

3/16/83

ORDINANCE NO. 17751 -

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, establishing Historic Overlay District No. 22 (Melrose Hotel) comprised of the following described property, to-wit:

Being all of City Block 1325 at the west corner of Oak Lawn Avenue and Cedar Springs Avenue, fronting approximately 360 feet on the southwest line of Cedar Springs Road and fronting approximately 280 feet on the northwest line of Oak Lawn Avenue and containing approximately 2.3 acres of land;

establishing preservation criteria for structures and property in the district; providing a penalty not to exceed \$200; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the City Plan Commission and the City Council, in compliance with the State Law, City Charter, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the City Council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

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

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

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Historic Overlay District No. 22 (Melrose Hotel) comprised of the following described property, to-wit:

Being all of City Block 1325 at the west corner of Oak Lawn Avenue and Cedar Springs Avenue, fronting approximately 360 feet on the southwest line of Cedar Springs Road and fronting approximately 280 feet on the northwest line of Oak Lawn Avenue and containing approximately 2.3 acres of land.

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

SECTION 3. That no development of the property shall adversely affect any historical or architectural feature of a building. All alterations, reconstructions and additions to the property or external portion of any structure shall conform to the following criteria:

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of all facades shall employ only red brick of equal texture, grain, color and module size of the existing main structure as practicable. Reconstruction, renovation or repair of the first level shall employ only terra cotta stone of equal texture, grain, color and module size of the existing main structure as practicable.

2. Fenestrations and Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. The relationship existing between the terra cotta, brick, windows and door openings shall be preserved and maintained. The

configuration and materials of the existing doors shall be preserved as is. The existing window configurations, dividing mullions and decorative spandrels shall be preserved as is. Reflective or tinted glass shall not be permitted in window openings.

3. Roof

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

4. Embellishments and Detailing

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

- A. Cornices and Molding: the cornice lines and detailed molding exhibited at the seventh and eighth floors.
- B. Terra Cotta Stone: the terra cotta stone existing at the first level that forms the base of the building.
- C. Porte Cochere: all elements of the porte cochere situated at the south entrance to the hotel.
- D. Parapets: the terra cotta parapets topping the south facades of the two wings of the hotel.

5. Color

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

- A. Predominant Facade Material: The existing natural color of the red brick shall be preserved and remain unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. The color of any additions, repairs or alterations to the theater shall coincide as nearly as practicable to a color range defined by the Munsell Color System rating.

- B. Trim and Detailing: The existing colors of all window/door frames, the terra cotta base, and trim and detailing shall be preserved as is. Any painting of these elements due to repair, replacement or maintenance shall coincide as nearly as practicable to color ranges defined by the Munsell Color System rating.

6. Lighting and Landscaping

Exterior lighting and the placement and removal of trees and shrubs shall be approved by the Landmark Committee prior to commencement of work.

7. Public Improvements

All proposed public improvements of streets and associated ROW abutting the structure shall be approved by the Landmark Committee prior to commencement of work.

8. Signs

All new signs shall be designed to be compatible with the architectural qualities of the existing main structure. All new signs shall be approved by the Landmark Committee prior to the issuance of a sign permit and shall abide by the provisions established in the Dallas Sign Ordinance section of the Development Code.

SECTION 4. That the Director of the Department of Planning and Development shall correct Zoning District Map No. I-7 in the offices of the City Secretary, the Building Official, and the Department of Planning and Development to reflect the changes in zoning made by this ordinance.

SECTION 5. That the Building Official shall not issue a building permit for the above described property unless the applicant has complied with Section 51-4.501 of the Dallas Development Code, as amended.

SECTION 6. That 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. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 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:

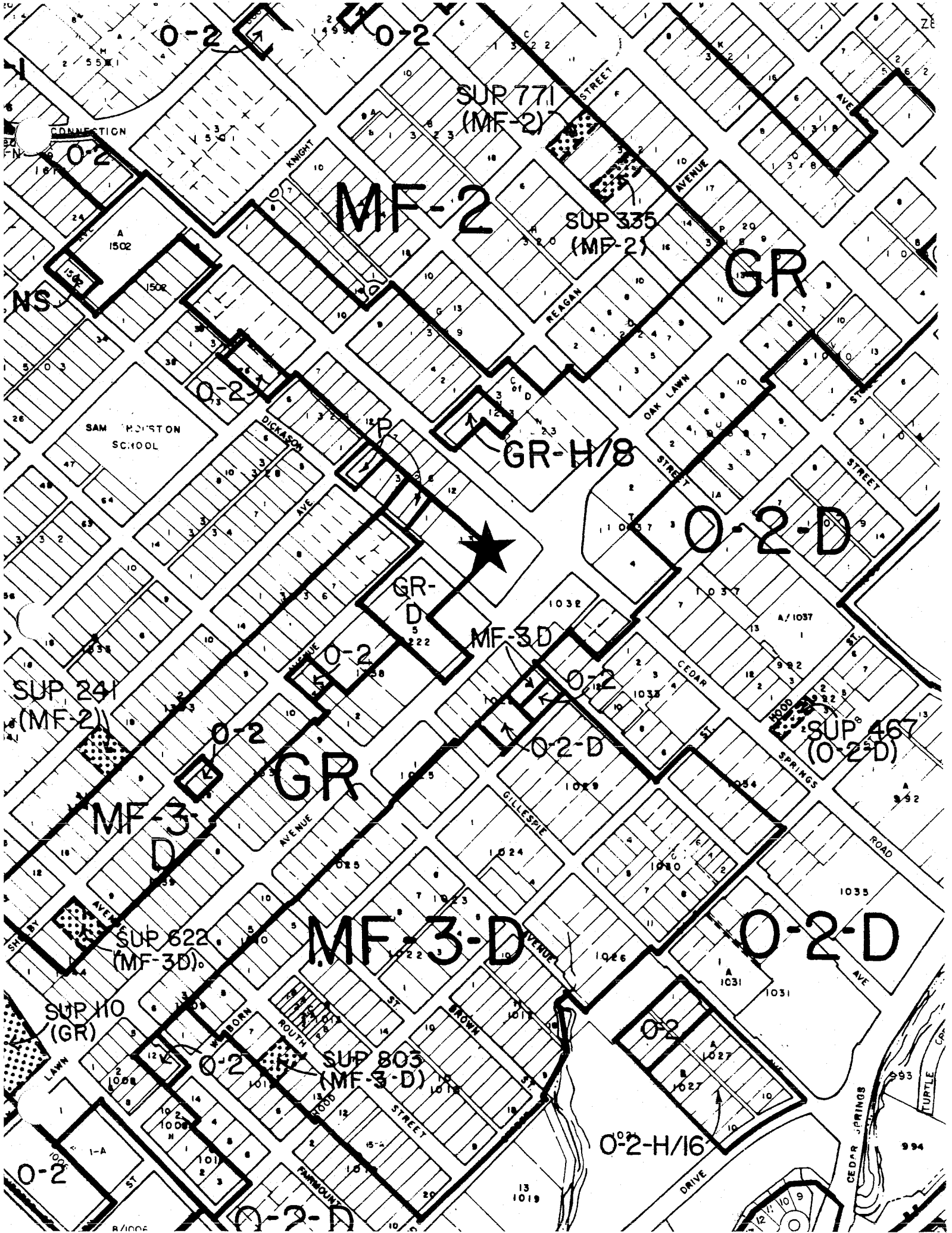
ANALES LIE MUNCY, City Attorney

By Mark S. Byge
Assistant City Attorney

Passed and correctly enrolled MAR 16 1983

Zoning File No. Z823-172/5581-N

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SUP 771
(MF-2)

MF-2

SUP 335
(MF-2)

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SAM HOUSTON
SCHOOL

GR-H/8

O-2-D

GR-D

MF-3-D

SUP 241
(MF-2)

SUP 467
(O-2-D)

MF-3-D

GR

SUP 622
(MF-3-D)

MF-3-D

O-2-D

SUP 110
(GR)

SUP 803
(MF-3-D)

O-2-H/16

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O-2-D

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