

4-26-06

ORDINANCE NO. 26331

An ordinance changing the zoning classification on the following property:

BEING an area generally bounded by Gaston Avenue, Henderson Avenue, Reiger Avenue, East Side Avenue, Abrams Road, Columbia Avenue, Glasgow Drive, Abrams Road, and Nesbitt Drive, and containing approximately 190.2 acres,

by establishing Historic Overlay District No. 128 (Junius Heights); providing procedures, regulations, and preservation criteria for structures and property in the district; 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 rezoning of the Property hereinafter described; and

WHEREAS, the city council finds that the Property 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 establish this historic overlay district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. 128 on the property described in Exhibit A ("the Property"), which is attached to and made a part of this ordinance.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That, except as provided in the preservation criteria, 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 B.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of development services shall correct Zoning District Map No. I-8 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

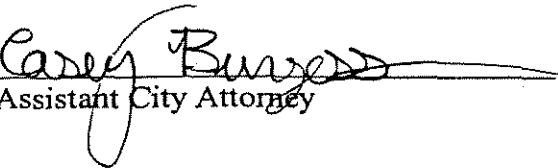
SECTION 7. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By 
Assistant City Attorney

Passed APR 26 2006

26331

EXHIBIT A
JUNIUS HEIGHTS BOUNDARY DESCRIPTION

The Junius Heights legal description consists of the following City Blocks and Lots and being further divided into six subdistricts:

City Block 1490 Tract/Lots 1-23, and City Block 2/1864 Lots 1-7 and 8-14, and City Block 3/1865 Lots 1-14, and City Block 4/1866 Lots 1-14, and City Block 5/1868 Lots 1-14, and City Block 6/1869 Lots 1-14, and City Block 7/1883 Lots 1-16, and City Block 8/1883 Lots 1-15, and City Block 9/1884 Lots 1-14, and City Block 21/1884 Lots 8-16, and City Block 4/1884 Lots 1-9, City Block 5/1884 Lots 9-16, City Block 1493 Lots 14 and 15 and, City Block B/609 Lots 6 and 6A and, City Block C/455 Lots 1-9 and part of 11 that fronts on Reiger Avenue and Augusta Street, and that part of City Block D/432 located north and west of Columbia Avenue/Abrams Road, and City Block 18/1658 Lots 1 through 5 and Lot 18, and City Block B/1664 Lots 1-4, and City Block B/1670 Lots 1-4 and 15-18 and City Block C/1670 Lots 1A, 2A, 3A, 1B, 2B, and 3B, and City Block A/697 Lots 1-15 and all of the following City Blocks: V/1496, 1/1496, V/1495, 1/1495, 1494, 1/1589, 2/1590, 3/1647, 5/1649, A/1659, B/1660, A/1663, 1489, 10/1592, 9/1591, 8/1652, 7/1651, 6/1650, D/1662, C/1661, A/1488, 11/1593, 12/1594, 13/1653, 14/1654, 15/1655, A/1670, B/1488, 20/1596, 19/1595, 17/1657, 16/1656, and 21/1617.

Tract A:

City Block V/1495 Lots 5-16 and City Block 1/1495 Lots 1-7 and 12-17, and City Block 2/1864 Lots 1-7 and 8-14, and City Block 3/1865 Lots 1-14, and City Block 4/1866 Lots 1-14, and City Block 5/1868 Lots 8-14.

Tract B:

City Block 5/1868 Lots 1-7, and City Block 6/1869 Lots 1-14, and City Block 7/1883 Lots 1-16, and City Block 8/1883 Lots 1-15, and City Block 9/1884 Lots 1-14, and City Block 21/1884 Lots 8-14, and City Block 4/1884 Lots 1-7, and City Block 5/1884 Lots 9-16.

Tract C:

City Block V/1496 Lots 1-4 and City Block 1/1496 Lots 8-11 and City Block 21/1884 Lots 15 and 16 and City Block 4/1884 Lots 8 and 9.

Tract D:

City Block A/697 Lots 14 and 15, and City Block 1490 Tracts/Lots 1-8 and Tracts/Lots 10, 12, 14, 16, 19, 20, 23, and City Block 1493 Lots 14 and 15, and City Block B/609 Lots 6 and 6A, and City Block C/455 Lots 1-9 and part of 11 that fronts on Reiger Avenue and Augusta Street, and City Block D/432 north and west of Columbia Avenue/Abrams Road, and City Block 18/1658 Lots 1 through 5 and Lot 18, and City Block B/1664 Lots 1-4, and City Block B/1670 Lots 1-4 and 15-18 and City Block C/1670 Lots 1A, 2A, 3A, 1B, 2B, and 3B, and all of City Blocks: 1494, 1/1589, 2/1590, 3/1647, 4/1648, 5/1649, A/1659, B/1660, A/1663, 1489, 10/1592, 9/1591, 8/1652, 7/1651, 6/1650, D/1662, C/1661, A/1488, 11/1593, 12/1594, 13/1653, 14/1654, 15/1655, A/1670, B/1488, 20/1596, 19/1595, 17/1657, 16/1656, and 21/1617.

26331

061245

Tract E:

City Block A/697 Lots 1-13.

Tract F:

City Block 1490 Tracts/Lots 9, 11, 13, 15, 17, 18, 21, and 22.

**EXHIBIT B
PRESERVATION CRITERIA
JUNIUS HEIGHTS**

1. GENERAL

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness
- a. Except as provided in Item 1.3(c), 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 provided in Item 1.3(c), the certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
 - c. A certificate of appropriateness is not required for routine maintenance at a school in Tract D. A certificate of appropriateness is required for routine maintenance for all other uses.
 - d. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
 - e. 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.
- 1.4 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.

- 1.5 Preservation and restoration materials and methods used must comply with the *Secretary of the Interior's Standards for Rehabilitation* and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 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.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1900 to 1940.

2. DEFINITIONS

- 2.1 Unless defined below, the definitions contained in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 ADDITION means any floor area attached to a main building.
- 2.3 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.4 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.5 COLUMN means the entire column, including the base and capital.
- 2.6 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.
- 2.7 CORNERSIDE YARD means a side yard abutting a street.
- 2.8 CRAFTSMAN means the Craftsman architectural style as shown in Exhibit D.
- 2.9 DIRECTOR means the Director of the Department of Development Services or the Director's representative.

- 2.10 DISTRICT means Historic Overlay District No. 128, the Junius Heights Historic Overlay District. This district contains the property described in Section 1 of this ordinance. A map of this district is attached to and made a part of this ordinance as Exhibit C. This district is divided into six tracts, to be known as "Tract A," "Tract B," "Tract C," "Tract D," "Tract E," and "Tract F." Property descriptions of Tracts A through F are contained in Exhibit A. A map showing the tract boundaries is attached to and made a part of this ordinance as Exhibit C. In the event of a conflict, between the verbal descriptions in Exhibit A and the depictions in Exhibit C, the verbal description in Exhibit A controls.
- 2.11 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.12 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.13 FRONT FACADE means a facade of a main building facing a front yard.
- 2.14 INTERIOR LOT means a lot other than a corner lot.
- 2.15 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.16 NEW CONSTRUCTION means a main building built after April 26, 2006, the date of creation of this district.
- 2.17 PRAIRIE means the Prairie architectural style as shown in Exhibit D.
- 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 SIDE FACADE means a facade of a main building facing a side yard.
- 2.21 SOLID-TO-VOID RATIO means the ratio between the voids (i.e., the window and door openings) to the solid (i.e., proportion of a facade that comprises a blank or solid wall).
- 2.22 TUDOR means the Tudor architectural style as shown in Exhibit D.

3. SITE AND SITE ELEMENTS

- 3.1 All contributing structures are protected.

- 3.2 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted. Replacement of existing walkways and steps must be consistent with the original style.
- 3.3 No new circular driveways or parking areas are allowed in front yards.
- 3.4 Any new mechanical equipment on the ground must be erected in the side or rear yards, and must be screened.
- 3.5 Landscaping
- a. Outdoor lighting must be appropriate and enhance the structure.
 - b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
 - c. Existing mature trees in the front yard are protected, except that unhealthy or damaged trees may be removed.
- 3.6 Fences
- a. Location
 1. Except as provided in Item 3.6(a)(4), new fences are not permitted in the front yard.
 2. Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.
 3. Except as provided in Item 3.6(a)(4), fences in cornerside yards are not allowed in front of the side facade of the main building unless the Landmark Commission determines that more security or screening is necessary. Fences in cornerside yards must have a two-foot setback from the cornerside yard sidewalk.
 4. Chain link fences are allowed in the front and side yards of a school in Tract D for safety purposes.
 5. Fence locations are shown in Exhibit E. Front, rear, interior side, and cornerside yards are illustrated in Exhibit F.

b. Height

1. Fences in the rear yard and rear 50 percent of the interior side yard or cornerside yard may not exceed nine feet in height as shown in Exhibit E.
2. Fences in the front 50 percent of the interior side yard or cornerside yard may not exceed eight feet in height.
3. Chain link fences in the front yard of a school in Tract D may not exceed four feet in height.

c. Construction

1. Except as provided in Item 3.6(c)(2), new fences visible from the street must be constructed of brick, stone, wood, metal pickets, or a combination of these materials.
2. For a school in Tract D, new fences visible from the street may be constructed of chain link for safety purposes.
3. The tops of fences must be horizontal, stepped, or parallel to grade, as shown in Exhibit E.
4. The finished side of a fence must face out if seen from any street, as shown in Exhibit E.

4. **FACADES**

4.1 Protected facades

- a. Front facades and the front 50 percent of side facades of contributing structures are protected.
- b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- c. Historic solid-to-void ratios of protected facades must be maintained.
- d. Brick added to protected facades must match the original brick as closely as possible in color, texture, module size, bond pattern, and mortar color.
- e. Brick, cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.

- 4.2 All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
- 4.3 Wood siding, trim, and detailing must be restored wherever practical.
- 4.4 All exposed wood must be painted, stained, or otherwise preserved.
- 4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.6 Paint must be removed in accordance with the *Secretary of the Interior's Standards for Rehabilitation* and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, prior to refinishing.
- 4.7 Vinyl or aluminum siding and exterior insulated finish systems (EIFS) are not permitted on main buildings.
- 4.8 Colors appropriate to the period of historic significance are recommended. No fluorescent or metallic colors are permitted on the exterior of any structure.
- 4.9 All structures must have a dominant body color and no more than three trim colors, including any accent colors. Front porch floors and ceilings do not count as one of these colors. The colors of a structure must complement each other and the overall character of this district. Complimenting color schemes are encouraged throughout the blockface.
- 4.10 Exposing and restoring original historic finish materials is recommended.
- 4.11 Cleaning of the exterior of a structure must be in accordance with the *Secretary of the Interior's Standards for Rehabilitation* and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS

- 5.1 Historic doors and windows must remain intact and their openings must be preserved on protected facades, except that doors and windows may be replaced if necessary due to damage or deterioration.
- 5.2 It is recommended that non-original or altered original doors and windows that do not match the historic appearance of the main building be replaced with appropriate doors and windows.

- 5.3 Replacement doors and windows must express mullion size, light configuration, and material to match the original.
- 5.4 Storm doors and windows are permitted if they are sensitive additions and match the existing doors and windows in frame width and proportion, glazing material, and color. Wood is the preferred material, but painted or factory-finished aluminum storm doors, storm windows, or screens are permitted. Mill-finished aluminum is not permitted.
- 5.5 Decorative ironwork and burglar bars are permitted over doors or windows on rear facades and accessory structures. Interior mounted burglar bars are permitted on protected facades.
- 5.6 Glass and glazing must match historic materials as much as practical. Films and dark tinted or reflective glazings are not permitted on glass.
- 5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.
- 5.8 The *Secretary of the Interior's Standards for Rehabilitation* and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed: wood shingles; composition shingles; slate, clay, concrete, or terra-cotta tiles; and other appropriate materials. Roof materials must be appropriate to the historic style of the main building.
- 6.3 Historic eaves, coping, cornices, dormers, parapets, roof trim, gables, and porch roofs must be retained, and should be repaired with material matching in size, finish, module, and color.
- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 6.5 Satellite dishes require a certificate of appropriateness only if they are visible from a street.

7. PORCHES AND BALCONIES

- 7.1 Historic porches and balconies on protected facades are protected.
- 7.2 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches on protected facades be restored to their historic appearance.
- 7.3 Historic columns, detailing, railings, and trim on porches and balconies are protected.
- 7.4 Front and side porch floor finishes must be concrete, wood, or other appropriate materials. Porch floors may not be covered with carpet. Wood floors must be painted or stained. Brick or stone floors may not be painted. A clear sealant is acceptable on porch floors.

8. MAIN BUILDING: NEW CONSTRUCTION AND ADDITIONS IN TRACTS A, B, C, D, AND E

- 8.1 New construction and vertical and horizontal additions to existing main buildings are permitted.
- 8.2 If a contributing structure is destroyed by other than the intentional act of the owner or the owner's agent, it may be rebuilt in the original architectural style of the structure as substantiated by documentary or pictorial evidence.
- 8.3 New construction and vertical or horizontal additions must be compatible with the historic architectural styles for that tract as listed below. Architectural styles are illustrated in Exhibit D.
 - a. Tract A: Except as otherwise provided in this paragraph, new construction and additions must be in the Craftsman style typical to contributing main buildings within this tract.
 - 1. New construction on Dumas Street must have brick veneer on the front and side facades.
 - 2. New construction on Dumont Street, Parkmont Street, Beacon Street, and Huntley Street must have wood siding on the front, side, and rear facades.
 - 3. New construction on Glendale Street may also be in the Prairie style and must have brick veneer or wood siding on the front and sides facades.

- b. Tract B: New construction and additions must be in the Craftsman or Tudor style typical to contributing main buildings within this tract and have brick veneer on the front and side facades.
 - c. Tract C: New construction and additions must follow the architectural requirements in Planned Development District No. 99 (Gaston Avenue). See Section 51P-99.109 of the Dallas Development Code, as amended.
 - d. Tract D: Except as otherwise provided in this paragraph, new construction and additions must be in the Prairie or Craftsman style, typical to contributing main buildings within this tract. New construction and additions to a school building must be compatible with the existing school building.
 - e. Tract E: New construction and additions must be two-story and in the Prairie style typical to contributing main buildings within this tract.
- 8.4 The massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of new construction must be compatible with the selected historic architectural style.
- 8.5 The massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of additions must be compatible with the existing historic structure.
- 8.6 The height of new construction and vertical or horizontal additions must not exceed the height of similar historic structures on the block.
- 8.7 New construction is prohibited in front and cornerside yards except as noted in Item 8.8 and Section 9. Front, interior side, cornerside, and rear yards are illustrated in Exhibit F.
- 8.8 New construction and additions are permitted in the cornerside yard of a school in Tract D.
- 8.9 The width of new construction must be within 20 percent of the average width of existing structures on the blockface.
- 8.10 New construction on interior lots must have a front yard setback that is equal to the average setback of other structures on the blockface. Front, rear, interior side, and cornerside yards are illustrated in Exhibit F.
- 8.11 New construction on interior lots must have a front driveway on the same side of the main building as typical of other main buildings on the blockface. New construction must have a side yard setback of at least 10 feet on the driveway side of the main building and at least a five-foot side yard setback on the other side of the main building. Driveways must extend to the rear of the main building.

- 8.12 Vinyl, aluminum, or exterior insulated finish systems (EIFS) are not permitted as cladding materials for the construction of a new main building or an addition to an existing historic structure. Cementitious siding is not permitted as cladding of a horizontal or vertical addition.
- 8.13 Chimneys visible from a public street must be clad in masonry.
- 8.14 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

9. ACCESSORY STRUCTURES FOR TRACTS A, B, C, D, AND E

- 9.1 Accessory structures are only permitted in the rear yard, except that portable classroom buildings are permitted in the cornerside yard of a school in Tract D, and garages may be built in the rear 30 feet of cornerside yards.
- 9.2 Accessory structures must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
- 9.3 Accessory structures must be at least eight feet from the main building.
- 9.4 Accessory structures in Tracts A, B, D, and E may not exceed a footprint of 600 square feet, unless documentation shows that an original structure exceeding this size was previously on the building site. The 600 square feet footprint requirement does not apply to portable classroom buildings located at a school in Tract D. Accessory structures in Tract C may not exceed a footprint of 1,200 square feet, unless documentation shows that an original structure exceeding this size was previously on the building site.
- 9.5 Cementitious siding is allowed on accessory structures if it is in keeping with the style and materials of the main building. Except as otherwise provided in this paragraph, vinyl and aluminum siding and Exterior Insulated Finish Systems (EIFS) are not permitted on the exterior of accessory structures. Vinyl and aluminum siding are permitted on the exterior of portable classroom buildings located at a school in Tract D.
- 9.6 The eave height of accessory structures may not exceed the eave height of the main building.
- 9.7 If a garage is within 20 feet of the alley pavement and parking is entered from the alley, the garage must have electric garage door openers.

- 9.8 For accessory structures not adjacent to an alley, the minimum rear yard setback is two-and-a-half feet with a one-and-a-half foot allowed roof overhang encroachment. For accessory structures adjacent to an alley, a three-foot setback must be provided. In Tract C, accessory structures must comply with the rear yard setback requirements of Planned Development District No. 99.
- 9.9 Minimum side yard setback for accessory structures is three feet, with a one-and-a-half foot allowed roof overhang encroachment, except that accessory structures in Tract C must comply with the side yard setback requirements for Planned Development District No. 99.
- 9.10 Accessory structures may be rebuilt in the location of a structure that existed prior to April 26, 2006, the date of creation of this district, if the location of the pre-existing structure is properly documented.

10. MAIN BUILDING: NEW CONSTRUCTION AND ADDITIONS IN TRACT F

- 10.1 New construction and vertical and horizontal additions to existing main buildings are permitted.
- 10.2 New commercial construction and additions must be in the style of the existing 1920's commercial building. New vertical additions to the existing main building must be set back 15 feet from the front facade. New residential construction must be in the Prairie or Craftsman style, typical to contributing main buildings in Tract D.
- 10.3 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

11. ACCESSORY STRUCTURES IN TRACT F

- 11.1 Accessory structures are permitted in side and rear yards.
- 11.2 Accessory structures may not exceed a footprint of 2,000 square feet.

12. SIGNS

- 12.1 Signs may be erected if appropriate.

- 12.2 All signs must comply with the provisions of the Dallas City Code, as amended.
- 12.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

13. ENFORCEMENT

- 13.1 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.
- 13.2 A person is criminally responsible for a violation of these preservation criteria if:
- a. the person owns part or all of the property and knowingly allows the violation to exist;
 - b. 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;
 - c. 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; or
 - d. the person knowingly commits the violation or assists in the commission of the violation.
- 13.3 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.

- 13.4 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.

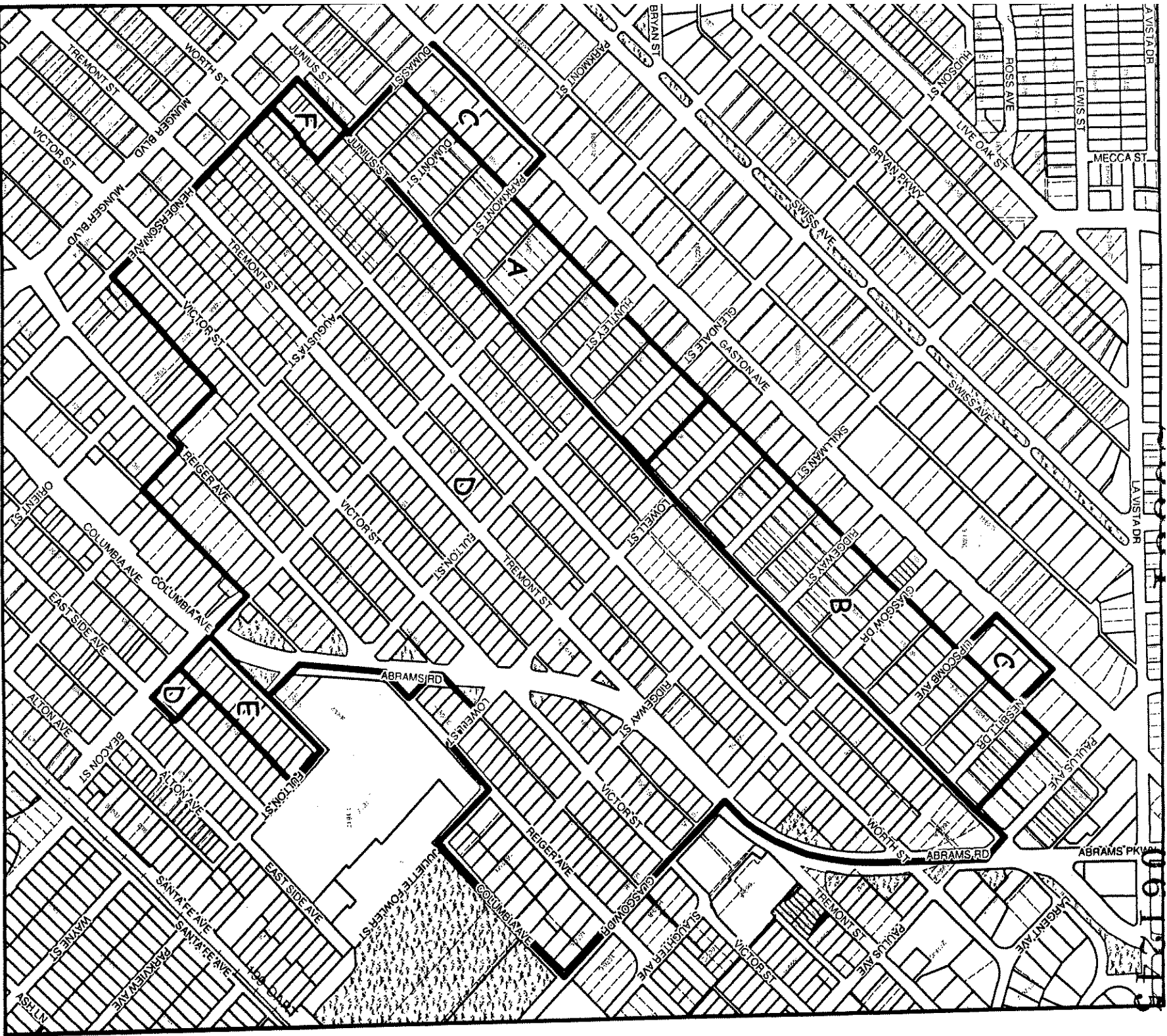


EXHIBIT C

TRACT MAP

H/128 (Junius Heights)

Contains 6 Tracts



1:6,800

Matched to Parcel105 lines

26331

061245

Craftsman

1905-1930

low-pitched gabled roof (occasionally hipped) with wide, unenclosed eave overhang

decorative (false) beams or braces under gables

roof rafters usually exposed

porches, either full- or partial-width, with roof supported by square columns

columns or column bases frequently continue to ground level (without break at level of porch floor)



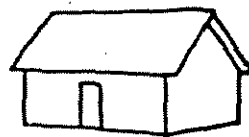
Architectural drawings sourced from A Field Guide To American Houses (1984) with the permission of the author Virginia McAlester.

FRONT-GABLED ROOF

CROSS-GABLED ROOF

SIDE-GABLED ROOF

HIPPED ROOF

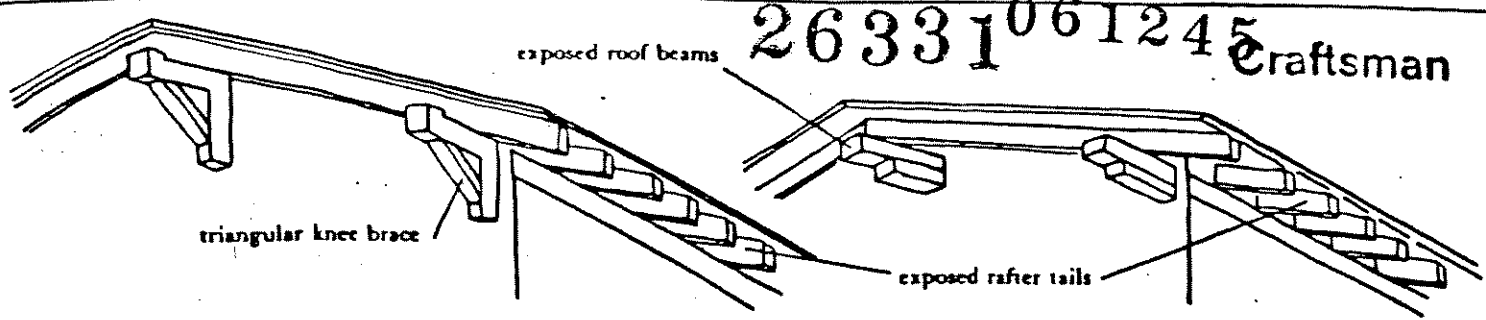


pages 456-7

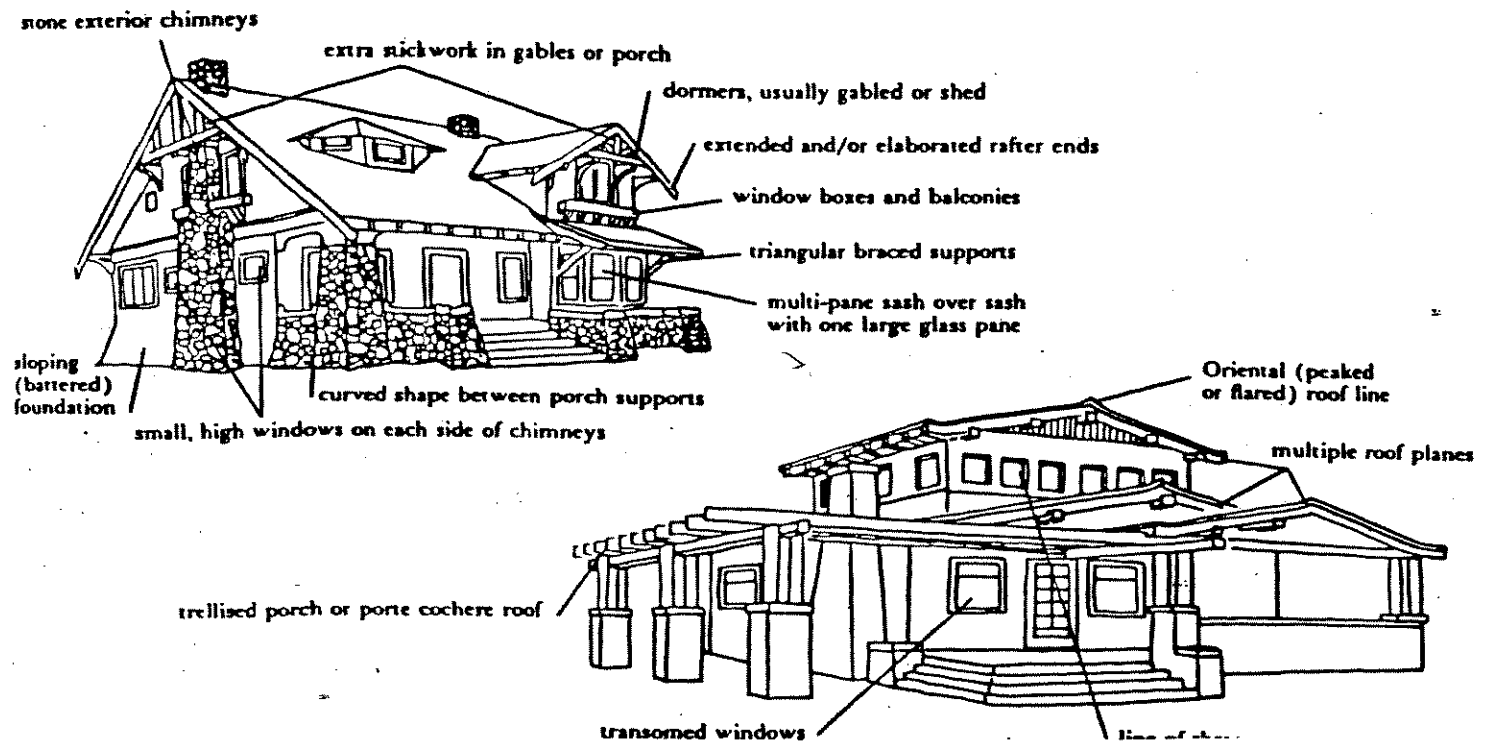
pages 458-9

pages 460-1

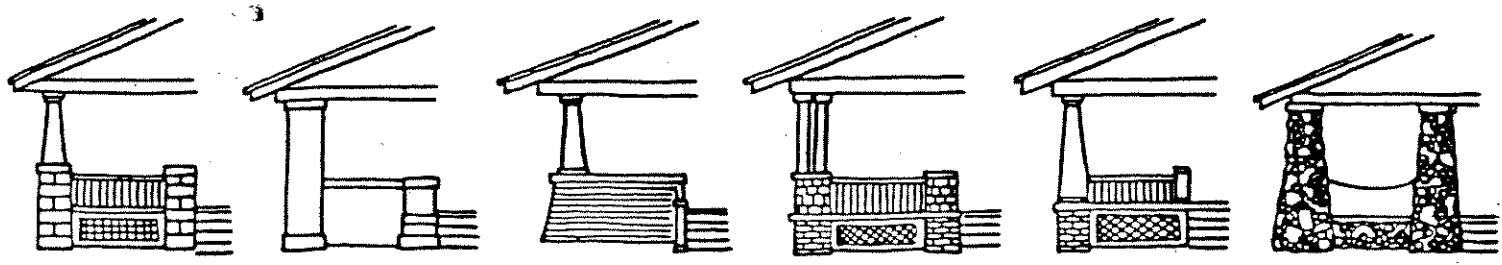
page 463



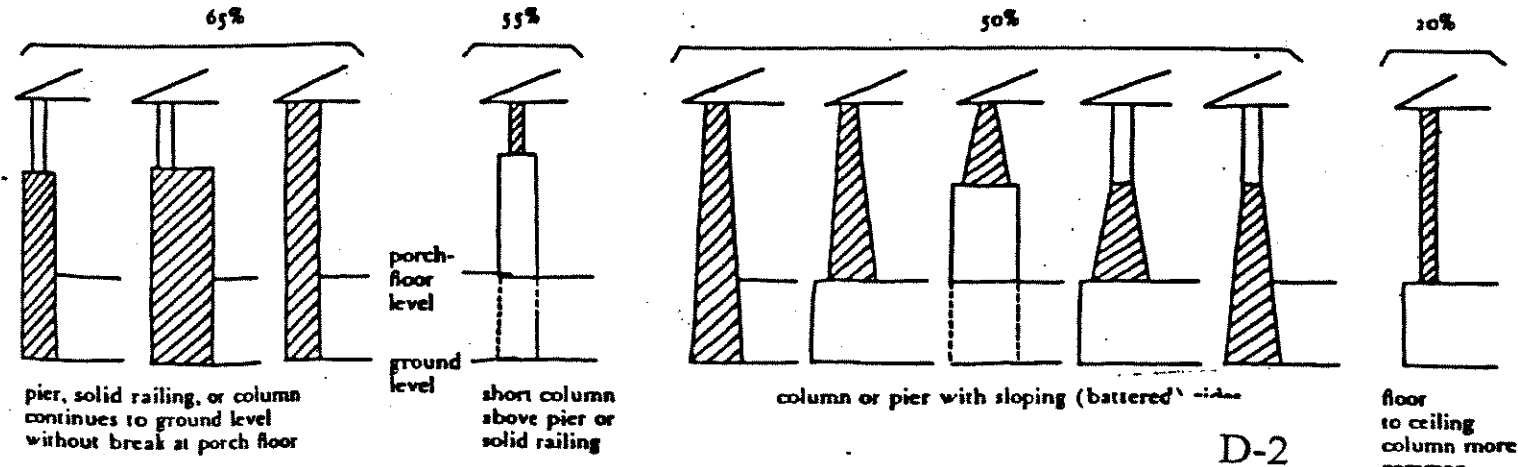
TYPICAL ROOF-WALL JUNCTIONS



TYPICAL ELABORATIONS Architectural drawings sourced from *A Field Guide To American Houses* (1984) with the permission of the author Virginia McAlester.



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS A pier without column is common



26331

0612 Prairie

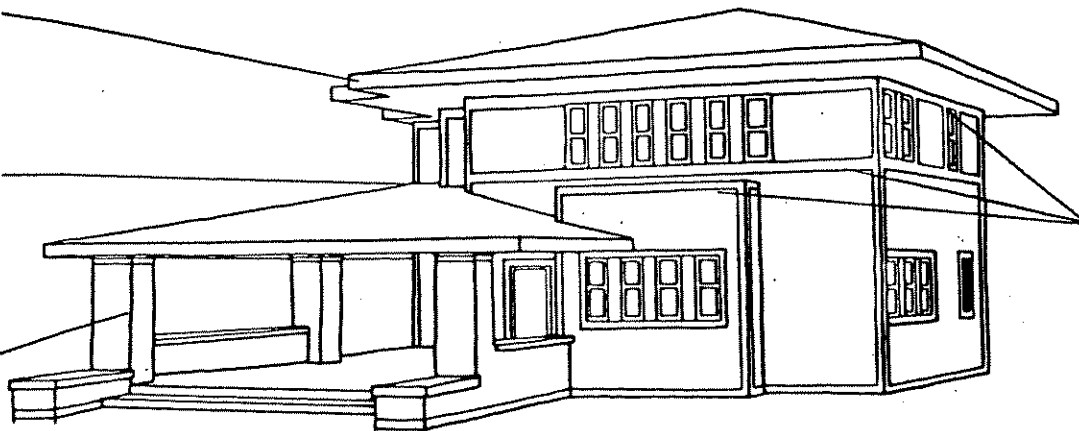
1900-1920

low-pitched roof with widely overhanging eaves

two stories with one-story porches or wings

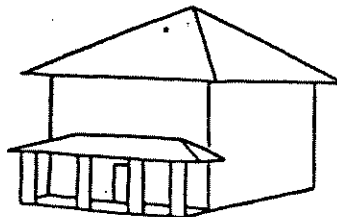
massive square porch supports

detail emphasizing horizontal lines



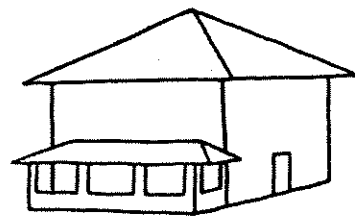
Architectural drawings sourced from A Field Guide To American Houses (1984) with the permission of the author Virginia McAlester.

HIPPED ROOF, SYMMETRICAL, WITH FRONT ENTRY



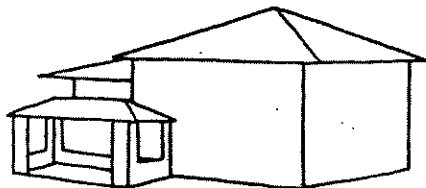
pages 444-5

HIPPED ROOF, SYMMETRICAL, NO FRONT ENTRY



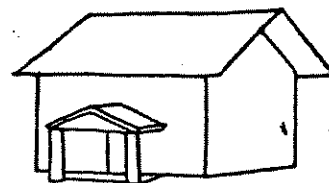
pages 446-7

HIPPED ROOF, ASYMMETRICAL

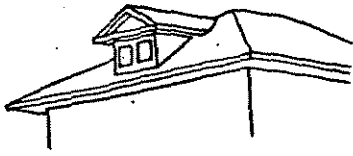


pages 448-9

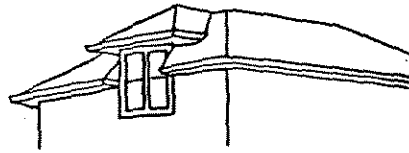
GABLED ROOF



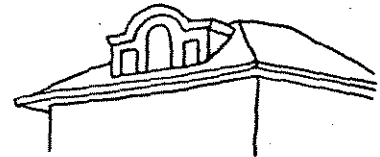
pages 450-1



gable

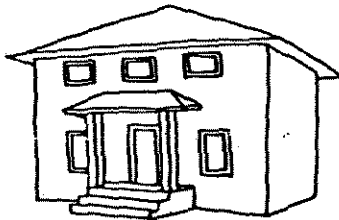
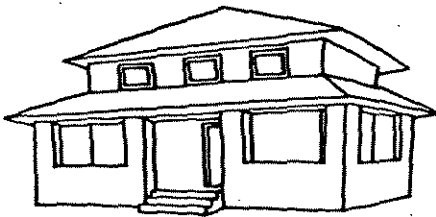
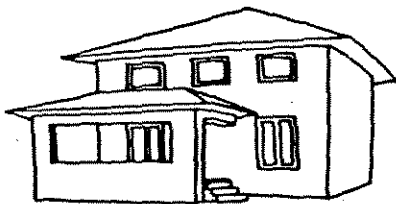


through-cornice



Palladian

COMMON DORMER VARIANTS

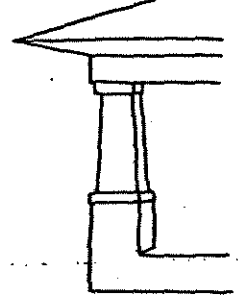
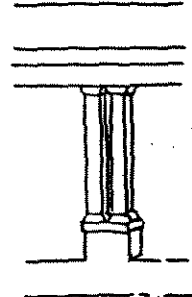
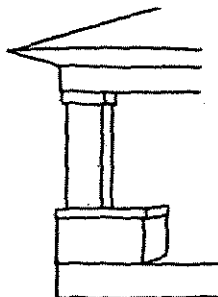
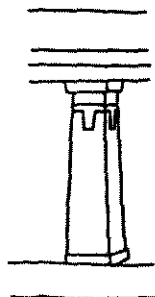
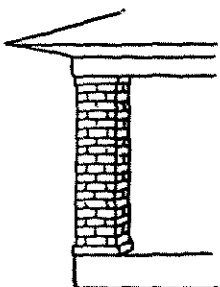


COMMON PORCH VARIANTS



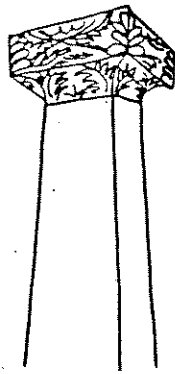
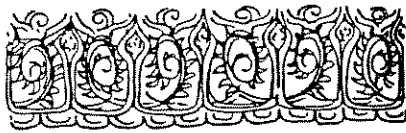
MOST COMMON VERNACULAR FORM

Architectural drawings sourced from A Field Guide To American Houses (1984) with the permission of the author Virginia McAlester.

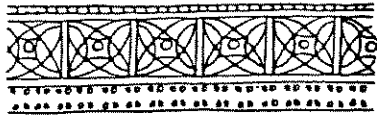


SULLIVANESQUE
stylized floral and circular geometric

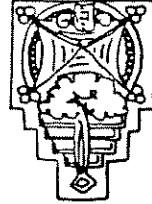
WRIGITTIAN
angular geometric



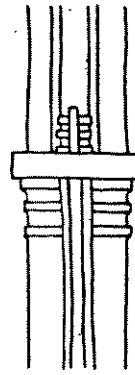
column capitals



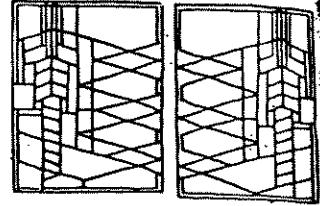
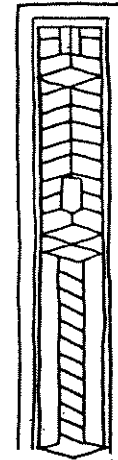
bands at cornice or door



terra cotta medallion

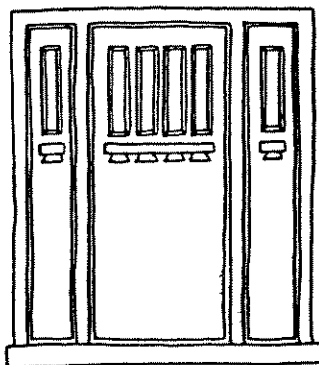
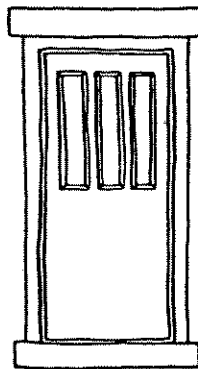
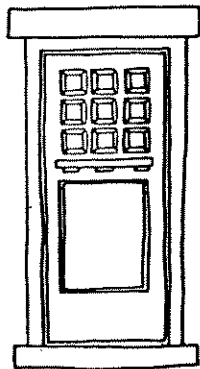
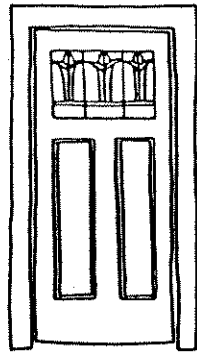
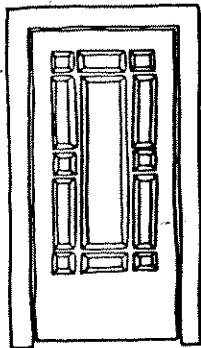


column elaboration and capitals

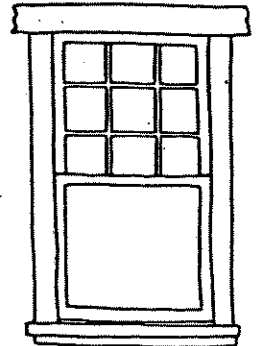
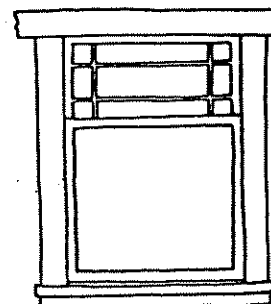
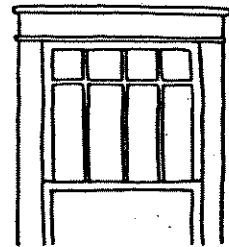
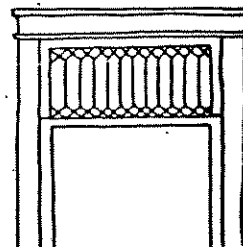
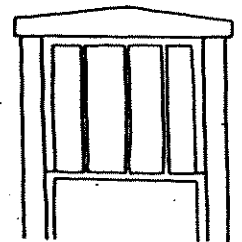
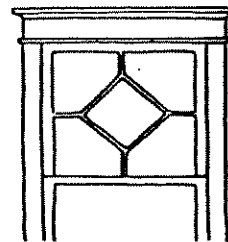
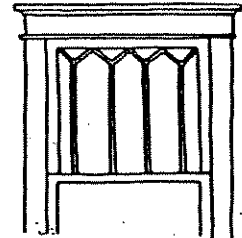
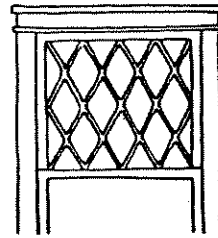


leaded glass windows

DECORATIVE DETAIL Architectural drawings sourced from A Field Guide To American Houses (1984) with the permission of the author Virginia McAlester.



TYPICAL DOORS



FOUND IN BOTH
CRAFTSMAN & PRAIRIE

TYPICAL WINDOW GLAZING & SURROUNDS
Casement windows common on Prairie high-style examples

massive chimneys, commonly crowned by decorative chimney pots

facade dominated by one or more prominent cross gables, usually steeply pitched

decorative half-timbering present on about half of examples

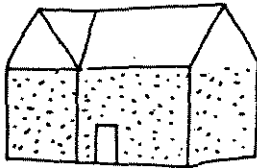


steeply pitched roof, usually side-gabled (less commonly hipped or front-gabled)

tall, narrow windows, common: in multiple groups and with multi-pane glazing

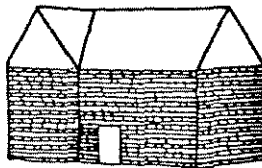
Architectural drawings sourced from A Field Guide To American Houses (1984) with the permission of the author Virginia McAlester.

STUCCO WALL CLADDING



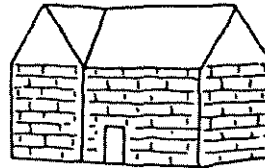
pages 360-1

BRICK WALL CLADDING



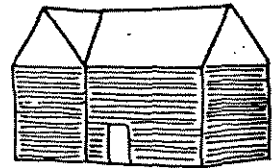
pages 362-5

STONE WALL CLADDING



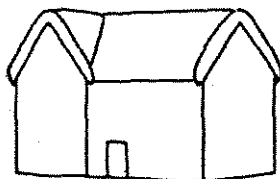
pages 366-7

WOODEN WALL CLADDING



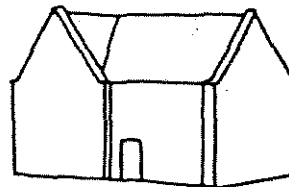
page 368

FALSE THATCHED ROOF

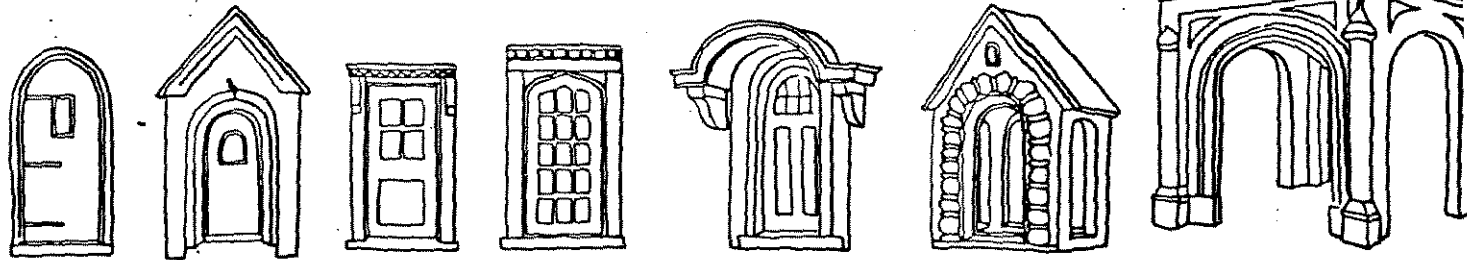


page 369

PARAPETTED GABLES

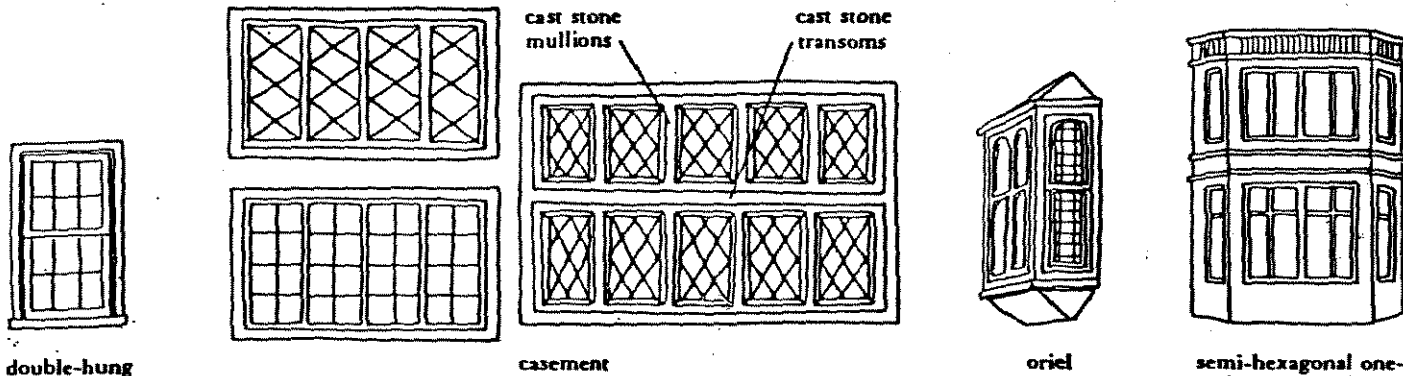


pages 370-1



entry porches

TYPICAL ENTRANCES



double-hung

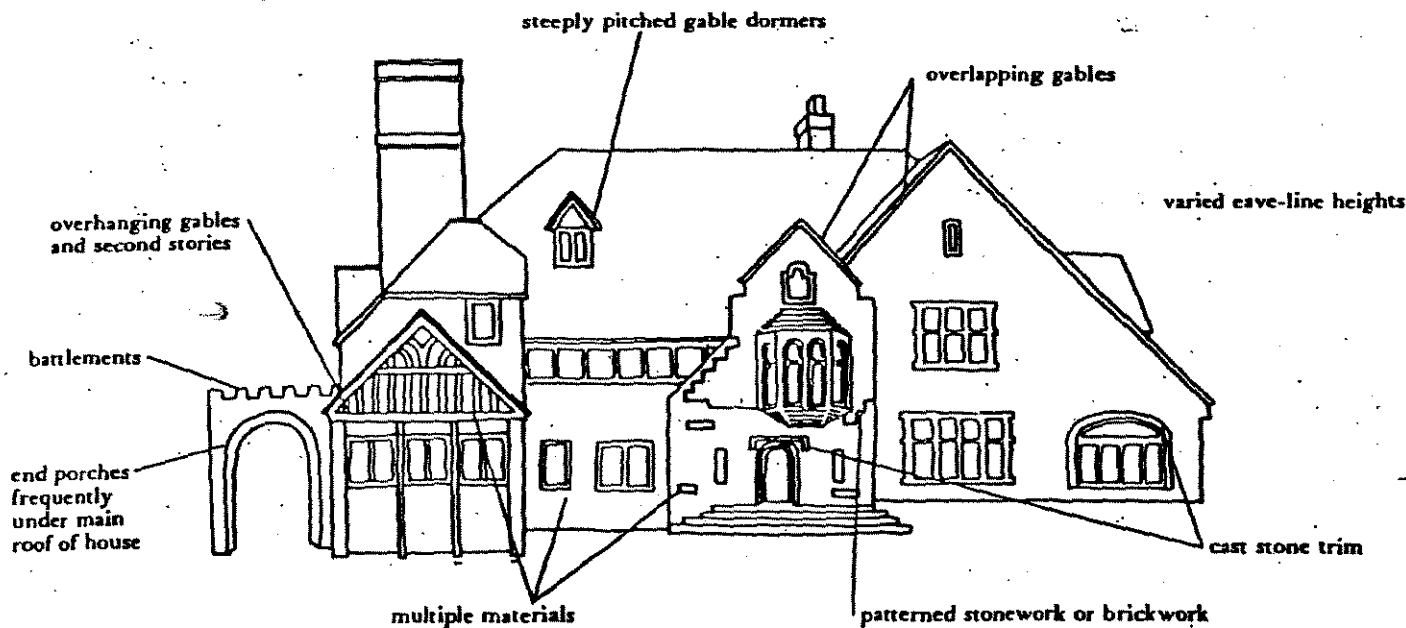
casement

oriel

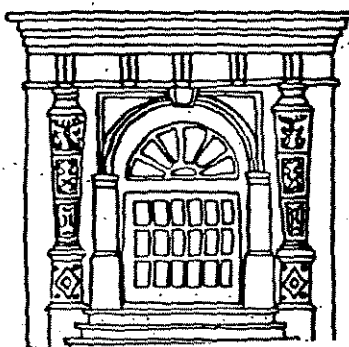
semi-hexagonal one-and two-story bays

TYPICAL WINDOWS

Architectural drawings sourced from *A Field Guide To American Houses* (1984) with the permission of the author Virginia McAlester.

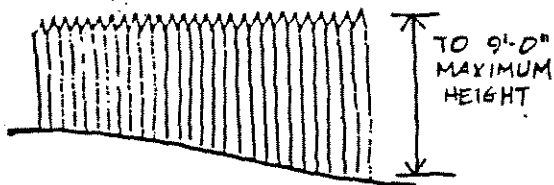


TYPICAL ELABORATIONS

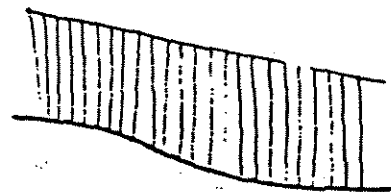
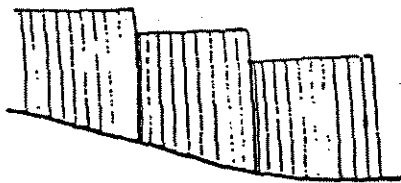


D-7

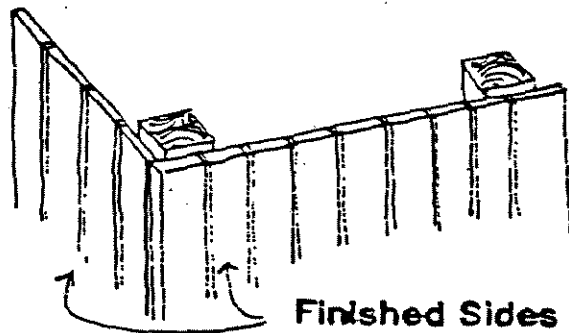
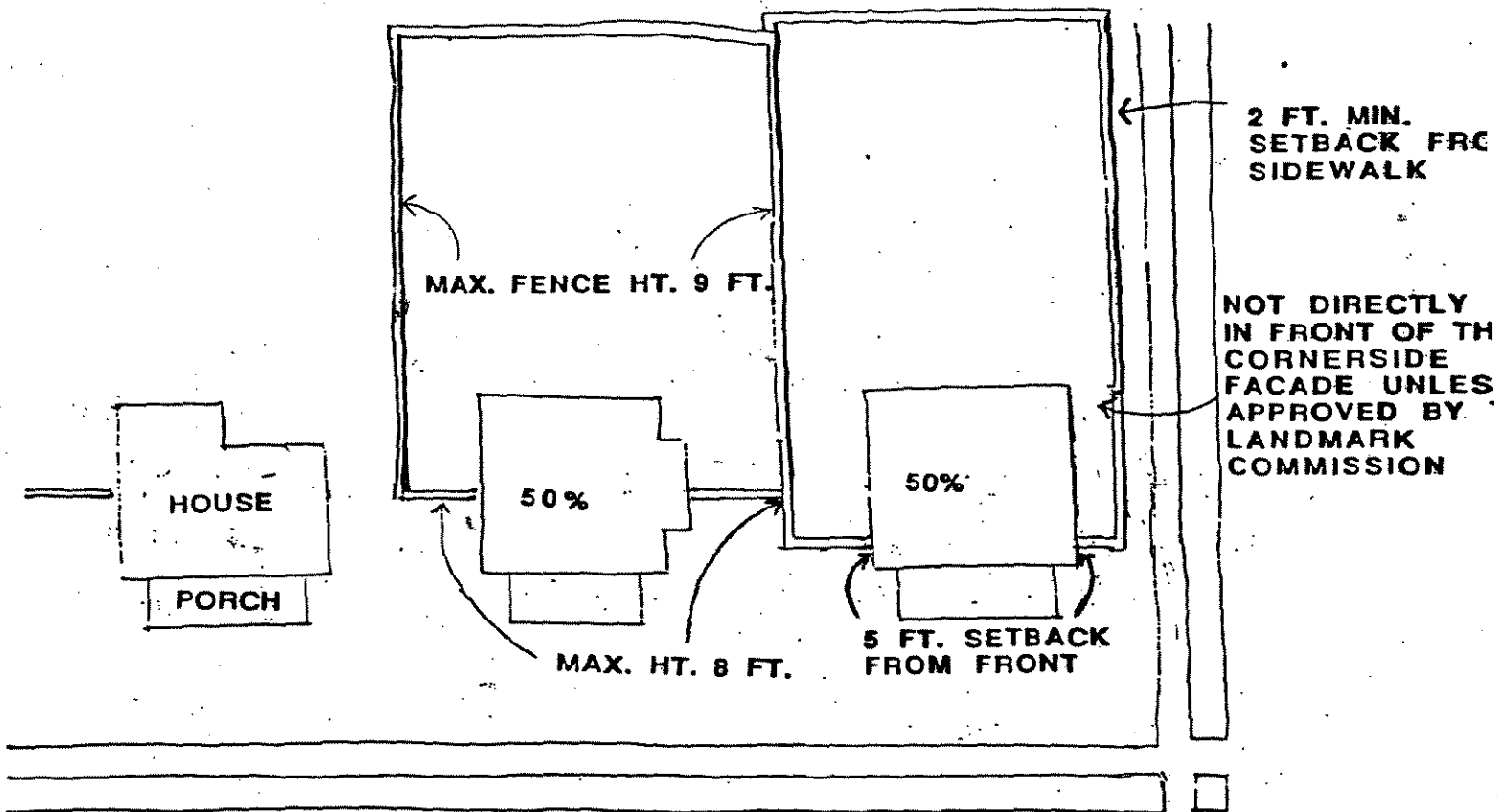




Horizontal



Parallel to Grade



FENCES

26331

061245

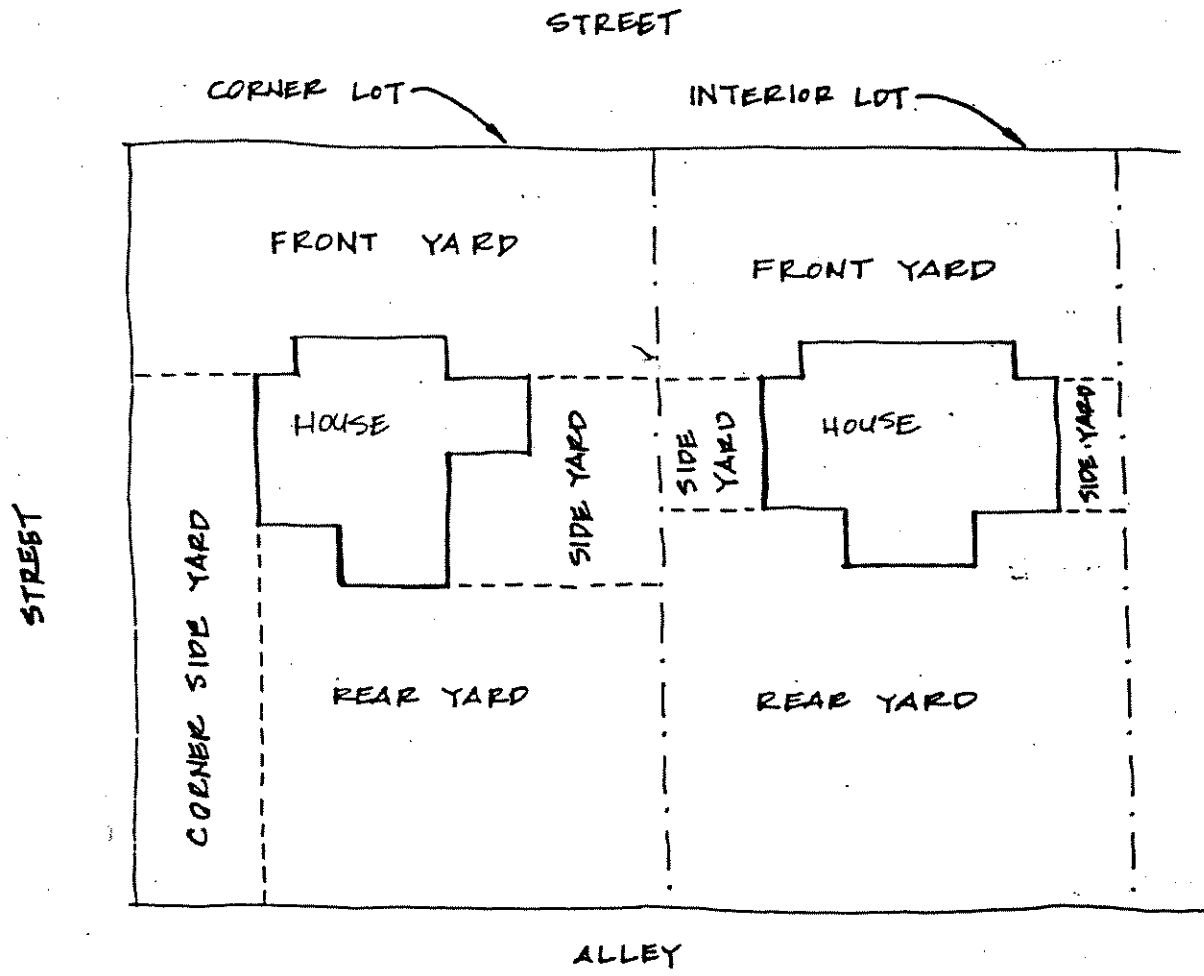
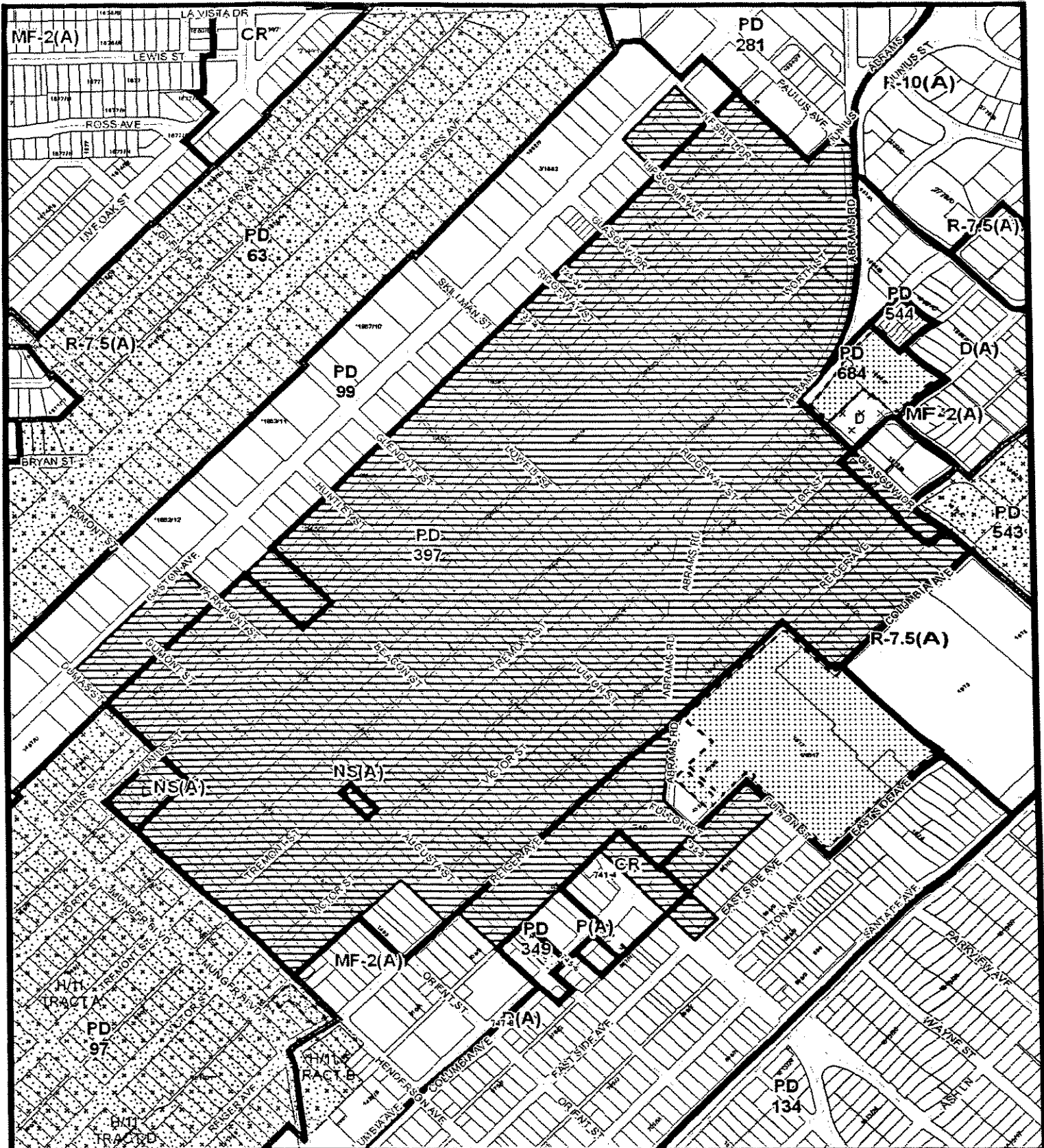


EXHIBIT F



1:7,200

ZONING MAP

Map no: I-8
 Case no: Z056-188(JA)