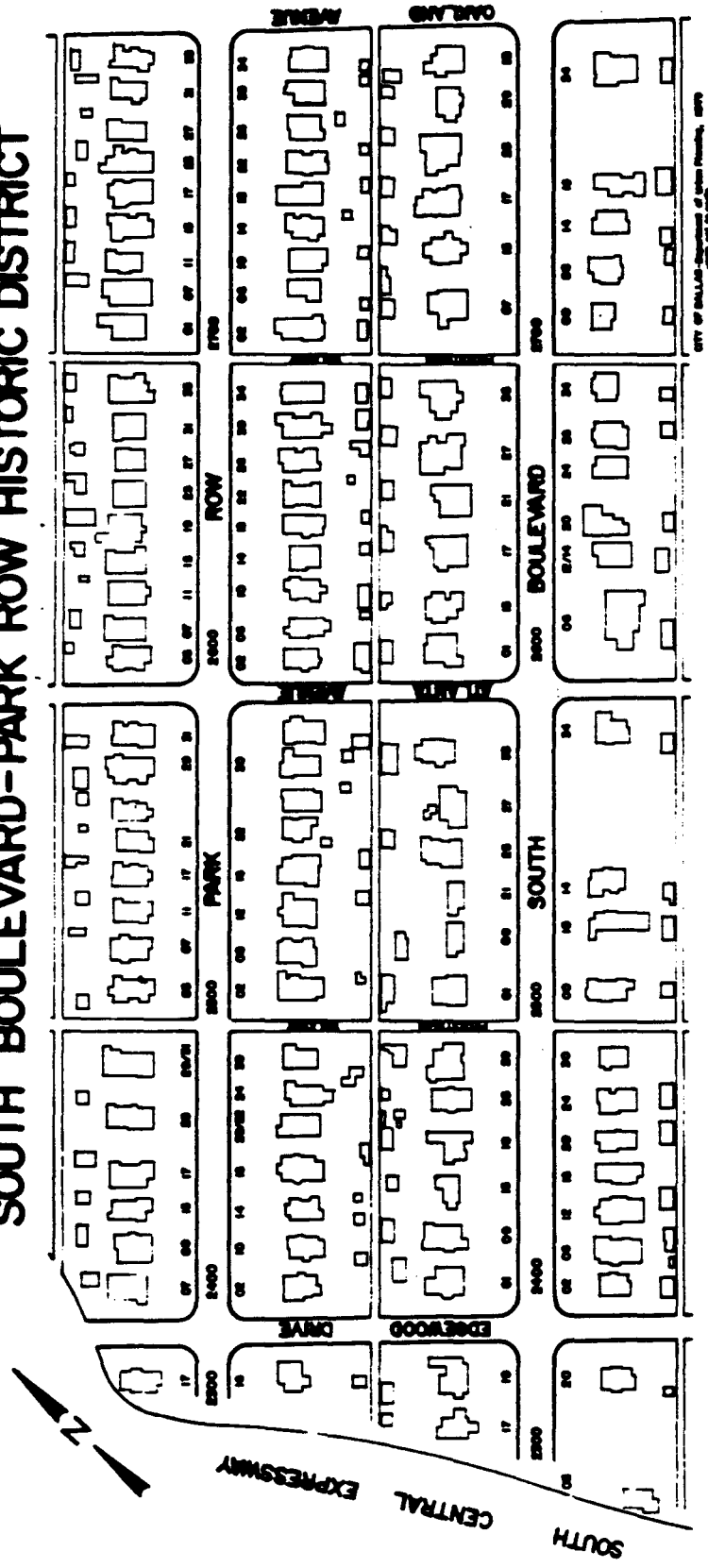


SOUTH BOULEVARD - PARK ROW HISTORIC DISTRICT



SOUTH BOULEVARD-PARK ROW

May, 1977

ORDINANCE NO. 15512

An Ordinance amending the basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, and known as Volume III of the Dallas City Code, as amended, by permitting the following described property, which is presently zoned Single Family Dwelling District 7,500 square feet, to be designated an Historic Landmark Subdistrict and zoned as R-75-H/4 (see boundary map).

Providing that the historic designation shall be granted with reference to the herein described property, subject to certain special conditions; enacting an Historic Landmark Subdistrict as provided in Sections 3-100, 4-121, and 10-1900 of the Comprehensive General Zoning Ordinance of the City of Dallas, being Volume III of the Dallas City Code, as amended; Providing for specific criteria for preservation of the exteriors of existing structures and the development of new structures within the designated subdistrict; Providing a penalty; Providing a severability clause; and Providing an effective date.

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

WHEREAS, said Committee has thoroughly familiarized itself with the buildings, land, areas and districts within the City which may be eligible for designations as Historic Landmarks and has met and recommended to the City Planning

Commission that the area hereinabove described be designated as an Historic Landmark Subdistrict; and

WHEREAS, the City Planning Commission with the quorum of said body in attendance, held a public meeting on the 17th day of June, 1976, after advertising said public hearing in compliance with the law, in order to consider the suggested revision to said Comprehensive General Zoning Ordinance of the City of Dallas, and adopted such recommended Historic Landmark Subdistrict designation and made its recommendations to the City Council; and

WHEREAS, the City Council on the 9th day of August, 1976, held a public hearing on the proposed revision of the Comprehensive General Zoning Ordinance recommended by the City Planning Commission after notice was published in compliance with the law, at which hearing every property owner and interested person to be heard on the zoning revision was afforded an opportunity to be heard; and

WHEREAS, at the conclusion of said hearing, the City Council directed the City Attorney to prepare a revision of the Comprehensive General Zoning Ordinance in legal form; Now, Therefore,

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

SECTION 1. That the basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, being Volume III of the Dallas City Code, as amended, be amended insofar as it applies to property hereinafter described, which is hereby designated an Historic Landmark Subdistrict, as provided in Article 10 of the Comprehensive General Zoning Ordinance and Chapter 19A of the Dallas City Code (see boundary map).

SECTION 2. No owner or lessee of property within the district shall, through construction or reconstruction of, or repair to, any building or

structure, adversely affect any historical or architectural feature of the building or structure or the subdistrict as a whole.

SECTION 3. All alterations, reconstructions and additions to the exterior of any building or structure within the district shall conform to the following criteria. Whether or not a proposed alteration, reconstruction or addition is in conformity with a given criterion shall be determined by the Historic Landmark Preservation Committee in accordance with the provisions of CHAPTER 19A of the Dallas City Code:

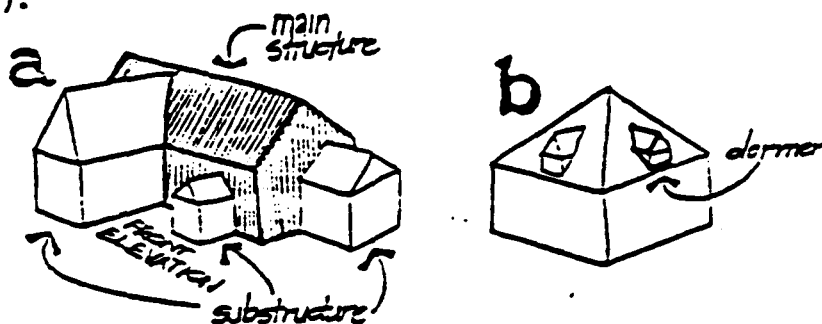
(a) Uses. The property shall retain the zoning classification of R-7.5.

(b) Preservation criteria. Construction of new buildings and structures and redevelopment of buildings and structures existing at the time of the passage of this ordinance shall be in compliance with the following criteria and with the existing architectural patterns within the subdistrict. For the purposes of this subsection, "redevelopment" shall mean any alteration to the exterior of a building or structure which is existing as of the effective date of this ordinance:

(1) Height: Buildings and structures may be erected to, but shall not exceed, a height of 36 feet.

(2) Roofs:

A. In order to maintain the predominant architectural characteristics of the district, roof patterns shall be of complex design through the use of separate substructure roofs and dormer windows a and b).



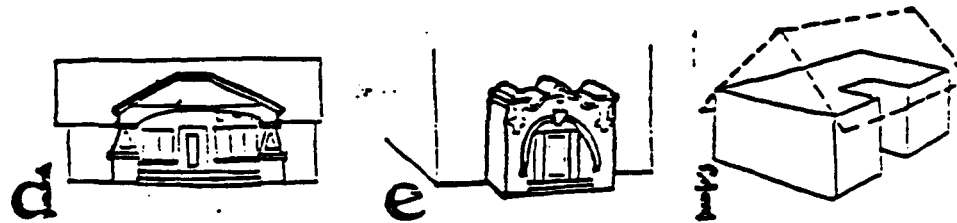
2.3.3.C

B. Flat or mansard roof designs are not permitted.

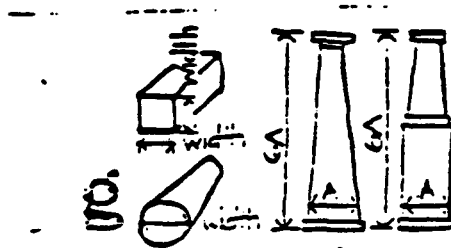
C. Buildings constructed after the effective date of this ordinance shall have roof overhangs of 12 inches or more (figure c). New roofs on redeveloped buildings shall have the same overhang as the roof it replaced.



(3) Front entrance: In order to maintain the strong visual definition of the entrance as the central element of the front facade, front entrances to all primary buildings shall be detailed with either porch treatment (figure d), or canopy treatment (figure e), or shall be recessed (figure f).

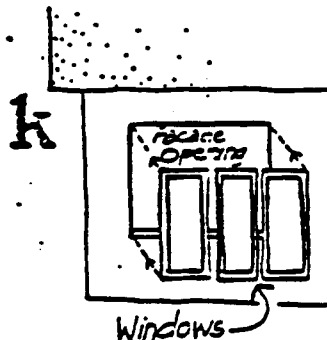


(4) Columns: In order to maintain the quality of massive columns as a predominant architectural characteristic, all columns shall have a minimum width, measured at its widest part (excluding footings), of 1/6 of the height of the column (figure g).



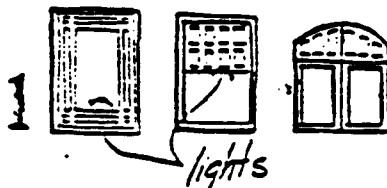
(5) Window openings: In order to maintain the predominant architectural character of the district regarding treatment of facade openings, windows shall be installed or maintained in accordance with the following guidelines:

A. Window openings within the front facade shall contain two or more windows (figure K).



B. Window openings in the front facade of buildings existing at the time of the passage of this ordinance shall be preserved as openings.

C. Windows shall contain three or more lights (figure 1).



D. Reflective or mirror glass in any facade opening is not permitted.

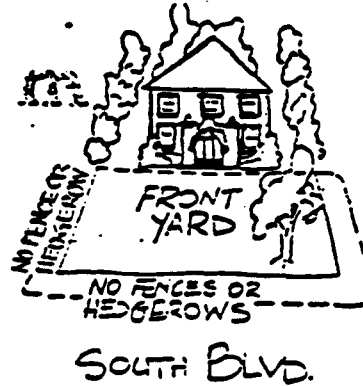
(6) Material:

A. The facade material of additions to or remodelings of redeveloped buildings shall be of the same predominant material used in the remainder of the building.

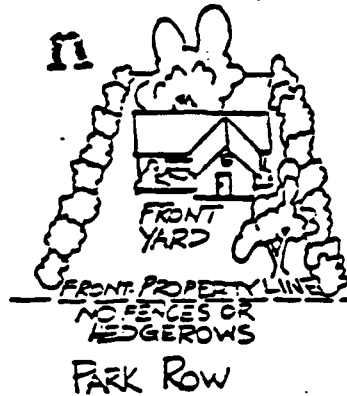
B. The facade material for new buildings shall be of stucco, brick or wood.

(7) Front yard spaces:

A. Fences and hedgerows on South Boulevard shall not extend beyond the front yard set back (figure m).



B. Fences and hedgerows shall not extend along the front property line along Park Row (figure n).



(8) Front yard setback:

A. Buildings and structures along the southeast side of South Boulevard shall be set back from the front property line a minimum of 45 feet. Main buildings shall not be set back beyond a maximum of 55 feet.

B. Buildings and structures along the northwest side of South Boulevard shall be set back a minimum of 50 feet. Main buildings shall not be set back beyond a maximum of 60 feet.

C. Buildings and structures along Park Row shall be set

back a minimum of 50 feet. Main buildings shall not be set back beyond a maximum of 60 feet.

(9) Side yard setback: No building or structure shall be constructed nearer than seven feet to a side property line.

SECTION 4. Development and use of property within this historic sub-district shall be in compliance with R-7.5 regulations unless a different restriction is specified in this ordinance.

SECTION 5. All proposed public improvements within this subdistrict shall be submitted to and approved by the Historic Landmark Preservation Committee in accordance with the procedures specified in Section 19A-9 of the Dallas City Code.

SECTION 6. A person who violates a provision of this Ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$200.

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

SECTION 8. 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.

CRITERIA

height:

STRUCTURES SHALL NOT EXCEED A MAXIMUM HEIGHT OF 36 FEET.

The present height of larger two story structures is 36 ft. Therefore, to prevent the intrusion of structures with excessive height and mass, a maximum height of 36 feet was determined.

roof:

1. THE COMPLEXITY OF ROOF CONFIGURATION SHALL BE ACHIEVED THROUGH ONE OR A COMBINATION OF THE FOLLOWING:

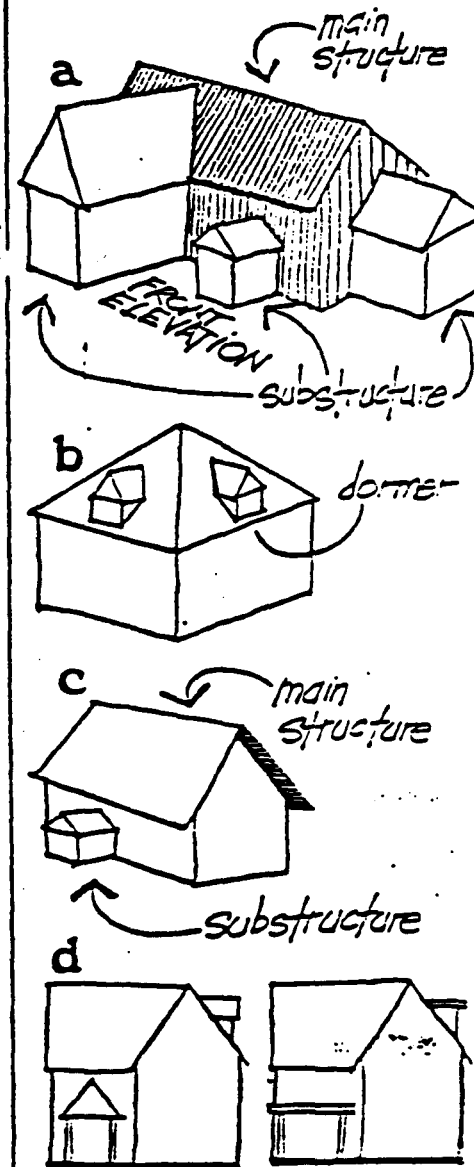
A. ROOFS OF SUBSTRUCTURES PROJECTING FROM THE FRONT AND SIDE ELEVATIONS (figure a) -

E. USE OF DORMERS ON THE FRONT ELEVATION. (figure b)

2. ROOFS COVERING THE MAIN STRUCTURE SHALL NOT BE OF A FLAT DESIGN. (figure c & d)

3. MANSARD ROOFS SHALL NOT BE PERMITTED IN THE DISTRICT.

Convergence of roof planes form a varied geometry of lines and angles which is typical of the "prairie style" massing in architecture. Therefore, it is an important quality to preserve.



CRITERIA

4. ROOFS SHALL HAVE AN OVERHANG. IN NEW CONSTRUCTION, THE OVERHANG SHALL BE A MINIMUM OF 12 INCHES. IN CASES OF REMODELING, ROOF OVERHANG SHALL BE THE SAME AS EXISTING.

entrances:

1. ENTRANCES SHALL BE DEFINED THROUGH ONE OF THE FOLLOWING MEANS:

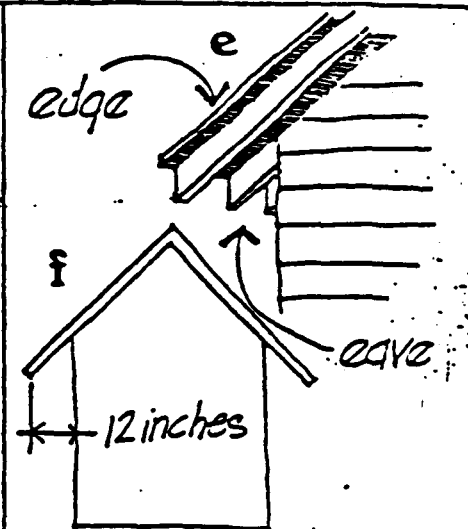
- A. PORCHES OR CANOPIES (figure g & h)
- B. RECESS IN THE BUILDING ELEVATION. (figure i)

2. IN CASES OF REMODELING A SENSE OF OPENNESS SHALL BE MAINTAINED IN PORCHES AND CANOPIES.

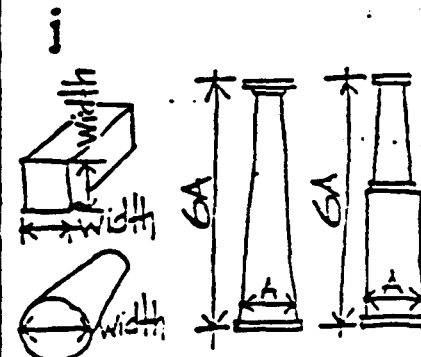
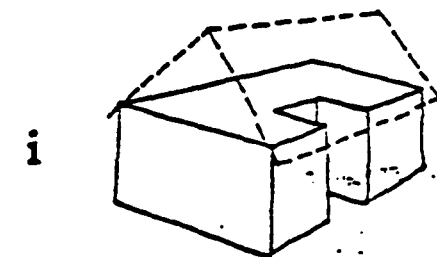
column massing:

1. THE WIDEST DIMENSIONS OF COLUMNS, AT THEIR WIDEST POINT, SHALL NOT BE THINNER THAN 1/6th THE COLUMN HEIGHT. COLUMNS OF LARGER MASSING ARE ENCOURAGED WHEREVER POSSIBLE.

Roof overhang is one of several key architectural expressions within the district. Therefore, it is an important element of harmony and continuity.



Strong visual definition of entrance as a central element in a building's facade is a consistently repeated quality from house to house, within the district. Therefore, it is an important element of harmony and continuity.



CRITERIA

openings:

1. FACADE OPENINGS WITHIN THE FRONT ELEVATION SHALL BE SUBDIVIDED BY MORE THAN ONE WINDOW.
(figure k)

2. IN THE FRONT ELEVATION, EXISTING FACADE OPENINGS SHALL BE PRESERVED AS FACADE OPENINGS.

3. WINDOWS SHALL BE SUBDIVIDED BY MORE THAN TWO LIGHTS.
(figure l)

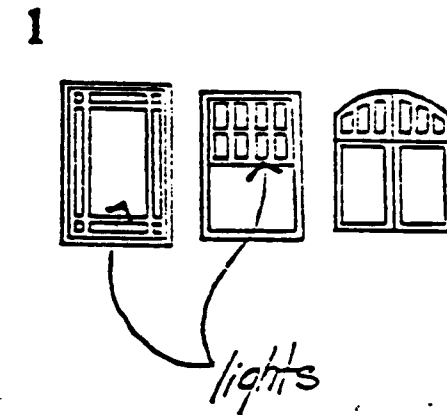
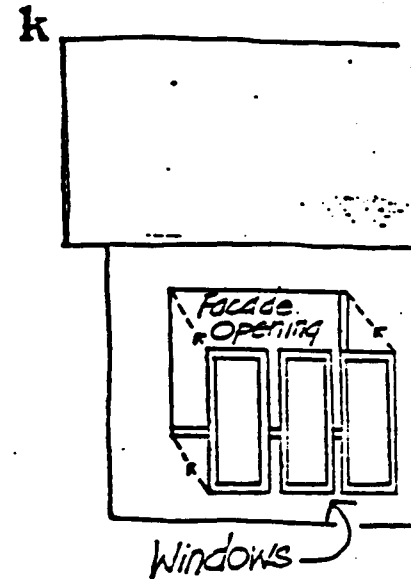
4. NO REFLECTIVE GLASS SHALL BE USED FOR WINDOWS, DOORS, OR OTHER OPENINGS.

material:

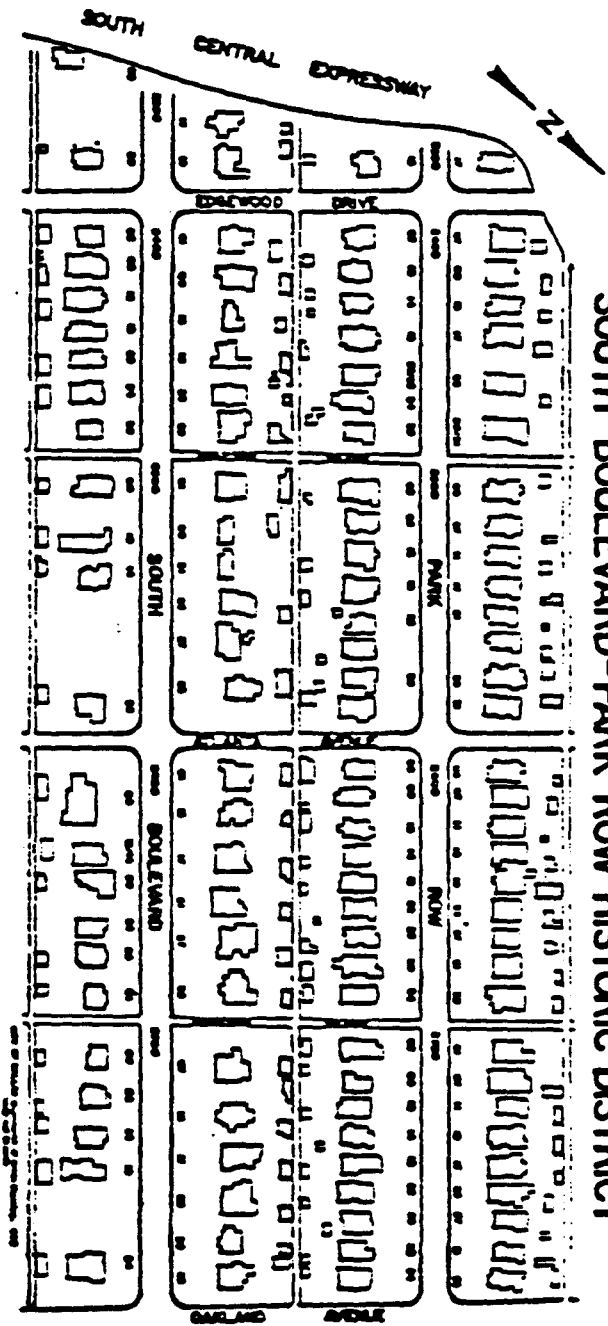
1. IN NEW CONSTRUCTION, THE DOMINANT EXTERIOR MATERIAL SHALL BE STUCCO, BRICK, OR WOOD.

Division of facade openings into several smaller windows is an important element of detail and embellishment. As a result, it helps establish a continuity within the district and is typical of the area's "prairie style" influence.

Division of windows into multiple lights is a further enrichment of the window motif and therefore, an important embellishment as well as element of district continuity. Also, it is typical of the district's "prairie style" influence.



SOUTH BOULEVARD-PARK ROW HISTORIC DISTRICT



CRITERIA

front yards:

1. THERE SHALL BE NO FENCE OR HEDGEROW IN THE FRONT YARD SPACE ALONG SOUTH BLVD.

(figure m)

2. THERE SHALL BE NO FENCE OR HEDGEROW ALONG THE FRONT PROPERTY LINES OF PARK ROW.

(figure n)

setback:

1. SOUTHEAST SIDE OF SOUTH BLVD. SETBACK SHALL BE 50 ± 5 FEET.

2. NORTHWEST SIDE OF SOUTH BLVD. SETBACK SHALL BE 55 ± 5 FEET

PARK ROW SETBACK SHALL BE 55 ± 5 FEET.

side yard:

SIDE YARDS SHALL HAVE A 7 FOOT MINIMUM.

landuse:

THE PRESENT R-75 ZONING SHALL BE RETAINED (single family zoning) MAKING THE DISTRICT R-75-H.

boundary:

SEE THE FOLLOWING MAP.

The broad openness of front yards on South Blvd. is an important setting for these typically large houses.

Side lot line fences and hedges on Park Row are a key environmental feature which enhances the street's higher density and smaller scale.

