

1/20/92

ORDINANCE NO. 21181

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. 53 (Woodrow Wilson High School) comprised of the following described property ("the Property"), to wit:

Being a tract of land in City Block 1672, fronting 907.6 feet on the northeast line of Glasgow Drive between Covington Lane and Reiger Avenue, and containing approximately 9.74 acres of land;

providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2000; 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 that property; 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

21181

amended by establishing Historic Overlay District No. 53 comprised of the following described property ("the Property"), to wit:

BEING a tract or parcel of land lying and being situated in the City and County of Dallas, Texas, in City Block 1672, and being more particularly described as follows:

BEGINNING at the intersection of the northeast line of Glasgow Drive (50.00 feet wide) and the southeast line of Reiger Avenue (50.00 feet wide);

THENCE in a northeasterly direction along said southeast line of Reiger Avenue, a distance of 103.00 feet more or less to the beginning of a curve;

THENCE in a northeasterly and easterly direction, continuing along said southeast line of Reiger Avenue, bearing to the right along said curve having a radius of 100.00 feet, an arc distance of 157.08 feet more or less to the intersection of same with the southwest line of Slaughter Avenue (50.00 feet wide);

THENCE in a southeasterly direction along southwest line of Slaughter Avenue, a distance of 172.60 feet more or less to a point for corner, said point being on the northwest line of the Woodrow Wilson High School tract;

THENCE in a northeasterly direction along said northwest line, same being the southeast end of Slaughter Avenue, a distance of 50.00 feet to a point for corner, said point being on the northeast line of said Slaughter Avenue;

THENCE in a northwesterly direction along said northeast line of Slaughter Avenue, a distance of 206.00 feet more or less to the intersection of same with the southeast line of Reiger Avenue;

THENCE in a northeasterly direction along said southeast line of Reiger Avenue, a distance of 240.00 feet more or less to the intersection of same with the southwest line of a 10.00 feet wide alley;

THENCE in a southeasterly direction along said southwest line, a distance of 206.00 feet more or less to an angle point in said alley, said point being on the northwest line of the Woodrow Wilson High School tract;

THENCE in a northeasterly direction along said northwest line, same being the southeast line of said alley, a distance of

21181

22.00 feet more or less to a point for corner, said point being on the southwest line of a tract of land for J.L. Long Junior High School, same being the northeast line of said Woodrow Wilson High School tract;

THENCE in a southeasterly direction, departing said alley and along the last mentioned common line, a distance of 621.20 feet more or less to the intersection of same with the northwest line of Covington Lane (50.00 feet wide);

THENCE in a southwesterly direction along said northwest line of Covington Lane, a distance of 74.78 feet more or less to an angle point in said line;

THENCE continuing in a southwesterly direction along said northwest line, a distance of 443.70 feet more or less to the intersection of same with the northeast line of said Glasgow Drive;

THENCE in a northwesterly direction along said northeast line of Glasgow Drive, a distance of 907.60 feet more or less to the POINT OF BEGINNING, and containing approximately 424,437 square feet or 9.74 acres 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. I-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 \$2000. 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:
SAM A. LINDSAY, Acting City Attorney

By 
Assistant City Attorney

Passed JAN 22 1992

Zoning File No. Z912-109/9008-E

4729E

EXHIBIT A

PRESERVATION CRITERIA
Woodrow Wilson High School

All public and private right-of-way improvements, renovation, repairs, demolition, maintenance, site work, and new construction on the building site must conform to the following guidelines and be approved through the certificate of appropriateness review process prior to commencement.

Unless otherwise specified, preservation and restoration materials and methods must conform to those defined in the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library and from Historic Preservation Section staff in the City of Dallas Department of Planning and Development.

1. DEFINITIONS

- 1.1 APPLICANT means the property owner(s) or the owner's duly-authorized agent.
- 1.2 CERTIFICATE means a certificate of appropriateness issued by the city pursuant to Section 51A-4.501 of the Dallas City Code, as amended, to authorize the alteration of the physical character of real property on this site, of any portion of the exterior of a structure on the site, or the placement, construction, maintenance, expansion, or removal of any structure on or from the site.
- 1.3 COMMISSION means the landmark commission of the City of Dallas.
- 1.4 DIRECTOR means the director of the department of planning and development or his representative.
- 1.5 MINOR EXTERIOR ALTERATIONS means the installation of or alteration to awnings, signs, fences, gutters and downspouts, incandescent lighting fixtures, or landscaping that comprises less than 25 percent of the front or side yards; restoration of original architectural features; new walkways, sidewalks and driveways that are not within the "no-build zone"; alterations or modifications to an accessory structure or to any facade that is not a protected facade; installation of interior mounted burglar bars; and removal of immature trees visible from any street.

- 1.6 NO-BUILD ZONE means that part of a lot on which no new construction may take place, except a fence as specified in 2.7.
- 1.7 PRESERVATION CRITERIA means the standards considered by the director and commission in determining whether a certificate of appropriateness should be granted or denied.
- 1.8 PROTECTED FACADE means a facade that, except as otherwise provided, must maintain its original appearance, as near as practical, in all aspects.
- 1.9 SITE means the property described in Section 1 of this ordinance.
- 1.10 REAL ESTATE SIGN means a sign that advertises the sale or lease of real property.

2. SITE AND SITE ELEMENTS

- 2.1 New construction is prohibited on the areas designated as "no-build zones" on the attached site plan.
- 2.2 All existing structures must be retained and protected.
- 2.3 New sidewalks, walkways, steps, and driveways must be of brush finish concrete. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.
- 2.4 Exterior lighting must be appropriate and compatible, must enhance the structure and its surroundings, and may not obscure significant views of or from the building.
- 2.5 Landscaping must be appropriate and compatible, must enhance the structure and its surroundings, and may not obscure significant views of or from the building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.
- 2.6 Existing mature trees will be protected. Unhealthy or damaged trees may be removed.
- 2.7 Fences are not permitted in that portion of the no-build zone that is directly in front of the historic structure and extending to Glasgow Drive. Fences in other portions of the no-build zone may

not exceed 4 feet in height. Fences outside the no-build zone may be constructed of brick, stone, chain link, or other material.

3. STRUCTURE

Facades

- 3.1 Front and side facades of the original historic structure are protected facades.
- 3.2 Reconstruction, renovation, or repair of the opaque elements of protected facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size.
- 3.3 Brick must match in color, texture, module size, bond pattern, and mortar color. Original face brick may not be painted, with the exception that original structures that have previously been painted may remain painted.
- 3.4 Stone, cast stone, and concrete elements must be renovated or repaired only with materials similar in size, grain, texture, and color to the original materials.
- 3.5 Wood siding, trim, and detailing must be carefully restored wherever practical. Historic materials may be replaced only when necessary. Badly deteriorated paint must be removed in accordance with Department of Interior standards prior to refinishing. All exposed wood must be painted, stained, or otherwise protected. Resurfacing with vinyl, aluminum, or stucco is not permitted.
- 3.6 Original color of original materials must be preserved and maintained wherever practical. Paint and other color schemes must be based upon any available documentation as to original conditions.
- 3.7 Exposing and restoring original historic finish materials is encouraged.
- 3.8 Exterior cleaning must be accomplished in accordance with Department of Interior standards. No sandblasting or other mechanical abrasive cleaning processes are permitted.
- 3.9 All modifications to non-protected facades must be appropriate to the facade.

Embellishments and Detailing

- 3.10 Existing original light fixtures at the front, main doors must be retained and preserved. Where replacement is necessary due to decay or damage, new fixtures must match original in design, size, material, and finish.
- 3.11 The following architectural elements of the protected facades are considered special features and must be protected and preserved: stone, cast stone, brick and marble trim, detailing, copings, finials, scuppers, porticos, front walkways, steps at all front and side entrances, sashes, sills, mullions, parapets, and brick pilasters.

Fenestration and Openings

- 3.12 Original doors and windows and their openings on the protected facades must remain intact and be preserved. Where replacement is necessary due to damage or structural deterioration, replacement doors and windows must match original doors and windows in mullion size, light configuration, and material. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended. Exterior storm windows and doors may be permitted if they are sensitive additions and match existing windows in frame width and proportion, glazing material, and color. No decorative ironwork or burglar bars are permitted over doors or windows. Exterior mounted burglar bars are permitted on the rear facade only. Interior mounted burglar bars of appropriate color and design are permitted.
- 3.13 Glass and glazing must match original materials. No tinted or reflective glazing or films are permitted.
- 3.14 New door and window openings on protected facades are permitted only where there is evidence that original openings have been filled with other material, or where necessary for safety.
- 3.15 Refer to Department of the Interior standards for acceptable techniques to improve the energy efficiency of historic fenestrations.
- 3.16 It is recommended the existing skylights be repaired and preserved.

Roofs

- 3.17 The slope, massing, configuration, and materials of the roof must be preserved and maintained. Existing parapets, cornices, and coping must be retained, and when repaired must be done so with material matching in size, finish, module, and color.
- 3.18 Solar panels or skylights may not be visible to a person standing at ground level on the opposite side of any adjacent public right-of-way.
- 3.19 Mechanical equipment on the roof must be set back or screened whenever practical so that it cannot be seen by a person standing at ground level on the opposite side of any adjacent public right-of-way.

Entry Porticos

- 3.20 Existing original entry porticos on protected facades must be retained and preserved, and may not be enclosed.
- 3.21 All original columns, balustrades, railings, trim, and detailing that are part of the portico configuration must be preserved.
- 3.22 Portico floor finishes must be stone, cast stone, marble, or brush finish concrete, and may not be covered with paint or carpet. A clear sealant on porch floors is acceptable.

4. NEW CONSTRUCTION AND ADDITIONS TO EXISTING STRUCTURES

- 4.1 The form, materials, and general exterior appearance of new construction, accessory buildings, and vertical or horizontal extensions to existing non-protected structures must be compatible with the existing historic structure.
- 4.2 New construction, accessory buildings, and vertical additions to existing non-protected structures must be of appropriate massing, roof form, shape, materials, detailing, and color, and have fenestration patterns and solids-to-voids ratios that are typical of the site.
- 4.3 Vinyl, aluminum, and stucco are not acceptable cladding materials for the construction of any new accessory buildings or additions to the historic structure.

- 4.4 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures must not exceed the height of the historic structure on the site.
- 4.5 No new vertical extensions are permitted on the historic structure.
- 4.6 New construction may not physically connect to the historic structure unless required for operational or security reasons. In the event that an existing non-protected addition is removed, connections to the historic structure must be only at the same connection points as the earlier addition.
- 4.7 New construction and connections between new and historic construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation Brief No. 14.
- 4.8 Where new construction abuts an existing facade, a clear definition of the transition between new and existing construction must be established and maintained. Historic details in the eaves must be preserved and maintained where abutting new construction.

5. SIGNS

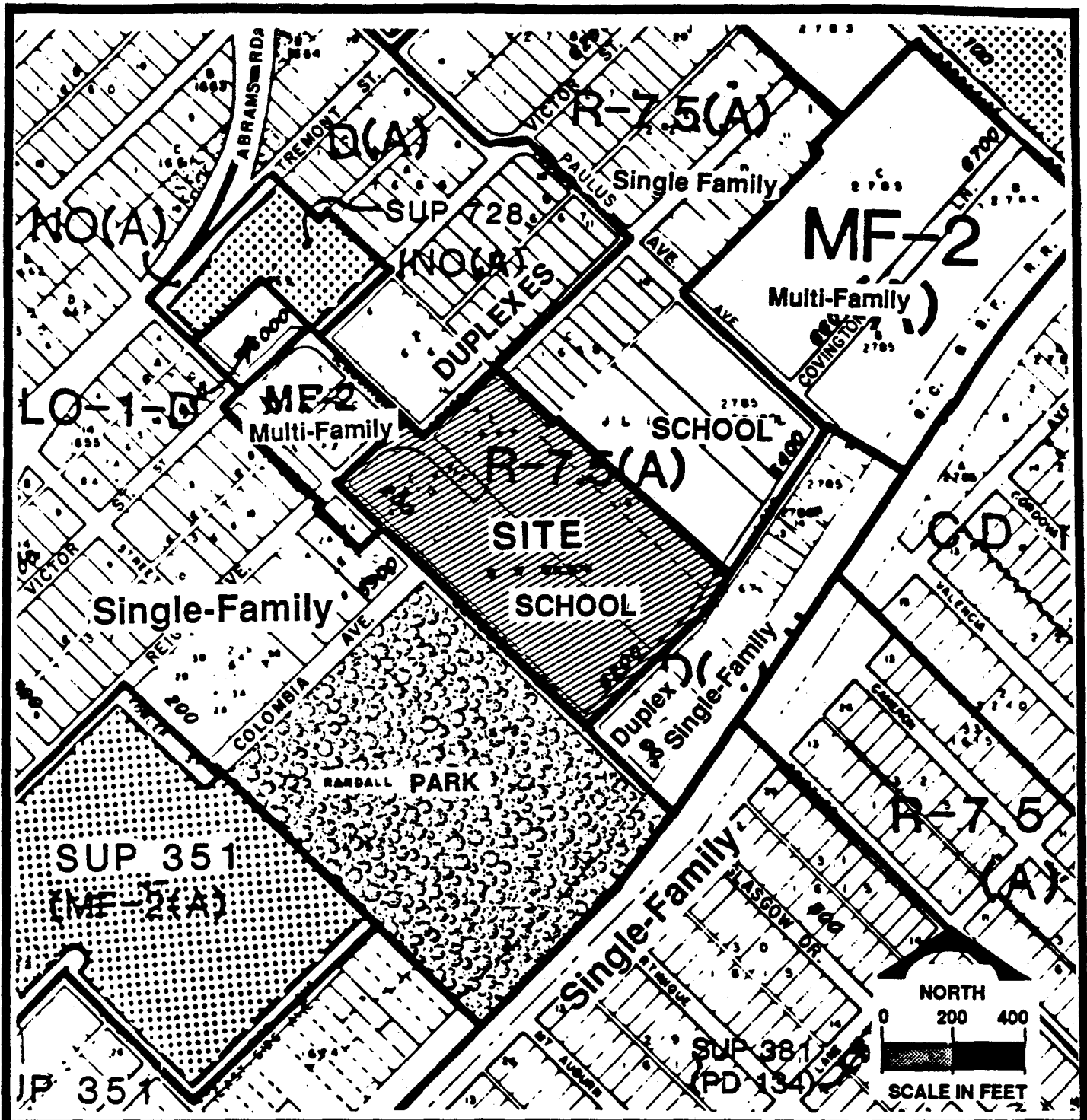
- 5.1 All signs must conform to applicable provisions of the Dallas City Code and be compatible with the architectural qualities of the historic structure.
- 5.2 Street signs, DISD standard school identification signs, protective signs, and directional signs which are sensitive and appropriate to the appearance of the structure are permitted.
- 5.3 No certificate is required to erect temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code) and real estate signs.

6. REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

- 6.1 Unless otherwise specified in this section, the standard review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this site.

- 6.2 Upon receipt of an application for a certificate, the director shall categorize the application as one of the following: (A) routine maintenance and replacement, (B) minor exterior alteration, or (C) work requiring review by the commission.
- 6.3 The director shall review and grant or deny certificates for applications categorized as routine maintenance and replacement or minor exterior alteration within 10 days of receipt of a completed application. To be considered complete, an application shall include any exhibits or attachments deemed necessary by the director.

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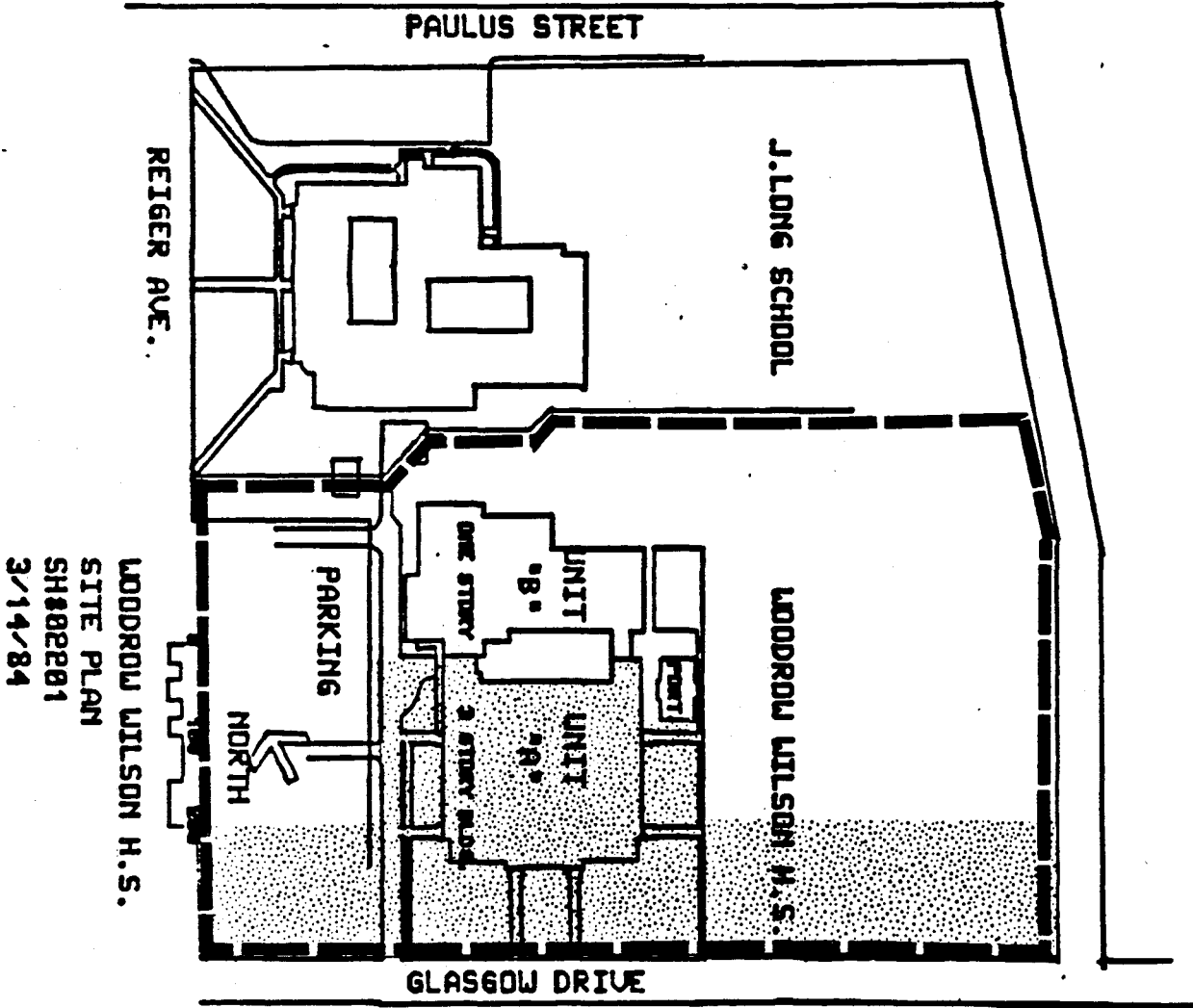
ZONING AND LAND USE

Map No. 1-8

Case No. Z912-109/9008-E

SITE PLAN

WOODROW WILSON HIGH SCHOOL



--- AREA OF DESIGNATION

▒ NO-BUILD ZONE

E-8006/601-216Z