

5-4-00

ORDINANCE NO. 24251

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. 98 (Goodyear and Goodrich Buildings) comprised of the following described property ("the Property"), to wit:

BEING a tract of land in City Block B/809, Lots 3, 4, 5, and portion of Lot 2 and Lot 6, a portion of Lot 7, Lot 25 and a portion of Lot 24, beginning at the southwest corner of Parry Avenue and the Texas Pacific Railway, fronting approximately 280 feet on the west line of Parry Avenue, and containing approximately 46,850 square feet 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,

CHECKED BY395

24251

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. 98 comprised of the following described property ("the Property"), to wit:

BEING a tract of land in City Block B/809, Lots 3, 4, 5, and portion of Lot 2 and Lot 6, a portion of Lot 7, Lot 25 and a portion of Lot 24, beginning at the southwest corner of Parry Avenue and the Texas Pacific Railway, fronting approximately 280 feet on the west line of Parry Avenue, and containing approximately 46,850 square feet of land.

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.

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. 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 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.

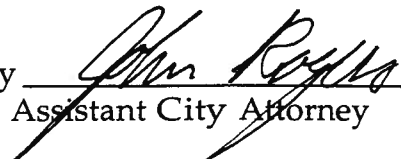
SECTION 7. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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:

MADELEINE B. JOHNSON, City Attorney

By 
Assistant City Attorney

Passed **MAY 10 2000**

Exhibit A
PRESERVATION CRITERIA
Goodyear and Goodrich Buildings
3809 Parry Avenue and 4140 Commerce Street

1. GENERAL

- 1.1 All demolition, maintenance, new construction, public works, renovation, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 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.
- 1.3 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 or a certificate for demolition or removal 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 or a certificate for demolition or removal is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 1.4 The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
- 1.5 Preservation and restoration materials and methods must comply with the Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 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 the preservation criteria.
 - b. the proposed work will not adversely affect the historic character of the property or the integrity of the historic district.

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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 CORNERSIDE YARD means a side yard that abuts a street.
- 2.5 DISTRICT means Historic Overlay District No. 98, the Goodyear & Goodrich 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 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.9 MAIN BUILDINGS means both the Goodyear Building (3809 Parry Avenue) and the Goodrich Building (4140 Commerce), as shown in Exhibit B.
- 2.10 NO-BUILD ZONE means that part of the district in which no new construction may take place.
- 2.11 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.12 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 3.2 The main buildings are protected.

- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Circular driveways and parking areas are not permitted in a front yard.
- 3.5 Carports are permitted only on the south side of the main structure at 3809 Parry (this is an existing carport structure). Garages are permitted only within the existing buildings, with garage openings not located on either the Parry Avenue or Commerce Street facades.
- 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 modifications reflect the historic landscape design.
- 3.9 Existing trees are protected, except that unhealthy or damaged trees may be removed.
- 3.10 Any new mechanical equipment must be erected in the side or rear yards or on the rooftop.
- 3.11 Fence location.
 - a. Fences are permitted in the area immediately in front of the main buildings, on public right-of-way, limited to 42 inches in height. (City authorization must be obtained for the use of public right of way.)
 - b. Fences in side yards may be located flush with the front facade of the structure.
- 3.12 Fences in rear yards and interior side yards may not exceed 10 feet in height. Fences in cornerside yards may not exceed eight feet in height.
- 3.13 Fences must be constructed of brick, cast stone, metal, stone, wood, a combination of these materials, or other appropriate materials.

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.
- 4.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
 - 4.3 Wood siding, 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 if possible; 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 Vinyl or aluminum siding or stucco is 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 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.

- 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.6 Glass and glazing must match historic materials as much as practical. Tinted or reflective glazings or films on glass are permitted if appropriate.
- 5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.
- 5.8 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: clay tiles, built-up, metal, single-ply membrane, and terra-cotta tiles. On the canopy at 3809 Parry Avenue, light-weight tile roof material (metal tile or synthetic clay tile) is acceptable upon showing a need because of weight load.
- 6.3 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.
- 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. Mechanical penthouses are excluded from this requirement.

7. EMBELLISHMENTS AND DETAILING

- 7.1 The following architectural elements are considered important features and are protected:
 - a. Solid-to-void ratios on protected facades.
 - b. Historic windows.

c. Cornices and other decorative elements.

8. **NEW CONSTRUCTION AND ADDITIONS**

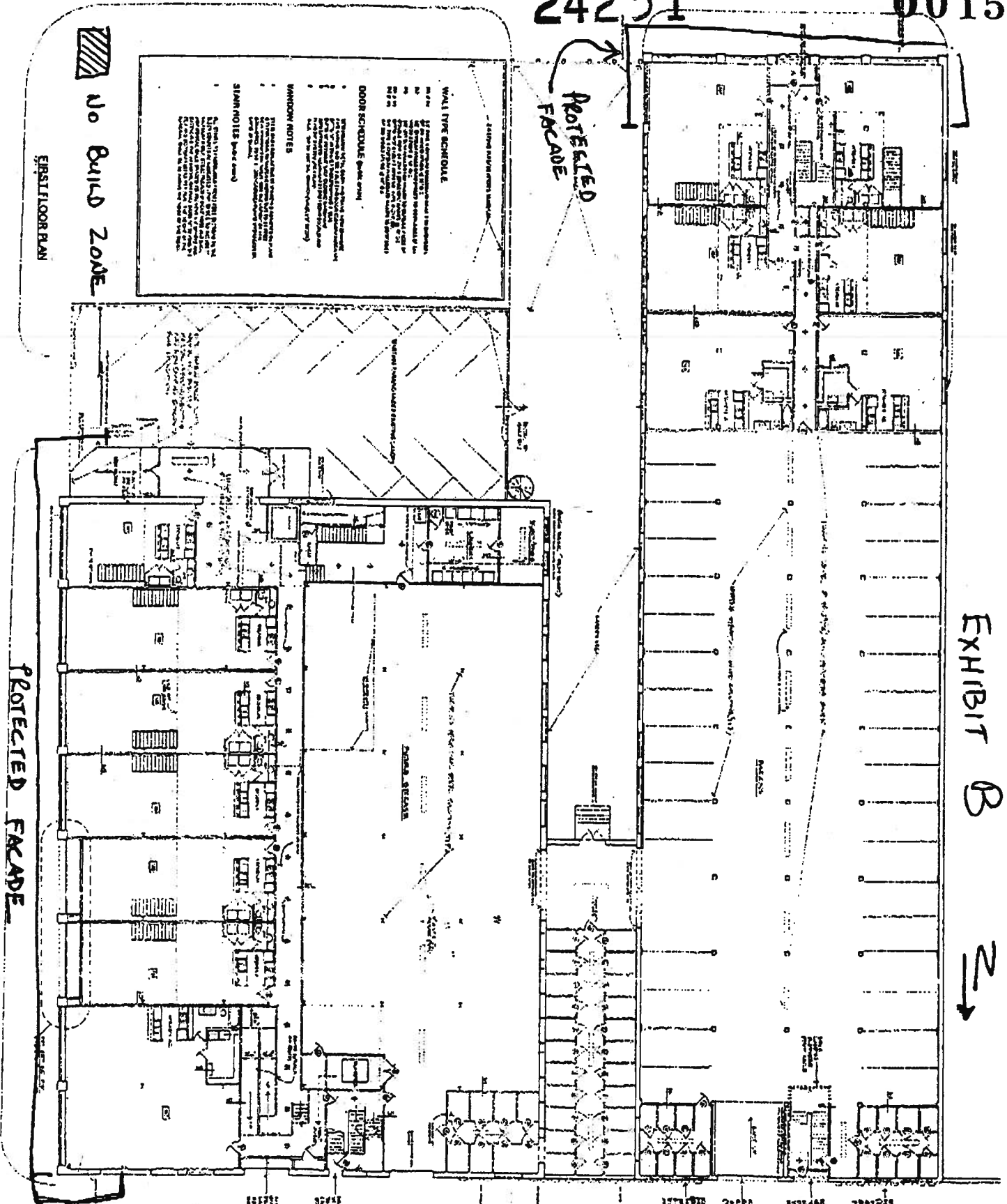
- 8.1 New construction is not permitted on protected facades.
- 8.2 No new inhabitable vertical additions are permitted on protected structures. Mechanical penthouses and roof gardens are permitted.
- 8.3 Aluminum siding, stucco and vinyl cladding are not permitted.

9. **SIGNS**

- 9.1 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.
- 9.2 Signs may be erected if appropriate.
- 9.3 All signs must comply with the provisions of the Dallas City Code, as amended.

24251

001569



No Build Zone

FIRST FLOOR PLAN

PROTECTED FACADE

EXHIBIT B →

PROTECTED FACADE

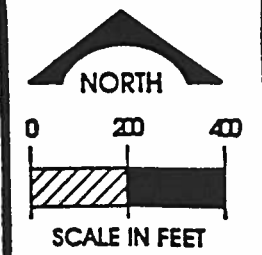
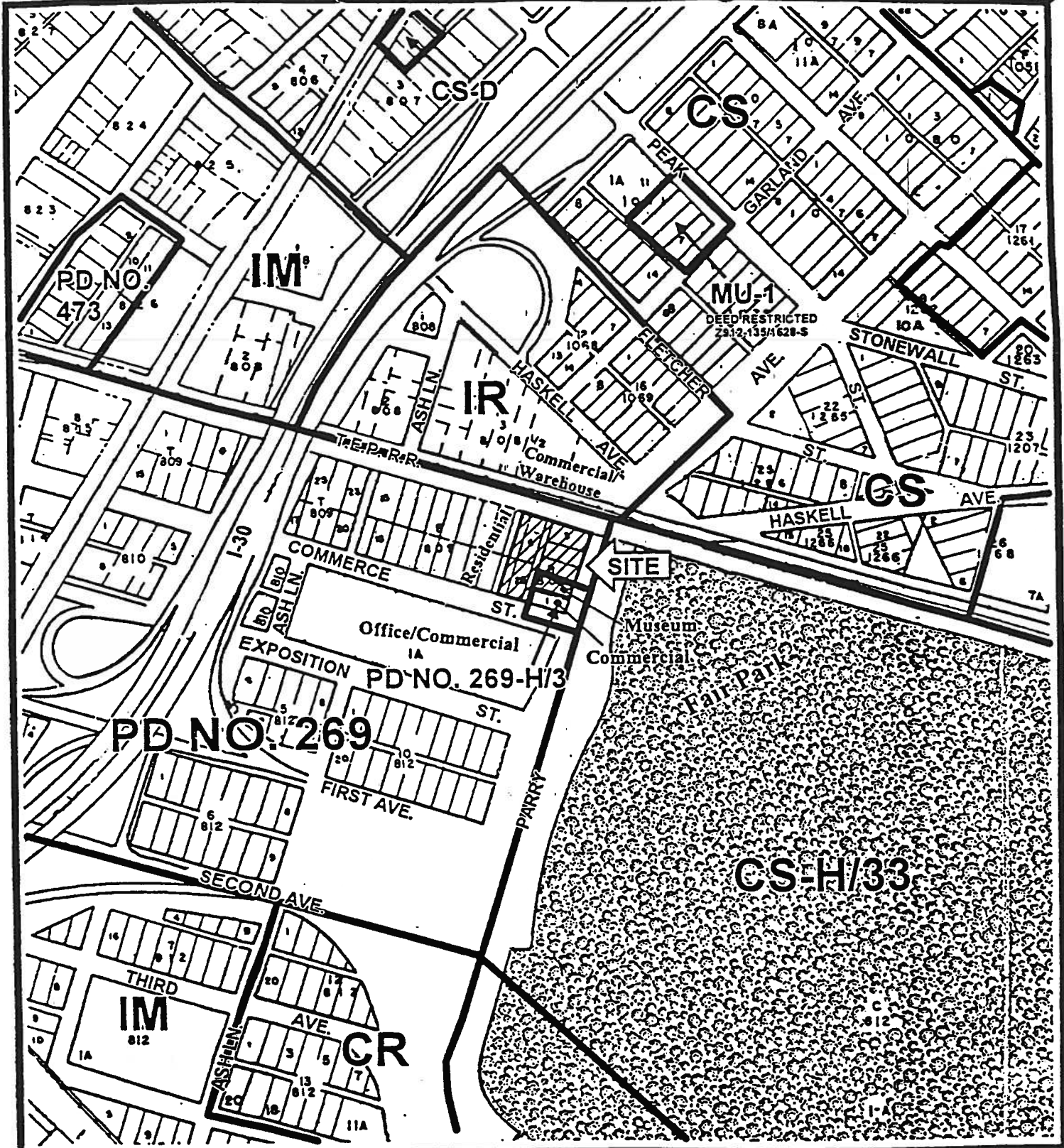
3809 PARRY AVE./4140 COMMERCE ST.

OWNER: BLOCK 809 LTD.
MANAGED BY: THE GIBSON COMPANY, INC.

A 101



John Miller
ARCHITECTS



ZONING AND LAND USE

MAP NO. J-8
 CASE NO. Z990-154/11108-SE(JA)