

3/22/79

ORDINANCE NO. 16165

An Ordinance amending CHAPTER 51, "COMPREHENSIVE GENERAL ZONING ORDINANCE," of the Dallas City Code, as amended, by permitting the following described property, to-wit:

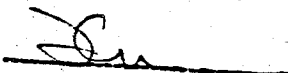
Being a tract of land in City Block N/1223 in the City of Dallas at the east corner of Cedar Springs Road and Reagan Street, fronting 65 feet on the northeast line of Cedar Springs Road and fronting 191.74 feet on the southeast line of Reagan Street, and containing approximately 0.4 acres of land.

shall be changed from its present General Retail District to a ^{GR-H/7} General Retail Historic District/8; providing that the Cedar Springs Fire Station, located on the property described above, shall be a Historic Landmark as provided in Section 4-121, 10-1901 and 10-1092 of Chapter 51 of the Dallas City Code, as amended; providing for specific criteria for preservation of the exterior of the Cedar Springs Fire Station; providing a penalty; providing a severability clause; and providing an effective date.

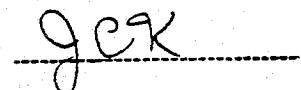
WHEREAS, pursuant to CHAPTER 19A of the Dallas City Code, as amended, a committee known as the Historic Landmark Preservation Committee has been created; and

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 the Cedar Springs Fire Station, be designated as a Historic Landmark; and

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WHEREAS, the City Plan Commission, with a quorum of said body in attendance, held a public meeting on the 16th of March, 1978, after advertising said public hearing according to law, in order to consider the suggested designation of the Cedar Springs Fire Station as a Historic Landmark, and at the close of such hearing, recommended that the Cedar Springs Fire Station be designated as a Historic Landmark, and made its recommendations to the City Council; and

WHEREAS, the City Council, on the 19th of April, 1978, held a public hearing on the proposed designation of the Cedar Springs Fire Station as a 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 CHAPTER 51, "COMPREHENSIVE GENERAL ZONING ORDINANCE," of the Dallas City Code, as amended, is amended as applicable to the property described in this Ordinance, which is presently zoned General Retail District, and which shall hereafter be classified as General Retail Historic District/8, subject to the conditions and modifications herein specified, to-wit:

BEING a tract of land in City Block N/1223 in the City of Dallas involving part of Lot 3 and more particularly described as follows:

BEGINNING at the intersection of the northeast line of Cedar Springs Road and the southeast line of Reagan Street;

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THENCE N 45°00'00" E along the southeast line of Reagan Street, a distance of approximately 191.74 feet to a point for corner in a line, said line being perpendicular to the southeast line of Reagan Street;

THENCE S 45°00'00" E along said line, a distance of approximately 136 feet to a point for corner on a line, said line being approximately 136 feet southeast of and parallel to the southeast line of Reagan Street;

THENCE S 45°00'00" W along said line, a distance of approximately 60 feet to a point for corner on a line, said line being 125 feet northeast of and parallel to the northeast line of Cedar Springs Road;

THENCE N 47°47'57" W along said line, a distance of 72.16 feet to a point for corner in a line, said line being 65 feet southeast of and parallel to the southeast line of Reagan Street;

THENCE S 45°00'00" W along said line, a distance of 125 feet to a point for corner on the northeast line of Cedar Springs Road;

THENCE N 47°47'57" W along the northeast line of Cedar Springs Road, a distance of 65 feet to a point on the southeast line of Reagan Street, the PLACE OF BEGINNING and containing approximately 0.4 acres of land.

SECTION 2. That the building known as the Cedar Springs Fire Station, located on the above described property be and it is hereby declared to be a Historic Landmark, as provided in CHAPTER 19A of the Dallas City Code, as amended.

SECTION 3. That no additions to or redevelopment of the external portions of the Cedar Springs Fire Station shall adversely affect any historic or architectural feature of the building. All alterations, reconstructions and additions to the external portions of the building shall conform with the criteria in Section 5 of this Ordinance.

SECTION 4. In this Ordinance:

- (a) Bosses means star shaped protuberance on the end of a tension rod connecting opposite exterior walls.

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- (b) Existing Main Structure means the existing No. 11 Hook and Ladder Company erected in 1909.
- (c) Facia means a board that trims the ends of roof rafters.
- (d) Fractables means stone coping on the gable wall of a structure when carried above a roof line.
- (e) Protected Facades means west and north elevations of the existing original main structure.
- (f) Sill Course means stone string course set usually at window sill level often wrapping horizontally around the structure.
- (g) Soffit means the ceiling or underside of any architectural member; the inner curve of an arch.

SECTION 5. Any alteration, reconstruction, renovation, or other changes in the existing original structure shall comply with the structural criteria in this section which enumerates the requirements for preservation of the existing original structure, the protected facades, and other specifically designated architectural features.

(a) STRUCTURE.

(1) Surface Materials

Reconstruction or renovation of the opaque elements of each facade shall employ only cast stone and/or brick of equal texture, grain, color, and module size of the existing main structure as practicable.

(2) Fenestration and Openings

(A) Existing openings in the protected facades shall remain intact and new openings shall not be permitted. Restoration of the west facade to the original design is permitted.

(B) The use of multi-paned double hung windows in the protected facades (Sec. 4e) shall be preserved. The symmetrically distributed grouping and setback shall be preserved. Window panes shall remain non-reflective and non-opaque.

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- (C) The visual depth created by large symmetrically balanced door openings in the protected facades shall be preserved. Enclosure of these openings shall be limited to transparent materials at a setback at least 12 inches from the facade plane.

(3) Roof

- (A) The slope and configuration of the existing roof shall be retained. No vertical extensions shall be allowed.
- (B) Repair of roofing materials shall be of consistent color and type of material as that being repaired. The types of roofing material is limited to:
- i. slate
 - ii. standing seam metal
 - iii. masonry tile
- (C) In remodeling or restoring roof soffit, construction shall match the original design or the new design shall be subject to review by the Historic Landmark Preservation Committee.

(4) Embellishments and Detailing

- (A) All ornamental detailing enumerated below shall remain intact. Any reconstruction or renovation of the listed items shall be identical in composition and texture as practicable:
- i. cast stone and stone detailing: including but not limited to sill course, fire station insignia, cornerstone, ornamental work.
 - ii. ornamental brick work.
 - iii. metal trim: bosses.
- (B) Frontal mission styled gable and all sub-elements including portal window, fractables, and stone sculpture shall remain intact and unobstructed.

(5) Color

- (A) Predominate facade material: The existing natural color of brick material shall be preserved and unpainted.

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(B) Trim colors: including all window/door frames, facia, and soffit/eaves. Trim colors shall comply with the hue, value, and chroma content as outlined below in the Munsell Book of Color, Neighboring Hues Collection, 1973:

5.0 YR: no value rating higher than 6 nor lower than 4
no chroma rating greater than 6 nor less than 2

7.5 YR: no value rating higher than 6 nor lower than 4
no chroma rating greater than 6 nor less than 4

10. YR: no value rating higher than 8 nor less than 4
no chroma rating greater than 4 nor less than 2

(b) ADDITIONS.

(1) Protected Facades

The existing original structure has two critical facades as indicated in Exhibit 1 which is attached hereto and made a part hereof for all purposes. The western and northern facades are the most visually sensitive parts of the building. These two protected facades cannot and shall not accommodate structural additions and shall be preserved.

(2) Exterior Connection/Addition

(A) The relationship established between the existing main structure and a new addition is crucial and shall be designed and executed in a manner which is visually compatible and sympathetic. Additions to the existing main structure shall relate to the balance and symmetry, wall to opening ratio and height/width proportion of the protected facades.

(B) Additions to the existing main structure shall be limited to the east facades in a height not to exceed the line created by the facia of the existing main structure.

(C) Any addition to the existing main structure shall be buffered by a no build area which is adjacent to Reagan Street and the northern protected facade. The area is required to be 5 feet by 5 feet; it shall begin at the northern corner of the structure and extend horizontally 5 feet to the northeast and southeast as indicated in Exhibit 2 which is attached hereto and made a part hereof for all purposes. Vertically the no build area is required to be a height equal to a line created by the facia of the existing main structure as indicated in Exhibit 3 which is attached hereto and made a part hereof for all purposes.

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- (D) The opaque elements of all additions or extensions to the existing original structure shall employ masonry materials which retain the basic texture and grain of the existing brick, as the protected facade material. The color of any addition shall coincide as nearly as practicable to a color range bounded by the following Munsell color system rating enumerated below:

- 5.0 YR: no value rating higher than 5 nor less than 4
no chroma rating greater than 6 nor less than 2
- 7.5 YR: no value rating higher than 5 nor lower than 4
no chroma rating greater than 6 nor less than 2
10. YR: no value rating higher than 7 nor lower than 4
no chroma rating greater than 4 nor less than 2

(c) Signage

All new signs shall be designed to be compatible with the architectural qualities of the existing main structure. All new signs shall be approved by the Historic Landmark Preservation Committee prior to the issuance of a sign permit.

(d) Lighting and Landscaping

Exterior lighting and the placement or removal of trees and shrubs shall be subject to review and approval by the Historic Landmark Preservation Committee.

(e) Public Improvements

All proposed public improvements of streets abutting the structure shall be subject to review and approval of the Historic Landmark Preservation Committee.

(f) Building Rehabilitation

(1) Facade Cleanup

- (A) Radio antennas, electrical conduit, signboard and other utilities attached to the exterior shall be removed prior to the conversion of the structure to any use other than a City of Dallas Fire Station.
- (B) Air conditioning window units presently located in windows of the protected facades may remain in place on a temporary basis, but must be removed prior to the completion of any external remodeling and/or new additions to the structure.

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(C) The portal window located in the western protected facade and in the northern protected facade, as depicted in Exhibit 1 which is attached hereto and made a part hereof for all purposes, shall be restored to their original detail with multi-paned glass. Restoration of these portal windows shall be finished prior to the completion of any external remodeling and/or new additions to the structure.

(2) Windows

Multi-paned windows (six over six) in the protected facades shall be restored to gain a consistent level of detail which is exhibited in the protected facades, prior to the completion of any external remodeling or new additions to the structure.

(3) Building Services

Trash receptacles and other building services shall remain off-street in a central location removed from the protected facades.

SECTION 6. That a person violating a provision of this Ordinance, upon conviction, is punishable by a fine not to exceed \$200.

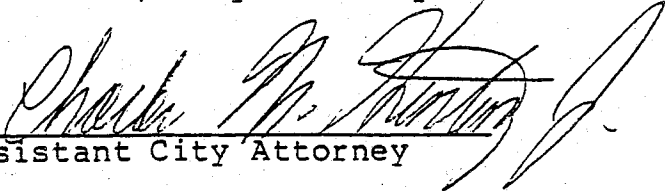
SECTION 7. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 8. 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:

LEE E. HOLT, City Attorney

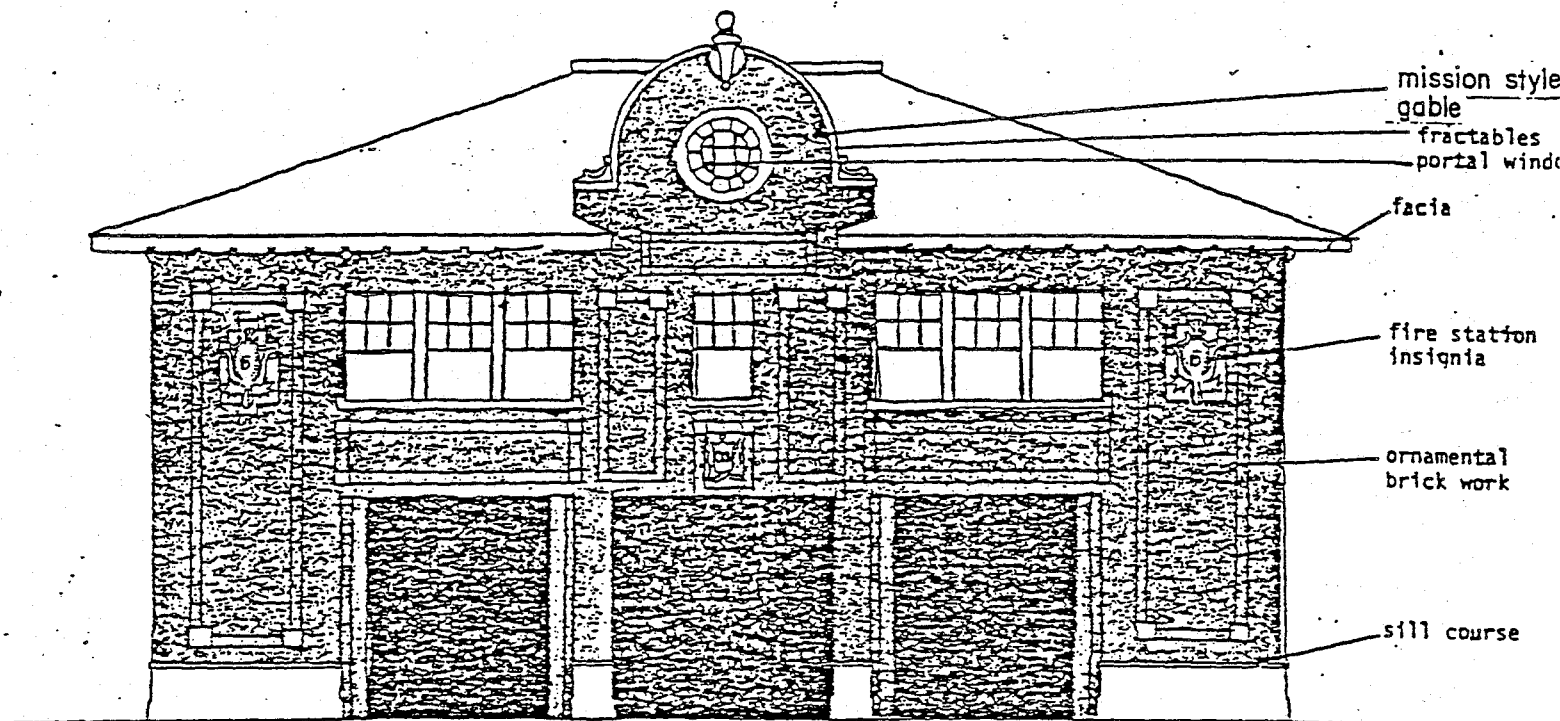
By


Assistant City Attorney

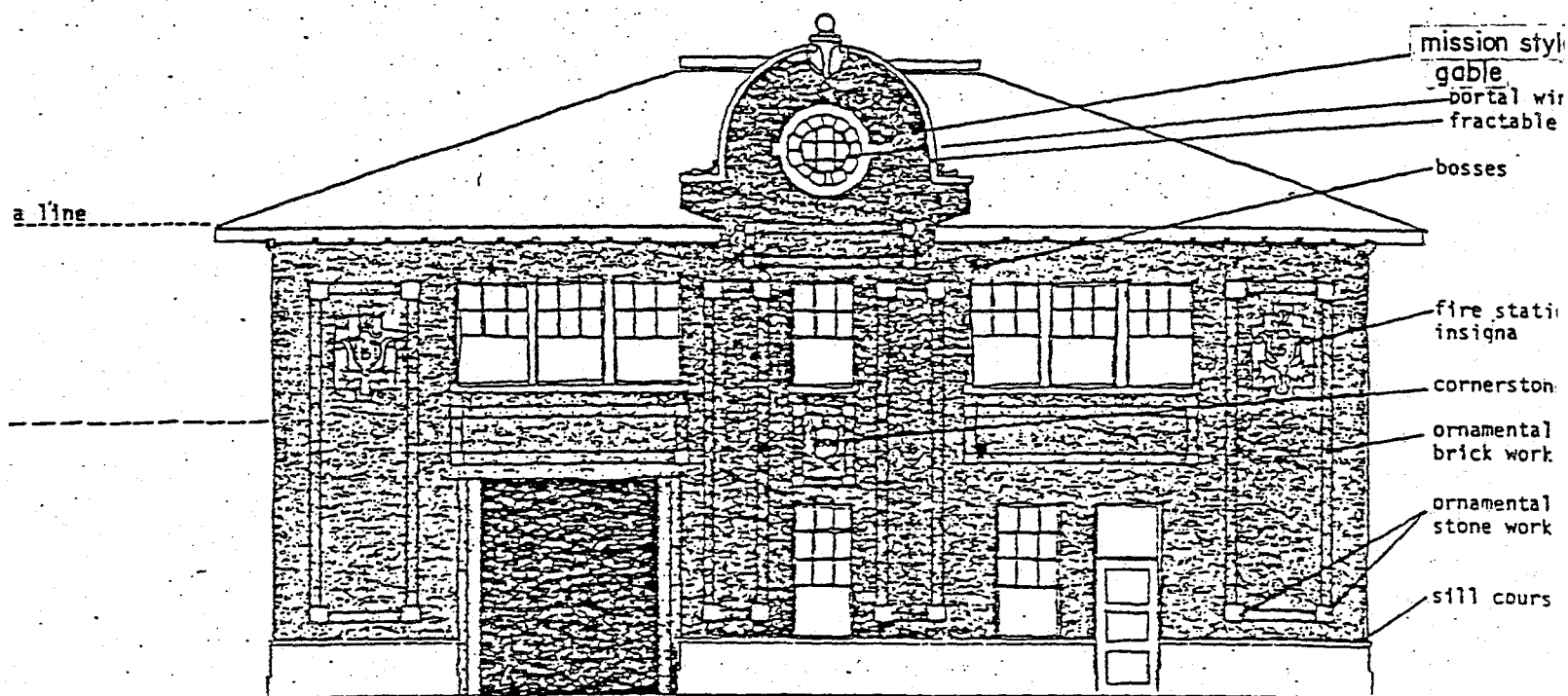
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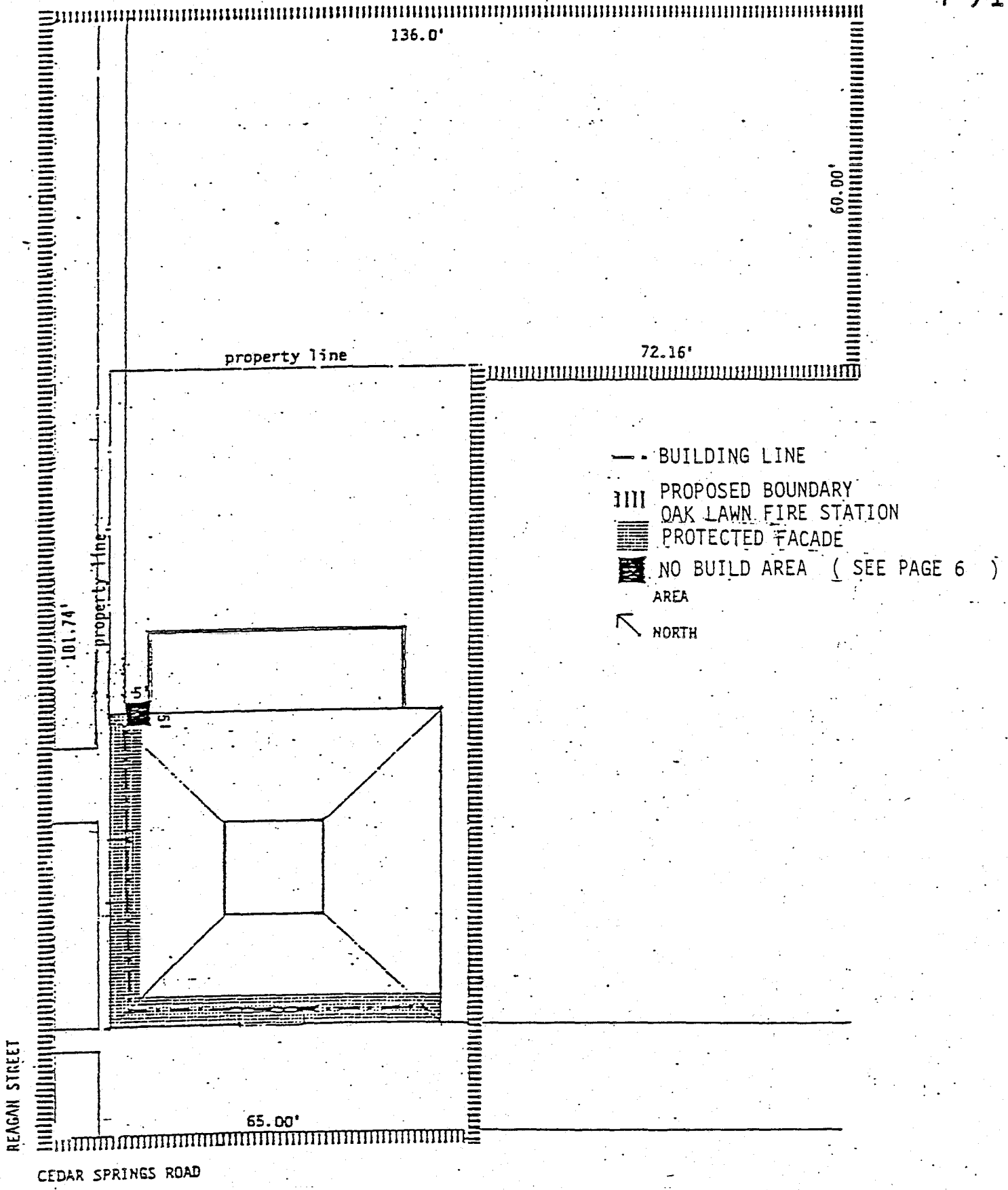
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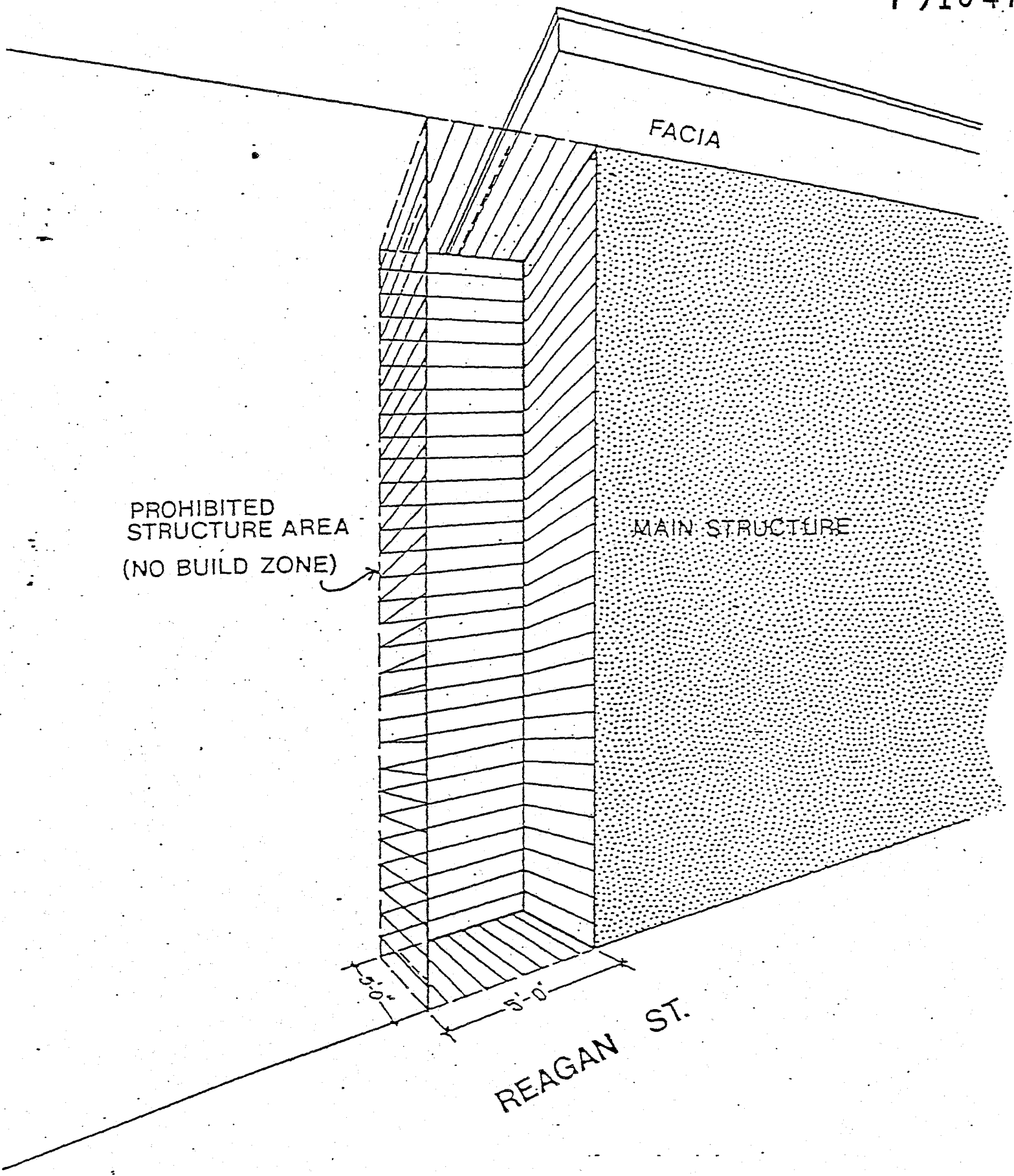


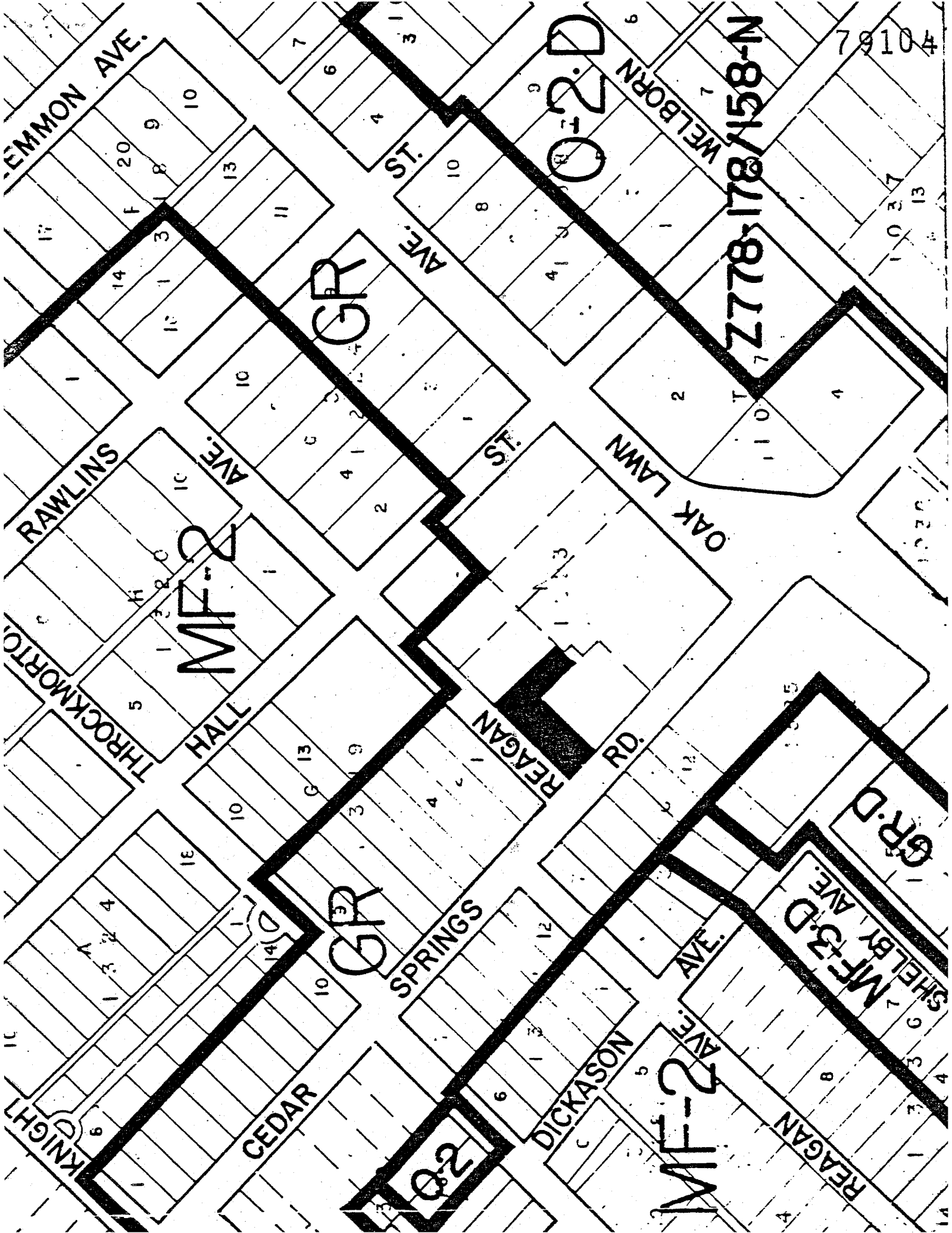
EXISTING MAIN STRUCTURE
PROTECTED FACADE (WESTERN)



EXISTING MAIN STRUCTURE
PROTECTED FACADE (NORTHERN)







EMMON AVE.

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THROCKMORTON

KNIGHT

CEDAR

HALL

SPRINGS

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