

ORDINANCE NO. 15238

An Ordinance amending the basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, and known as Volume III of the Dallas City Code, as amended, by rezoning the following described property from its present Industrial District 2 to a permanent Industrial District 2 - Historic/3, to wit:

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BEING all of Lot 1 and the southwestern eight feet of Lot 2 in City Block B/809 at the northwest corner of Commerce Street and Parry Avenue, fronting 62 feet on the west line of Parry Avenue and fronting 111 feet on the north line of Commerce Street, containing 6882 square feet of land.

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Providing that Old Tige Fire Station shall be an Historic Landmark as provided in Sections 3-100, 4-121, 10-1901 and 10-1092 of the Comprehensive Zoning Ordinance of the City of Dallas; providing for specific criteria for preservation of the exterior of the Old Tige Fire Station; providing a penalty; providing a severability clause; and providing an effective date.

WHEREAS, pursuant to CHAPTER 19A of the Dallas City Code, as amended, a committee known as the Historic Landmark Preservation Committee has been created; and

WHEREAS, said Committee has thoroughly familiarized itself with the buildings, land, areas and districts within the City which may be eligible for designation as Historic Landmarks and has recommended to the City Plan Commission that the area hereinabove described containing the building commonly known as Old Tige Fire Station, be designated as an Historic Landmark; and

WHEREAS, the City Plan Commission, with a quorum of said body in attendance, held a public meeting on the 18th day of March, 1976, after advertising said public hearing according to law, in order to consider the suggested designation of Old Tige Fire Station as an Historic Landmark, and at the close of such hearing, recommended that Old Tige Fire Station be designated as an Historic Landmark, and made its recommendations to the City Council; and

WHEREAS, the City Council, on the 19th day of April, 1976, held a public hearing on the proposed designation of Old Tige Fire Station as an Historic Landmark, as recommended by the City Plan Commission, after notice was given according to law, at which hearing every property owner and interested person

to be heard on the zoning revision was afforded an opportunity to be heard;  
and

WHEREAS, at the conclusion of said hearing, the City Council approved the recommendation of the City Plan Commission; Now, Therefore,

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

SECTION 1. That the basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, and known as CHAPTER 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, be, and it is hereby amended insofar as it applies to the property hereinafter described, which is rezoned from its present Industrial District 2 to a permanent Industrial District 2 - Historic/3, subject to the conditions and modifications hereinafter specified, to wit:

BEING all of Lot 1 and the southwestern eight feet of Lot 2 in City Block B/809 at the northwest corner of Commerce Street and Parry Avenue, fronting 62 feet on the west line of Parry Avenue and fronting 111 feet on the north line of Commerce Street, containing 6882 square feet of land.

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SECTION 2. That the building known as Old Tige Fire Station, hereinafter referred to as "the fire station", located on the above described property, be and it is hereby declared to be an Historic Landmark, as provided in CHAPTER 19A of the Dallas City Code.

SECTION 3. That no additions to or redevelopment of the fire station shall adversely affect any historical or architectural feature of the building. All alterations, reconstructions and additions shall conform to the following criteria:

- I. SYMMETRY OF THE FACADE DESIGN: The horizontal and vertical balance of opening placement, ornamentation, and facade relief shall be maintained.
- II. HORIZONTAL EXPRESSION: The series of horizontal lines across the facade created by the use of elongated pilaster capitals, continuous cornice edges, cast stone bearing blocks, lentils, and continuous cast stone capping shall be preserved and maintained.
- III. WINDOW AND DOOR TREATMENT: The use of multi-paned glazing in windows and doors shall be maintained.
- IV. DETAIL: The use of frequent facade relief in the form of pilaster capitals, bearing blocks, lintels, and ornamentation shall be maintained.
- V. PARAPET: The parapet with its cast stone emblem shall be preserved and remain unaltered except for necessary maintenance.
- VI. MATERIALS: The use of brick and cast stone shall be preserved.

VII. Signs: All new signs shall be designed to be reasonably compatible with the architectural qualities of the building. All new signs shall be reviewed and approved by the Historic Landmark Preservation Committee prior to the issuance of a sign permit.

SECTION 4. 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 5. 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 6. 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:

N. ALEX BICKLEY, City Attorney

By: *N. Alex Bickley*  
Assistant City Attorney

PASSED: AUG 2 1976  
CORRECTLY ENROLLED AUG 2 1976  
Lee E. Holt  
City Attorney  
ATTEST:  
Harold G. Shank  
City Secretary