

7/27/84

ORDINANCE NO. 18356

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by changing the zoning classification on the following described property, to-wit:

BEING all of City Block 53/57, bounded by Jackson Street, Lamar Street, Wood Street and Poydras and containing 40,000 square feet of land,

from a CA-1-SP District to a CA-1-SP-H/26 District; establishing new Historic Overlay District No. 26 (the Higginbotham Bailey Building) and providing procedures, regulations, and preservation criteria pertaining to that district; providing a penalty not to exceed \$1000; 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 hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to grant this change in zoning; Now, Therefore,

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

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by changing the

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zoning classification from a CA-1-SP District to a CA-1-SP-H/26 District on the following described property ("the Property"), to-wit:

BEING all of City Block 53/57, bounded by Jackson Street, Lamar Street, Wood Street and Poydras and containing 40,000 square feet of land.

SECTION 2. That a person shall not make alterations to 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 3. 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 4. That the director of planning and development shall correct Zoning District Map No. J-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 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$1000. 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 6. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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:

ANALES LIE MUNCY, City Attorney

By Mark A. [Signature]
Assistant City Attorney

Passed and correctly enrolled AUG 15 1984

Zoning File No. Z 834-161/6338-N

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PRESERVATION CRITERIA

The Higginbotham-Bailey Building is currently undergoing a detailed renovation of the exterior facades of all interior spaces. The structure will serve as office space with the necessary support facilities. Staff recommends that all existing elements be preserved as is. Any changes to the exterior due to the remodeling, repairs or maintenance shall require an approved Certificate of Appropriateness. No additional new construction or renovation is anticipated, but repairs and replacements due to maintenance and/or accidental damage shall meet the following guidelines.

CRITERIA

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of all facades shall employ only a dark brown brick of equal texture, grain, color and module size of the existing main structure as practicable. Reconstruction, renovation or repair of the concrete banding, sills or lintels shall employ only concrete and equal texture, grain, color or module size of the existing concrete as practicable.

2. Fenestrations & Openings

Existing door and window openings in the protected facades shall remain intact. New window openings, the enlargement of existing windows, or the conversion of door openings to windows is allowable if the proposed work does not alter the rhythm of voids to solids in the facade or disrupt facade symmetry. The relationship existing between the brick, concrete sills and lintels, windows and door openings shall be preserved and maintained. The configuration and materials of the central Jackson Street entrance shall be preserved as is. The existing window mullions and spandrels shall be preserved as is and reflective or tinted glass shall not be permitted in window openings.

3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. No new vertical or horizontal extensions shall be allowed and all existing extensions, parapets or railings shall be preserved. All replacements or repairs to the roof shall employ materials comparable to the existing roof in texture, design and color.

4. Embellishments & Detailing

All ornamental detailing and geometric embellishments enumerated below shall remain intact and be preserved as is. Any reconstruction, renovation or replacement of the listed items shall be identical in composition, texture, color and size as practicable.

A. Cornices & Molding: the cornice lines and detailed molding exhibited at the seventh floor and on the towers.

B. Concrete Banding: the concrete banding exhibited at every level that also serves as window sills and lintels.

C. Geometric Patterns: the concrete geometric patterns existing on the building's towers and at the first level's northwest corner.

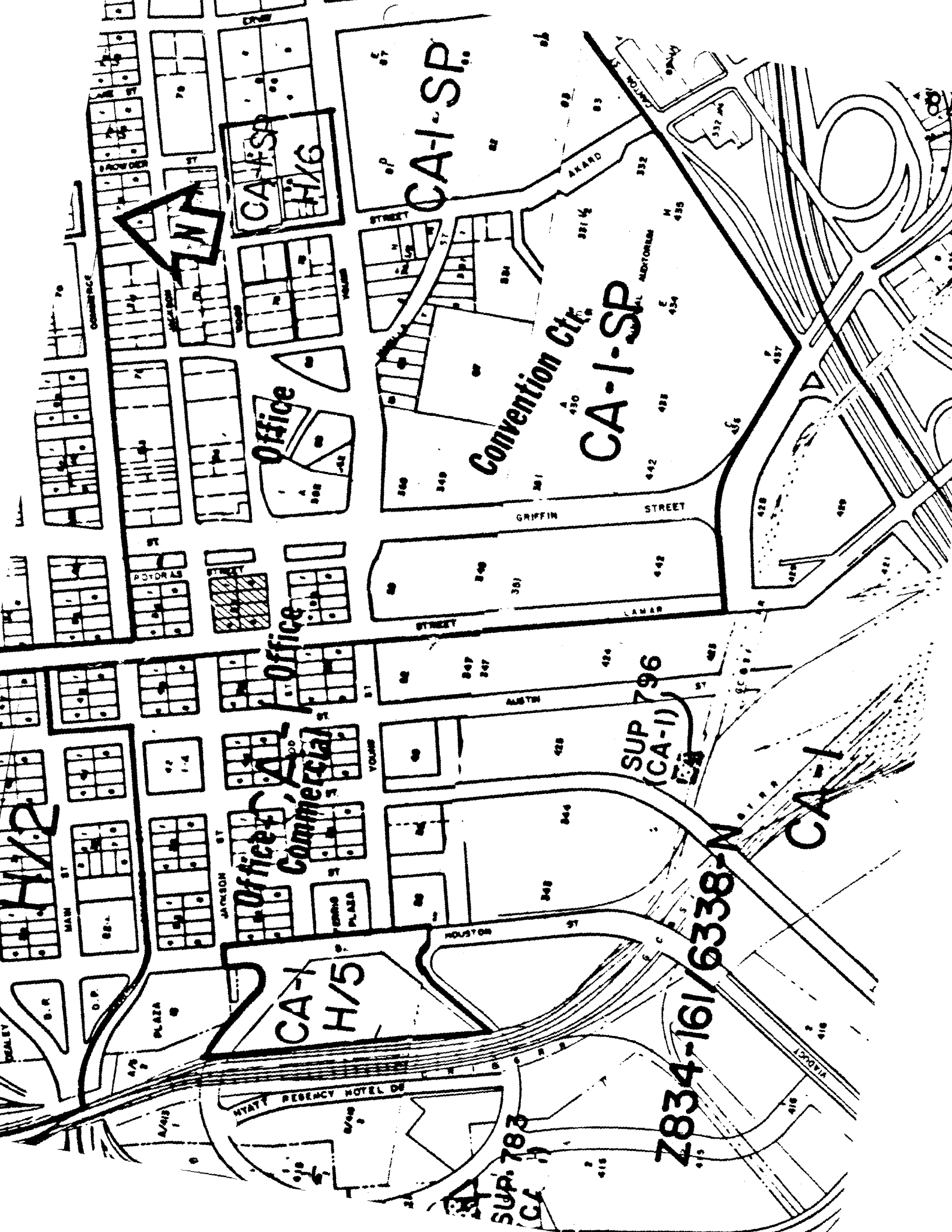
D. Jackson Street Entrance: the concrete frame and metal canopy existing at the Jackson Street entrance.

E. Projecting Towers: the projecting towers located on the north, west and south elevations.

5. Color

The coloring of the existing facade, including additions, extensions, alterations and repairs, shall comply with the hue, value and chroma content of the Munsell Color System as outlined in Munsell Book of Color, Neighboring Hues Collection, 1973:

- A. Predominate Facade Material: The existing natural color of the brown brick shall be preserved and remain unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. The color of any additions, repairs or alterations to the building shall coincide as nearly as practicable to a color range defined by the Munsell Color System rating.
 - B. Trim and Detailing: The existing colors of all window/door frames, the concrete banding, and trim and detailing shall be preserved as is. Any painting of these elements due to repair, replacement or maintenance shall coincide as nearly as practicable to color ranges defined by the Munsell Color System rating.
- 6. Lighting and Landscaping
Exterior lighting and the placement and removal of trees and shrubs shall be approved by the Landmark Committee prior to commencement of work.
 - 7. Public Improvements
All proposed public improvements of streets and associated R.O.W. abutting the structure shall be approved by the Landmark Committee prior to commencement of work.
 - 8. Signs
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 Landmark Committee prior to the issuance of a sign permit and shall abide by the provisions established in the Dallas Sign Ordinance section of the Development Code.



CA-1-SP
H/6

Office

Office

Office
Commercial

CA-1
H/5

CA-1-SP

Convention Ctr
CA-1-SP

SUP. 796
(CA-1)

CA-1

7834-161/6338-N

SUP. 783
CC

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