestrian ramps must be constructed of brick, brush finish concrete, and stone. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted. Railings at such ramps must be metal, brick, cast stone/concrete or a combination of these materials. Chain-link fencing is not permitted.
- 11.7 Carports or parking structures are permitted only to the west of the main contributing structure.
- 11.8 Outdoor lighting must be appropriate and enhance the structure.

- 11.9 Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- 11.10 It is recommended that landscaping reflect the historic landscape design.
- 11.12 Any new mechanical equipment in sections 2A, 2B, 2C, 2D, and 2E must be erected on the roof or to the west of the contributing structure and must be screened. New mechanical equipment in section 2F is allowed in the no-build zone or to the west of the contributing structure and must be screened.
- 11.13 Dumpsters must be located to the west of the main contributing structure and must be screened.
- 11.14 Fences are permitted where shown on Exhibit D.
- 11.15 Fences may not exceed eight feet in height unless indicated otherwise on Exhibit D.
- 11.16 Fences must be constructed of brick, cast stone/concrete, metal, stone or a combination of these materials. Chain link fences are not allowed in the no-build zone.
- 11.17 Fences in the no-build zone must be a minimum of 70 percent open.

## 12. FACADES

### 12.1 Protected facades.

- a. The facades shown on Exhibit B are protected.
- b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- c. Historic solid-to-void ratios of protected facades must be maintained.
- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.

- e. Brick, cast stone and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.
- f. It is highly recommended that the 1970's stone on the first story of section 2A be removed and that the original brick be exposed and repaired.

12.2 Nonprotected facades.

- a. Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- b. Canopies are allowed at rear entrances of the west facade. Canopies must be industrial in design and material.
- c. Balconies are allowed on the west facade. Balconies must be industrial in design and material.

12.3 Wood trim and detailing must be restored wherever practical.

12.4 All exposed wood must be painted, stained, or otherwise preserved.

12.5 Historic materials must be repaired; they may be replaced only when necessary.

12.6 Paint must be removed in accordance with the Department of Interior standards prior to refinishing.

12.7 Aluminum siding, stucco, and vinyl cladding are not permitted.

12.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.

12.9 Exposing and restoring historic finish materials is recommended.

12.10 Cleaning of the exterior of a structure must be in accordance with Department of Interior standards. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

**13. FENESTRATION AND OPENINGS**

- 13.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 13.2 The existing door on the east facade must be restored.
- 13.3 The following modifications, as indicated on Exhibit C, are allowed:
- a. In section 2A, new entrances are allowed on the north and south facades at existing window openings.
  - b. In section 2D and 2E, new entrances are allowed on the east facade.
  - c. New entrances at the existing dock doors in section 2E must reflect the industrial character of the contributing structure.
  - d. All modifications must express materials and configuration to match the historic.
- 13.4 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
- 13.5 Replacement doors and windows must express muntin and mullion size, light configuration, profile, details and material to match the historic.
- 13.6 Exterior storm doors and windows are not permitted. Interior storm doors and windows are permitted if they are appropriate and match the existing doors and windows in width, height, proportion, glazing material, and color.
- 13.7 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades, except that existing burglar bars at basement windows may remain. Interior mounted burglar bars are permitted if appropriate.
- 13.8 Glass and glazing must match historic materials as much as practical. Glass must be clear. Films and tinted or reflective glazings are not permitted on glass.



- 13.9 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled, as specified in these preservation criteria, or as necessary to meet life/safety requirements.
- 13.10 The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

#### 14. ROOFS

- 14.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 14.2 The following roofing materials are allowed in sections 2A, 2B, 2C, 2D and 2E: built-up, single-ply membrane, and foam.
- 14.3 The following roofing materials are allowed in section 2F: wood shingles, flat tile and asphalt shingles.
- 14.4 Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.
- 14.5 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 14.6 Telecommunications equipment is allowed on the roof. Telecommunications equipment must be set back as far from the parapet as possible to minimize the visible impact on the contributing structure.
- 14.7 A roof deck is allowed, provided it is set back so that it is not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 14.8 The railing around the perimeter of the roof deck and/or parapet must be metal and industrial in design. The railing must be set back so that it is not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

**15. ENTRANCES AND CANOPIES**

- 15.1 Historic entrances on the east facade of section 2D and the front entrance of section 2F are protected.
- 15.2 Historic detailing, railings, and trim on entrances are protected.
- 15.3 Brick, concrete, or stone porch floors may not be covered with carpet or paint. Wood floors must be painted or stained. A clear sealant is acceptable on porch floors.
- 15.4 Canopies are allowed over the existing dock doors on the east facade in sections 2D and 2E and at new entrances on the north and south facades of section 2A. The canopies must be industrial in design and material.
- 15.5 It is recommended that the paint be removed from the existing front copper canopy in section 2D. The copper must remain natural, and not be polished, artificially colored, or have a patina added. If it is repainted, it must be a flat finish paint.

**16. EMBELLISHMENTS AND DETAILING**

- 16.1 The following architectural elements are considered important features and are protected:
  - a. exterior brick detailing;
  - b. mortar detailing and color;
  - c. canopy and entrance surround at main entrance in section 2D;
  - d. cast stone/concrete sills and decorative elements, and coping;
  - e. fenestration rhythm;
  - f. wood windows;
  - g. front entry steps in section 2D; and
  - h. sloped roof forms in section 2E.

**17. NEW CONSTRUCTION AND ADDITIONS**

- 17.1 Stand-alone new construction is permitted to the west of the main contributing structure.
- 17.2 Vertical additions must be set back so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 17.3 Horizontal additions are permitted only in areas shown on Exhibit B.
- 17.4 New construction and additions must have appropriate color, detailing, form, fenestration, massing, materials, roof form, shape, solids-to-voids ratios, and general appearance and must be compatible with the contributing structures.
- 17.5 The height of new construction and additions must not exceed the height of the contributing structures.
- 17.6 Aluminum siding, stucco, and vinyl cladding are not permitted.
- 17.7 New carports on the west facade of the main contributing structure must be constructed of concrete, brick, cast stone/concrete, metal, or a combination of these materials.
- 17.8 New garages to the west of the main contributing structure may be constructed of concrete, brick, cast stone/concrete, or a combination of these materials.
- 17.9 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

**18. SIGNS**

- 18.1 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and real estate signs may be erected without a certificate of appropriateness.

- 18.2 New signs may be erected at the site of historic signs:
- a. Signs may be erected in sections 2A, 2B, 2C, 2D and 2E at historic locations on the roof.
  - b. A stacked sign on the front of section 2A is permitted to replace the historic sign.
- 18.3 A monument sign is permitted at the South Lamar street facade. Materials and design must be compatible with the contributing structures.
- 18.4 All signs must comply with the provisions of the Dallas City Code, as amended.

**Preservation Criteria for Tract 3: The National Casket Company Building**  
**1601 South Lamar**

**19. BUILDING SITE AND LANDSCAPING**

- 19.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 19.2 The contributing structure is protected.
- 19.3 New sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or a combination of these materials. New driveways and parking areas must be constructed of brick, brush finish concrete, stone, asphalt, or a combination of these materials. Artificial grass, artificially-colored concrete, exposed aggregate, and outdoor carpet are not permitted.
- 19.4 New accessible pedestrian ramps must be constructed of brick, brush finish concrete, and stone. Artificial grass, artificially-colored concrete, asphalt, -exposed aggregate, and outdoor carpet are not permitted. Railings at such ramps must be metal, brick, cast stone/concrete or a combination of these materials.
- 19.5 Carports and parking structures are permitted only to the west of the contributing structure.
- 19.6 Outdoor lighting must be appropriate and enhance the structure.

- 19.7 Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- 19.8 It is recommended that landscaping reflect the historic landscape design.
- 19.9 Any new mechanical equipment must be erected on the roof or to the west of the contributing structure and must be screened.
- 19.10 Dumpsters must be located to the west of the contributing structure and must be screened.
- 19.11 Fences are permitted where shown on Exhibit D.
- 19.12 Fences may not exceed eight feet in height unless indicated otherwise on Exhibit D.
- 19.13 Fences must be constructed of brick, cast stone, metal, stone, or a combination of these materials. Chain link fences are not allowed in the no-build zone. A solid brick fence is allowed as shown on Exhibit D.
- 19.14 Fences in the no-build zone must be a minimum of 70 percent open.

## 20. **FACADES**

- 20.1 Protected facades.
  - a. The facades shown on Exhibit B are protected.
  - b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
  - c. Historic solid-to-void ratios of protected facades must be maintained.
  - d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
  - e. Brick, cast stone and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.

20.2 Nonprotected facades.

- a. Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- b. Canopies are allowed. Canopies must be industrial in design and material.
- c. Balconies are allowed on the west facade in section 3A. Balconies must be industrial in design and material.

20.3 Wood trim and detailing must be restored wherever practical.

20.4 All exposed wood must be painted, stained, or otherwise preserved.

20.5 Historic materials must be repaired; they may be replaced only when necessary.

20.6 Paint must be removed in accordance with the Department of Interior standards prior to refinishing.

20.7 Aluminum siding, stucco, and vinyl cladding are not permitted.

20.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.

20.9 Exposing and restoring historic finish materials is recommended.

20.10 Cleaning of the exterior of a structure must be in accordance with Department of Interior standards. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

**21. FENESTRATION AND OPENINGS**

21.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.

21.2 The existing door on the east facade must be restored.

21.3 The following modifications, as indicated on Exhibit C, are allowed:

- a. In section 3B, new entrances are allowed on the north facade (Arnold Street) at existing openings.

- b. All modifications must express materials and configuration to match the historic.
- 21.4 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
- 21.5 Replacement doors and windows must express muntin and mullion size, light configuration, profile, details and material to match the historic.
- 21.6 Exterior storm doors and windows are not permitted. Interior storm doors and windows are permitted if they are appropriate and match the existing doors and windows in width, height, proportion, glazing material, and color.
- 21.7 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 21.8 Glass and glazing must match historic materials as much as practical. Glass must be clear. Films and tinted or reflective glazings are not permitted on glass.
- 21.9 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled, as specified in these preservation criteria, or as necessary to meet life/safety requirements.
- 21.10 The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

## 22. ROOFS

- 22.1 The historic slope, massing, configuration, and materials of the roofs in sections 3A and 3D must be preserved and maintained.
- 22.2 The following roofing materials are allowed in sections 3A, 3B and 3C: built-up, single-ply membrane, and foam.
- 22.3 The following roofing materials are allowed in section 3D: wood or asphalt shingles, metal.

- 22.4 Historic eaves, coping, cornices, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.
- 22.5 Mechanical equipment, skylights, and solar panels on the roof in sections 3A, 3B and 3C must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 22.6 The roofs in sections 3B and 3C may be removed to provide an interior drive and courtyard.
- 22.7 A roof deck is allowed in section 3A provided it is set back so that it is not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 22.8 The railing around the perimeter of the roof deck and/or parapet must be industrial in design. The railing must be set back so that it is not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

### **23. ENTRANCES AND CANOPIES**

- 23.1 Historic entrances on the east facade of section 3A are protected.
- 23.2 Historic detailing, railings, and trim on entrances are protected.
- 23.3 Brick, concrete, or stone porch floors may not be covered with carpet or paint. Wood floors must be painted or stained. A clear sealant is acceptable on porch floors.
- 23.4 Canopies are allowed over the existing dock doors at the north facade. The canopies must be industrial in design and material.

### **24. EMBELLISHMENTS AND DETAILING**

- 24.1 The following architectural elements are considered important features and are protected:
  - a. exterior brick detailing;
  - b. mortar detailing and color;



- c. cast stone/concrete sills and decorative elements, and coping;
- d. fenestration rhythm; and
- e. roof form in section 3D.

## 25. NEW CONSTRUCTION AND ADDITIONS

- 25.1 Stand-alone new construction is permitted to the west of the contributing structure.
- 25.2 Vertical additions are not permitted.
- 25.3 Horizontal additions in sections 3A, 3B and 3C are permitted only in areas shown on Exhibit B.
- 25.4 New construction and additions must have appropriate color, detailing, form, fenestration, massing, materials, roof form, shape, solids-to-voids ratios, and general appearance and must be compatible with the contributing structure.
- 25.5 The height of new construction and additions must not exceed the height of the contributing structure in section 3A.
- 25.6 Aluminum siding, stucco, and vinyl cladding are not permitted.
- 25.7 New carports must be constructed of one or more of the following materials: steel, brick, cast stone/concrete, and metal.
- 25.8 New garages to the west of the contributing structure may be constructed of concrete, brick, cast stone/concrete, or a combination of these materials.
- 25.9 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

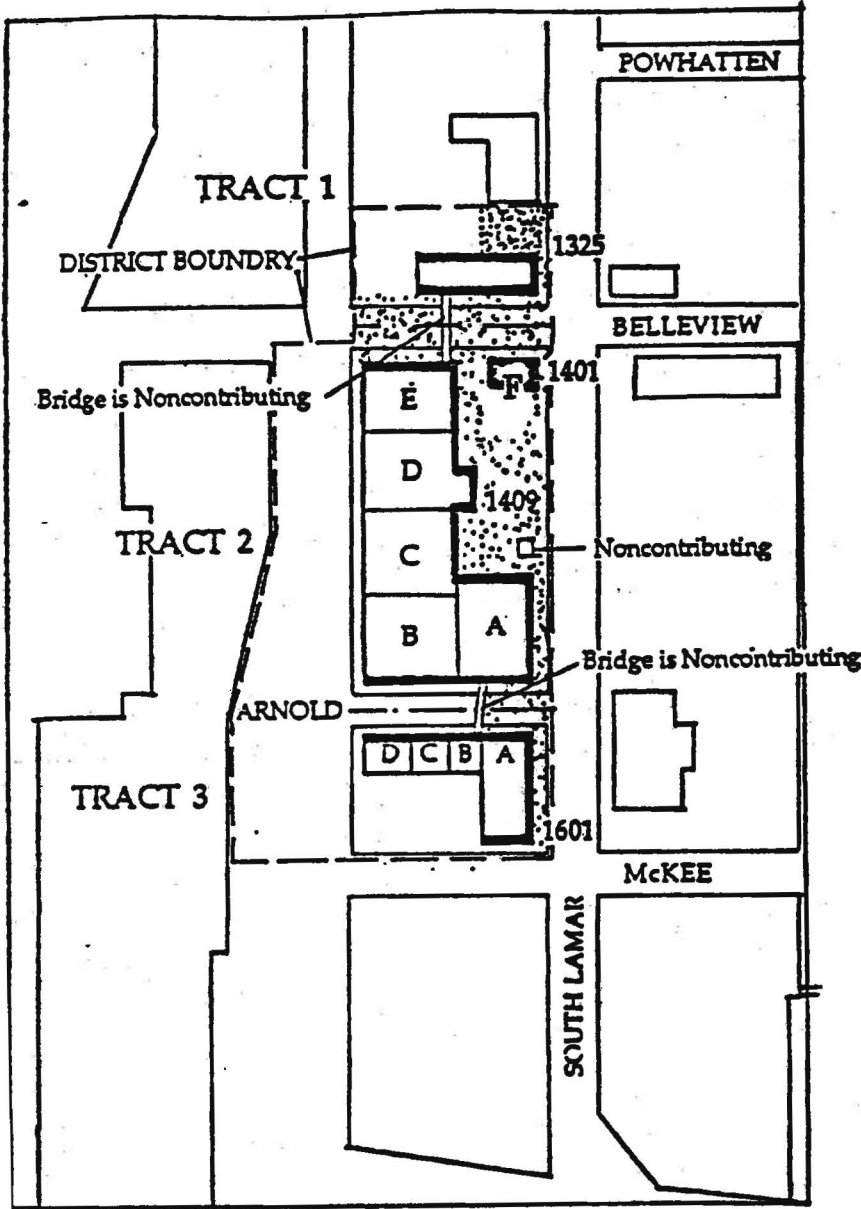
**26. SIGNS**

- 26.1 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and real estate signs may be erected without a certificate of appropriateness.
- 26.2 Signs may be erected if appropriate.
- 26.3 All signs must comply with the provisions of the Dallas City Code, as amended.







# SEARS BUILDINGS HISTORIC DISTRICT

Dallas, Texas

## EXHIBIT "B"



### LEGEND

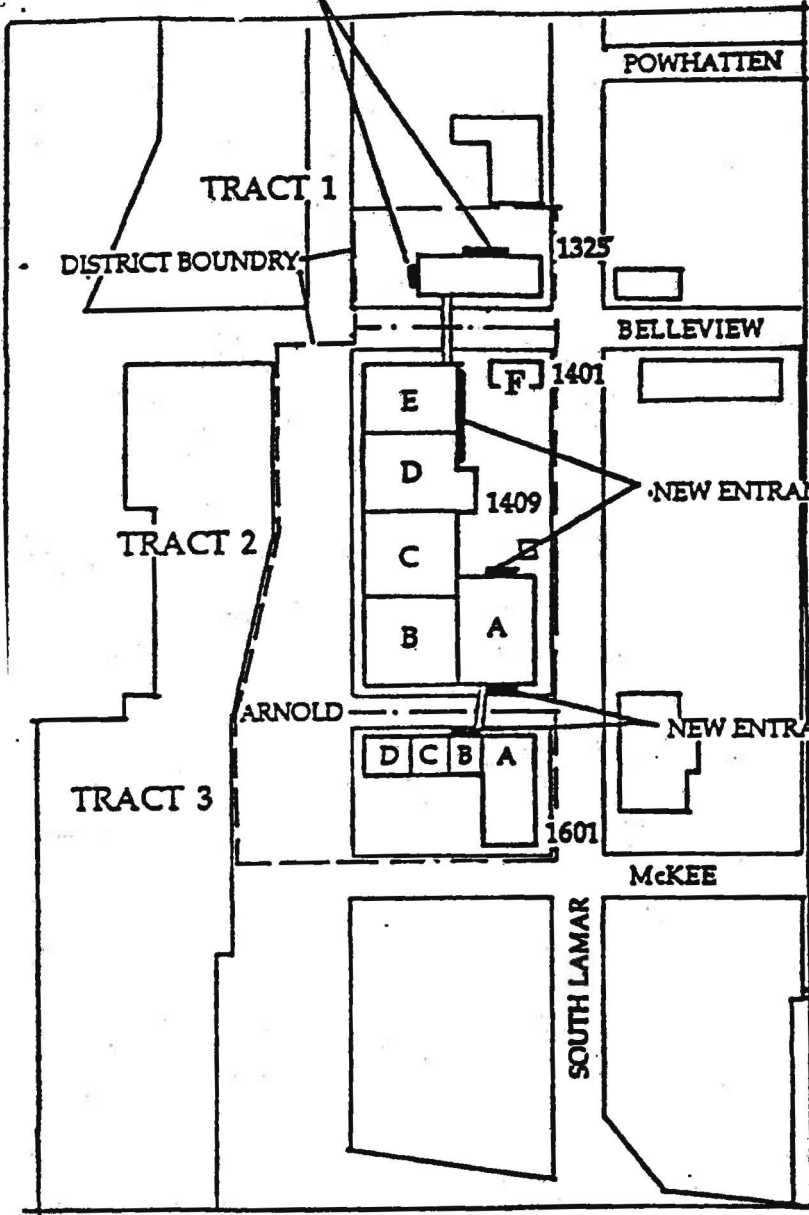
-  CONTRIBUTING STRUCTURE
-  1409 — STREET NUMBER
-  B — SECTION (IF ANY)
-  A — PROTECTED FACADES
-  NO BUILD ZONE
-  NONCONTRIBUTING STRUCTURE

NEW ENTRANCES ALLOWED IN THIS AREA

# SEARS BUILDINGS HISTORIC DISTRICT

Dallas, Texas

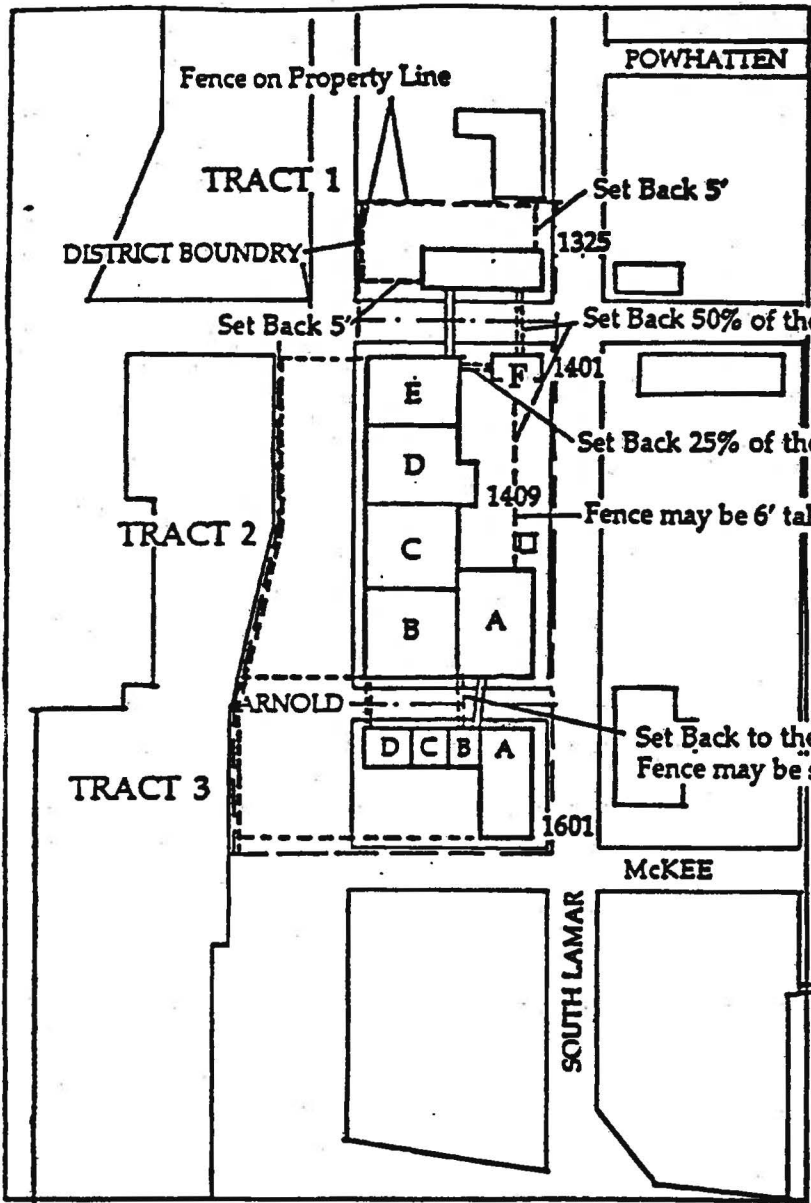
## EXHIBIT "C"



# SEARS BUILDINGS HISTORIC DISTRICT

Dallas, Texas

## EXHIBIT "D"



----- ALLOWED FENCE LOCATIONS

===== FENCE LOCATIONS IF BELLEVIEW & ARNOLD STREETS ARE ABANDONED

