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2-6-08

ORDINANCE NO. 27079

An ordinance expanding Historic Overlay District No. 33 (Fair Park) by changing the zoning classification on the following property:

Tract 1: BEING an area generally bounded by Pennsylvania Avenue, Gaisford Street, Fitzhugh Avenue, and Second Avenue, and containing approximately 60 acres, and

Tract 2: BEING an area generally bounded by Parry Avenue, Second Avenue, Lot 1A of City Block 1/1383, and Robert B. Cullum Boulevard, and containing approximately 19 acres;

amending Ordinance No. 19487 passed by Dallas City Council on March 4, 1987, as amended by Ordinance No. 20972 passed by the Dallas City Council on June 12, 1991, by providing new preservation criteria for Historic Overlay District No. 33; 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 ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the expansion of and amendment to Historic Overlay District No. 33;

WHEREAS, the city council finds that the Property, including the area of expansion, 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 expand and amend Historic Overlay District No. 33 as specified herein; Now, Therefore,

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

SECTION 1. That the zoning classification is changed by expanding Historic Overlay District No. 33 to include the following property ("the Property"):

Tract 1: BEING an area generally bounded by Pennsylvania Avenue, Gaisford Street, Fitzhugh Avenue, and Second Avenue, and containing approximately 60 acres, and

Tract 2: BEING an area generally bounded by Parry Avenue, Second Avenue, Lot 1A of City Block 1/1383, and Robert B. Cullum Boulevard, and containing approximately 19 acres.

SECTION 2. That the Exhibit A attached to Ordinance No. 19487, as amended, is replaced by the Exhibit A attached to this ordinance.

SECTION 3. That the expansion 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 in this ordinance control over the regulations of the underlying zoning district.

SECTION 4. 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, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal 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 5. 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 ordinances, rules, and regulations of the City of Dallas.

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**EXHIBIT A
PRESERVATION CRITERIA
FAIR PARK**

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1. GENERAL INFORMATION.

- 1.1 This ordinance is guided by the Fair Park Comprehensive Development Plan, dated October 2003. The Comprehensive Development Plan envisions the future development of the district and is to be used as a reference document. The Comprehensive Development Plan is available at the offices of the Facility Development Division of the Park and Recreation Department and at the Office of Historic Preservation of the Department of Development Services.
- 1.2 Fair Park is designated as a City of Dallas Historic Overlay District, a State Archeological Landmark, a National Register Historic District, and a National Landmark District.
- 1.3 The district is divided into zones, each with different levels of protection and preservation treatments: the Preservation Zone, the Rehabilitation Zone, the Renovation Zone, and the Transition Zones. The Preservation Zone, Rehabilitation Zone, and Renovation Zone are illustrated on Exhibit B1. The Transition Zones are illustrated on Exhibit B2.
- 1.4 If there is a conflict, criteria for specific buildings override general criteria and criteria for subdistricts and zones. If there is a conflict, criteria for subdistricts and zones override the general criteria.
- 1.5 All demolition, maintenance, new construction, public works, renovations, repairs, and site work and all preservation and restoration materials and methods used, must comply with these preservation criteria and with:
 - a. The Secretary of the Interior's Standards for Rehabilitation, Preservation Briefs, and Preservation Tech Notes published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
 - b. The Texas Historical Commission's State Archaeological Landmark program requirements.
- 1.6 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.

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1.7 Certificate of appropriateness.

- a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- b. Except as modified in Sections 1.7(c) and 1.8, the certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
- c. An application for a certificate of appropriateness must contain the following before it is considered complete:
 1. Documentation of the historic appearance of the building, site, or element during the period of significance and a description of any changes that have occurred since the period of significance.
 2. A description of the existing condition of the building, site, or element.
 3. Description of the proposed work including specific materials and methods to be used. The description should emphasize the impact of the proposed work on the character defining features of the building, site, or element.
 4. A comprehensive paint analysis report if required by Section 3.5(b).
 5. Art object analysis and proposed treatment. See Section 3.6(c).
 6. A master plan or historic structure report if required by the Director under Section 3.15(b).
- d. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.

- e. If the work authorized by the certificate of appropriateness requires a building permit, the applicant must file an application for a building permit within 180 days after the issuance of the certificate of appropriateness, unless the applicant files for and is granted an extended time period before the expiration of the 180 days. The filing of a request for an extended time period does not toll the 180-day period. If the applicant fails to file an application within the time period, the certificate of appropriateness will expire and be void *ab initio* and the applicant must begin the process to have his request heard again.
- f. If the work authorized by the certificate of appropriateness does not require a building permit, the certificate of appropriateness will expire and be void *ab initio* if no progress has been made toward completion of the project before the second anniversary of its issuance unless the applicant files for and is granted an extended time period prior to the expiration of two years. The filing of a request for an extended time period does not toll the two-year period.
- g. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.

1.8 Routine maintenance.

- a. Certificates of appropriateness for the following work may be approved by staff as routine maintenance:
 - 1. Items listed as routine maintenance in Section 51A-4.501 of the Dallas Development Code, as amended.
 - 2. Installation of banners for 90 days or less provided:
 - A. the banners do not cover windows, doors, or significant architectural features, and
 - B. the mounting is reversible and does not damage the structure.

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3. Installation of banners for more than 90 days on structures with banner systems previously approved by a certificate of appropriateness on the following buildings:
 - A. Agriculture Building.
 - B. Transportation Building.
 - C. U.S. Government Building.
 - D. Museum of Natural History.
 - E. Open Air Amphitheatre.
 - F. Aquarium.
 - G. Administration Building.
 - H. New banner systems pursuant to Section 9.4.
 4. Installation of temporary outdoor exhibits or artwork, including temporary signage related to those events for 90 days or less.
 5. Installation of landscaping with a mature growth height of six feet or less.
- b. A certificate of appropriateness is not required for the installation of temporary structures, temporary landscaping, and temporary signage for the State Fair of Texas, except a routine maintenance certificate of appropriateness is required for:
1. Installations intended to remain in place more than 90 days.
 2. Installations that do not comply with the contract between the State Fair of Texas and the Park and Recreation Department.
 3. Installations that could cause damage to any historic feature.
 4. Installations that are not reversible.
 5. Landscaping with a mature growth height of more than six feet.

- 1.9 Applicants for a certificate of appropriateness must also obtain an antiquities permit from the Texas Historical Commission. Documentation of the historic condition, existing condition, and proposed work must be submitted to the Texas Historical Commission prior to, or concurrent with, the submission of a certificate of appropriateness application.
- 1.10 Proposed work using federal funding must be reviewed by the Texas Historical Commission under Section 106 of the Historic Preservation Act of 1966, codified as 36 C.F.R. Part 800. Documentation of the historic condition, existing condition, and proposed work must be submitted to the Texas Historical Commission prior to, or concurrent with, the submission of a certificate of appropriateness application.
- 1.11 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.
- 1.12 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.13 Consult Article XL, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.14 The following local sources contain historic documentation of the 1936 Exposition site (in some cases additional non-local research may also be advisable):
 - a. Dallas Historical Society, Hall of State, Fair Park: the Centennial Archive contains papers, drawings, and photographs of the design and construction of the 1936 Exposition.
 - b. Municipal Archive, City Secretary's Office, City Hall, Dallas: contains memorabilia, papers, drawings, and some photographs of the 1936 Exposition and of the period before and after the 1936 Exposition. This is the most comprehensive collection of 1936 Exposition materials.
 - c. Dallas Office of Cultural Affairs, Majestic Theatre, Dallas: maintains an inventory of public art and records associated with the maintenance of public art.

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- d. Dallas Public Library, Dallas: contains miscellaneous papers and photographs of the 1936 Exposition and the period before and after the 1936 Exposition.
 - e. State Fair of Texas offices, Fair Park, Dallas: contains memorabilia, papers, drawings, and photographs of the 1936 Exposition site before and after the 1936 Exposition. Records include capital improvements to buildings through 1986.
- 1.15 A list of historic and current building names is included as Exhibit E1. A master plot plan of the 1936 Exhibition is included as Exhibit E2.
- 1.16 The period of historic significance for this district is the period from June 6, 1936 to November 29, 1936, the dates of the 1936 Exposition.

2. DEFINITIONS.

- 2.1 Unless defined below, the definitions contained in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this 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 CHARACTER DEFINING FEATURE means those important architectural materials or features that demonstrate the building's historic significance as determined by the State Historic Preservation Officer or the landmark commission.
- 2.5 CHARACTER DEFINING SPACE means those important spaces or settings, such as the relationship of buildings to each other, that demonstrate the significance of the district's spatial character as determined by the State Historic Preservation Officer or the landmark commission.
- 2.6 CORE HISTORIC DISTRICT means a defined boundary within the district where the majority of historic features and elements exist, as illustrated in Exhibit B2.
- 2.7 DIRECTOR means the Director of the Department of Development Services or the Director's representative.

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- 2.8 DISTRICT means Historic Overlay District No. 33, the Fair Park Historic Overlay District. This district contains the property shown on Exhibit B2.
- 2.9 ELEMENT means any building, structural feature, detail, material, or physical site feature.
- 2.10 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.11 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.12 HISTORIC means dating to the period of significance or earlier.
- 2.13 HISTORIC STRUCTURE REPORT means a report, as discussed in Preservation Brief No. 43, providing documentary, graphic, and physical information about a property's history and existing condition.
- 2.14 MASONRY means durable exterior construction materials such as plaster and stucco, concrete block, brick, natural stone, synthetic stone, cast concrete, or concrete. Exterior Insulating Finish System (EIFS) is not masonry.
- 2.15 MASTER PLAN means a document that describes, in narrative and with maps and elevations, an overall development concept.
- 2.16 PRESERVATION means the retention and protection of the greatest amount of an element's historic character, along with the element's form, features, and detailing as they have evolved over time.
- 2.17 PRESERVATION ZONE means the most protected zone within the core historic district as shown on Exhibit B1.
- 2.18 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.19 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.
- 2.20 RECONSTRUCTION means the re-creation of a vanished or non-surviving building or element with new materials, primarily for interpretive purposes.

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- 2.21 REHABILITATION means the retention and protection of the historic fabric while altering a historic element while retaining the element's historic character in order to allow continuing or new uses of the building.
- 2.22 REHABILITATION ZONE means a zone within the core historic district that is less protected than the Preservation Zone as shown on Exhibit B1.
- 2.23 RENOVATION ZONE means a zone within the core historic district that is the least protected zone because no character defining features remain as shown on Exhibit B1.
- 2.24 RESTORATION means the re-establishment of an element to its appearance at a particular time in its history by retaining and protecting historic fabric from the period of significance, by removing elements from other periods, and reconstructing missing features from the period of significance.
- 2.25 SPECIAL BUILDING FEATURE means features such as an elevator penthouse or bulkhead, mechanical equipment room, cooling tower, tank designed to hold liquids, ornamental cupola or dome, skylight, clerestory, visual screen that surrounds roof mounted equipment, chimney and vent stack, amateur communication tower, flag pole, and parapet wall.
- 2.26 SUBDISTRICT means an area within the core historic district as illustrated in Exhibit B2.
- 2.27 TRANSITION ZONE means zones within the district, but outside the core historic district, for which preservation criteria apply despite a lack of historic features and elements, as shown on Exhibit B2.

3. GENERAL PRESERVATION CRITERIA.

- 3.1 Character defining features are protected. Character defining features are depicted on Exhibits B4 through B15.
- 3.2 Before starting a project, historic materials must be identified, including the construction date of the element, its condition, and options for repair. Historic elements must first be stabilized. Except as provided in Sections 3.3 and 3.4, historic elements must then be preserved and repaired using the least intrusive method and as little new material as possible.
- 3.3 Historic elements must be fully documented in drawings and photographs if they must be destroyed or taken away from the building as part of a rehabilitation project. This documentation must be submitted with an application for a certificate of appropriateness.

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3.4 Repair and replacement of historic elements.

- a. Extremely deteriorated elements may be replaced in kind if the element is non-historic or if:
 1. surveys and testing have been performed, when reasonable, to confirm the deteriorated condition of the historic element;
 2. there is no reasonable alternative to replacement; and
 3. the replacement is technically and aesthetically consistent with the original material.
- b. The replacement of whole elements is discouraged in favor of replacement of only those components that are severely deteriorated. Except as provided in Sections 3.4(d)(3) and 3.4(d)(6), where the replacement of a whole element is necessary, the replacement may be a substitute material as long as the replacement has no detrimental effect on the historic element technically or aesthetically.
- c. Building code, life safety, energy efficiency, and accessibility requirements must be considered when determining replacement materials.
- d. The repair or replacement of historic elements must comply with the following:
 1. New masonry materials must match the historic material in all respects, including appearance, size, profile, color, texture, finish, pointing mortar, and mortar profile. Compressive strength of new masonry must be lower than the compressive strength of the historic masonry where used to infill the load bearing capacity.
 2. New plaster must match the historic plaster in all respects including appearance, color, and texture.
 3. New wood must match the historic wood in all respects including appearance, species (where possible), cut, and finish.

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4. Roofing materials, parapets, gutters, and downspouts that are exposed to public view must match the historic appearance.
5. Historic entrances must be retained and used as entrances to the maximum extent possible.
6. Fenestration repairs must be made with limited replacement materials. Repair or replacement of wood windows must match the historic in appearance, cut, profile, and finish. Repair or replacement of metal windows must match the historic in material, appearance, cut, profile, and finish. Glazing must match the historic glazing in appearance.

3.5 Paint.

- a. Paint and color are important considerations in the design of the district. A comprehensive color design was developed for the district using a palette of earthy colors that could be described as southwestern. The most prominent color is Centennial Tan, also described as the color of the Texas sun. Other colors included browns, brown-reds, orange, blues, and blue-greens. Accent colors were also used. Decorative painting was incorporated into the exterior and interior of many of the plaster buildings in the Esplanade of State and Agrarian subdistricts. Colors were coordinated with the painted and unpainted artwork that also adorns the otherwise blank walls of the exhibition buildings. The city has commissioned historic paint analysis reports for many of the buildings in the district and this information should be consulted when new work is proposed and when new paint analyses are prepared. Refer to the Park and Recreation Department for reference documents concerning the historic colors and finish treatments documented within the district.
- b. A comprehensive paint analysis report that can serve as the basis for the selection of colors, and as a record of what remains intact, is required prior to the start of construction work where paint stripping or repainting will occur. A written and illustrated paint investigation report must be submitted with the certificate of appropriateness application. The results of the comprehensive paint analysis report must be coordinated with previous findings. Previous findings can be obtained from the Park and Recreation Department. The report must include on-site testing and exposures, archival research, and laboratory testing and documentation to be considered comprehensive.

- c. The following colors have been found repeatedly on historic surfaces:
1. Centennial Tan (Plochere 183) is the basic wall color found on most of the plaster walls in the Esplanade of State and Agrarian subdistricts.
 2. Light Red-Brown (Special Standard 1195) is the basic color for tall planters found primarily in the Agrarian Subdistrict.
 3. Red-Brown (Plochere 369) is the basic wall color for low planters and for accent strips at high planter walls primarily in the Esplanade of State and Agrarian subdistricts.
 4. Dark Red-Brown (Plochere 370) is a common color for wood doors in the Esplanade of State and Agrarian subdistricts.
- d. The Livestock #2 Building is the only structure with its original 1936 paint finishes intact on most of the interior of the building. These historic finishes must be preserved, protected, and left exposed to view as a representation of the historic appearance of other buildings in the Agrarian Subdistrict.

3.6 Art.

- a. Art is an integrated part of the design of the district. The district's art includes cast concrete sculpture, cast plaster sculpture, plaster bas-relief, carved stone bas-relief, monumental murals, lunettes, cameos, and plaques made of cast concrete and metal. Much of the art has been covered by later paint layers and is hidden from view. Some of the art is missing. A number of artists, many of whom worked World Fairs and Expositions around the United States, along with a number of local artists, performed work in the district. Refer to Exhibit B4, Historic Art.
- b. The Park and Recreation Department must be notified immediately when art is uncovered or discovered.
- c. No treatment may be performed on any art without the guidance of a qualified art conservator with expertise in the material and technique of the art object. A qualified art conservator must develop an analysis of the art object and a proposed treatment to be submitted with the certificate of appropriateness application. Art conservators must be qualified by working on similar objects, with a minimum of 10 years documented experience.

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- d. Art conservation must follow the standards and code of conduct defined by the American Institute of Conservation for the Treatment of Historic and Artistic Works.
- e. Art conservation must include recommendations for maintenance and for the long-term protection of the art object.
- f. In order to ensure a holistic and consistent interpretation and presentation, proposed art conservation must be coordinated with art conservation completed to the date of an application for a certificate of appropriateness.
- g. The reconstruction of missing art is permitted in its previous location when there is sufficient evidence to permit an accurate reconstruction.
- h. The Park and Recreation Department must coordinate and consult with the Office of Cultural Affairs on all projects involving art.

3.7 Lighting.

- a. Lighting was an important and well-integrated element in the design of the district as part of buildings or as freestanding elements. Nearly all of the historic freestanding lighting elements are missing. Documentation indicates that there were many different lighting fixtures designed for the district, some of which incorporated planters or flagpole elements. Many of these fixtures were designed with hidden or indirect light sources. Some of the lighting incorporated colored lights and theatrical changing light features. Refer to Exhibit B5, Historic Site Elements – Lighting.
- b. Historic lighting must be preserved and made operational where possible.
- c. The reconstruction of lighting in its original location, including colored lights and theatrical changing light features, is encouraged.
- d. Lighting in the Preservation Zone and Rehabilitation Zone must be restored, reconstructed, or designed to be compatible with the historic lighting design.
- e. Lighting must be coordinated with signage systems; inter-park transportation systems; interpretive signage and programs; and historic flags, banners, signage, water features, and landscape features.

3.8 Landscaping.

- a. Landscaping was designed to reflect Texas's indigenous plant materials from the varied regions of the state. Nearly all of the historic landscape is missing and what remains has not been fully documented. Water features were an important component of the landscape design. Refer to Exhibit B6, Historic Water Features.
- b. Historic landscape elements, including water features, must be preserved or restored. New landscape design must be compatible with the historic landscape.
- c. Historic planting plans must be referred to for plant material specifications as a basis for restoration, or as a guide in the development of a new and compatible design. A listing of historic plant materials and approved alternate plant materials may be obtained from the Park and Recreation Department.
- d. The appearance of landscaping may, where appropriate, be restored using substitute materials that are better suited to this planting zone or to maintenance limitations. An interpretation of the historic landscape design is permitted.
- e. Landscape design, in its mature state, must not obstruct view corridors or buildings that were historically unobstructed.

3.9 Site furniture.

- a. Site furniture included drinking fountains, benches, sound pylons, flag poles, banner poles, and hanging gardens. Site furniture gave the district the texture and level of detail that created the 1936 Exposition character. Most of these elements, and hence this character, are missing today. When new work is proposed, incorporating site furniture, lighting, and art is encouraged to re-establish the 1936 Exposition character of the district. Refer to Exhibit B7, Historic Site Elements – Drinking Fountains; Exhibit B8, Historic Site Elements – Pylons; and Exhibit B9, Historic Site Elements – Monuments.
- b. Benches, flag poles, banner poles, trash receptacles, and drinking fountains are permitted.
- c. Historic site furniture must be preserved.

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- d. Reconstruction of missing historic site furniture in its original location is encouraged.
- e. Design for new site furniture must use an appropriate design motif.

3.10 Hardscape.

- a. Hardscape generally consisted of exposed aggregate, asphalt, and concrete surfaces at pedestrian walkways, and concrete or asphalt at roads. Most, if not all, of these materials have been covered by later materials. Some areas, such as the Transportation Building porticos, still exhibit the historic colored concrete treatment that was used at entrances and special areas. Streets were defined with concrete curbs while pedestrian walkways were curbless. The circulation system is also a character defining feature. Refer to Exhibit B10, Historic Circulation.
- b. Permitted hardscape materials include concrete, exposed aggregate concrete, and asphalt. Colored concrete and stone paving may be used in limited quantities as accent materials in the following locations: thresholds, transitions between paving, covered entrances, semi-enclosed patios and terraces, or where used as part of a restoration or reconstruction project.
- c. Replacement hardscape must reflect the 1936 materials, texture, and scale.
- d. New hardscape must be compatible with the 1936 design.
- e. The removal of incompatible, non-historic hardscape materials, including brick paving, is encouraged.

3.11 Fencing.

- a. Fencing consists primarily of simple chain link. Solid concrete walls approximately six feet high were constructed along Parry Avenue and along sections of Second Avenue. Smaller scale fencing to protect planted areas was also used. One type of planted area fencing seen in historic photographs is the half-round loop that is approximately one foot high.
- b. Except as provided in Section 3.11(g), fences must be constructed of chain link, metal, or concrete.
- c. Historic fencing is protected.

- d. New fencing is only permitted for new service areas and loading docks and as provided in Sections 3.11(e), 3.11(f), and 3.11(g).
 - e. New perimeter fencing must be 50 percent open and must match the metal fencing installed along Robert B. Cullum Boulevard.
 - f. Fencing with a maximum height of one-foot that matches the historic half-round loop fence is permitted to protect plantings.
 - g. Fencing used to screen mechanical equipment or intended to enclose outdoor exhibit space may use solid concrete or stone walls or other materials appropriate to the adjacent building. Concrete walls may be composed of concrete masonry units with plaster finish.
 - h. Fencing must be as unobtrusive as possible and must not conceal entrances or special architectural features of buildings.
- 3.12 Mechanical equipment must be located out of view from primary pedestrian walkways. Where not feasible, mechanical equipment must be screened by a solid wall or a fence with planting. See Section 3.11(g).
- 3.13 Interiors.
- a. Interiors in many of the buildings, including most of the Civic Center museum buildings and some of the exhibition buildings, particularly in the Agrarian Subdistrict, are historically significant. Some of these spaces were treated with murals and decorative painting designs.
 - b. Historic interiors listed in Exhibit B11, Historic Interiors, are protected.
 - c. If alterations or additions are necessary to meet energy efficiency, building code, life safety, or accessibility requirements, a comprehensive analysis must be undertaken to determine what fabric is historic and a character defining feature prior to designing the alterations or additions.
 - d. Alterations and additions should be designed to minimize the impact on historic character defining features.
 - e. Significant alterations and additions must be distinguished from the historic fabric and be secondary to the character of the historic space.

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- f. Minor alterations and additions must be designed to minimize the impact on the historic fabric and character of the historic space.
- g. See Section 3.5(d) concerning interior paint at the Livestock #2 Building.

3.14 Monuments and plaques.

- a. Historic monuments shown on Exhibit B9, Historic Site Elements—Monuments, are protected.
- b. The addition of monuments, markers, sculptures, plaques, frescoes, reliefs, statuary, and structures that are not based on historic pieces is discouraged.
- c. Reconstruction of missing monuments or plaques is encouraged as an alternative to a new monument or plaque.
- d. Discreet markers and plaques related to the history and development of the district, that do not require special maintenance, and that avoid conflict with original Art Deco sculpture, architecture, and artwork are encouraged if appropriate.
- e. Proposed work must be reviewed and formally approved by the Park and Recreation Department prior to an application for a certificate of appropriateness.

3.15 Master plans and historic structure reports.

- a. A master plan and historic structure report has been commissioned by the Park and Recreation Department for several buildings. The master plans and historic structure reports are advisory, but must be consulted for background information. The master plans and historic structure reports are available at the offices of the Park and Recreation Department.
- b. A master plan or historic structure report is required with an application for a certificate of appropriateness if the Director determines:
 - 1. significant alterations or additions to character defining features are proposed,
 - 2. significant restoration, preservation, or rehabilitation is proposed, or

3. the magnitude of the proposed work makes documentation and review of a master plan or historic structure report necessary.
- 3.16 Recognition of the historic boundary of the park, as shown on Exhibit B1, is encouraged.

4. PRESERVATION ZONE.

4.1 Introduction.

- a. The Preservation Zone is comprised of the following subdistricts:
 1. Esplanade of State Subdistrict.
 2. Agrarian Subdistrict.
- b. The treatment of choice in the Preservation Zone is preservation or restoration. Preservation and restoration may also include reconstruction of missing historic features. Alterations, additions, and new construction are discouraged except as described in Sections 8.3 and 8.4 and illustrated on Exhibit B3.

4.2 Esplanade of State Subdistrict.

- a. Background information.
 1. The Esplanade of State is the most formal and ceremonial subdistrict. This space, which encompasses the primary entrance to the district, consists of a procession of spaces that culminate in the centerpiece of the district, the State of Texas Building. A context plan, 1936 photo, and a plan for reconstruction of missing elements is provided in Exhibit C1.
 2. The Court of Independence and the Esplanade of State are perceived as one space that connects the Parry Avenue gate to the Court of Honor and the State of Texas Building. This was the most important and formal space of the 1936 Exposition. A monumental fountain is centered in the space and serves as a reflecting basin for the architecture and, at night, for the lighting. The architecture that defines the Esplanade includes the Transportation Building and the Varied Industries/Electrical and Communications Building, which are composed of six projecting portico entrances in

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front of which is a sculpture representing a nation that flew its flag over Texas: Spain, France, the Confederacy, Mexico, the Republic of Texas, and the United States, as well as murals and bas-relief depicting the purpose of each building. Flags for these nations once flew in front of each portico. The landscape reflected the four regions of Texas with native planting. A dramatic effect was designed for the whole at night with a show of lights, smoke, and sound effects.

3. The Court of Honor is one in a sequence of spaces that makes up the Esplanade of State and leads to the State of Texas Building. A cross-axis was terminated on the north of the Court of Honor by the former Petroleum Building and on the south by the former Ford Motor Company Building. The Court of Honor was further defined by hanging gardens decorated with images of various animals and plant life, light pylons, fountains, and special paving material in the form of a star where the two axes cross.
4. The Parry Avenue gate is the primary historic entrance to the district. The entrance is a train, bus, and pedestrian entrance, located on axis with the Esplanade and the State of Texas Building. The entry gate wall was rebuilt to a somewhat new design by George Dahl in 1937. Historic photographs of the Parry Avenue gate are provided in Exhibit C2.
5. Grand Plaza is the space immediately inside the district past the Parry Avenue gate. Grand Plaza includes an alley of live oak trees. Grand Plaza initiates the formal axial procession to the Hall of State.
6. The Federal Concourse is the space on the southern side of the Court of Honor where the transition is made to the Midway to the east and the Civic Center to the south. This circular space serves as a knuckle to transition from the cross axis of the Court of Honor to other areas of the district. A similar transition that re-orientes the visitor toward the Agrarian Subdistrict is opposite the Federal Concourse to the north.
7. The former Second Avenue gate served as a secondary entrance on Parry Avenue.

8. The Washington Street gate served as a secondary entrance on Parry Avenue.
- b. Preservation criteria.
1. This subdistrict is protected.
 2. A 1997 restoration master plan for the Esplanade of State is available for reference from the Park and Recreation Department. This document is advisory in nature and should be consulted for background information on the subdistrict.
 3. Alterations and additions are limited to rear or secondary facades of buildings where the alteration or addition is not visible from a character defining space.
 4. New construction.
 - A. New construction is permitted as described in Section 8 and shown on Exhibit B3.
 - B. Refer to Section 8 for specific guidelines for reconstruction of the Petroleum Building, Ford Motor Company Building, Varied Industries/Electrical and Communications Building, Gulf Refining Company Building, and Skillern's Drug Store Building.
 - C. If reconstructed, the primary volume of the Petroleum Building and Ford Motor Company Building must be built to define the Court of Honor and terminate its cross axis as described in Section 8.3(b) and (c).
 5. The predominant facade material of additions must be plaster.
 6. The exterior color of new additions must be Centennial Tan (Plochere 183) to blend with the color of existing buildings.
 7. New construction, landscaping, and site elements must not interrupt the central or cross axis of the Court of Honor. See Exhibit C3 for a conceptual guideline for termination of the cross axis.

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8. The historic gates at Parry Avenue and Washington Street are protected.

4.3 Agrarian Subdistrict.

a. Background information.

1. The Agrarian Subdistrict was devoted to agriculture and livestock during the 1936 Exposition. The buildings are densely arranged along Admiral Nimitz Circle (Agrarian Parkway). The buildings in this subdistrict are designed for livestock or for agricultural exhibits. The promotional materials for the 1936 Exposition boast that the vast size of the Agrarian Subdistrict is due to the important role that agriculture played in Texas's economy. The Agrarian Subdistrict is one of the most historically intact areas of the district. The area contains murals, bas-relief, and sculpture related to the agrarian theme. A context plan and historic photographs are provided in Exhibit C4.
2. The subdistrict's primary street is Admiral Nimitz Circle (Agrarian Parkway). This street is well defined by building walls on each side. The relatively narrow width of the street provides a dense and more urban character than is found in other areas of the district.
3. The Chute is a short street perpendicular to Admiral Nimitz Circle (Agrarian Parkway). Like Admiral Nimitz Circle (Agrarian Parkway), this street has a dense and urban character that is defined by the close proximity and density of the buildings on it.
4. Cavalcade Drive is at the end of Admiral Nimitz Circle (Agrarian Parkway) where the Cavalcade of Texas exhibit once stood.
5. The Corral is an open space fronting on the Chute within the livestock complex.

b. Preservation criteria.

1. This subdistrict is protected.
2. Alterations and additions are limited to rear or secondary facades of buildings where the alteration or addition is not visible from a character defining space.

3. Appropriate stand-alone new construction is permitted.
4. The adaptive reuse of buildings must preserve the open-air livestock character of the building interiors.
5. Historic painted signage is protected.
6. The predominant facade material of new construction and additions must be plaster.
7. The exterior color of new construction and additions must be Centennial Tan (Plochere 183) to blend with the color of existing buildings.
8. Admiral Nimitz Circle (Agrarian Parkway) and adjoining landscaping is protected.
9. The Chute and Cavalcade Drive are protected.
10. The open-air corral space facing the Chute is protected.

5. REHABILITATION ZONE.

5.1 Introduction.

- a. The Rehabilitation Zone is comprised of the following subdistricts:
 1. Civic Center Subdistrict.
 2. Cotton Bowl Subdistrict.
- b. The treatment of choice in the Rehabilitation Zone is preservation or rehabilitation, but restoration and reconstruction are also permitted treatments. Rehabilitation is permitted if appropriate. Alterations, additions, and new construction should be guided by, but not limited to, the alterations, additions, and new construction described in Section 8 and illustrated on Exhibit B3.

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5.2 Civic Center Subdistrict.

a. Background information.

1. The Civic Center Subdistrict is the cultural heart of the district and the location of the majority of museums. Within a pastoral setting, the buildings in this subdistrict are arranged as isolated objects around a focal point - the Lagoon. The naturalistic setting contrasts with the more formal Esplanade of State Subdistrict and with the urban street character of the Agrarian Subdistrict. Centennial Drive, north of the Lagoon, was a primary circulation route through the 1936 Exposition. Surrounding the Lagoon is a secondary path that was used by both pedestrians and by the Ford Motor Company as a place to test the latest car model. A fountain on axis with the Museum of Fine Arts in the center of the Lagoon represents a rare formal, axial relationship in the Civic Center Subdistrict. The Lagoon itself remains largely intact, but changes to its boundary, landscape, and the surrounding buildings have been extensive. More changes are inevitable as the museums struggle to provide the exhibit opportunities today's museum visitor expects. A context plan and historic photographs are provided in Exhibit C5.
2. The Lagoon is the focal point of the subdistrict. All of the museum buildings arranged around the Lagoon have a primary entrance on this side. The Lagoon establishes the bucolic and English-style landscape character of the subdistrict.
3. The subdistrict's primary street is Centennial Drive. This street runs along the side of the Lagoon connecting Parry Avenue and Pennsylvania Avenue. The street's meandering character helps to define the bucolic setting of the subdistrict.
4. John Reagan Plaza is the space that fronts the Cotton Bowl where it opens into the Civic Center Subdistrict. This space is aligned on axis with the entrance to the Museum of Fine Arts on the opposite side of the Lagoon.

5. Constitution Place is the space between the U. S. Government Building and the former Ford Motor Company Building. This narrow street maintains the spatial character of a narrow street found in the former Midway. Constitution Place serves as a transitional space between the Federal Concourse and the Midway. The transition is important to retain in order to preserve the more formal and ceremonial character of the Federal Concourse and Court of Honor beyond. The transition helps to contain the Midway atmosphere and keep it from leaking into adjacent areas of the district that have drastically different characters.
 6. Grand Avenue is a significant street that becomes the Court of Honor in front of the State of Texas Building and is served by the Grand Avenue gate, one of two entrances on the south side of the district.
 7. Martin Luther King, Jr. Boulevard (formerly Forest Avenue) is a significant street running north-south and is served by the Forest Avenue gate, one of two entrances on the south side of the district.
- b. Preservation criteria.
1. This subdistrict is protected.
 2. New construction and additions.
 - A. New construction and additions are permitted as described in Section 8 and as shown on Exhibit B3. A conceptual guideline for new construction and additions is provided as Exhibit C5.
 - B. Reconstruction of missing buildings and exhibits, or construction of compatible new buildings and exhibits in the location of missing buildings, is encouraged.
 - C. Refer to Section 8 for specific guidelines for the reconstruction of, and additions to, the Hall of Religion, National Cash Register Building, Museum of Natural History, Museum of Fine Arts, Texas Company Building, and Aquarium.
 - D. Reconstruction or compatible new construction of missing buildings and exhibits is encouraged.

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3. The historic gates at Grand Avenue and Martin Luther King, Jr. Boulevard (formerly Forest Avenue) are protected.
4. Reconstruction of the gates at Second Avenue and Pennsylvania Avenue is encouraged to show the location of the 1936 boundary.
5. The Lagoon.
 - A. The Lagoon is a character defining feature of the subdistrict.
 - B. Pedestrian circulation surrounding the Lagoon must be maintained.
 - C. Reconstruction of the historic path behind the Open Air Amphitheatre is encouraged to strengthen the connections between the Lagoon and the museums on the northwest side of Martin Luther King, Jr. Boulevard (formerly Forest Avenue).
 - D. Amusements, temporary exhibits, and other activities around the Lagoon are encouraged, if compatible with the historic character of the subdistrict.
 - E. The visual and physical connection between the Lagoon and Transition Zone 2 must be maintained.
 - F. A minimum of 50 feet of open space must be maintained between buildings fronting the Lagoon.
 - G. The open space between buildings and the Lagoon must not be encroached.
 - H. Building entrances facing the Lagoon must be maintained as functioning entrances.
 - I. Reconstruction of the Lagoon edge, circulation path, and bridge is encouraged.
6. Centennial Drive must be retained in its historic location.

7. John Reagan Plaza is protected and must be maintained as open space.
8. Constitution Place is protected and must be maintained as a transitional space to preserve the more formal and ceremonial character of the Federal Concourse and Court of Honor and to contain the Midway atmosphere and keep it from leaking into adjacent areas of the district.
9. The portions of Grand Avenue and Martin Luther King, Jr. Boulevard (formerly Forest Avenue) within the district must be retained in their historic locations.
10. Banner poles are encouraged. Banners are encouraged as a means for museums to announce new exhibits and special events.

5.3 Cotton Bowl Subdistrict.

a. Background information.

1. The Cotton Bowl Subdistrict is the oval shaped space in the center of the district that is occupied by Cotton Bowl stadium. A context plan and historic photographs are provided in Exhibit C6.
2. The Cotton Bowl stadium that exists today is in its historic location but has been altered significantly. The bowl was initially constructed in 1930 on the site of a racetrack by excavating and lowering the playing field and by forming a berm around the perimeter. The bowl seated 46,200. In 1936, the Cotton Bowl was altered to suit the design of the 1936 Exposition by adding plaster entrances on the north and south ends, along with pylons and spaces to emphasize those entrances. In 1948 and 1949, the north and south berms were lowered and an upper deck was added along the sidelines. The seating capacity was increased to 71,500. In 1968, benches were replaced with seats and the capacity of the stadium was reduced to 68,252. In 1993, the stadium underwent another renovation that included renovation of locker rooms. In 2002, the toilet facilities were renovated. In 2004, an additional 4,000 seats were added.

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3. Stadium Plaza is the space at the south entrance to the Cotton Bowl. Stadium Plaza and John Reagan Plaza serve to connect the Civic Center with the Cotton Bowl, the Midway, and Constitution Place.
 4. Bluebonnet Circle is the oval shaped space surrounding the Cotton Bowl that incorporates a narrow service road and the berm that formed the 1936 bowl. This space was planted with bluebonnet flowers during the 1936 Exposition.
 5. Sam Houston Plaza is the open space at the north entrance to the Cotton Bowl.
- b. Preservation criteria.
1. Cotton Bowl.
 - A. Redevelopment and continued year-round use is encouraged.
 - B. Preservation, restoration, or rehabilitation is encouraged.
 - C. Reconstruction of the original Cotton Bowl based on historic documentation is encouraged.
 - D. New construction, alterations, or additions are permitted in accordance with the following:
 - i. No addition may be visible behind the State of Texas Building when viewed axially from the farthest edge of the Esplanade fountain. Additions must not disrupt the prominence of the State of Texas Building from any viewpoint within the Esplanade of State Subdistrict.
 - ii. Entries on the north (Agrarian side) and south (Cotton Bowl Plaza facing the Lagoon) must be maintained.
 - iii. The axial relationship to Stadium Plaza, John Reagan Plaza, and the Lagoon must be maintained.

- iv. The current footprint may not be enlarged by more than 20 percent.
 - v. No addition may connect to, or hover over, other historic buildings.
 - vi. Alterations are encouraged to be located on the rear (south end zone) side of the structure.
 - vii. Pylons, flag poles, and lighting similar to, or as an accurate reconstruction of, the historic elements are encouraged.
 - viii. Creation of lighting effects similar to the 1936 bank of lights is encouraged. The 1936 bank of lights is illustrated as Exhibit C6.
2. Stadium Plaza.
 - A. Stadium Plaza is protected.
 - B. The view toward the Lagoon must not be obstructed.
 3. The general form of Bluebonnet Circle must be retained.
 4. Sam Houston Plaza is protected. Refer to Section 8.3(h) for specific guidelines for reconstruction of the Sam Houston Plaza Restaurant Site.

6. RENOVATION ZONE.

6.1 Introduction.

- a. The Renovation Zone is comprised of the following subdistricts:
 1. Midway Subdistrict.
 2. East Parking Subdistrict.

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- b. There are no character defining features remaining in the Renovation Zone. Alterations, additions, and new construction are permitted if appropriate.

6.2 Midway Subdistrict.

- a. Background information. Little, if any, known historic features remain in the Midway Subdistrict, but the spirit of the original continues to entertain during the State Fair of Texas. The character and function of the space was historically a very dense linear shopping street for pedestrians only, full of exhibit buildings, activity, bright lights and sounds, with a carnival atmosphere. A context plan and historic photographs are provided in Exhibit C7.

- b. Preservation criteria.

1. Recreating the character and function of the historic Midway is encouraged.
2. Year-round operation of the Midway is encouraged.
3. The pedestrian street form and location of the historic Midway must be retained in any design.
4. Connections between this subdistrict and the Civic Center Subdistrict and other areas of the district are encouraged.
5. Stand-alone new construction is permitted. New construction must be appropriate and differentiated from other areas of the district.

6.3 East Parking Subdistrict.

- a. Background information.

1. The East Parking Subdistrict encompasses the space that was formerly occupied by a race track to the east of the Agrarian Subdistrict extending to Pennsylvania Avenue. A context plan and historic photographs are provided in Exhibit C8.
2. Washington Street (The Trail), historically served as a service road with access to the rear of the Agrarian buildings.

3. The former Pennsylvania Avenue gate was a small gate on Pennsylvania Avenue near Centennial Drive.

b. Preservation criteria.

1. The location and general volume of the former Cavalcade of Texas Building must be maintained in order to provide a closure of Cavalcade Drive and the Agrarian Subdistrict.
2. Except for the State Fair Observation Tower and amusement rides, new construction must not exceed the height of the former Cavalcade of Texas Building.
3. New construction must be compatible with, but differentiated from, historic buildings and elements.
4. Parking may be located in this subdistrict.
5. Structures may not cover more than 50 percent of the ground area in this subdistrict.
6. For new construction, a minimum of 50 percent of the exterior wall surfaces must consist of masonry. Plaster is encouraged as a primary exterior material.

7. TRANSITION ZONES.

7.1 Transition Zone 1.

- a. This area of the district is adjacent to a residential neighborhood and development should respect the residential scale.
- b. Height.
 1. Except as provided in Section 7.1(b)(2) and (b)(3), maximum structure height is 60 feet.
 2. Special building features may not exceed 100 feet in height.
 3. Observation towers and amusement rides may be erected to any height consistent with the Federal Aviation Administration air space limitations, airport flight overlay district regulations, residential proximity slope height regulations, and the building code.

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- c. Maximum lot coverage is 50 percent.
- d. Parking is permitted.
- e. Landscaping must be compatible with historic landscape design.
- f. The street tree requirement in Section 51A-10.125 of the Dallas Development Code may be met by planting trees in a cluster.
- g. Fences must be at least 50 percent open and may not exceed nine feet in height.
- h. Each exterior wall of new construction must be at least 20 percent masonry.
- i. Backlit plastic signs are not permitted.
- j. High mast lighting is not permitted.

7.2 Transition Zone 2.

- a. The intent of Transition Zone 2 is to create a museum green between Grand Avenue and Martin Luther King Jr. Boulevard (formerly Forest Avenue), that would provide for below-grade parking, a park-like setting along Robert B. Cullum Boulevard, and a place to expand the museums with new construction.
- b. New construction may be contemporary. New construction need not be stylistically consistent with the remainder of the district.
- c. Second Avenue may be improved to create a better pedestrian and vehicular connection between museums and on-street parking.
- d. Two options for site coverage, including setbacks and potential buildable area for the museum green are illustrated on Exhibit C9.
- e. Maximum lot coverage is 30 percent.
- f. Vistas along the Grand Avenue and Martin Luther King, Jr. Boulevard (formerly Forest Avenue) entrances are protected.
- g. Access to below-grade parking must not be parallel to Second Avenue, thereby restricting pedestrian passage across Second Avenue:

- h. Each exterior wall of new construction must be at least 20 percent masonry.
- i. New development must include landscaping as a significant feature.
- j. Building connections across Second Avenue must be pedestrian skybridges located at least 14 feet above grade. Connections across Second Avenue must not obscure historic facades and entrances.
- k. Public art and temporary outdoor exhibits are encouraged. Appropriate permanent outdoor exhibits are permitted and encouraged.
- l. Hardscape may not exceed 20 percent of any landscaped area.
- m. Second Avenue must be retained in its historic location as a vehicular street and an indication of the 1936 boundary of the park.
- n. Fencing must be at least 50 percent open and may not exceed nine feet in height.
- o. Water features are encouraged.
- p. Backlit plastic signs are not permitted.
- q. High mast lighting is not permitted.

8. NEW CONSTRUCTION AND ADDITIONS—SPECIFIC BUILDINGS.

8.1 Background information.

- a. Masonry materials, primarily exterior plaster and stone, are character-defining features of buildings and other elements in the district. Limestone is the most commonly used stone in the district. Other stone materials and wood can also be found but are not the dominant features.
- b. Roofs are typically flat or are pitched but hidden by parapet walls that give the appearance of a flat roof. Exceptions are primarily in the pre-1936 structures such as the Music Hall or in the 1936 exhibit buildings such as the centennial model homes.

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- c. Buildings typically have multiple entrances that are prominent and wide to accommodate large crowds. In some areas, such as the Civic Center Subdistrict, entrances are located on both the Lagoon side and on the Second Avenue side. Porticos and other covered entrance treatments, such as an arcade, are often used at entrance locations. Wood doors are typically on plaster facades. Metal doors are typically on limestone facades. Screen doors were used in 1936 to maximize ventilation through the buildings.
- d. The use of fenestration is minimal since most of the buildings were built for exhibit space. Expanses of solid wall were decorated instead with art in the form of bas-relief or stenciling, or in the case of the stone buildings, carved stone decorations. Wood windows were used on exhibit buildings along with steel windows. Metal windows were used in limestone buildings. Some of the larger special windows that can be seen at the Administration Building or the Transportation Building date to before 1936.

8.2 General.

- a. Refer to Exhibit B3, Permitted New Construction and Additions.
- b. These criteria are intended to recognize the need for change and redevelopment.
 - 1. These criteria provide a guide to an appropriate design for new construction and additions. Alternative designs, however, could be appropriate. The design is not limited to those described in the following sections.
 - 2. These criteria were developed with input from museum campus directors and Fair Park stakeholders in 2002 and prepared as part of the Fair Park Comprehensive Development Plan.
 - 3. A component of the Fair Park Comprehensive Development Plan is the creation of a museum green outside the core historic district boundaries. This area of the district is referred to as Transition Zone 2. Transition Zone 2 is intended as a location for significant expansions of the museums and as a place to give the museums more visual presence from outside the district.
 - 4. The first goal of all of the criteria is to preserve the historic fabric and character of the district.

5. Specific guidelines are not included for every building. Where specific guidelines are not included, the criteria for subdistricts and zones control. If there is a conflict, the criteria for specific buildings control over criteria for subdistricts or zones.

8.3 New construction.

a. Introduction.

1. These criteria are intended to encourage the reconstruction of missing historic buildings, elements, and site features throughout the district. Any new building construction in designated protected areas, except where noted otherwise, must conform to existing building setbacks and heights.
2. Reconstruction is defined as Option 1 because the reconstruction of missing elements, when complete and accurate documentation is available, is the preferred option. Reconstruction will help unify and reconnect the remaining historic fabric, enabling a more complete understanding of the 1936 Centennial Exhibition.

b. Petroleum Building.

1. The former Petroleum Building, home of the Humble Hall of Texas History during the 1936 Exposition, was designed by George Dahl with 15,000 square feet of space for the Humble Oil Company. Humble exhibited relief maps of Texas, an exhibit mounted by the University of Texas, and the Pennzoil Company's Little Theatre. The building is distinctive as the axial terminus for the north end of the Court of Honor and as a transitional building between the highly formal Esplanade of State and the Agrarian Subdistrict. See Exhibit B3. The facade of the historic building incorporated a plaster bas-relief by Pierre Bourdelle, artist of the bas-relief of the Esplanade. A conceptual guideline, context plan, and historic photograph are provided in Exhibit C10.
2. *Option 1—Reconstruction.* Accurate reconstruction based on historic documentation is encouraged.
3. *Option 2—New Construction.* New construction must be compatible and comply with the following criteria:

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- A. Entries must face the Court of Honor and Fair Park Boulevard.
 - B. Maximum building footprint is 31,000 square feet.
 - C. New construction must reflect the historic building's massing, including entry podium, planter arrangement, and landscape features.
 - D. Height of the primary volume must match the historic height, and the height of secondary volume must be a minimum of five feet lower than the primary volume.
 - E. The primary facade material must be plaster.
 - F. The primary exterior paint color must be Centennial Tan (Plochere 183).
 - G. Fenestration on the facade facing the Court of Honor is limited to the size and locations documented for the historic structure. Fenestration on other facades may not exceed 50 percent of each facade's wall surface.
 - H. Lighting must be compatible with or based on historic building lighting.
 - I. Signage must be compatible with or based on historic signage.
 - J. Incorporating art in the location of the historic bas-relief is encouraged.
- c. Ford Motor Company Building.
- 1. The former Ford Motor Company Building served as the south axial terminus for the Court of Honor. The Ford Motor Company Building and the U.S. Government Building created Constitution Place - a transitional space between the Court of Honor and the Midway. See Exhibit B3. The Ford Motor Company Building was designed by the office of Albert Kahn as an exhibition building with a courtyard. The Henry Ford Trade School displayed the automotive technology of the day and offered test drives of its Model T and Model A vehicles around the Lagoon at the 1936 Exposition. The building was distinctive for its two

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primary facades: one a solid and imposing mass facing the Court of Honor and the other lower in scale and featuring a large courtyard facing the Lagoon. The courtyard featured an exhibit of nine historic roads in the Southwest, including Dallas's Main Street. A conceptual guideline, context plan, and historic photograph are provided in Exhibit C11.

2. *Option 1—Reconstruction.* Accurate reconstruction based on historic documentation is encouraged.
3. *Option 2—New Construction.* New construction must be compatible and comply with the following criteria:
 - A. Entries must face the Court of Honor and the Lagoon.
 - B. Maximum building footprint is 70,000 square feet.
 - C. New construction must reflect the historic building's massing. The facade facing the Court of Honor must reflect the historic massing, form, orientation, materials, and entrance location.
 - D. The visual terminus of the Court of Honor must be maintained.
 - E. Maximum height may not exceed the historic height of the primary volume facing the Court of Honor. Secondary massing may be one or two stories. The facade facing Constitution Place must be 38 feet in height. The facade facing the Lagoon must not exceed 38 feet in height.
 - F. Glass infill is permitted at the historic building courtyard location. The height of glass infill must be lower than the maximum height permitted for other facades. Glass infill enclosing the former courtyard may exceed 30 percent of the facade.
 - G. The primary facade material must be plaster.
 - H. The primary exterior paint color must be white.
 - I. No fenestration is permitted on the facade facing the Court of Honor. For all other facades, fenestration must not exceed 30 percent of the facade except as provided in Section 8.3(c)(3)(F).

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- J. Lighting must be compatible with or based on historic building lighting.
 - K. Signage must be compatible with or based on historic signage.
 - L. Public art is encouraged.
4. Demolition of the building existing on the site of the former Ford Motor Company Building is encouraged to enable reconstruction or new construction as a means of completing and restoring the Court of Honor.
- d. Varied Industries/Electrical and Communications Building.
- 1. The former Varied Industries/Electrical and Communications Building was constructed circa 1910 by the State Fair of Texas. Additions were made in 1936 by George Dahl to create a larger exhibition hall and to define the Esplanade of State. The building burned to the ground in 1942. The light pylons and three sculptures are the only historic elements that remain today. During the 1936 Exposition, the building housed exhibits for the Coca Cola Company, the American Thread Company, the Grolier Society (Encyclopedia Britannica), DuPont, General Electric, and Owens-Illinois Glass Company (Owens-Corning). The Esplanade facade included murals and bas-relief by Pierre Bourdelle. In 1948, the Automobile Building was built in the general location of the historic building and in 1986 three porticos were added to simulate the historic facade facing the Esplanade of State. See Exhibit B3. Conceptual guidelines, a context plan, and a historic photograph are provided in Exhibit C12.
 - 2. *Option 1—Reconstruction.* Accurate reconstruction based on historic documentation is encouraged.
 - 3. *Option 2—New Construction.* New construction must be compatible and comply with the following criteria:
 - A. Primary entries must face the Esplanade of State. Secondary entries must face Centennial Drive.
 - B. Maximum building footprint is 80,000 square feet.

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- C. New construction must reflect the former Varied Industries/Electrical and Communications Building's massing, including pylons and planters along Centennial Drive.
 - D. Maximum height may not exceed the height of the former Varied Industries/Electrical and Communications Building.
 - E. The primary facade material must be plaster.
 - F. The primary exterior paint color must be Centennial Tan (Plochere 183).
 - G. Fenestration on facades facing the Esplanade of State, Parry Avenue, and Court of Honor must duplicate the fenestration of the former Varied Industries/Electrical and Communications Building. Fenestration on the facade facing Centennial Drive may not exceed 50 percent.
 - H. Lighting must be compatible with or based on historic building lighting.
 - I. Signage must be compatible with or based on historic signage.
 - J. Art must be incorporated in the location of historic art. Accurate reconstruction of historic art is encouraged where historic documentation is available.
4. *Option 3—New Construction.* New construction that combines the Varied Industries/Electrical and Communications Building site with the Gulf Refining Company Building and Skillern's Drug Store Building site must be compatible and comply with the requirements for Option 2 with the following exceptions:
- A. Maximum building footprint is 92,500 square feet.
 - B. The Gulf Refining Company and Skillern's Drug Store pavilion may not exceed one story and must match the height of the former Gulf Refining Company and Skillern's Drug Store buildings.
 - C. Buildings must front upon the axis of the Midway.

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e. Gulf Refining Company Building and Skillern's Drug Store Building.

1. The former Gulf Refining Company Building and Skillern's Drug Store Building each had important facades facing the Federal Concourse. The Gulf Refining Company Building terminated the axis of the Midway. See Exhibit B3. The Gulf Refining Company Building housed the 1936 Exposition's radio and public address system that fed the 1936 Exposition's 25 "Singing Towers" or sound pylons. Visitors were able to see the inner workings of a radio station and its studios. The Skillern's Drug Store Building was an active drug store that filled prescriptions during the 1936 Exposition. A conceptual guideline, context plan, and historic photographs are provided in Exhibit C13.
2. *Option 1—Reconstruction.* Accurate reconstruction based on historic documentation is encouraged.
3. *Option 2—New Construction.* New construction must be compatible and comply with the following criteria:
 - A. Building entries must face the Federal Concourse.
 - B. Maximum combined footprint for both buildings is 12,500 square feet.
 - C. Massing must reflect the historic buildings' massing.
 - D. Maximum height is 18 feet.
 - E. Glass infill may be used at the former Gulf Refining Company Building courtyard.
 - F. The primary facade material must be plaster.
 - G. The primary paint color of the Gulf Refining Company Building must be white. The primary paint color of the Skillern's Drug Store Building must be Centennial Tan (Plochere 183).
 - H. Fenestration, as a percentage of facade surfaces, must be compatible with the former Gulf Refining Company Building and former Skillern's Drug Store Building.

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- I. Lighting must be compatible or based on historic building lighting.
 - J. Signage must be compatible or based on historic signage.
4. See Section 8.3(d)(4) for new construction that combines the Varied Industries/Electrical and Communications Building site and the Gulf Refining Company Building and Skillern's Drug Store Building site.
- f. National Cash Register Company Building.
1. The former National Cash Register Company Building was located near the Lagoon and museums, but was designed to suit the character of the Midway. See Exhibit B3. Designed to look like an oversized cash register, the building served as a small exhibit hall of 2,500 square feet that was 65 feet high. The exhibit included the hourly attendance at the 1936 Exposition in the cash register amount visible at the top of the building. Exhibit windows lined the ground floor under an arcade. It is not known when the building was razed. A context plan and historic photograph are provided in Exhibit C14.
 2. *Option 1—Reconstruction.* Accurate reconstruction based on historic documentation is encouraged.
 3. *Option 2—New Construction.* New construction must be compatible and comply with the following criteria:
 - A. Maximum building footprint is 2,500 square feet.
 - B. Maximum height is 65 feet.
 - C. Lighting must be compatible with or based on historic building lighting.
 - D. Signage must be compatible with or based on historic signage.

g. The Texas Company Building.

1. The former Texas Company Building was located within the museum district and near the Lagoon, but its primary orientation was to the Midway. See Exhibit B3. The original building included a miniature refinery modeled after the company's largest refinery in Port Arthur, Texas that was part of an exhibit illustrating the production of gasoline. A 75-foot-tall tower capped with the company's logo gave the one-story building presence along the Midway. A courtyard with outdoor seating faced the Lagoon. It is not known when the building was razed. A context plan and historic photographs are provided in Exhibit C15.
2. *Option 1—Reconstruction.* Accurate reconstruction based on historic documentation is encouraged.
3. *Option 2—New Construction.* New construction must be compatible and comply with the following criteria:
 - A. Maximum building footprint is 5,000 square feet.
 - B. Except for an optional tower or special building feature on the Midway facade not to exceed 75 feet in height, maximum height may not exceed the historic height of the former Texas Company Building.
 - C. The primary facade material must be plaster.
 - D. The primary exterior paint color must be white.
 - E. Lighting must be compatible with or based on historic building lighting.
 - F. Signage must be compatible with or based on historic signage.

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h. Sam Houston Plaza Restaurant Site.

1. The Sam Houston Plaza Restaurant Site is the eastern edge of Sam Houston Plaza, a space that formed the entry space to the Cotton Bowl with views toward the Livestock Coliseum in the Agrarian Subdistrict. A structure at this location serves to enliven the Agrarian Subdistrict and to shield it from nearby parking areas. See Exhibit B3. It is not known who designed the 1936 structure, nor when it was razed. The new structure could hold a small exhibit or a restaurant with potential for outdoor dining nearby. A context plan and historic photograph are provided in Exhibit C16.
2. *Option 1—Reconstruction.* Accurate reconstruction based on historic documentation is encouraged.
3. *Option 2—New Construction.* New construction must be compatible and comply with the following criteria:
 - A. Maximum height may not exceed the historic height of the former restaurant site.
 - B. The Admiral Nimitz (Agrarian Parkway) facade must align with the Foods Building facade.
 - C. The primary facade material must be plaster.
 - D. The primary exterior paint color must be Centennial Tan (Polchere 183).
 - E. Lighting must be compatible with or based on historic building lighting.
 - F. Signage must be compatible with or based on historic signage.

8.4 Additions.

a. Hall of Religion.

1. The Hall of Religion was designed by George Dahl with 6,600 square feet. During the 1936 Exposition, the building was sponsored by the Lone Star Gas Company and exhibited artwork representing various religions. The artwork on the interior and exterior was by Pierre Bourdelle; some of the art on the exterior may remain. The building was partially demolished in the 1980s. See Exhibit B3. A conceptual guideline, context plan, and historic photograph are provided in Exhibit C17.
2. *Option 1—Reconstruction.* Accurate reconstruction based on historic documentation is encouraged.
3. *Option 2—New Construction.* Additions to the building must be compatible and comply with the following criteria:
 - A. The existing historic entrances and a courtyard entrance based on the historic plan must be used.
 - B. The existing historic fabric must be preserved.
 - C. Maximum building footprint is 14,500 square feet.
 - D. An addition's massing must be compatible with the historic structure.
 - E. Maximum height may not exceed the historic height of the lowest facade of the Hall of Religion.
 - F. The primary facade material must be plaster.
 - G. The primary exterior paint color must be Centennial Tan (Plochere 183).
 - H. Fenestration must not exceed 30 percent on any facade.
 - I. Glass infill is permitted at the historic building courtyard, but must be at least two feet below the maximum permitted height.
 - J. Lighting must be compatible with or based on historic building lighting.

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- K. Signage must be compatible with or based on historic signage.
- L. Incorporating new art into the locations of missing historic art is encouraged.
- M. Existing historic art, if found, must be preserved.
- N. Reconstruction of historic planters and walls and historic sections of the building that no longer exist is encouraged.
- O. The interior reception room is protected. See Exhibit B11.

b. Museum of Natural History.

1. The Museum of Natural History, designed by Mark Lemmon and a team of other architects, is rectangular in form with fully symmetrical facades. The primary facade and entrance faces the Lagoon. See Exhibit B3. The rear facade facing Second Avenue is more simply decorated. The Museum of Natural History was expanded in 1988 below grade and without substantial impact on the historic massing and facade of the historic building. A conceptual guideline, context plan, and historic photograph are provided in Exhibit C18.
2. Additions must comply with the following criteria:
 - A. The entry on the Lagoon facade must be retained, however, the main entry may be on the Second Avenue facade.
 - B. An addition on the rear facade is permitted, but the entire historic building must be preserved.
 - C. Minimal removal of windows or stone on the rear facade is allowed for physical connection of a new addition.
 - D. A hyphen must be incorporated into a new addition to visually separate it from the historic facade.
 - E. An addition's massing must be compatible with the historic structure.

- F. An addition's materials must be either compatible with the historic structure or transparent.
- G. Expansions may not exceed a footprint of 40,000 square feet.
- H. Maximum height may not exceed a view angle established from a point 100 feet from the center of the Lagoon facade. See Exhibit D.
- I. An addition must be set back at least 25 feet from Grand Avenue and Second Avenue.
- J. An addition must be a neutral color compatible with the color of the stone on the historic building.
- K. Lighting must be compatible with the historic building.
- L. Signage and banners must be compatible with the historic building.
- M. The incorporation of art is encouraged.
- N. Fenced outdoor space for exhibits is permitted in the locations shown dashed on Exhibit C18.
- O. Historic interior features such as the lobby, grand stair, diorama exhibits, and galleries must be preserved. See Exhibit B11.

c. Museum of Fine Arts.

1. The Museum of Fine Arts was designed by DeWitt & Washburn and a team of other architects as the primary home of the Dallas Museum of Fine Arts. The historic Museum of Fine Arts has been expanded three times: first in 1963 with a wing to the east, later in 1985 when it became the Science Place, and most recently in 1996 when the IMAX addition was constructed. The first addition was designed by DeWitt in a manner that makes the addition difficult to discern from the original building. The historic building's primary facade faced the Lagoon, but the Second Avenue facade included a second entrance on axis with the Lagoon side entrance that was designed with the same

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quality materials and details. See Exhibit B3. Due to the constraints of the site toward the north and Lagoon side and toward the west and Open Air Amphitheatre side, the majority of expansion is recommended toward Second Avenue. A conceptual guideline, context plan, and historic photograph are provided in Exhibit C19.

2. Additions must comply with the following criteria:
 - A. The entire historic building must be preserved.
 - B. The entry on the Lagoon facade must be retained, however, the main entry may be on the Second Avenue facade.
 - C. A hyphen must be incorporated into a new addition to visually separate it from the historic facade.
 - D. An addition's massing must be compatible with the historic structure.
 - E. An addition's materials must be either compatible with the historic structure or transparent.
 - F. Maximum building footprint is 33,000 square feet.
 - G. An addition must be set back at least 50 feet from the open air amphitheatre.
 - H. An addition must be set back at least 25 feet from Second Avenue.
 - I. Maximum height may not exceed a view angle established from a point 100 feet from the center of the Lagoon facade. See Exhibit D.
 - J. An addition must be a neutral color compatible with the color of the stone on the historic building.
 - K. Lighting must be compatible with the historic building.
 - L. Signage and banners must be compatible with the historic building.
 - M. The incorporation of art is encouraged.

- N. Fenced outdoor space for exhibits is permitted in the locations shown dashed on Exhibit C19.
- O. Historic interior features such as the lobby, public halls, and other public spaces must be preserved. See Exhibit B11.

d. Aquarium.

- 1. The Aquarium building was designed by Fooshee and Cheek, Hal Thompson, and Flint & Broad. An axial relationship is formed with the entrance to the Open Air Amphitheatre across Centennial Drive. See Exhibit B3. The interior includes a rare example of pigmented structural glass used to create the primary exhibit walls and cases. A conceptual guideline, context plan, and historic photograph are provided in Exhibit C20.
- 2. Additions must be compatible and comply with the following criteria:
 - A. The entire historic building must be preserved.
 - B. The primary entry on the Lagoon facade must be retained.
 - C. Maximum height may not exceed a view angle established from a point 100 feet from the center of the Lagoon facade. See Exhibit D. Special building features may exceed the height of the historic building, but may not exceed 75 feet.
 - D. A hyphen must be incorporated into a new addition to visually separate it from the historic facade.
 - E. The primary facade material of the addition must be stone, cast stone, or a translucent material.
 - F. Lighting must be compatible with or based on historic building lighting.
 - G. Signage must be compatible with or based on historic signage.

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- H. Historic interior features such as the lobby, front desk, and main exhibit hall must be preserved. See Exhibit B11.

9. SIGNS.

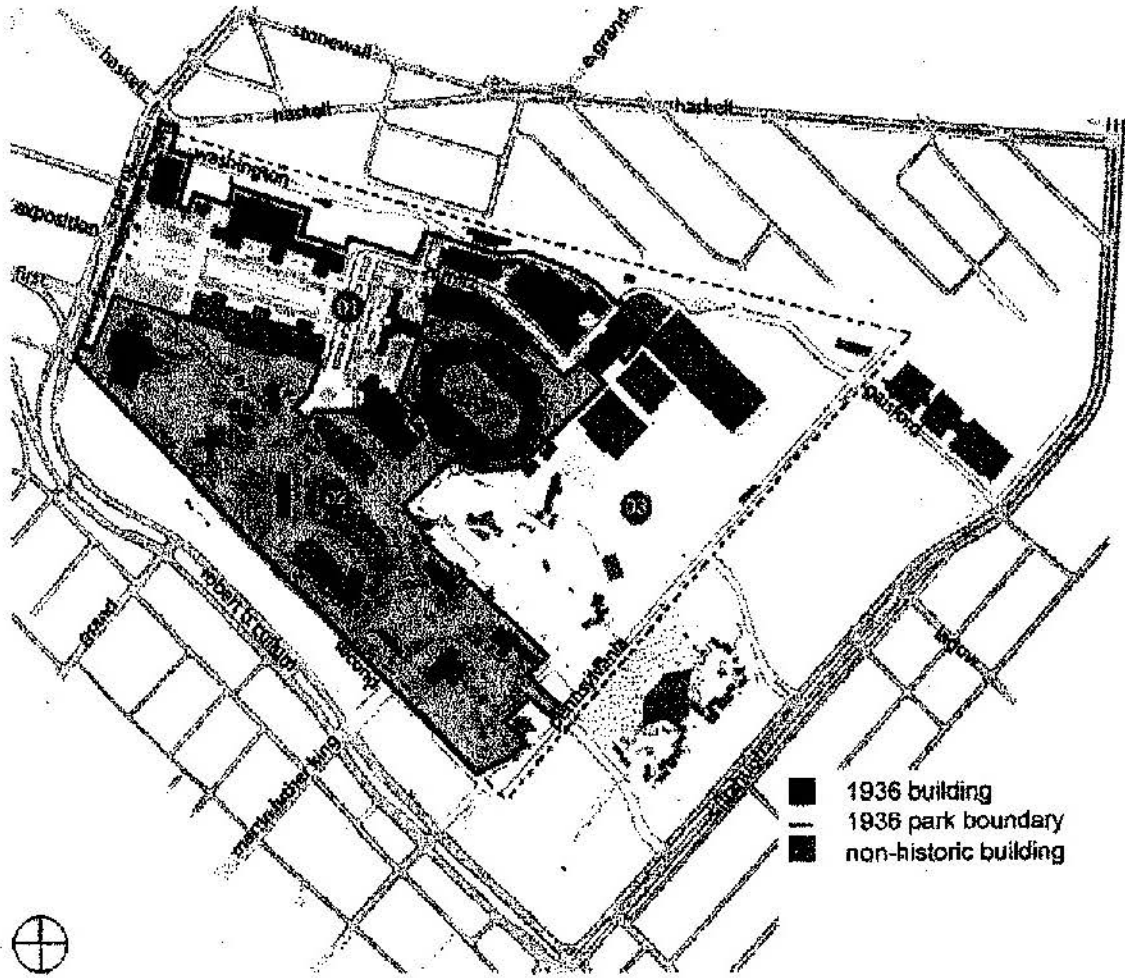
- 9.1 Signage within the district historically served a different purpose than it does today. While some of the buildings have signage incorporated into their facades, many did not and nearly all of the historic site signage is missing.
- 9.2 All signs must be appropriate and comply with the provisions of the Dallas City Code, as amended. The Park and Recreation Department's approved signage criteria, while advisory, should be consulted to help determine appropriateness.
- 9.3 Banners located in previously approved locations may be approved as routine maintenance in accordance with Section 1.8(a)(3).
- 9.4 New permanent banner systems are permitted if appropriate and:
 - a. the banner system does not cause damage to historic materials or features;
 - b. the banner system does not obscure historic elements such as entrances, art, or other special features; and
 - c. the banner system is of appropriate design.
- 9.5 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

10. ENFORCEMENT.

- 10.1 A person who violates these preservation criteria 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 is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 10.2 A person is criminally responsible for a violation of these preservation criteria if:

- a. the person knowingly commits the violation or assists in the commission of the violation;
 - b. the person owns part or all of the property and knowingly allows the violation to exist;
 - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or
 - d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.
- 10.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.
- 10.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

Exhibit B1. Historic Overlay District Zones



- 1936 building
- - - 1936 park boundary
- ▨ non-historic building

- 01 Preservation Zone
- 02 Rehabilitation Zone
- 03 Renovation Zone

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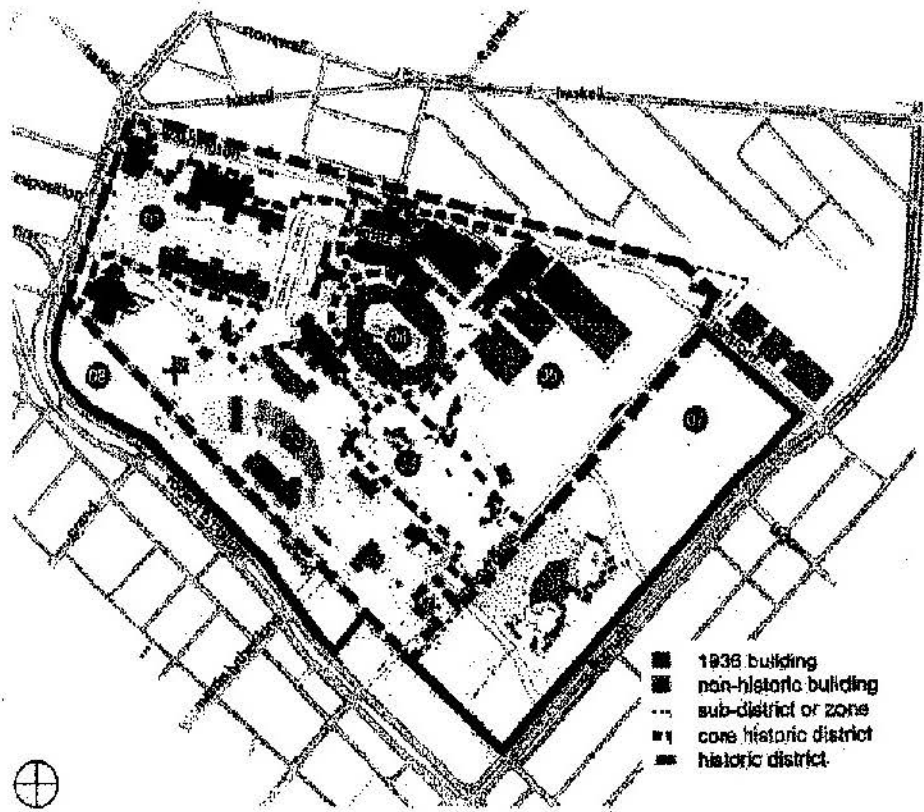


Exhibit B2. Historic Overlay District and Subdistricts

- 01 Esplanade of State Subdistrict
- 02 Agrarian Subdistrict
- 03 Civic Center Subdistrict
- 04 Cotton Bowl Subdistrict
- 05 East Parking Subdistrict
- 06 Midway Subdistrict
- 07 Transition Zone 1
- 08 Transition Zone 2

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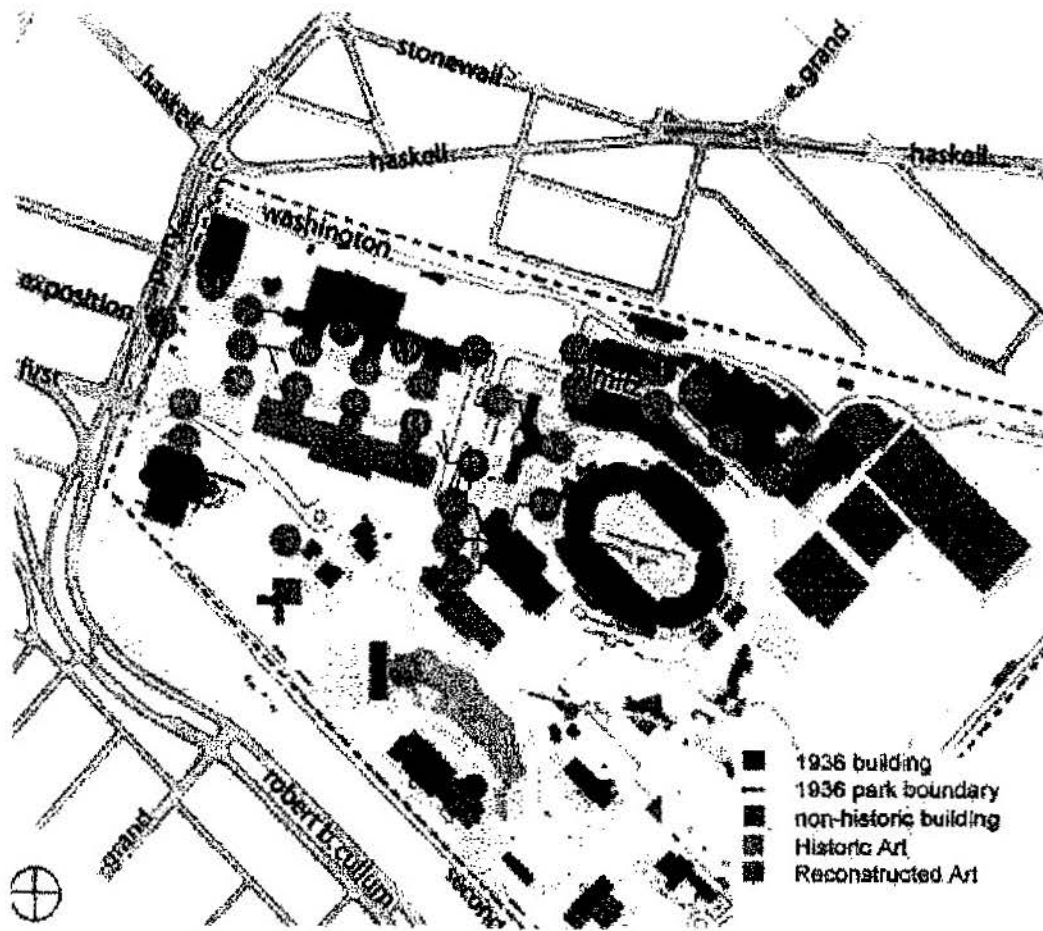


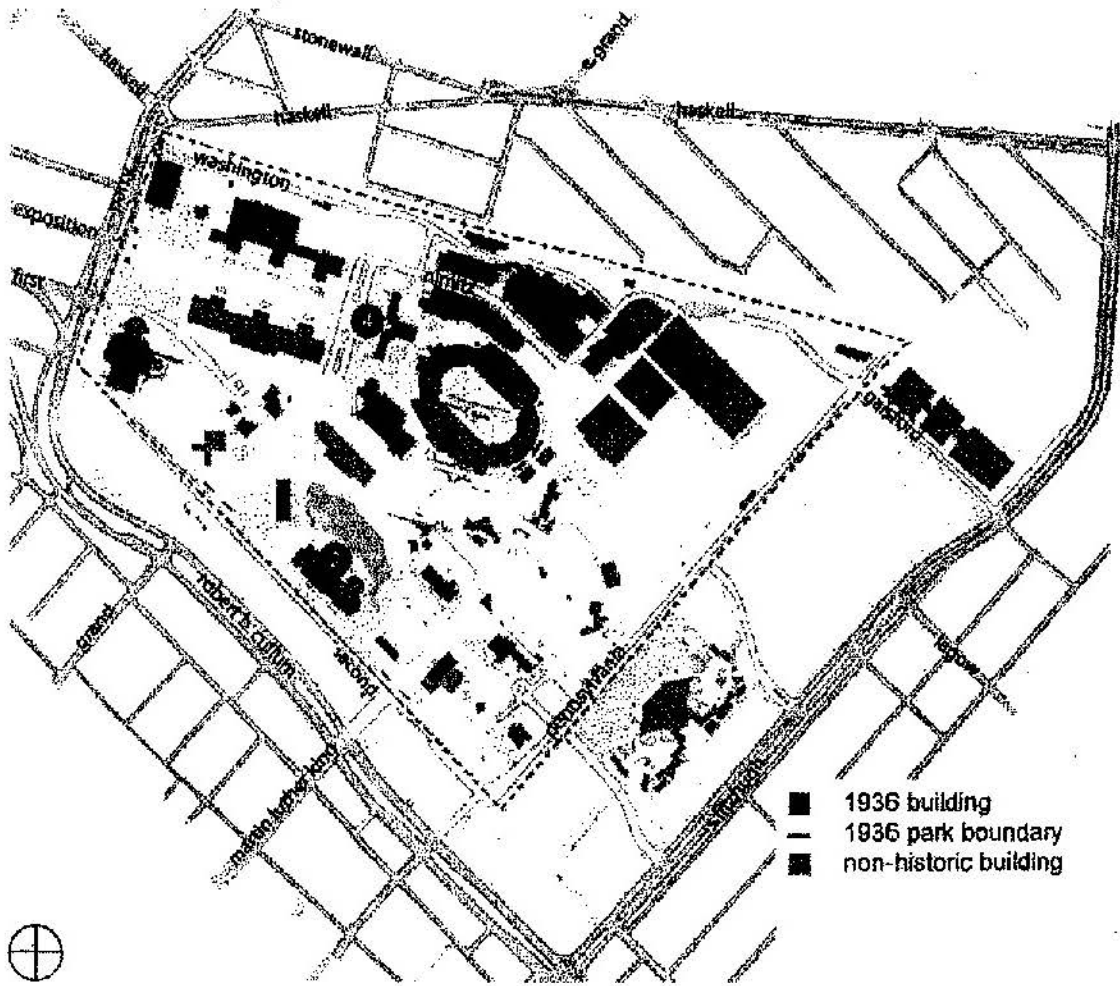
Exhibit B4. Historic Art

- 01 Spirit of the Centennial mural and sculpture
- 02 Tribute to State Fair of Texas c. 1936
- 03 Gulf Stream fountain (relocated)
- 04 Pegasus and Siren fountain bas-relief
- 05 Motion and Traction murals
- 06 Spain Medallion; Railroad Transportation and Navigation murals
- 07 Locomotive Power bas-relief
- 08 Confederacy Medallion; Future Transportation and Old Methods of Transportation murals
- 09 Speed bas-relief
- 10 Texas Medallion; Aeroplane Transportation and Automobile Transportation murals
- 11 Streamline bas-relief
- 12 Tenor and Soprano sculpture (reconstructed)
- 13 TBD: religious art
- 14 United States Medallion; Photographic Process and Lens Makers murals (murals reconstructed)
- 15 Mexico Medallion; Power Dam and X-rays murals (murals reconstructed)
- 16 France Medallion; Iron Workers and Miners murals (murals reconstructed)
- 17 Texas Warrior sculpture
- 18 interior murals
- 19 murals
- 20 Fecundity and Wheat Harvester murals
- 21 Pollination of Nature and Wheat Sheath murals
- 22 Peacock mural
- 23 Mother Nature mural
- 24 Animal Head Medallions
- 25 Animal Head Murals
- 26 Texas Woolfus (reconstructed)
- 27 United States Government Seal medallions
- 28 History of Texas bas-relief
- 29 Compass Points mural - interior
- 30 Eagle sculpture
- 31 Perry Avenue Gate bas-relief
- 32 Animal Murals
- 33 Diorama Exhibits

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Exhibit B5. Historic Site Elements
Lighting

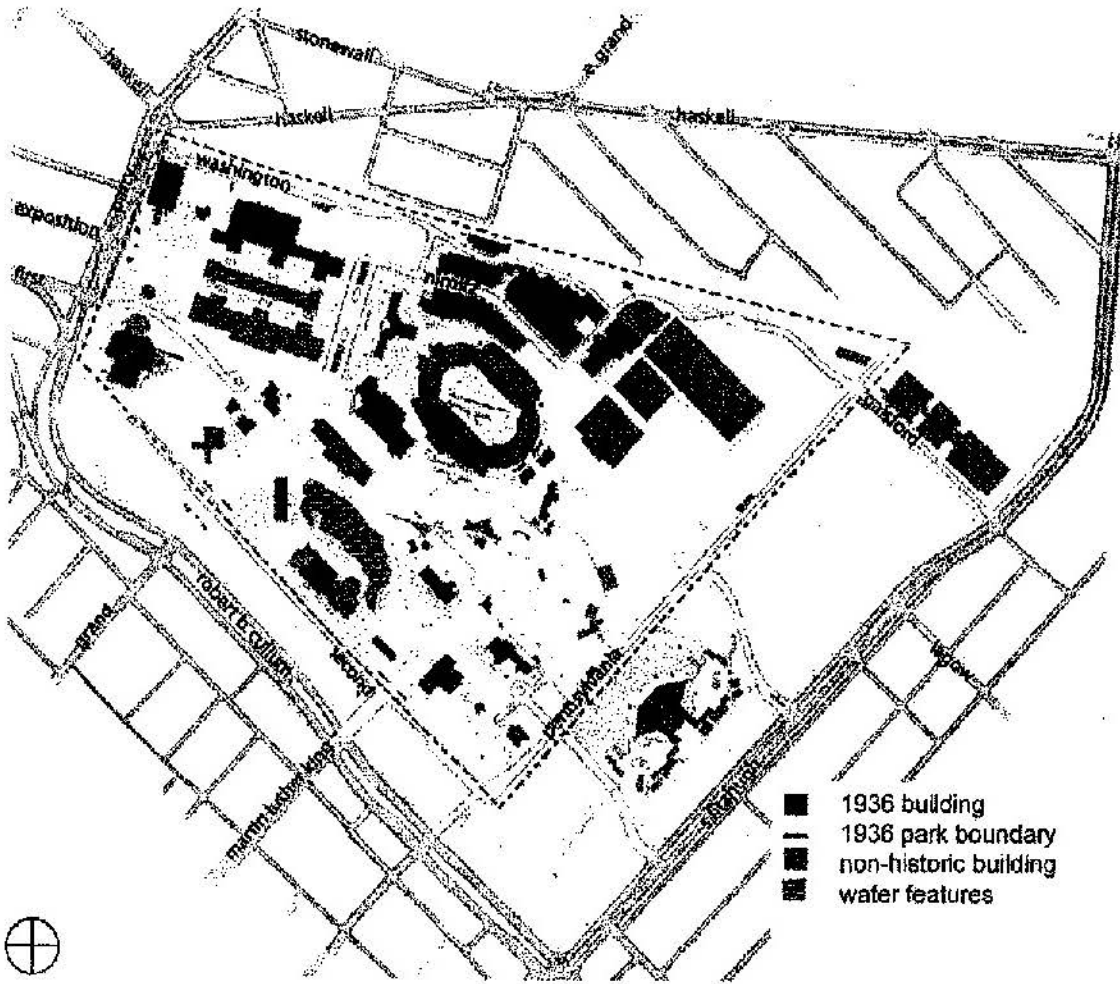


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(number indicates number of lighting elements
at location)

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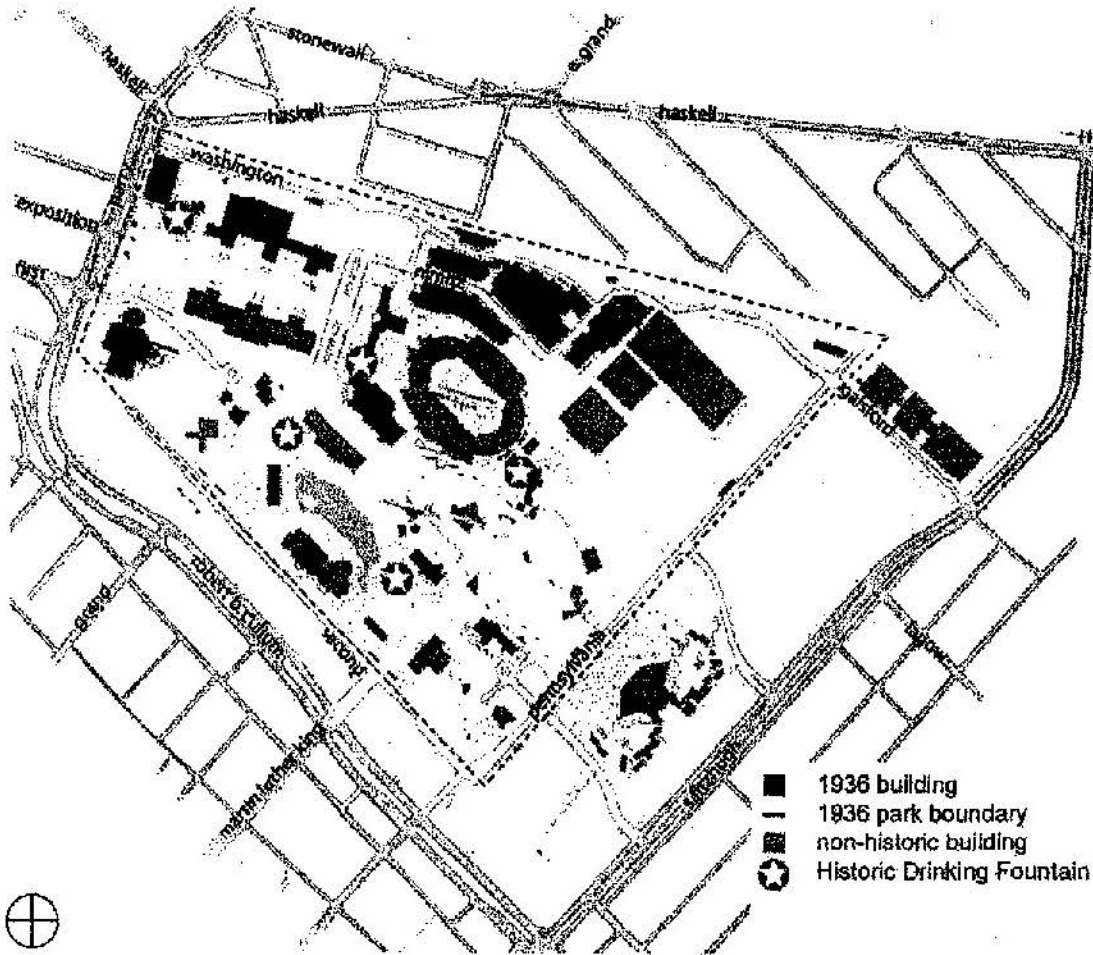
Exhibit B6. Historic Water Features



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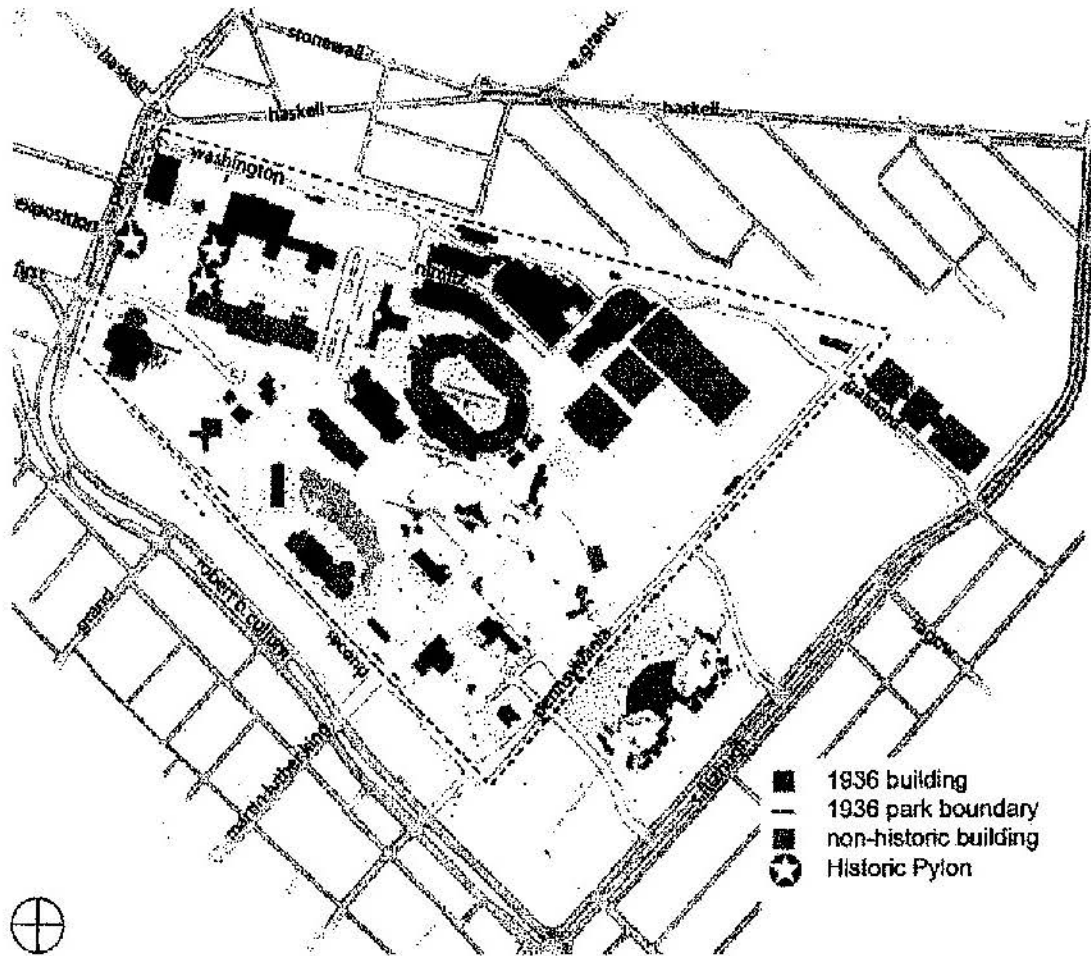
Exhibit B7. Historic Site Elements
Drinking Fountains



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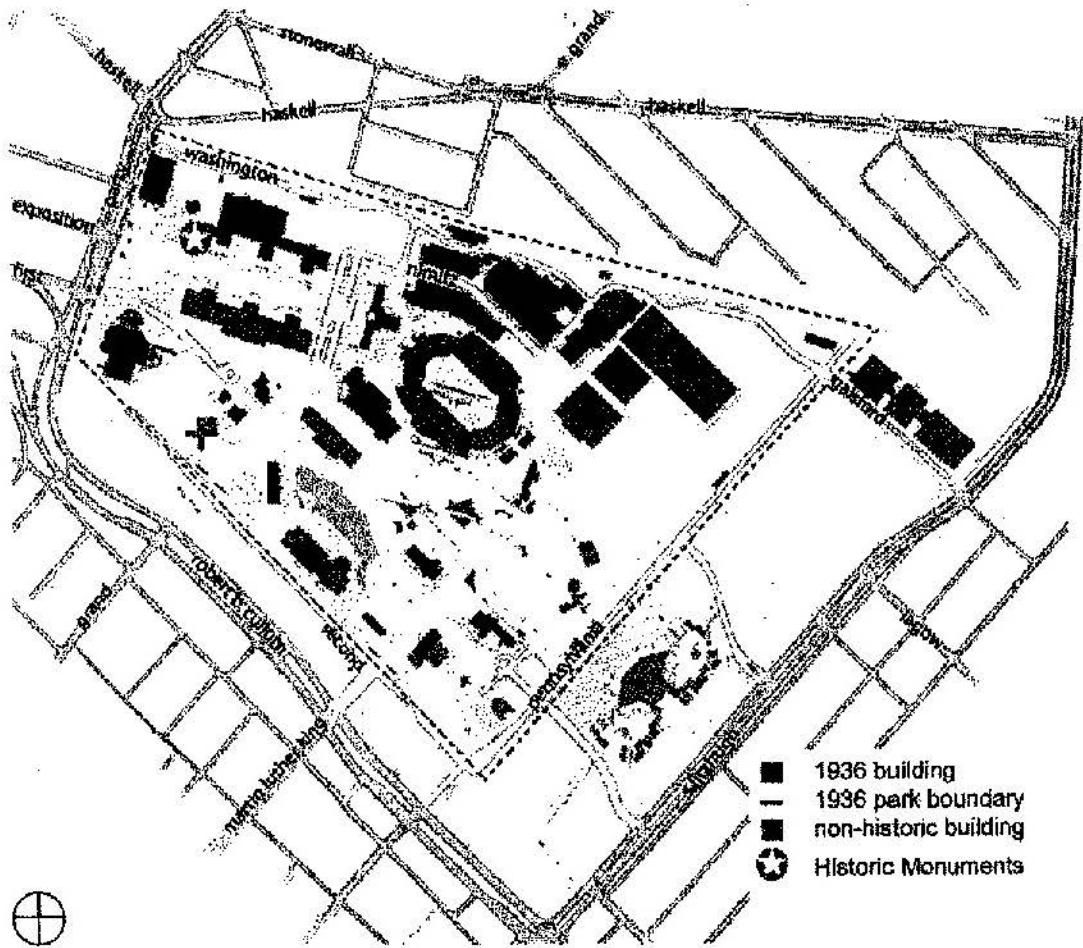
Exhibit B8. Historic Site Elements
Pylons



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Exhibit B9. Historic Site Elements
Monuments



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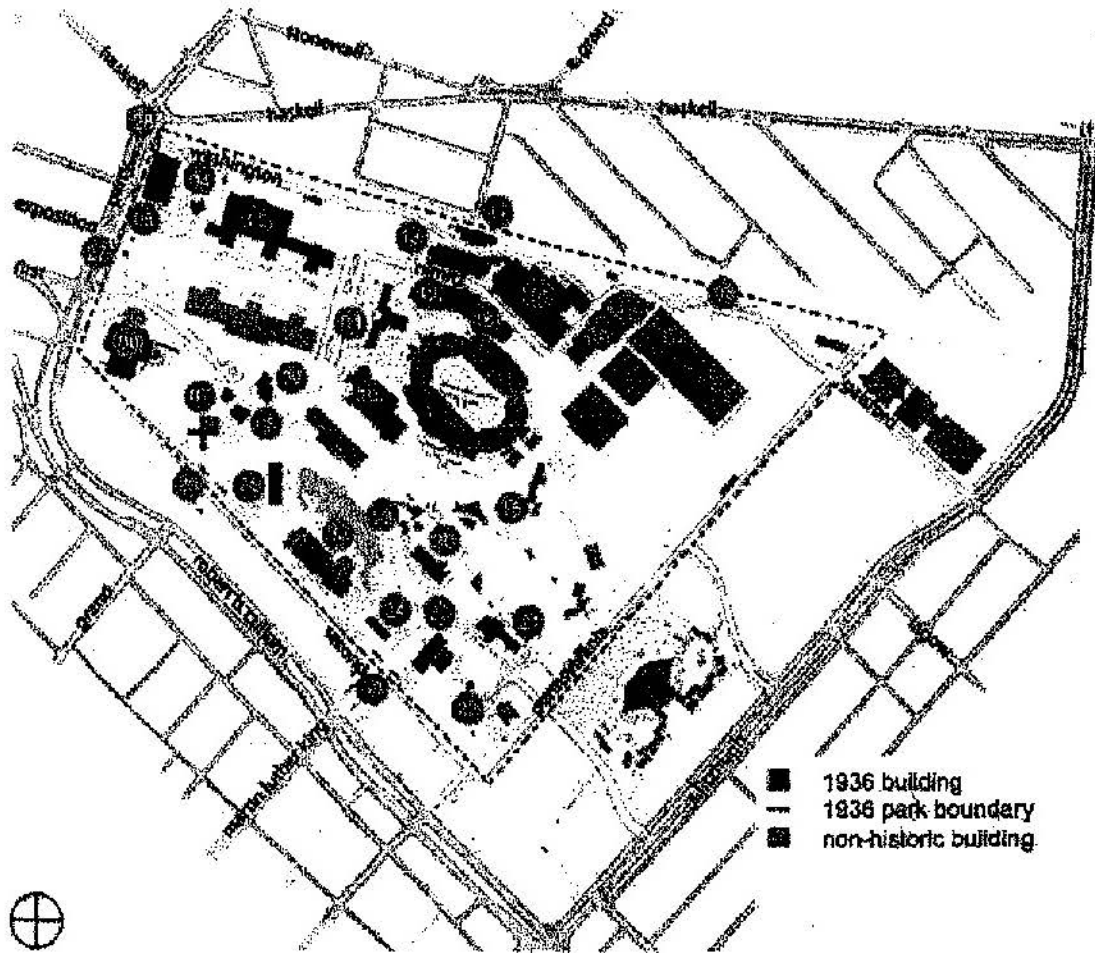


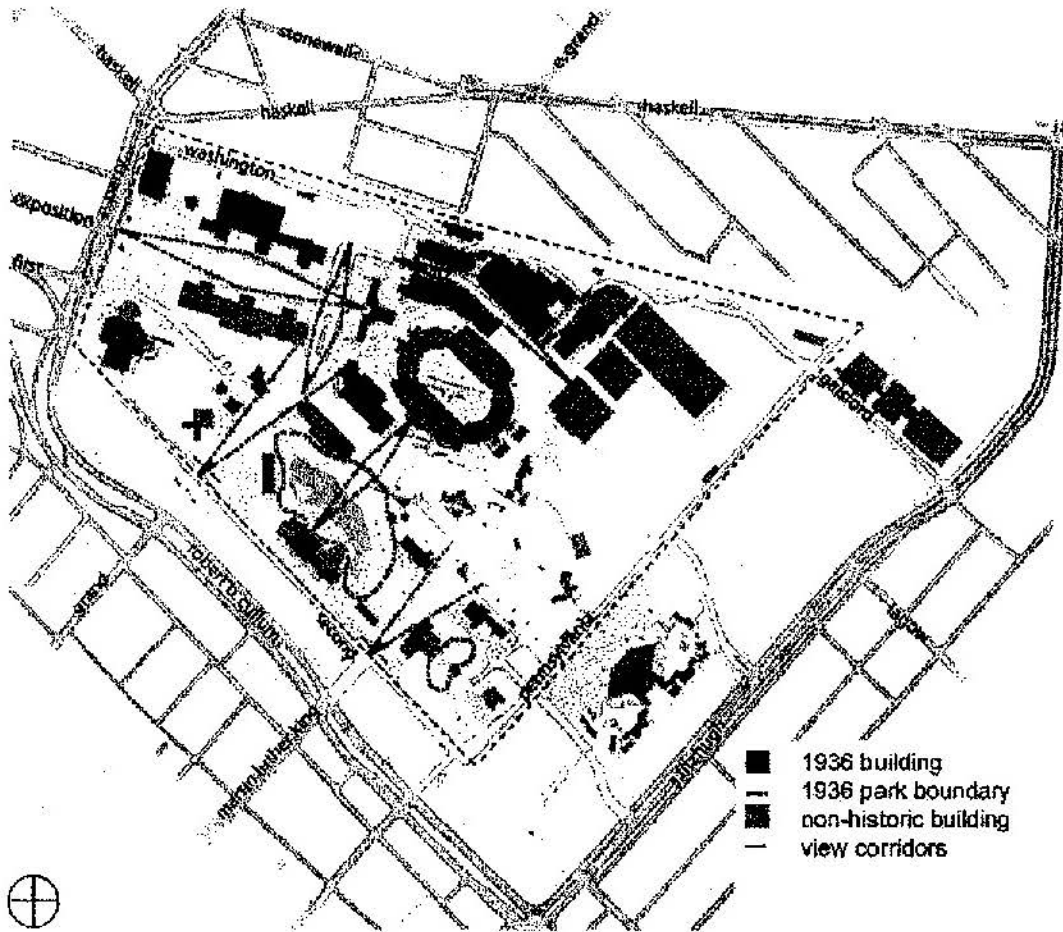
Exhibit B12. Historic Buildings

- 01 State of Texas
- 02 Transportation/Chrysler Building
- 03 Texas and Pacific Rail Bridge
- 04 Continental Oil Company
- 05 Administration Building
- 06 Auditorium
- 07 Hall of Religion
- 08 Magnolia Petroleum Company
- 09 Morton Milling Company
- 10 U.S. Government
- 11 Cotton Bowl
- 12 Foods #1
- 13 Agriculture
- 14 Livestock Coliseum/Poultry
- 15 Livestock #2
- 16 Foods #2
- 17 Maintenance Shops
- 18 Fire, Police, Hospital and WRR
- 19 Christian Science Monitor
- 20 Aquarium
- 21 Museum of Domestic Arts
- 22 Portland Cement Assn. Model Home
- 23 Horticulture
- 24 Open Air Amphitheater
- 25 Museum of Fine Arts
- 26 Museum of Natural History
- 27 Parry Ave. Entrance Gates
- 28 Washington Ave. Service Gates
- 29 Grand Ave. Entrance Gates
- 30 Forest Ave. Entrance Gates

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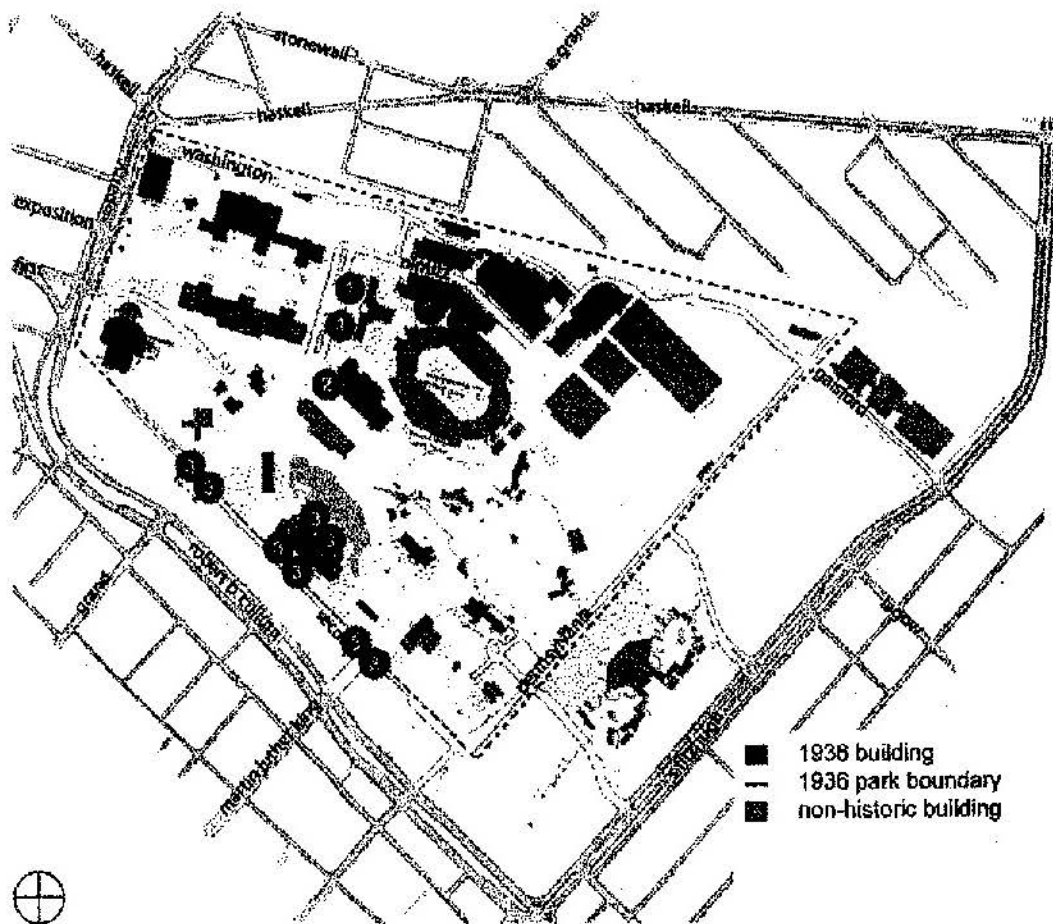
Exhibit B14. Historic View Corridors



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Exhibit B15. Historic Site Elements
Flagpoles



(number indicates number of flagpoles at location)

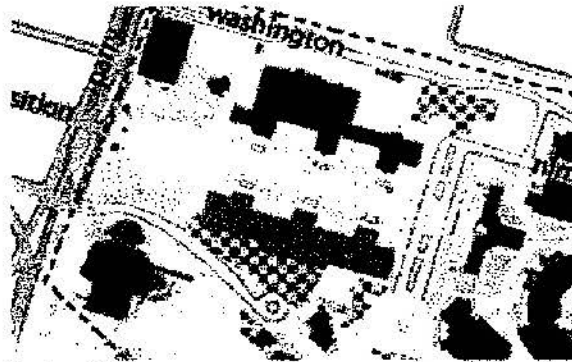
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Exhibit C1

Context Plan, Historic Photograph, and Reconstruction of
Missing Elements Plan

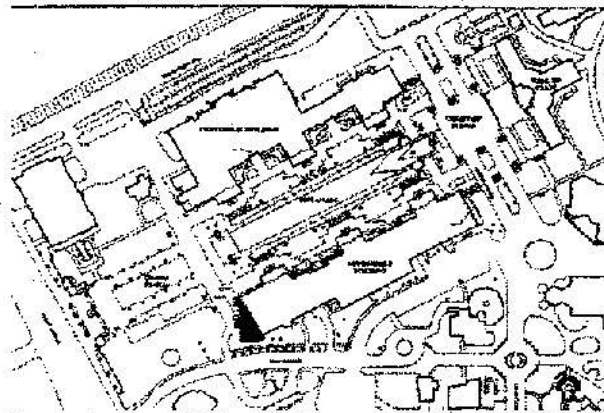
Esplanade of State Subdistrict



Context Plan



Esplanade of State, 1936



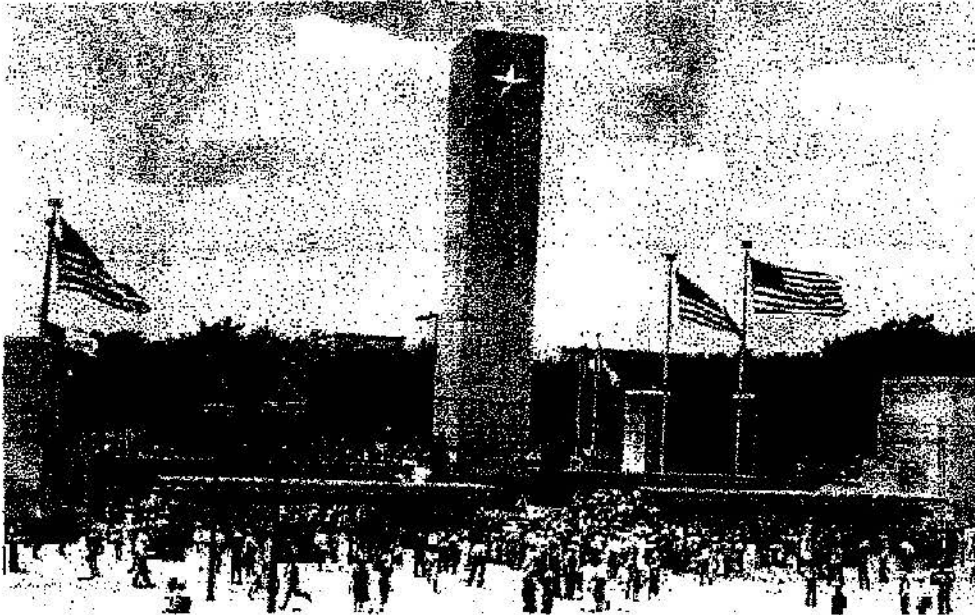
Reconstruction of Missing Elements Plan from 1997 Master Plan

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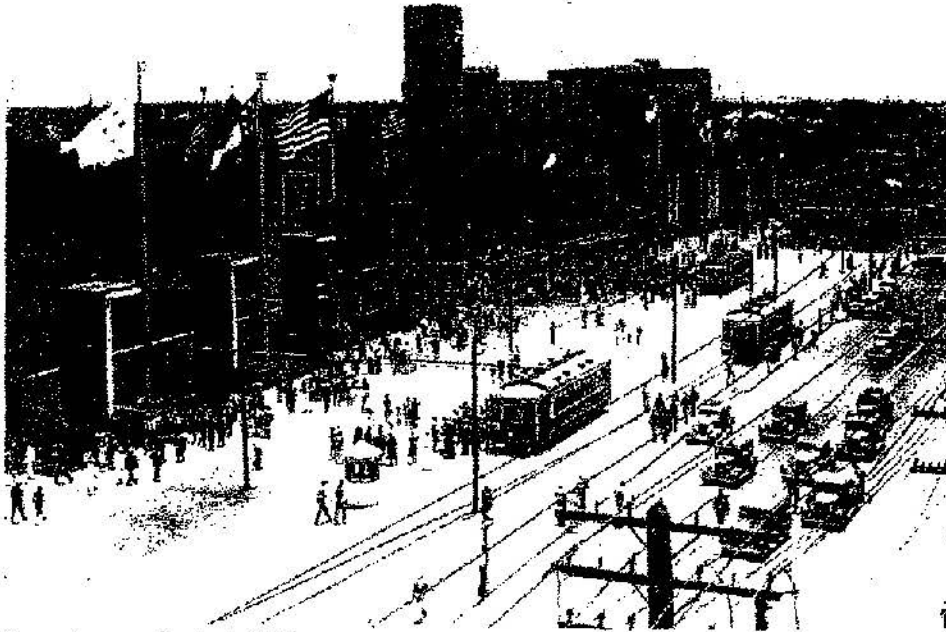
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Exhibit C2

Historic Photographs of Parry Avenue Gates



Parry Avenue, 1936



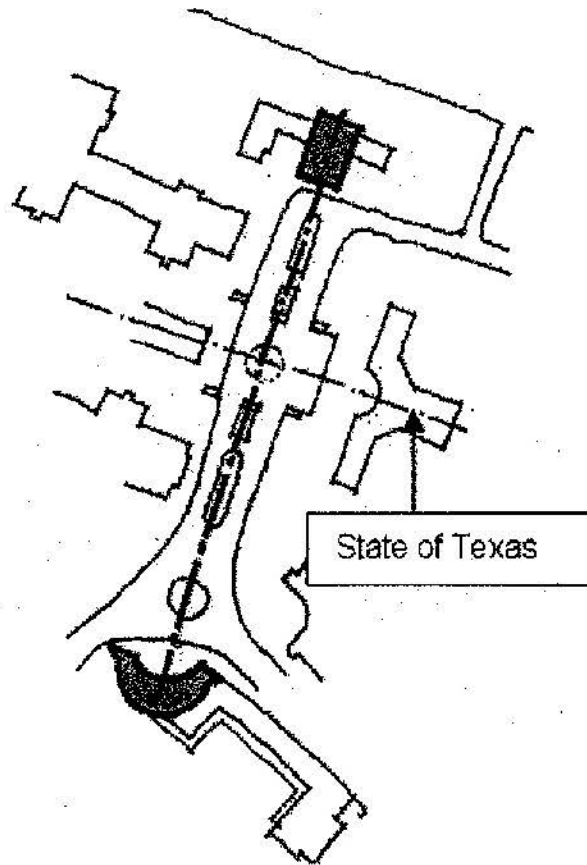
Parry Avenue Context, 1936

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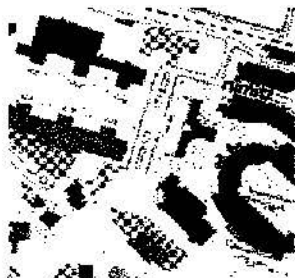
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Exhibit C3

**Conceptual Guideline for Termination of Cross Axis
in the Court of Honor, Context Plan, and Historic Photograph**



Conceptual Guideline for Termination of Cross Axis



Context Plan



Hall of State, Court of Honor, 1936

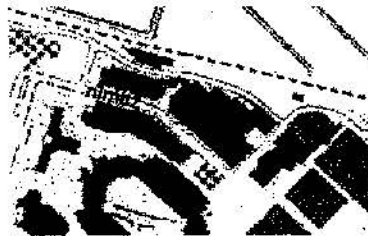
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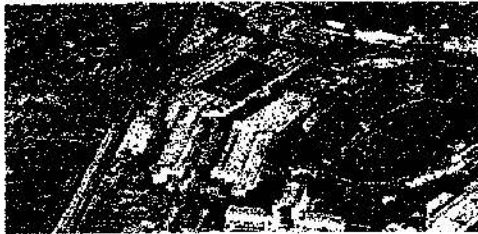
Exhibit C4

Context Plan and Historic Photographs

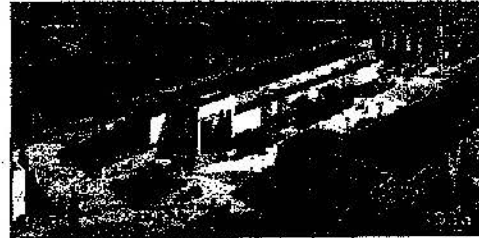
Agrarian Subdistrict



Context Plan



1936 Aerial View



Artist Rendering of Agrarian Subdistrict



Texas Woolfus Sculpture

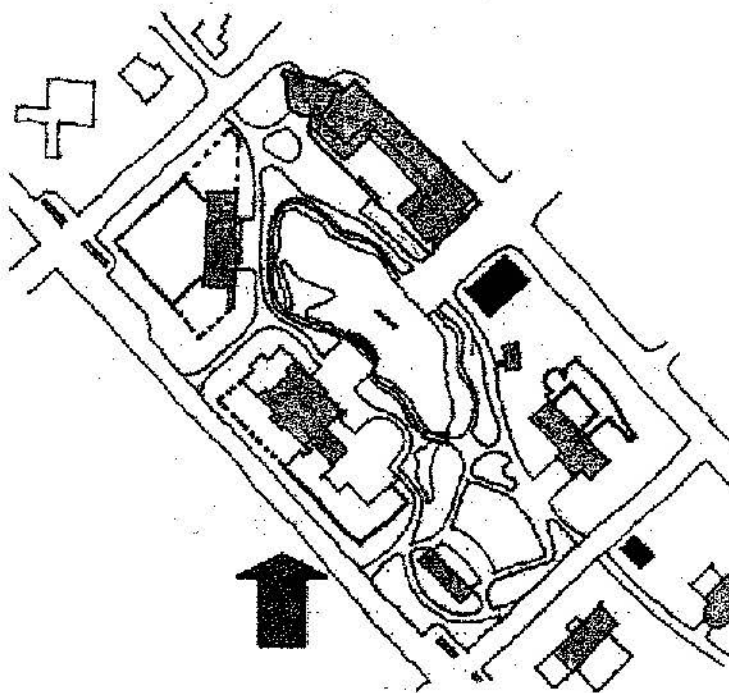
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Exhibit C5

Conceptual Guideline for New Construction
and Additions, Context Plan, and Historic Photographs

Civic Center Subdistrict



Conceptual Guideline



Context Plan



Lagoon, 1936



Lagoon facing northeast, 1936

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Exhibit C6

Context Plan and Historic Photographs

Cotton Bowl Subdistrict



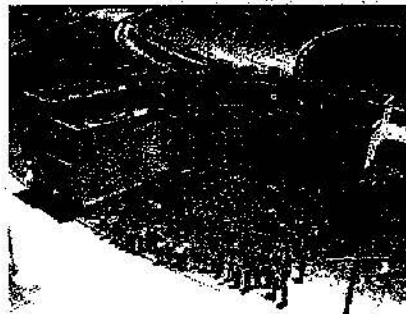
Context Plan



Aerial View, 1936



Entrance to Cotton Bowl, 1936



Bank of Lights, 1936

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Exhibit C7

Context Plan and Historic Photographs

Midway Subdistrict



Context Plan



1936 Aerial View



The Midway at Night, 1936



The Midway, 1936

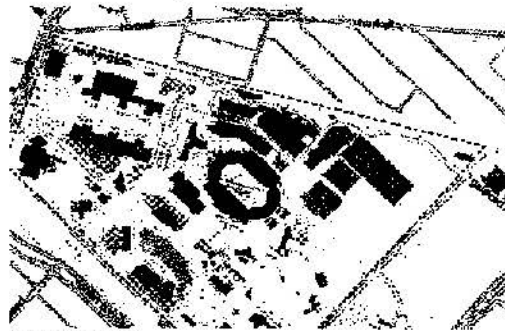
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Exhibit C8

Context Plan and Historic Photographs

East Parking Subdistrict



Context Plan



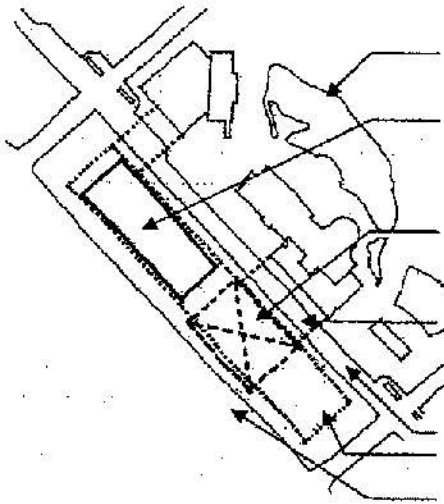
1936 Aerial View North Corner of East Parking Subdistrict



Fire, Police, Hospital, and WRR Building

Exhibit C9

Options for Site Coverage in Transition Zone 2



Option 1: One building site

Lagoon

Permitted buildable area; location can vary

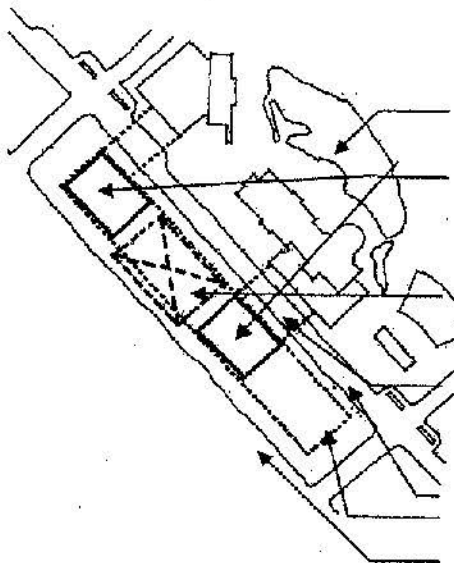
Potential below-grade parking structure; location and size can vary within buildable area

Potential bridge connections across Second Avenue; locations and sizes can vary within buildable area

Second Avenue

Limit line for buildable area

Robert B. Cullum Boulevard



Option 2: Two building sites

Lagoon

Permitted buildable area; location can vary

Potential below-grade parking structure; location and size can vary within buildable area

Potential bridge connections across Second Avenue; locations and sizes can vary within buildable area

Second Avenue

Limit line for buildable area

Robert B. Cullum Boulevard

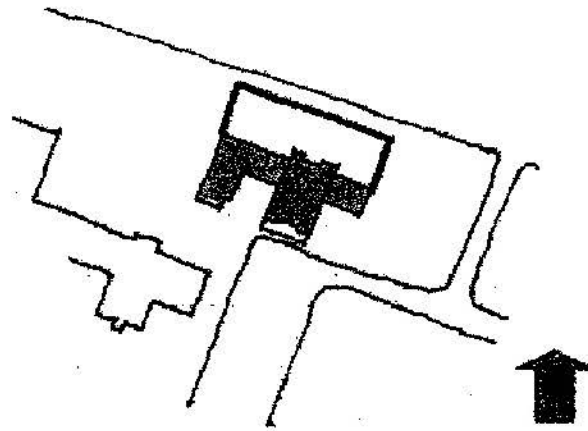
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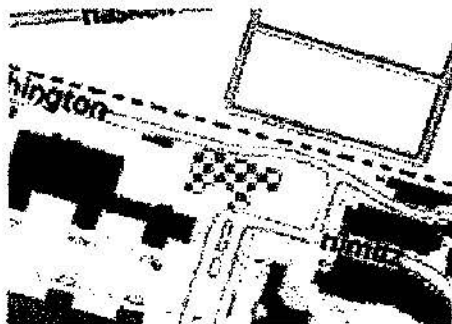
Exhibit C10

Conceptual Guideline, Context Plan and Historic Photograph

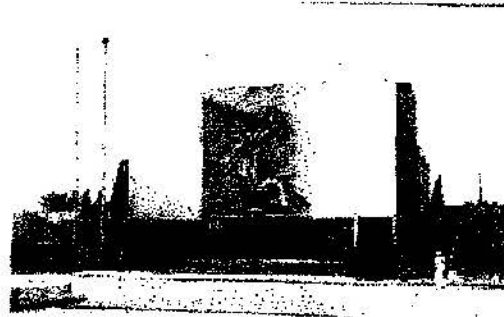
Petroleum Building



Conceptual Guideline



Context Plan



Petroleum Building, 1936

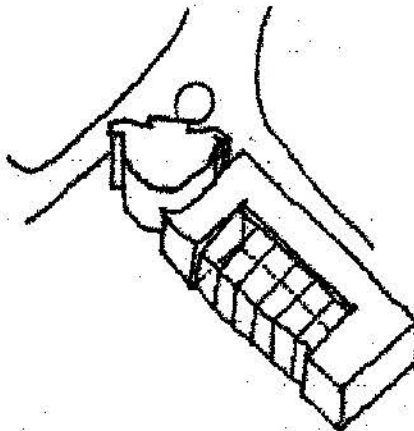
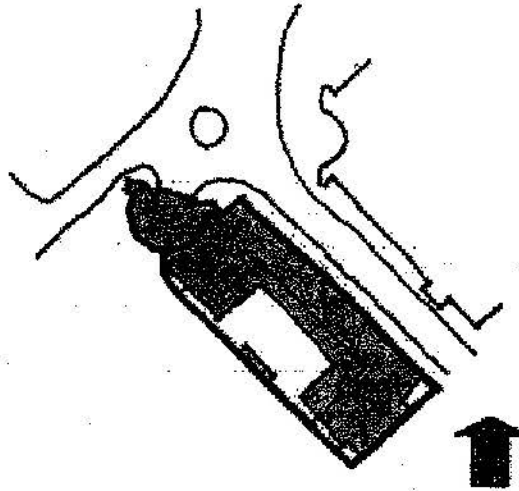
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Exhibit C11

Conceptual Guideline, Context Plan, and Historic Photograph

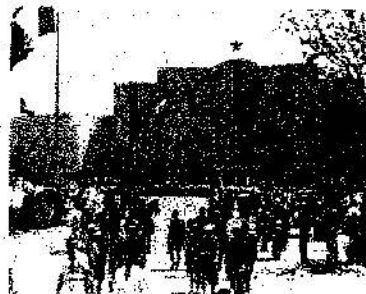
Ford Motor Company Building



Conceptual Guideline



Context Plan



Ford Building, 1936

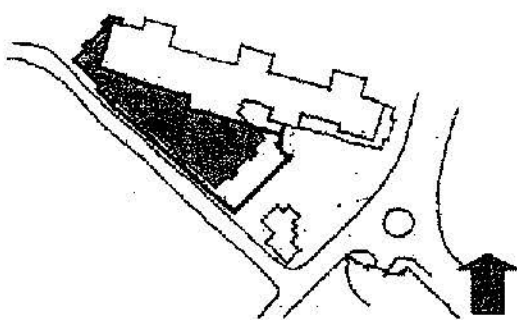
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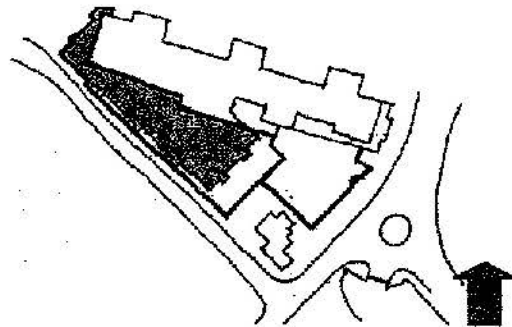
Exhibit C12

Conceptual Guidelines, Context Plan, and Historic Photograph

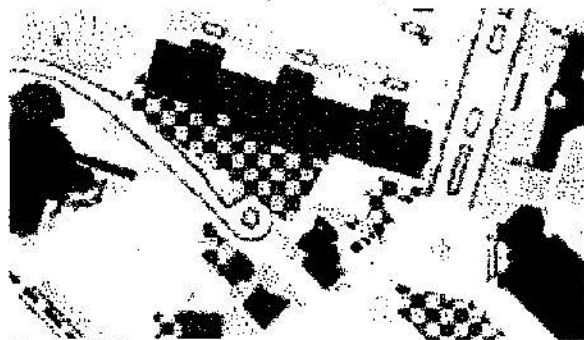
Varied Industries/Electrical and Communications Building



Conceptual Guideline Options 1 and 2



Conceptual Guideline Option 3



Context Plan



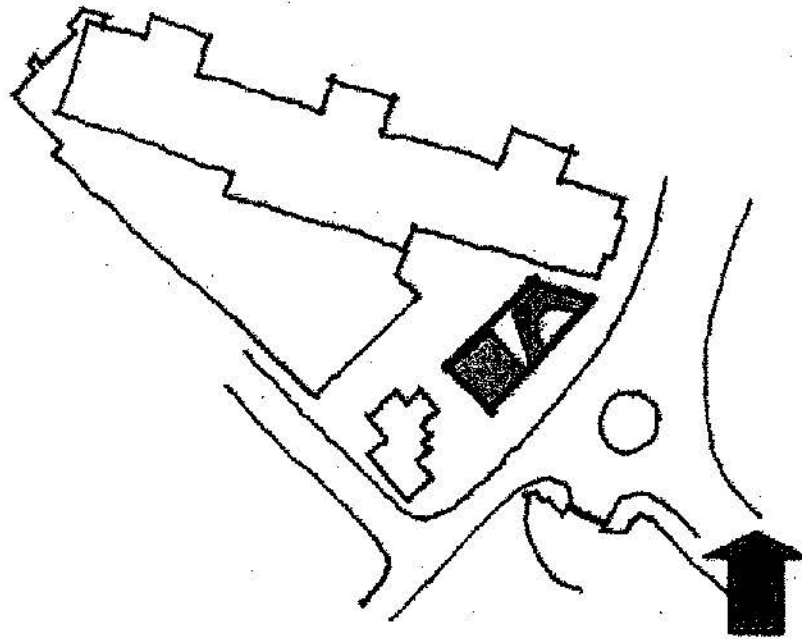
Varied Industries/Electrical and Communications, 1936

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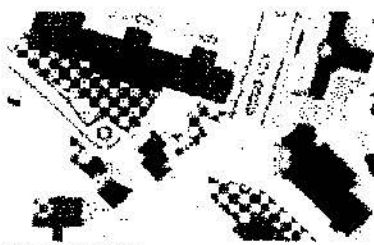
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Exhibit C13

**Conceptual Guideline, Context Plan, and Historic Photographs
Gulf Refining Company Building and Skillern's Drug Store Building**



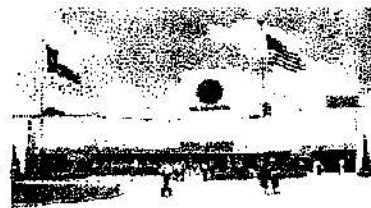
Conceptual Guideline



Context Plan



Skillern's Drug Store, 1936



Gulf Oil Co., 1936

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Exhibit C14

Context Plan and Historic Photograph

National Cash Register Building



Context Plan



National Cash Register Building, 1936

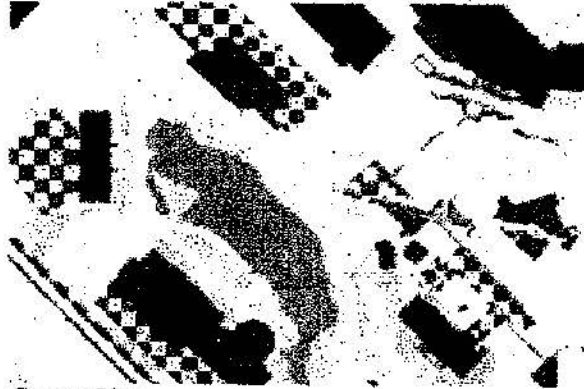
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Exhibit C15

Context Plan and Historic Photographs

Texas Company Building



Context Plan



Aerial view of building, 1936



Texas Company Building, 1936

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Exhibit C16

Context Plan and Historic Photograph

Sam Houston Plaza



Context Plan



Sam Houston Plaza, 1936

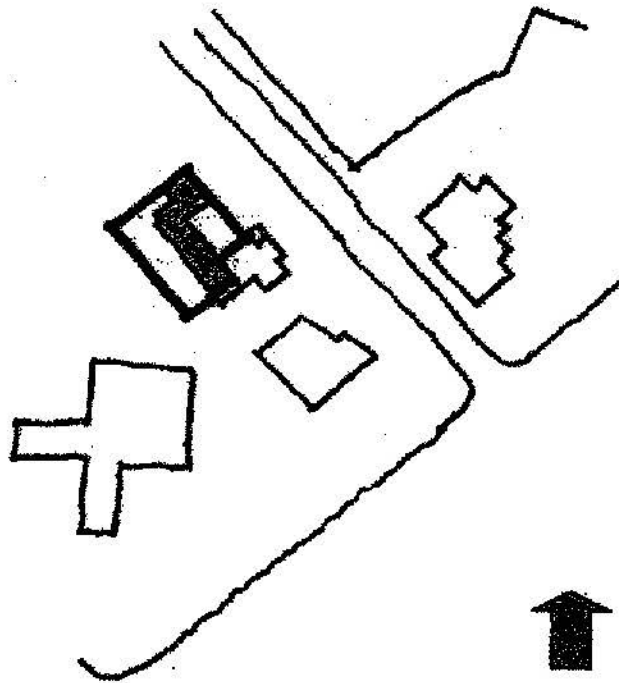
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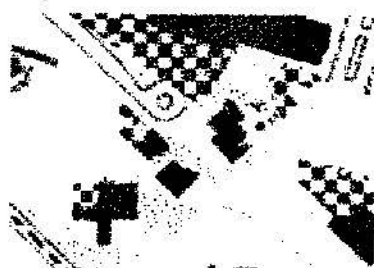
Exhibit C17

Conceptual Guideline, Context Plan, and Historic Photograph

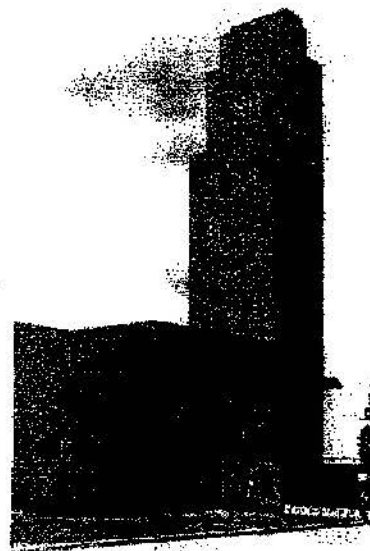
Hall of Religion Addition



Conceptual Guideline



Context Plan



Hall of Religion, 1936

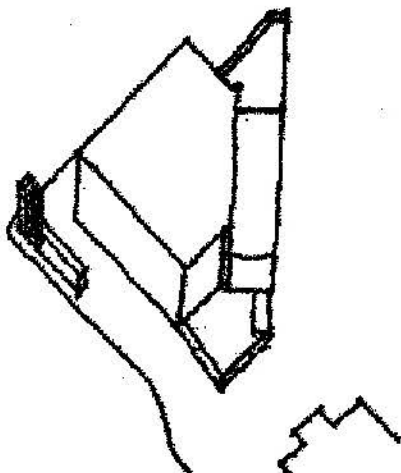
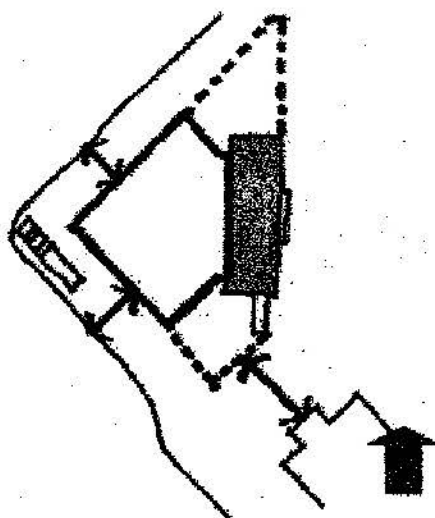
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Exhibit C18

Conceptual Guideline, Context Plan, and Historic Photograph

Museum of Natural History Addition



Conceptual Guideline



Context Plan



Museum of Natural History, 1936

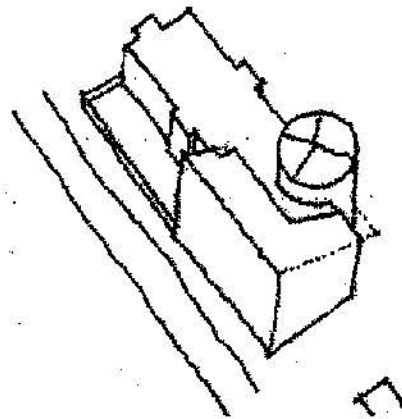
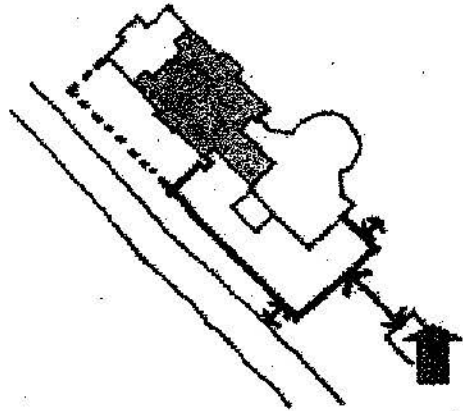
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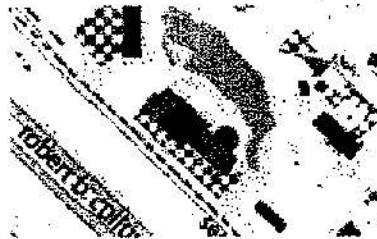
Exhibit C19

Conceptual Guideline, Context Plan, and Historic Photograph

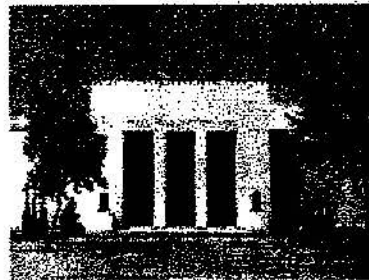
Museum of Fine Arts Addition



Conceptual Guideline



Context Plan



Museum of Fine Arts, 1936

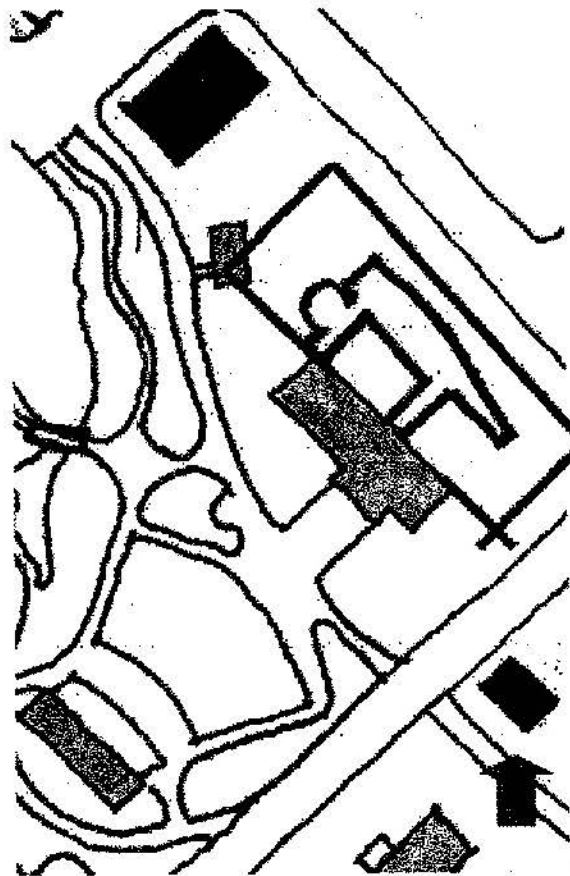
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Exhibit C20

Conceptual Guideline, Context Plan, and Historic Photograph

Aquarium Addition



Conceptual Guideline



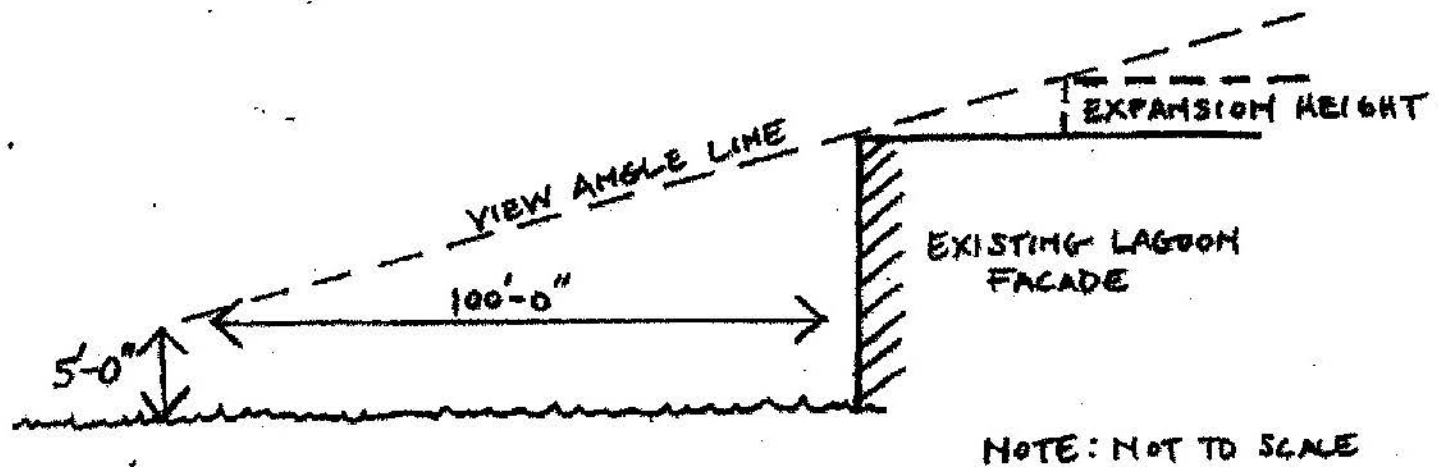
Context Plan



Aquarium, 1936

Exhibit D

View Angle



NOTE: NOT TO SCALE

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Exhibit E1

Historic and Current Building Names

<u>Historic (1936)</u>	<u>Current (2008)</u>	<u>Other</u>
<i>Esplanade</i>		
State of Texas	Hall of State	
Transportation/ Chrysler	Centennial Building	Transportation and Travel
Varied Industries/Electrical and Communications	Automobile Building	Varied Industries, Automobile, Aviation and Recreation Building
Continental Oil Co.	DAR House	
Administration Building	Women's Museum	Coliseum (1910-1935) Maintenance Building (-2000)
U.S. Government	Tower Building	Federal Building; Electric Building
<i>Agrarian</i>		
Foods #1	Embarcadero Building	Creative Arts and Show Place Theater
Agriculture	Food and Fiber Pavilion	
Livestock #1/Livestock Coliseum/	Pan American Complex	Sheep and Goat Building
Poultry	Poultry	
Livestock #2	Swine Building	
Foods #2	Creative Arts Pavilion	
Maintenance Shops	Maintenance Building	
<i>East Parking</i>		
Fire, Police, Hospital, and WRR	State Fair Administration	City Communications Building
Texas and Pacific Rail Bridge	Texas and Pacific Rail Bridge	
<i>Midway</i>		
None		
<i>Cotton Bowl</i>		
Cotton Bowl	Cotton Bowl	Stadium (alternate name 1936)
<i>Civic Center</i>		
Christian Science Monitor	Aquarium Annex	Police Building (- 1984 -)
Aquarium	Dallas Aquarium	
Museum of Fine Arts	Science Place	
Museum of Domestic Arts	Science Place II	
Portland Cement Assn.	Centennial Model Home	
Horticulture	Texas Discovery Gardens	Garden Center (- 1984 -)
Open Air Amphitheatre	Band Shell	
Museum of Natural History	Museum of Natural History	
Auditorium	Fair Park Music Hall	
Magnolia Petroleum Co.	Magnolia Building	Margo Jones Theater (-1987)
Morten Milling Co.	Old Mill Inn	
Hall of Religion	Hall of Religion	Sesquicentennial Headquarters (- 1984 -)
<i>Gates</i>		
Entrance Gates (Parry Ave)	Parry Avenue Gates	
Service Gates (Washington St)	Washington Street Gates	
Entrance Gates (Grand Ave)	Grand Avenue Gates	
Entrance Gates (Forest Ave)	MLK Avenue Gates	

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Exhibit E2

Historic Master Plot Plan

