

6-13-07

ORDINANCE NO. 26788

An ordinance changing the zoning classification on the following property:

BEING Part of Lot 3, Block D/2778, located at the east corner of Worth Street and Paulus Avenue, and containing 1.217 acres;

by establishing Historic Overlay District No. 133 (John F. and Lucy Parks Estate); 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. 133 on the property described in Exhibit A ("the Property"), which is attached to and made a part of this ordinance.

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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 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.

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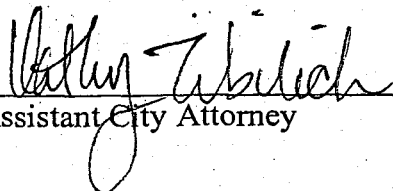
SECTION 7. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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 JUN 13 2007

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**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**John F. and Lucy Parks Estate Historic District**  
**(6220 Worth Street)**

**Description of entire tract**

~~BEING PART OF LOT 3, BLOCK D/2778 OF REVISED PLAT OF BLOCK D, PARKS ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 391, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN DEED TO PRESERVATION DALLAS RECORDED AS INSTRUMENT NO. 200600479729, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;~~

BEGINNING AT A 3/4" IRON ROD FOUND IN THE SOUTHEAST LINE OF WORTH STREET, A 50' WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTH CORNER OF SAID LOT 3, SAME BEING THE WEST CORNER OF LOT 2 OF SAID ADDITION,

THENCE SOUTH 44°33'00" EAST, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2146" FOUND AT THE SOUTH CORNER OF SAID LOT 2, SAME BEING THE WEST CORNER OF A THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVIS J. CABLE AND WIFE, CHERYL R. CABLE RECORDED IN VOLUME 90017, PAGE 2591, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 18° 34'51" EAST, A DISTANCE OF 126.14 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT AN ANGLE POINT OF SAID CABLE TRACT;

THENCE SOUTH 44°56'50" EAST, A DISTANCE OF 42.30 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHWEST LINE OF TREMONT STREET, A 50' WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTH CORNER OF SAID CABLE TRACT;

THENCE SOUTH 45°03'10" WEST, ALONG THE NORTHWEST LINE OF TREMONT STREET, A DISTANCE OF 16.19 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "5216" FOUND AT THE WEST CORNER OF LOT 3-A, BLOCK D/2778 OF TREMONT STREET ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003203, PAGE 26, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 44°56'50" WEST, A DISTANCE OF 117.70 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT THE NORTH CORNER OF SAID LOT 3-A;

THENCE SOUTH 45° 03'10" WEST, PASSING AT A DISTANCE OF 85.00 FEET, THE WEST CORNER OF SAID LOT 3-A, AND CONTINUING FOR A TOTAL DISTANCE OF

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171.47 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2146" FOUND IN THE NORTHEAST LINE OF TREMONT STREET, A 50' WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTH CORNER OF SAID PRESERVATION DALLAS TRACT;

THENCE NORTH 45°59'00" WEST, ALONG THE NORTHEAST LINE OF SAID PAULUS AVENUE A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2146" FOUND AT A SOUTHWESTERLY CORNER OF SAID PRESERVATION DALLAS TRACT;

THENCE NORTH 44°57'00" EAST, ALONG THE SOUTHEAST LINE OF SAID WORTH STREET, A DISTANCE OF 252.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 53023.31 SQUARE FEET OR 1.217 ACRES OF LAND.

#### **Description of Main Building tract**

BEING PART OF LOT 3, BLOCK D/2778 OF REVISED PLAT OF BLOCK D, PARKS ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 391, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN DEED TO PRESERVATION DALLAS RECORDED AS INSTRUMENT NO. 200600479729, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT 3/4" IRON ROD FOUND IN THE SOUTHEAST LINE OF WORTH STREET, A 50' WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTH CORNER OF SAID LOT 3, SAME BEING THE WEST CORNER OF LOT 2 OF SAID ADDITION,

THENCE SOUTH 44°03'00" EAST, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2146" FOUND AT THE SOUTH CORNER OF SAID LOT 2, SAME BEING THE WEST CORNER OF A THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVIS J. CABLE AND WIFE, CHERYL R. CABLE RECORDED IN VOLUME 90017, PAGE 2591, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 18°34'51" EAST, A DISTANCE OF 126.14 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT AN ANGLE POINT OF SAID CABLE TRACT;

THENCE SOUTH 44°56'50" EAST, A DISTANCE OF 42.30 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHWEST LINE OF TREMONT STREET, A 50' WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTH CORNER OF SAID CABLE TRACT;

THENCE SOUTH 45°03'10" WEST, ALONG THE NORTHWEST LINE OF TREMONT STREET, A DISTANCE OF 16.19 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC

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CAP STAMPED "5216" FOUND AT THE WEST CORNER OF LOT 3-A, BLOCK D/2778 OF TREMONT STREET ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003203, PAGE 26, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH  $44^{\circ}56'50''$  WEST, A DISTANCE OF 117.70 FEET TO A 1/2" IRON ROD WITH A YELLOW STAMPED "RPLS 5310" SET AT THE NORTH CORNER OF SAID LOT 3-A;

THENCE SOUTH  $45^{\circ}03'10''$  WEST, PASSING AT A DISTANCE OF 85.00 FEET, THE WEST CORNER OF SAID LOT 3-A, AND CONTINUING FOR A TOTAL DISTANCE OF 171.47 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2146" FOUND IN THE NORTHEAST LINE OF TREMONT STREET, A 50' WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTH CORNER OF SAID PRESERVATION DALLAS TRACT;

THENCE NORTH  $45^{\circ}59'00''$  WEST, ALONG THE NORTHEAST LINE OF SAID PAULUS AVENUE A DISTANCE OF 32.16 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2146" FOUND AT A SOUTHWESTERLY CORNER OF SAID PRESERVATION DALLAS TRACT;

THENCE NORTH  $44^{\circ}57'00''$  EAST, A DISTANCE OF 45.01 FEET TO A 1/2 " IRON ROD FOUND AT AN ANGLE POINT;

THENCE NORTH  $08^{\circ}46'43''$  WEST, A DISTANCE OF 24.80 FEET TO A 1/2 " IRON ROD FOUND AT AN ANGLE POINT;

THENCE NORTH  $45^{\circ}59'00''$  WEST, A DISTANCE OF 150.02 FEET TO A 1/2 " IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2146" FOUND IN THE SOUTHEAST LINE OF SAID WORTH STREET, AT THE WEST CORNER OF SAID PRESERVATION DALLAS TRACT;

THENCE NORTH  $44^{\circ}57'00''$  EAST, ALONG THE SOUTHEAST LINE OF SAID WORTH STREET, A DISTANCE OF 189.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 42,809 SQUARE FEET OR 0.983 OF AN ACRE OF LAND.

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**Description of Paulus/Worth tract**

BEING PART OF LOT 3, BLOCK D/2778 OF REVISED PLAT OF BLOCK D, PARKS ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 391, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN DEED TO PRESERVATION DALLAS RECORDED AS INSTRUMENT NO. 200600479729, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST LINE OF WORTH STREET, A 50' WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTHWEST CORNER OF SAID LOT 3, SAME BEING THE NORTHEAST LINE OF PAULUS AVENUE,

THENCE SOUTH  $45^{\circ}59'00''$  EAST, ALONG THE NORTHEAST LINE OF SAID PAULUS AVENUE A DISTANCE OF 167.84 FEET TO  $1/2''$  IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2146" FOUND AT A NORTHWESTERLY CORNER OF SAID PRESERVATION DALLAS TRACT;

THENCE NORTH  $44^{\circ}57'00''$  EAST, A DISTANCE OF 45.01 FEET TO A  $1/2''$  IRON ROD FOUND AT AN ANGLE POINT;

THENCE  $08^{\circ}46'43''$  WEST, A DISTANCE OF 24.80 FEET TO A  $1/2''$  IRON ROD FOUND AT AN ANGLE POINT;

THENCE NORTH  $45^{\circ}59'00''$  WEST, A DISTANCE OF 150.02 FEET TO A  $1/2''$  IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2146" FOUND IN THE SOUTHEAST LINE OF SAID WORTH STREET, AT THE WEST CORNER OF SAID PRESERVATION DALLAS TRACT;

THENCE SOUTH  $44^{\circ}57'00''$  WEST, ALONG THE SOUTHEAST LINE OF SAID WORTH STREET, A DISTANCE OF 62.21 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,214.31 SQUARE FEET OR 0.234 OF AN ACRE OF LAND.

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**EXHIBIT B**  
**PRESERVATION CRITERIA**  
**John F. and Lucy Parks Estate**  
**6220 Worth Street**

**1. GENERAL.**

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- 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. 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. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
  - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
  - d. 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.



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- 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 1923 to 1957.

## 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 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.
- 2.5 CORNERSIDE FENCE means a fence adjacent to a side street.
- 2.6 CORNERSIDE YARD means a side yard abutting a street.
- 2.7 DIRECTOR means the Director of the Department of Development Services or the Director's representative.
- 2.8 DISTRICT means Historic Overlay District No. 133, the John F. and Lucy Parks Estate Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B1.
- 2.9 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.10 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

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- 2.11 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.12 INTERIOR SIDE FENCE means a fence in a side yard not adjacent to a street or alley.
- 2.13 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
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- 2.14 MAIN BUILDING means the 6220 Worth Street house, as shown on Exhibit B1.
- 2.15 MAIN BUILDING TRACT means the tract of land upon which the main building is located, as described in Exhibit A as the Main Building Tract and labeled Main Building Tract on Exhibit B1.
- 2.16 NO-BUILD ZONE means that part of this district in which no new construction may take place, as shown on Exhibit B2.
- 2.17 PAULUS/WORTH TRACT means the tract of land described in Exhibit A as the Paulus/Worth Tract and labeled Paulus/Worth Tract 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 1957 ADDITION means the structure labeled 1957 addition on Exhibit B1.
- 2.20 1999 ADDITION means the structure labeled 1999 addition on Exhibit B1.

### **3. ADDITIONS TO EXISTING MAIN BUILDING AND EXISTING SECONDARY STRUCTURES.**

- 3.1 Removal of the 1957 addition on the east side of the main building, including the gymnasium, is permissible.
- 3.2 Partial removal of the 1957 addition on the east of the main building is permissible, if remaining features are modified to be compatible with the main building.
- 3.3 Restoration or alteration of the 1957 or the 1999 addition is permissible but it must follow the Secretary of the Interior's Standards for Rehabilitation.
- 3.4 The west facade porte cochere of the main building may be retained.

### **4. BUILDING SITE AND LANDSCAPING.**

- 4.1 Except as provided in Paragraph 4.5, new construction is allowed only outside the no-build zone shown on Exhibit B2.

- 4.2 The main building is protected.
- 4.3 New driveways, sidewalks, steps, and walkways must be constructed of gravel, stone, concrete or other appropriate material. Concrete, brick, brick pavers or other hard surface paving materials may be used at swimming pool decks, other appropriate locations, and as required by the Dallas City Code or the Dallas Building Code. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate and outdoor carpet are not permitted.
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- 4.4 Landscaping and site features.
- a. Outdoor lighting must be appropriate and enhance the buildings or structures.
  - b. Landscaping must retain the natural character of the land and its relationship to the main building.
  - c. Landscaping located north or west of the main building must not detract from the facades of the main building.
  - d. The tree preservation, removal and replacement regulations in Article X of the Dallas City Code, as amended, apply.
  - e. Hardscape landscaping elements (such as steps, low walls or fences, small paved areas, ponds, etc.) that are less than three feet in height from adjacent grade may be approved by the routine maintenance process.
  - f. Restoration of the original red brick cheek walls along the front sidewalk is encouraged.
- 4.5 Fences.
- a. Fences may not exceed 10 feet in height along the rear property lines in the location shown on Exhibit B3.
  - b. Fences in locations other than the front yard and corner side yard as shown on Exhibit B3 may be solid, and are permitted up to a maximum height of six feet.
  - c. Except as provided in Paragraph 4.5(j), fences in the front yard area and cornerside yard area, as shown on Exhibit B3, may not exceed six feet in height, must be a minimum of 70 percent open, and must be constructed of brick, stone, iron, or other metal as approved by the Landmark Commission as appropriate; wood may not be used in this area. This includes fences along the side property line within this front yard area.

- d. Fences in the front or cornerside yard, as shown on Exhibit B3, must be located on or within 10 feet of the property line, except that if a dwelling unit is located on the Paulus/Worth Tract this rule does not apply to the Paulus/Worth Tract.
- e. Fences in the cornerside yard may be solid if located more than 15 feet from the property line along Paulus Street, as shown on Exhibit B3.
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- f. Electric gates located in perimeter fences along Paulus Street may be located within 10 feet of the property line.
- g. An entrance gate structure associated with a perimeter fence that provides weather protection for users and electronic security equipment may not exceed 10 feet in height.
- h. Except as otherwise provided in this section, fences must be constructed of brick, stone, cast stone, iron, wood or a combination of these materials, or other appropriate materials.
- i. Low walls and fences that are less than three feet in height from the adjacent grade may be reviewed through the routine maintenance process.
- j. If a dwelling unit is located on the Worth/Paulus Tract, the following fence requirements apply to that tract:
1. No fence is allowed closer to Worth Street than the front facade of the dwelling unit.
  2. Cornerside fences are permitted only if the fence is in the rear 50 percent of the cornerside yard, and screening is necessary to ensure privacy due to unusually high pedestrian or vehicular traffic.
  3. Interior side fences must be located in the rear 50 percent of the interior side yard. For the purpose of this provision, the interior side yard starts at the front facade of the dwelling unit on the Worth/Paulus tract and extends to the rear lot line. Rear yard fences are permitted.
  4. Fences may not exceed six feet in height, may be solid, may be located on the lot line in the areas set forth in Paragraphs 4.5(j)(2) and (3), and must be constructed of wood, brick, stone, iron, or other metal as approved by the Landmark Commission as appropriate.

**5. FACADE OF THE MAIN BUILDING.****5.1 Protected facades**

- a. The facades shown on Exhibit B1 are protected.
- b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must 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 be similar in color, texture, module size, bond pattern, and mortar color.
- e. Stone coping, mortar, and details must be preserved and match the historic in size, color, and texture, as close as possible.

5.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.

5.3 Historic solid-to-void ratios of the second floor on the rear façade must be maintained, as practical.

5.4 Wood trim and detailing must be restored wherever practical.

5.5 All exposed wood must be painted, stained, or otherwise preserved.

5.6 Historic materials must be repaired if possible; they may be replaced only when necessary.

5.7 The exterior brick may not be painted.

5.8 Pointing of existing brick must match the historic pointing in color, texture, and tooling.

5.9 If portions of the existing brick are removed, they must be removed in accordance with the Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, and replaced with brick that is similar to the historic brick in size, color, and texture.

5.10 Aluminum siding, stucco, and vinyl cladding are not permitted.

- 5.11 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 5.12 Exposing and restoring historic finish materials is recommended.
- 5.13 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interiors Standards 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.
- 5.14 Reconstruction of the pergolas previously located on the south and east facades, as shown in the photograph of one of the pergolas in Exhibit C, is encouraged.

## 6. FENESTRATION AND OPENINGS ON THE MAIN BUILDING.

- 6.1 Historic doors and windows of protected facades must remain intact except when replacement is necessary due to damage or deterioration.
- 6.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.
- 6.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 6.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 6.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades unless historically present. Interior mounted burglar bars are permitted if appropriate.
- 6.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted. New glazing may be energy efficient if transparent.
- 6.7 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.

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- 6.8 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.

## **7. ROOFS ON THE MAIN BUILDING.**

- 7.1 The historic slope, massing, configuration, and materials of the roof of existing buildings must be preserved and maintained.
- 7.2 The following roofing materials are allowed: built-up and single-ply membrane, and green terra cotta tile. The following roofing materials are not allowed: metal, composition, wood shingles, synthetic wood shingle, and synthetic clay tile.
- 7.3 Historic eaves and roof trim on the main building must be retained, and should be repaired with material matching in size, finish, module, and color.
- 7.4 Mechanical equipment, skylights, and solar panels may be placed on the roof of any structure if they are not visible to a person standing at ground level on Worth Street.

## **8. PORCHES ON THE MAIN BUILDING.**

- 8.1 Historic porches and balconies on protected facades are protected.
- 8.2 Restoration of the original semicircular front porch and red brick cheek walls near Worth Street is encouraged. The porch was red brick edged with two colors of patterned cast-in-place terrazzo as the walk surface.
- 8.3 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches be retained in their present configuration or restored to their historic appearance.
- 8.4 Historic columns, detailing, railings, and trim on porches and balconies are protected.
- 8.5 Porch floors must be concrete, stone, or brick except as provided in Paragraph 8.2. Brick, concrete, and stone porch floors may not be covered with carpet or paint. A clear sealant is acceptable on porch floors.

## **9. EMBELLISHMENTS AND DETAILING ON THE MAIN TRACT.**

- 9.1 The following architectural elements of the main building are considered important features and are protected:

- a. Vertical block design.
- b. Multi-light windows on the upper sashes of the protected facades.
- c. Curvilinear features and cut limestone coping on parapet walls.
- d. Exterior features on protected facades, including windows, window patterns, doors, porch railings, and ornamentation.
- e. Arched principal double door and side window accents and side decorative medallions on protected facades.
- f. Masonry chimneys.
- g. Buff brick and corbelled window details.
- h. Symmetry of the front facade with balanced additions.
- i. Visual and physical access to the outdoors must be retained.

9.2 The front sidewalk approaching a circular entry porch on the north facade from Worth Street is considered an important feature and is protected.

## 10. NEW CONSTRUCTION AND ADDITIONS.

- 10.1 Stand-alone new construction is not allowed in the no-build zone as shown on Exhibit B2.
- 10.2 Stand-alone new construction is permitted anywhere outside the no-build zone, except that new construction may not obscure protected facades.
- 10.3 Stand-alone new construction must comply with the requirements of the Secretary of the Interior's Standard for new construction.
- 10.4 The cumulative size of stand-alone new construction on the Worth/Paulus Tract as shown on Exhibit B1 may not exceed 3,000 square feet total footprint.
- 10.5 The height of stand-alone new construction may not exceed the height of the main building.
- 10.6 Vertical additions to the main building are not permitted.
- 10.7 Horizontal additions may include secondary structures attached to existing structures, not to exceed the height of the main building. Horizontal additions must be complementary to the main building.



- 10.8 Horizontal additions to the main building are permitted on the South and unprotected portion of the east facade.
- 10.9 The color, details, form, materials, and general appearance of new construction and additions must be complementary with the main building or the 1957 addition.
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- 10.10 Any additions to the main building must comply with the requirements of the Secretary of the Interior's Standard for new construction.
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## 11. SIGNS.

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- 11.2 No commercial message signs are allowed.
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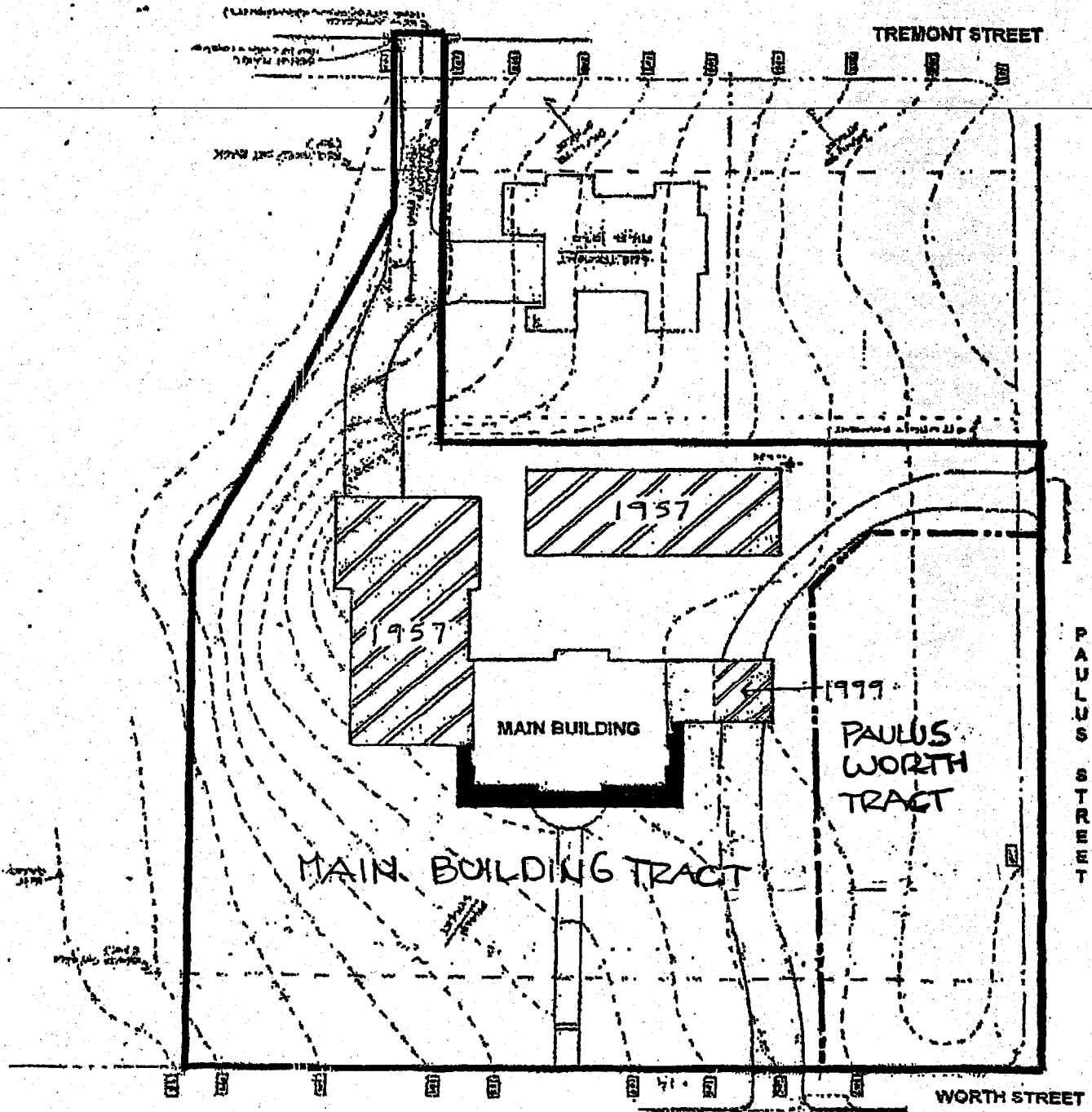
- 12.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.

- 12.2 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.
- 12.3 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.
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JOSEPH & LUCY LARGENT PARKS HISTORIC DISTRICT  
6220 WORTH AVENUE

EXHIBIT B1 - PROTECTED FACADES

PLAN NORTH



 PROTECTED FACADES

 NON-CONTRIBUTING BUILDINGS

 DESIGNATED HISTORIC DISTRICT

JOSEPH & LUCY LARGENT PARKS HISTORIC DISTRICT  
6220 WORTH AVENUE

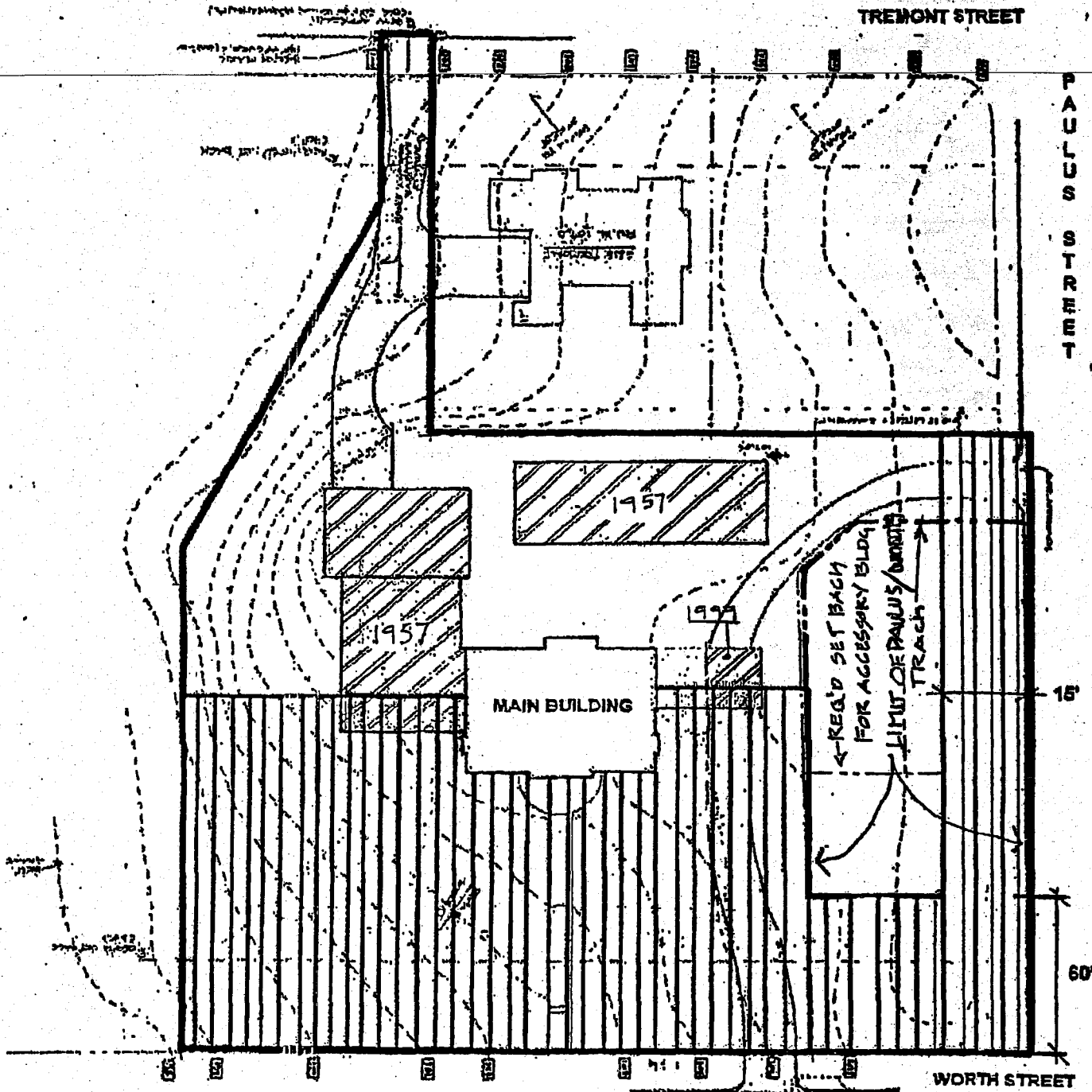
EXHIBIT B2 - NO-BUILD ZONES

PLAN NORTH



TREMONT STREET

PAULUS STREET



NON-CONTRIBUTING BUILDINGS



NO-BUILD ZONE

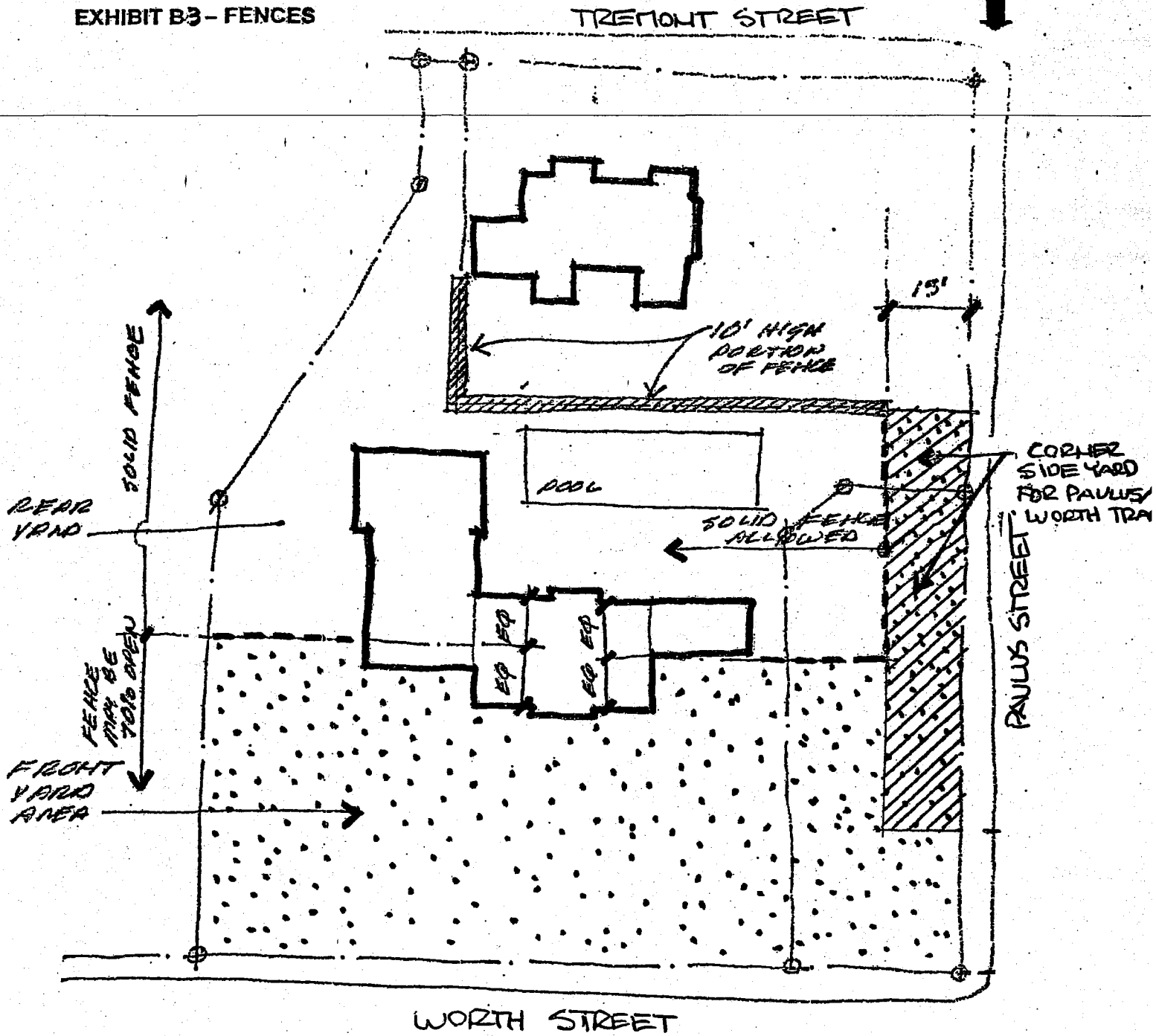


DESIGNATED HISTORIC DISTRICT

JOSEPH AND LUCY LARGENT PARKS HISTORIC DISTRICT  
6220 WORTH AVENUE

EXHIBIT B3 - FENCES

PLAN NORTH

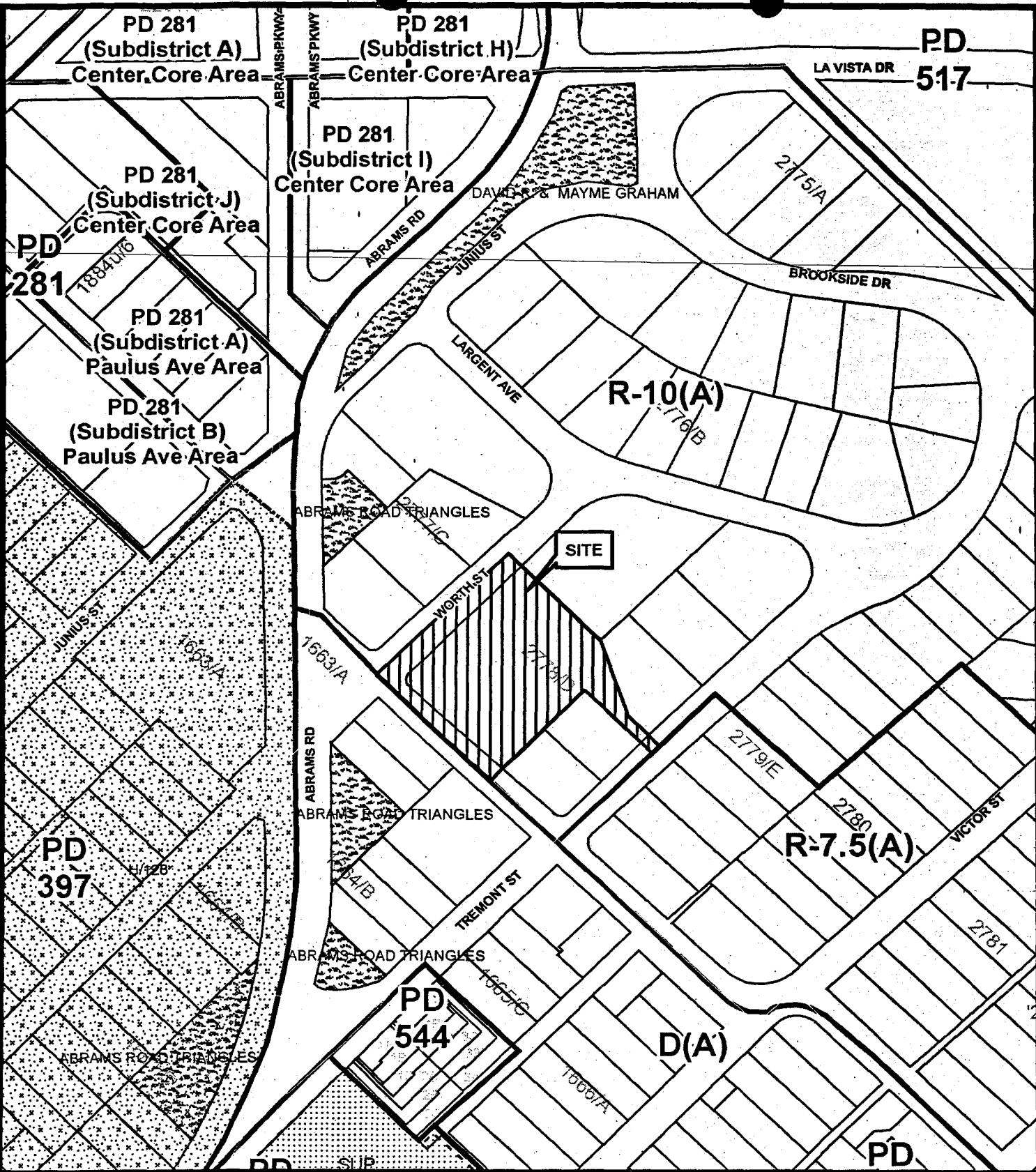




6220 Worth Street showing east facade and pergola. (photo provided by Francis Parks (Mrs. Talbot Rain))

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# ZONING

Map no: 1-8  
 Case no: Z067-198(JA)

- 4.2 The main building is protected.
- 4.3 New driveways, sidewalks, steps, and walkways must be constructed of gravel, stone, concrete or other appropriate material. Concrete, brick, brick pavers or other hard surface paving materials may be used at swimming pool decks, other appropriate locations, and as required by the Dallas City Code or the Dallas Building Code. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate and outdoor carpet are not permitted.
- 
- 4.4 Landscaping and site features.
- a. Outdoor lighting must be appropriate and enhance the buildings or structures.
  - b. Landscaping must retain the natural character of the land and its relationship to the main building.
  - c. Landscaping located north or west of the main building must not detract from the facades of the main building.
  - d. The tree preservation, removal and replacement regulations in Article X of the Dallas City Code, as amended, apply.
  - e. Hardscape landscaping elements (such as steps, low walls or fences, small paved areas, ponds, etc.) that are less than three feet in height from adjacent grade may be approved by the routine maintenance process.
  - f. Restoration of the original red brick cheek walls along the front sidewalk is encouraged.
- 4.5 Fences.
- a. Fences may not exceed 10 feet in height along the rear property lines in the location shown on Exhibit B3.
  - b. Fences in locations other than the front yard and corner side yard as shown on Exhibit B3 may be solid, and are permitted up to a maximum height of six feet.
  - c. Except as provided in Paragraph 4.5(j), fences in the front yard area and cornerside yard area, as shown on Exhibit B3, may not exceed six feet in height, must be a minimum of 70 percent open, and must be constructed of brick, stone, iron, or other metal as approved by the Landmark Commission as appropriate; wood may not be used in this area. This includes fences along the side property line within this front yard area.



- d. Fences in the front or cornerside yard, as shown on Exhibit B3, must be located on or within 10 feet of the property line, except that if a dwelling unit is located on the Paulus/Worth Tract this rule does not apply to the Paulus/Worth Tract.
- e. Fences in the cornerside yard may be solid if located more than 15 feet from the property line along Paulus Street, as shown on Exhibit B3.
- 
- f. Electric gates located in perimeter fences along Paulus Street may be located within 10 feet of the property line.
- g. An entrance gate structure associated with a perimeter fence that provides weather protection for users and electronic security equipment may not exceed 10 feet in height.
- h. Except as otherwise provided in this section, fences must be constructed of brick, stone, cast stone, iron, wood or a combination of these materials, or other appropriate materials.
- i. Low walls and fences that are less than three feet in height from the adjacent grade may be reviewed through the routine maintenance process.
- j. If a dwelling unit is located on the Worth/Paulus Tract, the following fence requirements apply to that tract:
1. No fence is allowed closer to Worth Street than the front facade of the dwelling unit.
  2. Cornerside fences are permitted only if the fence is in the rear 50 percent of the cornerside yard, and screening is necessary to ensure privacy due to unusually high pedestrian or vehicular traffic.
  3. Interior side fences must be located in the rear 50 percent of the interior side yard. For the purpose of this provision, the interior side yard starts at the front facade of the dwelling unit on the Worth/Paulus tract and extends to the rear lot line. Rear yard fences are permitted.
  4. Fences may not exceed six feet in height, may be solid, may be located on the lot line in the areas set forth in Paragraphs 4.5(j)(2) and (3), and must be constructed of wood, brick, stone, iron, or other metal as approved by the Landmark Commission as appropriate.

**5. FACADE OF THE MAIN BUILDING.****5.1 Protected facades**

- a. The facades shown on Exhibit B1 are protected.
- b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must 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 be similar in color, texture, module size, bond pattern, and mortar color.
- e. Stone coping, mortar, and details must be preserved and match the historic in size, color, and texture, as close as possible.

5.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.

5.3 Historic solid-to-void ratios of the second floor on the rear façade must be maintained, as practical.

5.4 Wood trim and detailing must be restored wherever practical.

5.5 All exposed wood must be painted, stained, or otherwise preserved.

5.6 Historic materials must be repaired if possible; they may be replaced only when necessary.

5.7 The exterior brick may not be painted.

5.8 Pointing of existing brick must match the historic pointing in color, texture, and tooling.

5.9 If portions of the existing brick are removed, they must be removed in accordance with the Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, and replaced with brick that is similar to the historic brick in size, color, and texture.

5.10 Aluminum siding, stucco, and vinyl cladding are not permitted.

- 5.11 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 5.12 Exposing and restoring historic finish materials is recommended.
- 5.13 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interiors Standards 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.
- 5.14 Reconstruction of the pergolas previously located on the south and east facades, as shown in the photograph of one of the pergolas in Exhibit C, is encouraged.

## 6. FENESTRATION AND OPENINGS ON THE MAIN BUILDING.

- 6.1 Historic doors and windows of protected facades must remain intact except when replacement is necessary due to damage or deterioration.
- 6.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.
- 6.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 6.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 6.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades unless historically present. Interior mounted burglar bars are permitted if appropriate.
- 6.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted. New glazing may be energy efficient if transparent.
- 6.7 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.

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- 6.8 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.

## **7. ROOFS ON THE MAIN BUILDING.**

- 7.1 The historic slope, massing, configuration, and materials of the roof of existing buildings must be preserved and maintained.
- 7.2 The following roofing materials are allowed: built-up and single-ply membrane, and green terra cotta tile. The following roofing materials are not allowed: metal, composition, wood shingles, synthetic wood shingle, and synthetic clay tile.
- 7.3 Historic eaves and roof trim on the main building must be retained, and should be repaired with material matching in size, finish, module, and color.
- 7.4 Mechanical equipment, skylights, and solar panels may be placed on the roof of any structure if they are not visible to a person standing at ground level on Worth Street.

## **8. PORCHES ON THE MAIN BUILDING.**

- 8.1 Historic porches and balconies on protected facades are protected.
- 8.2 Restoration of the original semicircular front porch and red brick cheek walls near Worth Street is encouraged. The porch was red brick edged with two colors of patterned cast-in-place terrazzo as the walk surface.
- 8.3 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches be retained in their present configuration or restored to their historic appearance.
- 8.4 Historic columns, detailing, railings, and trim on porches and balconies are protected.
- 8.5 Porch floors must be concrete, stone, or brick except as provided in Paragraph 8.2. Brick, concrete, and stone porch floors may not be covered with carpet or paint. A clear sealant is acceptable on porch floors.

## **9. EMBELLISHMENTS AND DETAILING ON THE MAIN TRACT.**

- 9.1 The following architectural elements of the main building are considered important features and are protected:

- a. Vertical block design.
- b. Multi-light windows on the upper sashes of the protected facades.
- c. Curvilinear features and cut limestone coping on parapet walls.

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- d. Exterior features on protected facades, including windows, window patterns, doors, porch railings, and ornamentation.
- e. Arched principal double door and side window accents and side decorative medallions on protected facades.
- f. Masonry chimneys.
- g. Buff brick and corbelled window details.
- h. Symmetry of the front facade with balanced additions.
- i. Visual and physical access to the outdoors must be retained.

9.2 The front sidewalk approaching a circular entry porch on the north facade from Worth Street is considered an important feature and is protected.

## 10. NEW CONSTRUCTION AND ADDITIONS.

- 10.1 Stand-alone new construction is not allowed in the no-build zone as shown on Exhibit B2.
- 10.2 Stand-alone new construction is permitted anywhere outside the no-build zone, except that new construction may not obscure protected facades.
- 10.3 Stand-alone new construction must comply with the requirements of the Secretary of the Interior's Standard for new construction.
- 10.4 The cumulative size of stand-alone new construction on the Worth/Paulus Tract as shown on Exhibit B1 may not exceed 3,000 square feet total footprint.
- 10.5 The height of stand-alone new construction may not exceed the height of the main building.
- 10.6 Vertical additions to the main building are not permitted.
- 10.7 Horizontal additions may include secondary structures attached to existing structures, not to exceed the height of the main building. Horizontal additions must be complementary to the main building.

- 10.8 Horizontal additions to the main building are permitted on the South and unprotected portion of the east facade.
- 10.9 The color, details, form, materials, and general appearance of new construction and additions must be complementary with the main building or the 1957 addition.
- 
- 10.10 Any additions to the main building must comply with the requirements of the Secretary of the Interior's Standard for new construction.
- 10.11 The height of any additions to the main building may not exceed the height of the main building, except that if an elevator is added to the main building to provide access to the second floor, the elevator override may exceed the height of the main building if necessary. This override may not be visible from the front yard or to a person standing at ground level on Worth Street or Paulus Street.
- 10.12 Aluminum siding, stucco, and vinyl cladding are not permitted.
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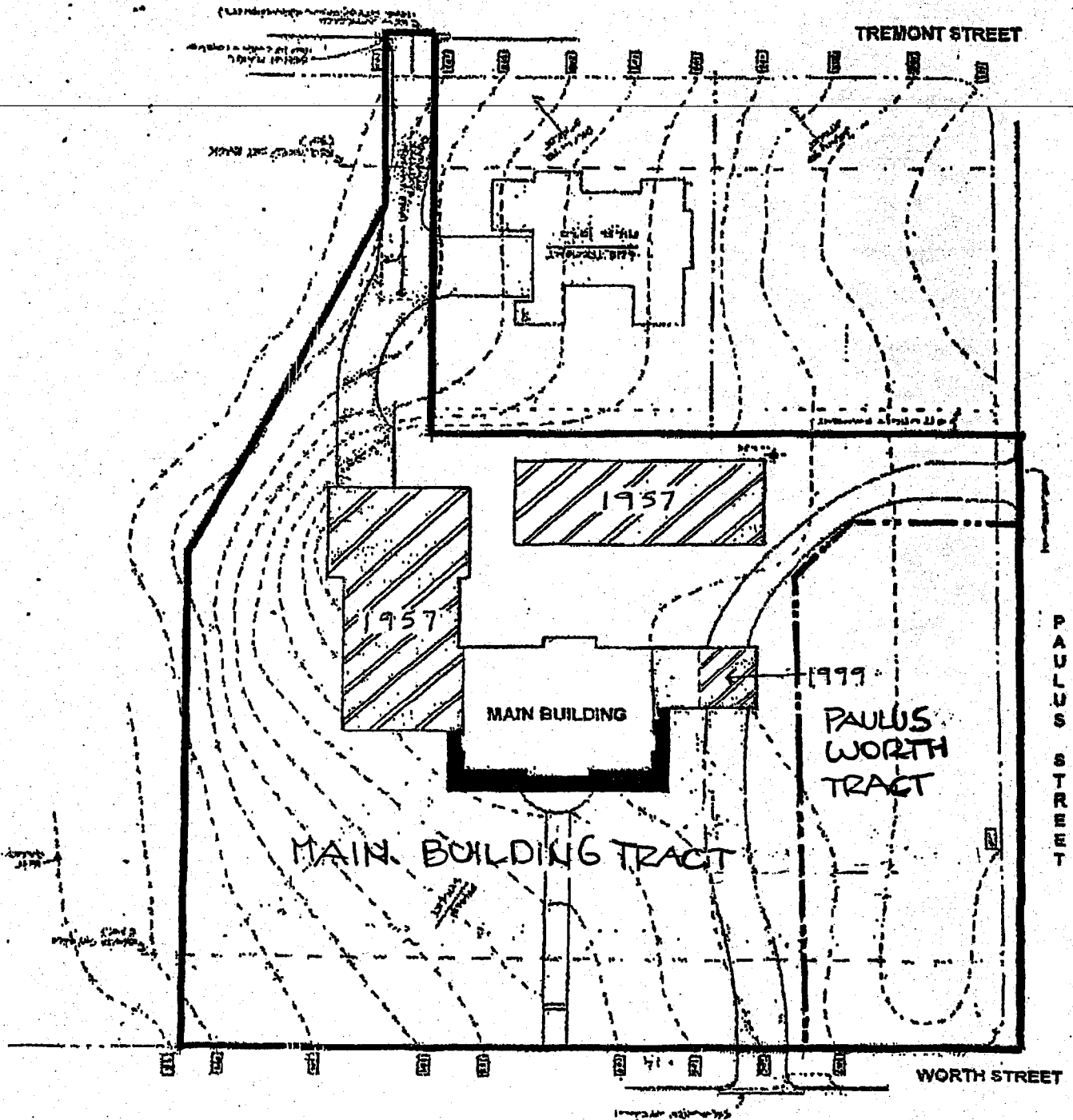
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JOSEPH & LUCY LARGENT PARKS HISTORIC DISTRICT  
6220 WORTH AVENUE

EXHIBIT B1 - PROTECTED FACADES

PLAN NORTH



PROTECTED FACADES

NON-CONTRIBUTING BUILDINGS

DESIGNATED HISTORIC DISTRICT



JOSEPH & LUCY LARGENT PARKS HISTORIC DISTRICT  
6220 WORTH AVENUE

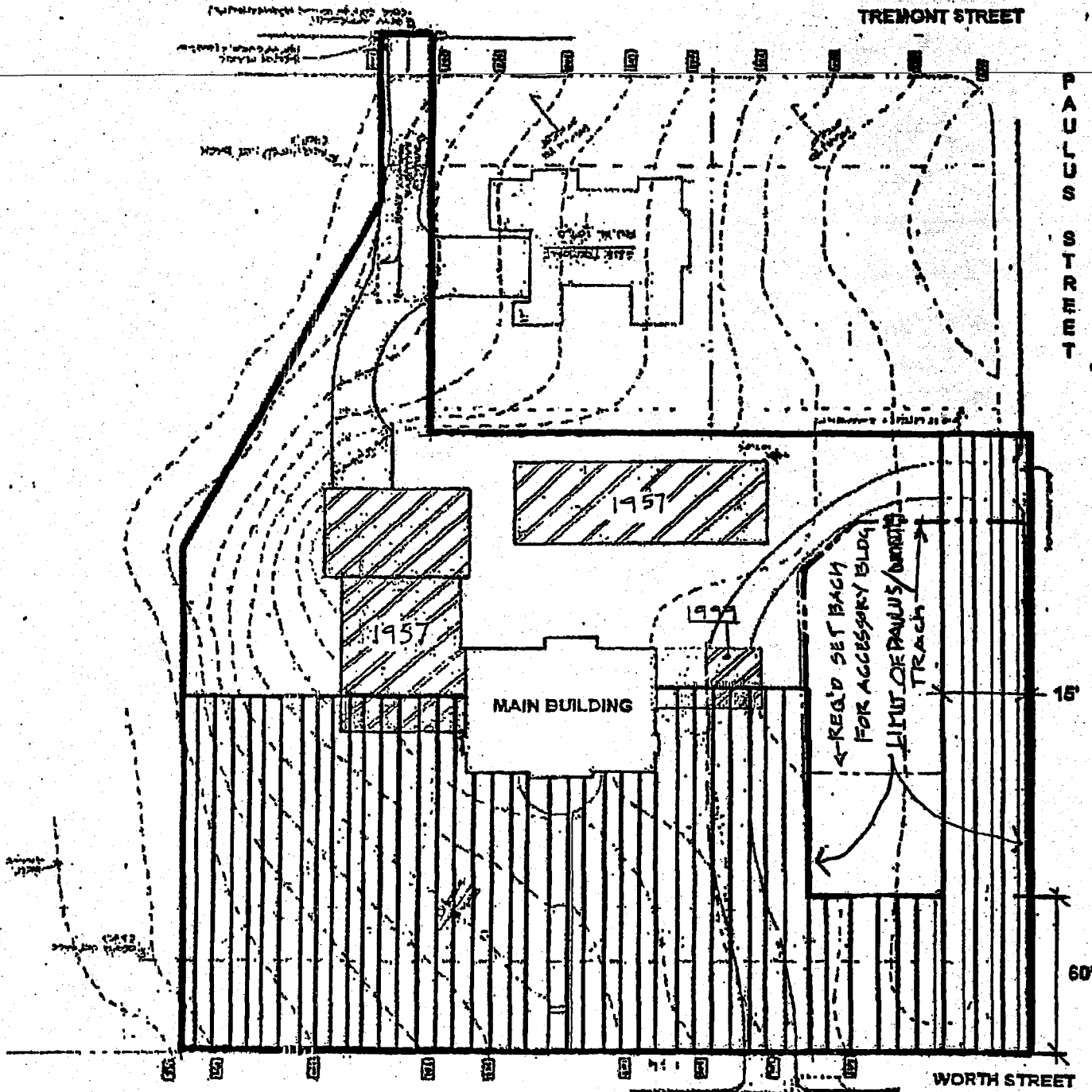
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PLAN NORTH



TREMONT STREET

PAULUS STREET



NON-CONTRIBUTING BUILDINGS



NO-BUILD ZONE

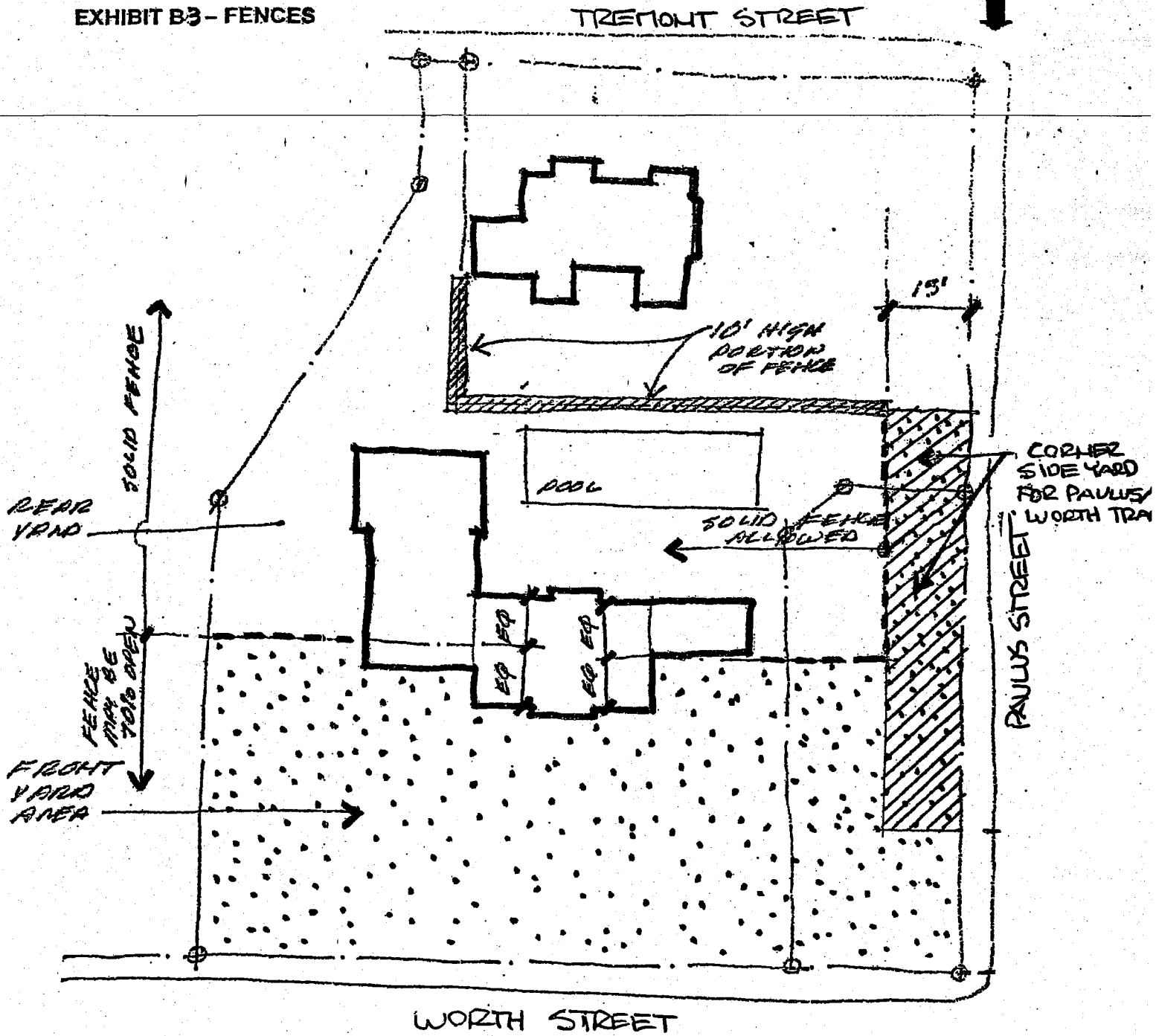


DESIGNATED HISTORIC DISTRICT

JOSEPH AND LUCY LARGENT PARKS HISTORIC DISTRICT  
6220 WORTH AVENUE

EXHIBIT B3 - FENCES

PLAN NORTH

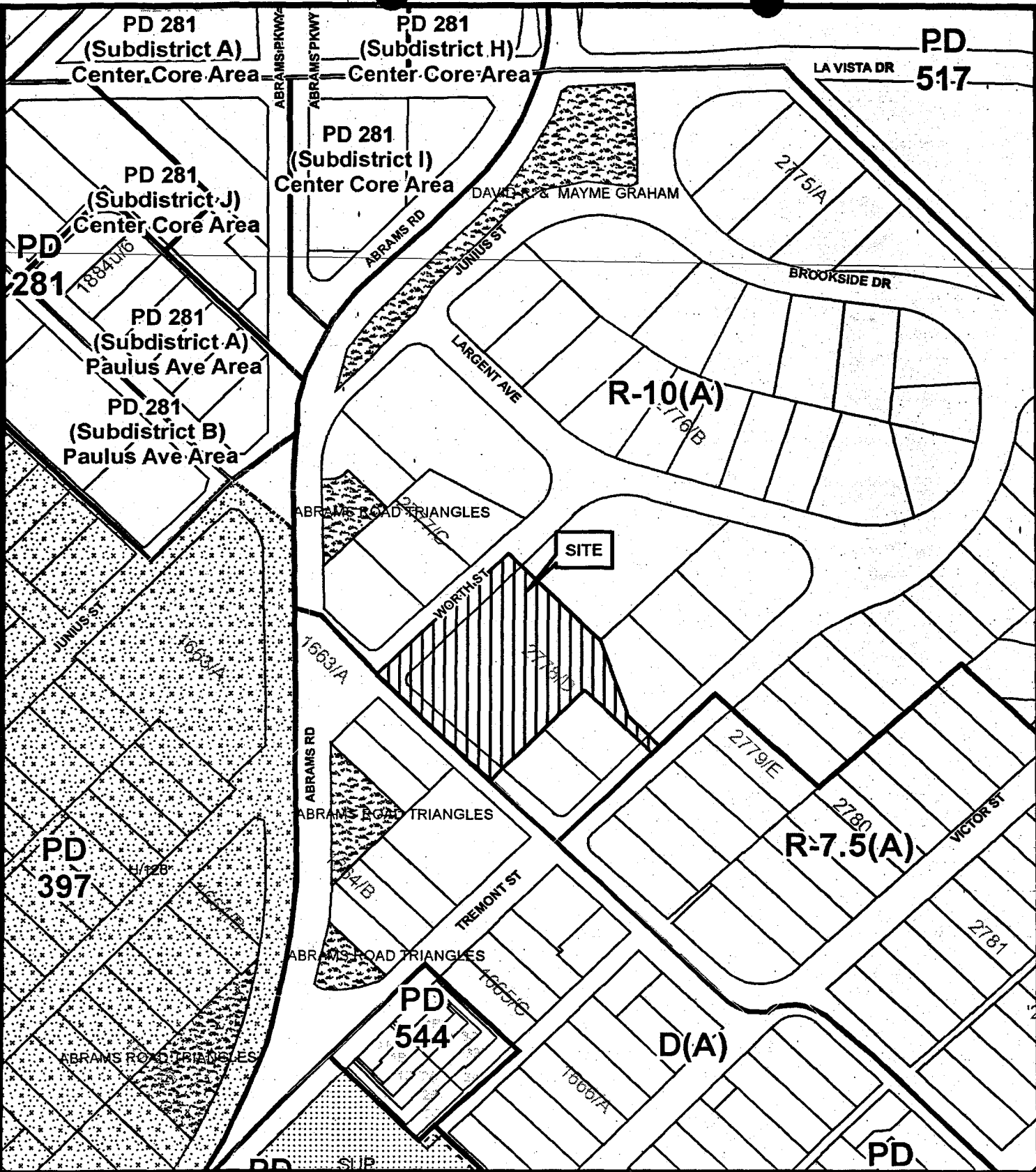




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