

3-18-98

ORDINANCE NO. 23485

An ordinance amending CHAPTER '51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by establishing Historic Overlay District No. 85 (Santa Fe II Freight Terminal & Warehouse) comprised of the following described property ("the Property"), to wit:

BEING a tract of land in City Block 64, fronting 219.56 feet on the northwest line of Wood Street, beginning at a point 131.45 feet southwest of the west line of Field Street, and containing 0.9844 acres of land,

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 applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the Property; 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:

CHECKED BY

JCK

SECTION 1. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by establishing Historic Overlay District No. 85 comprised of the following described property ("the Property"), to wit:

BEING a tract of land in City Block 64 in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the northwest line of Wood Street, said point being South  $75^{\circ}17'45''$  West, 131.45 feet from the intersection of the northwest line of Wood Street with the west line of Field Street;

THENCE South  $75^{\circ}17'45''$  West along the northwest line of Wood Street, a distance of 220.37 feet to a point for corner;

THENCE North  $13^{\circ}54'13''$  West, departing the northwest line of Wood Street, a distance of 196.31 feet to a point for corner on the southeast line of Jackson Street;

THENCE North  $76^{\circ}00'00''$  East along the southeast line of Jackson Street, a distance of 219.56 feet to a point for corner;

THENCE South  $14^{\circ}08'10''$  East, departing the southeast line of Jackson Street, a distance of 193.60 feet to the POINT OF BEGINNING, and containing 42,882 square feet or 0.9844 acres of land.

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 contained 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, or remove any structure on the Property without first obtaining a certificate of appropriateness in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 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 applicable ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of planning and development shall correct Zoning District Map No. J-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 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, or maintenance of a building, structure, or land on the Property.

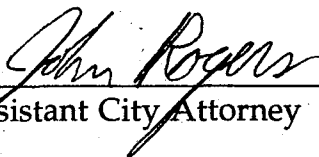
SECTION 7. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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:

SAM A. LINDSAY, City Attorney

By   
Assistant City Attorney

Passed APR 08 1998

**Exhibit A**  
**PRESERVATION CRITERIA**  
**Santa Fe II Freight Terminal & Warehouse**

**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 contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.3 A person may not alter a historic district site, or any portion of the exterior of a structure on the site, or place, construct, maintain, expand, remove, or demolish any structure in the historic district without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and the provisions of this ordinance. A person who violates this provision 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.
- 1.4 The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
- 1.5 Preservation and restoration materials and methods used must comply with the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 The Landmark Commission may approve a certificate of appropriateness for work that does not strictly comply with these preservation criteria upon a finding that:
  - a. the proposed work is historically accurate and is consistent with the spirit and intent of these preservation criteria; and
  - b. the proposed work will not adversely affect the historic character of the property or the integrity of the historic district.

**2. DEFINITIONS**

- 2.1 Unless defined below, the definitions contained in CHAPTER 51A "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended, apply.

- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of the historic 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 DISTRICT means Historic Overlay District No. 85, the Santa Fe II Freight Terminal & Warehouse Historic Overlay District. This district contains the property described in Section 1 of this ordinance.
- 2.5 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.6 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.7 MAIN BUILDING means the Santa Fe II Freight Terminal & Warehouse building, as shown in Exhibit B.
- 2.8 PENTHOUSE means the two-story brick and stucco structure that appears as two hip roofed, residentially scaled buildings on top of the main building, as shown in Exhibit B.
- 2.9 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.10 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

### 3. BUILDING SITE AND LANDSCAPING

- 3.1 The main building and penthouse 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.
- 3.3 Garages are permitted only within the main building, in the location shown on Exhibit B.
- 3.4 Outdoor lighting must be appropriate and enhance the structure.
- 3.5 Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- 3.6 Any new mechanical equipment may not be erected adjacent to any public way at the grade or loading dock levels.

- 3.7 Fence location.
- a. Fences are not permitted in the front yard.
  - b. Fences in side yards must be located a minimum of 10 feet back from the front facade of the structure.
- 3.8 Fences may not exceed eight feet in height.
- 3.9 Fences must be constructed of brick, cast stone, iron, stone, wood, a combination of these materials, or other appropriate materials.

#### 4. FACADES

- 4.1 Protected facades.
- a. The north, east, south and west facades shown on Exhibit C 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, except those modifications to protected facades shown on Exhibit C.
  - d. Brick added to protected facades must match 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 Nonprotected facades.
- a. Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- 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 Department of Interior standards prior to refinishing.

- 4.7 Aluminum siding, stucco, and vinyl cladding are not permitted.
- 4.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 4.9 Exposing and restoring historic finish materials is recommended.
- 4.10 Cleaning of the exterior of a structure must be in accordance with Department of Interior standards. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

## 5. FENESTRATION AND OPENINGS

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
- 5.3 Replacement doors and windows must express muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Decorative grill work is permitted over doors or windows of protected facades on the first floor.
- 5.5 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.6 New door and window openings in protected facades are permitted only in the following locations:
  - a. where there is evidence that historic openings have been filled or the safety of life is threatened, and
  - b. as shown on Exhibit C.
- 5.7 The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

## 6. ROOFS (Main building roof and penthouse roof)

- 6.1 The historic slope, massing, configuration, and materials of roofs must be preserved and maintained, with exception to the addition of an elevator machine room penthouse.
- 6.2 The following roofing materials are allowed on the main building roof: built-up and single-ply membrane.



- 6.3 The following roofing materials are allowed on the penthouse roof: composition shingles.
- 6.4 Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.
- 6.5 Mechanical equipment and skylights 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.

## 7. EMBELLISHMENTS AND DETAILING

- 7.1 The following architectural elements are considered important features and are protected:
  - a. brick veneer;
  - b. the pattern of exterior window openings;
  - c. penthouse masonry, materials and roof form; and
  - d. the ghost signs at the west elevation of the penthouse.

## 8. ADDITIONS

- 8.1 Vertical additions to the main building are not permitted except as follows:
  - a. Vertical additions to the penthouse to accommodate the elevator machine room as shown in Exhibit C.
- 8.2 Vertical additions to the penthouse structure are permitted only in the areas shown on Exhibit B.
- 8.3 Horizontal additions to the main building are not permitted.
- 8.4 The color, details, form, materials, and general appearance of additions must be compatible with the existing historic structure.
- 8.5 Aluminum siding and vinyl cladding are not permitted.
- 8.6 Additions must be designed so that connections between 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 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 additions.

9. SIGNS

- 9.1 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and real estate signs may be erected without a certificate of appropriateness.
- 9.2 Signs may be erected if appropriate.
- 9.3 All signs must comply with the provisions of the Dallas City Code, as amended.

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**EXHIBIT B**

**PRESERVATION CRITERIA**

*Santa Fe II Terminal and Warehouse*

*1122 Jackson Street*

*Dallas, Texas*

*Issued April 16, 1997*

**OWNER**

*1122 Jackson Street Ltd.*

*- 701 Commerce Street, Suite 200*

*Dallas, Texas*

*214/ 760-7711*

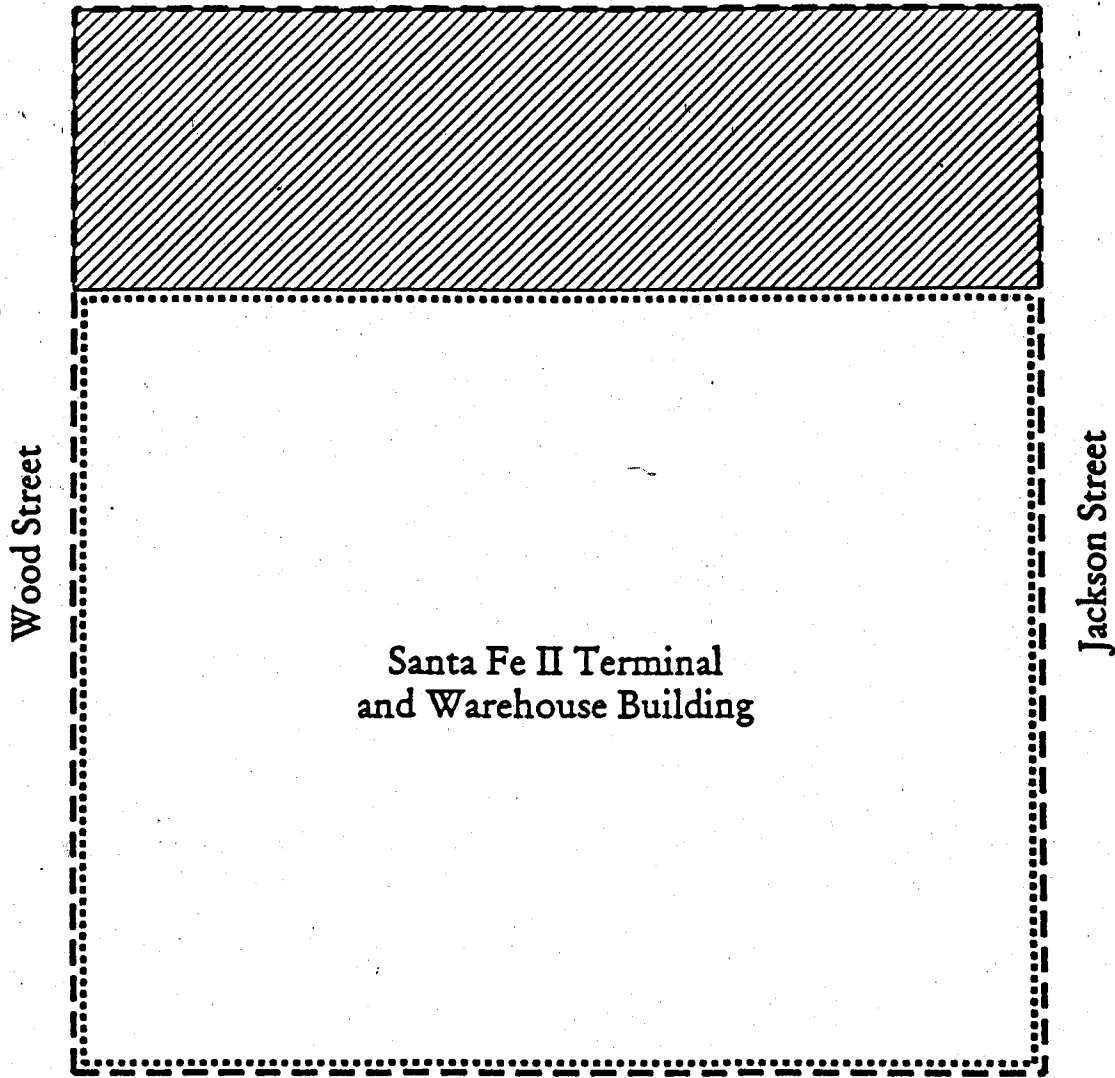
**ARCHITECT**

*Corgan Associates, Inc.*


*501 Elm Street*

*Dallas, Texas 75202*

*214/ 748-2000*



Santa Fe II Terminal  
and Warehouse Building  
Exhibit B

- Area of Designation
-  No Build Zone
- ..... Protected Facades

**EXHIBIT C**  
**PRESERVATION CRITERIA**  
*Santa Fe II Terminal and Warehouse*  
*1122 Jackson Street*  
*Dallas, Texas*  
*Issued April 16, 1997*

**OWNER**  
*1122 Jackson Street Ltd.*  
*701 Commerce Street, Suite 200*  
*Dallas, Texas*  
*214/ 760-7711*

**ARCHITECT**  
*Corgan Associates, Inc.*  
*501 Elm Street*  
*Dallas, Texas 75202*  
*214/ 748-2000*

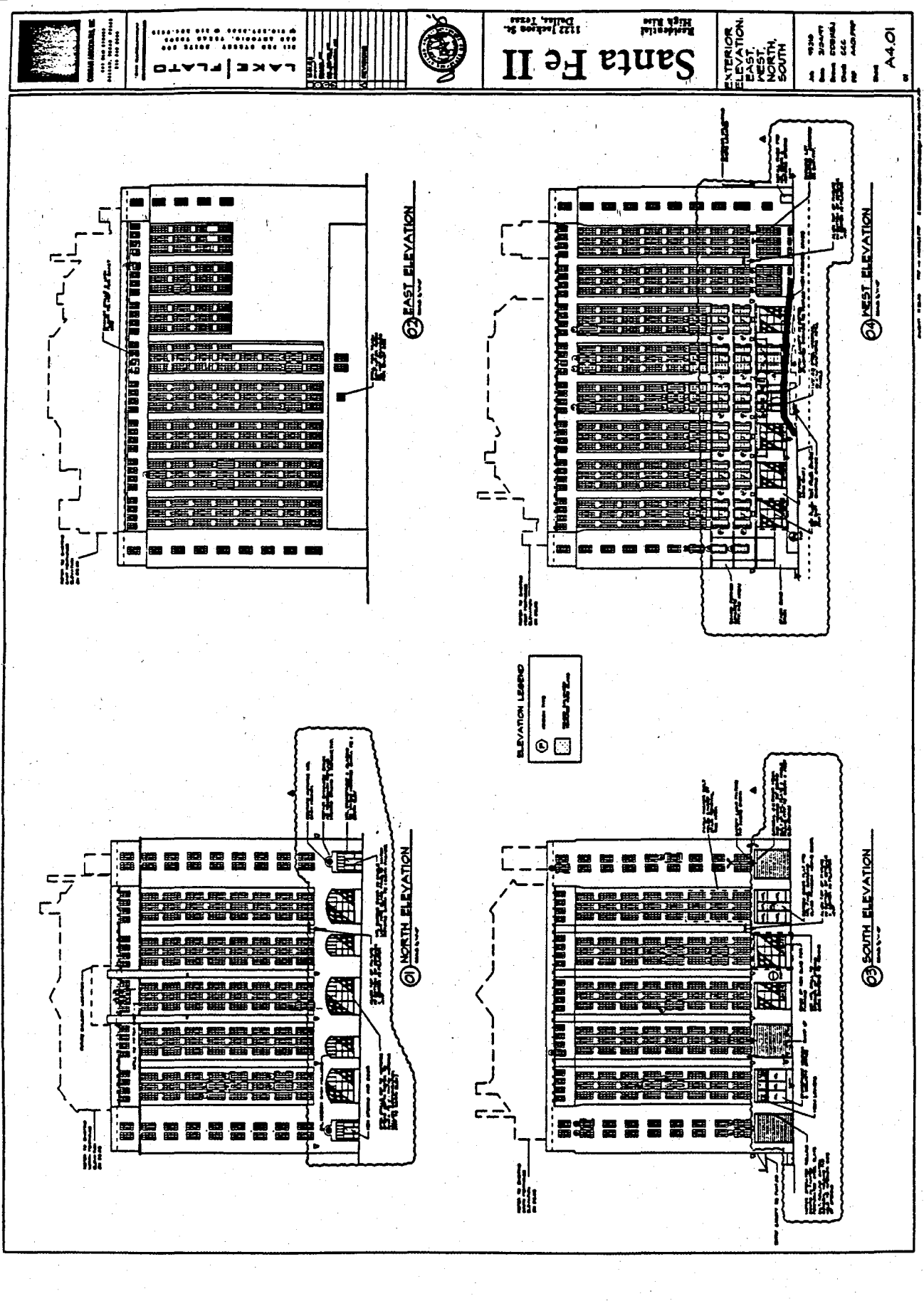


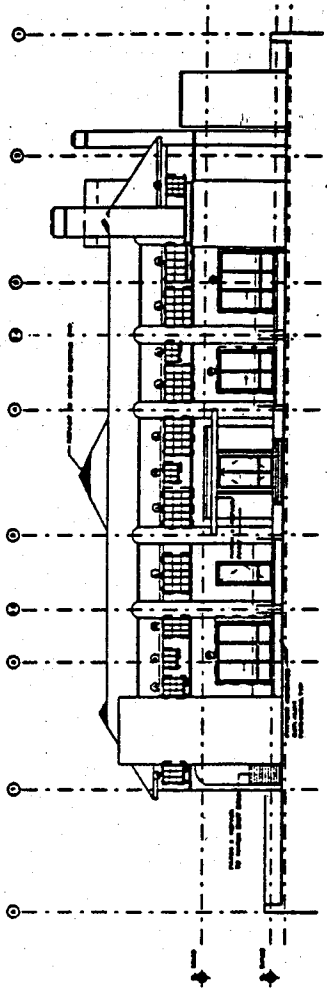


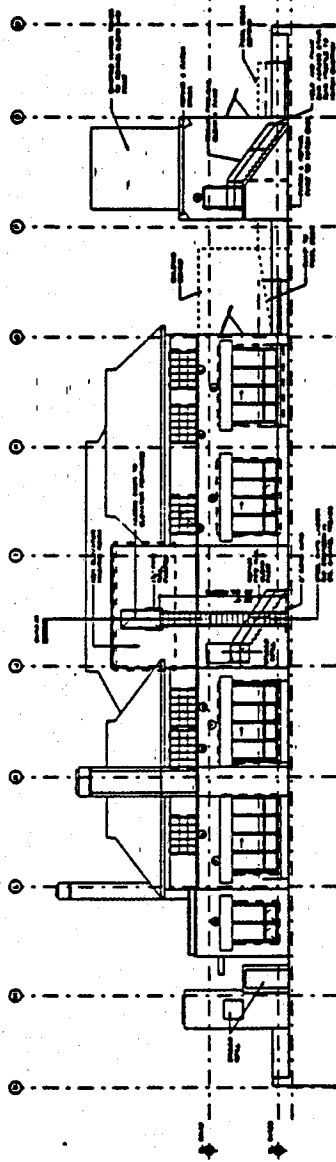
EXHIBIT 'C'

 <p>ARCHITECTS 1122 Jackson St. Dallas, Texas</p>	<p><b>LAKE PLATO</b></p>		<p><b>Santa Fe II</b></p>	<p><b>NORTH AND WEST PENTHOUSE ELEVATIONS</b></p>	<p>DATE: 10/20/77 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN SHEET NO. 102</p>
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① North Penthouse Elevation

10/20/77



② West Penthouse Elevation

10/20/77

EXHIBIT 'C'

**LAKE PLATO**  
 1122 Jackson St.  
 Dallas, Texas  
 Residential High Rise  
**Santa Fe II**

**EAST AND SOUTH PENTHOUSE ELEVATIONS**

DATE: 12/10/85  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO.: 85-001

**CHERRY HILL ARCHITECTS, INC.**  
 1100 W. 14TH ST.  
 DALLAS, TEXAS 75202  
 (214) 342-1100

**A-103**

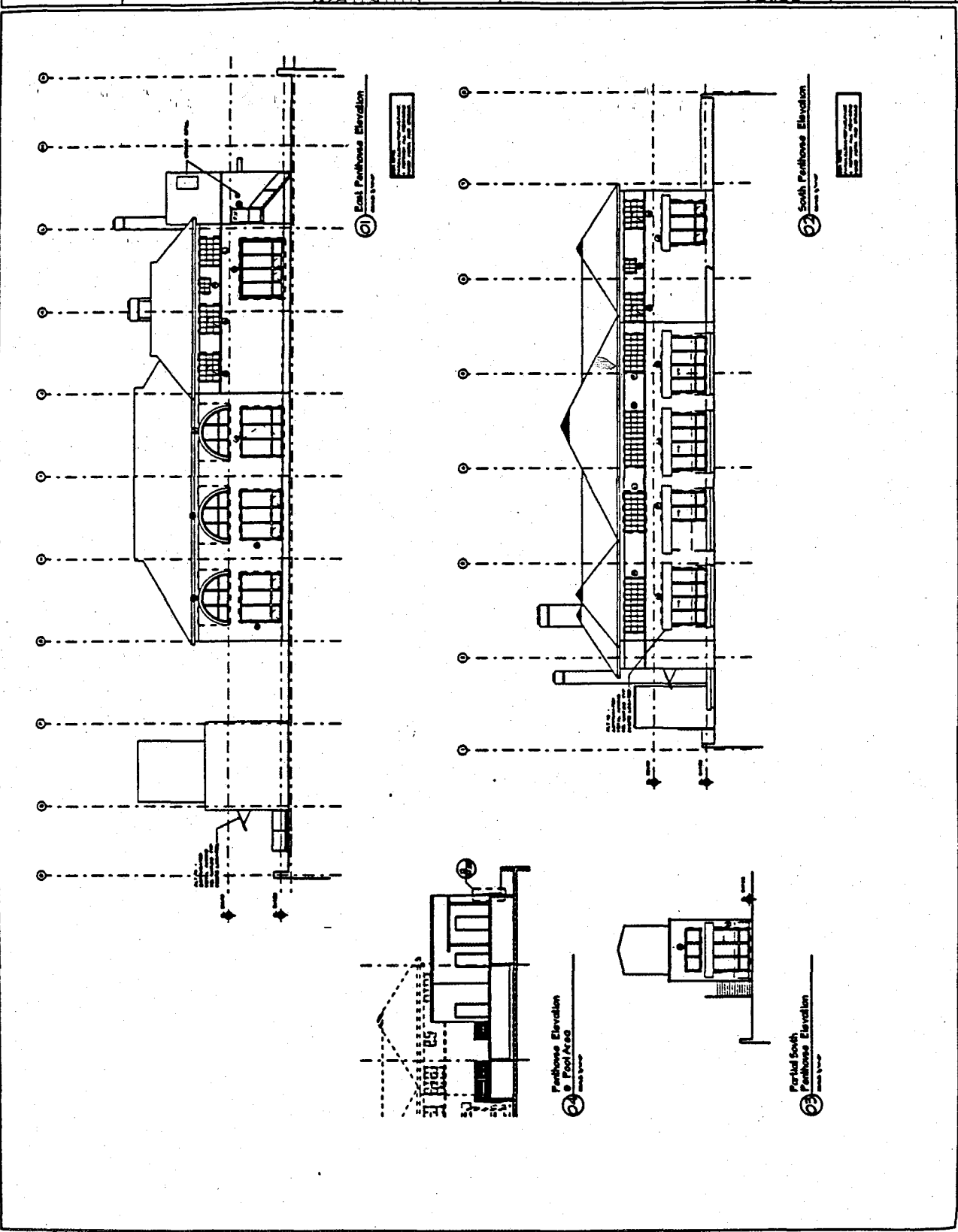


EXHIBIT 'C'



**EXHIBIT D****PRESERVATION CRITERIA*****Santa Fe II Terminal and Warehouse******1122 Jackson Street******Dallas, Texas******Issued May 06, 1997*****OWNER*****1122 Jackson Street Ltd.******701 Commerce Street, Suite 200******Dallas, Texas******214/ 760-7711*****ARCHITECT*****Corgan Associates, Inc.******501 Elm Street******Dallas, Texas 75202******214/ 748-2000***

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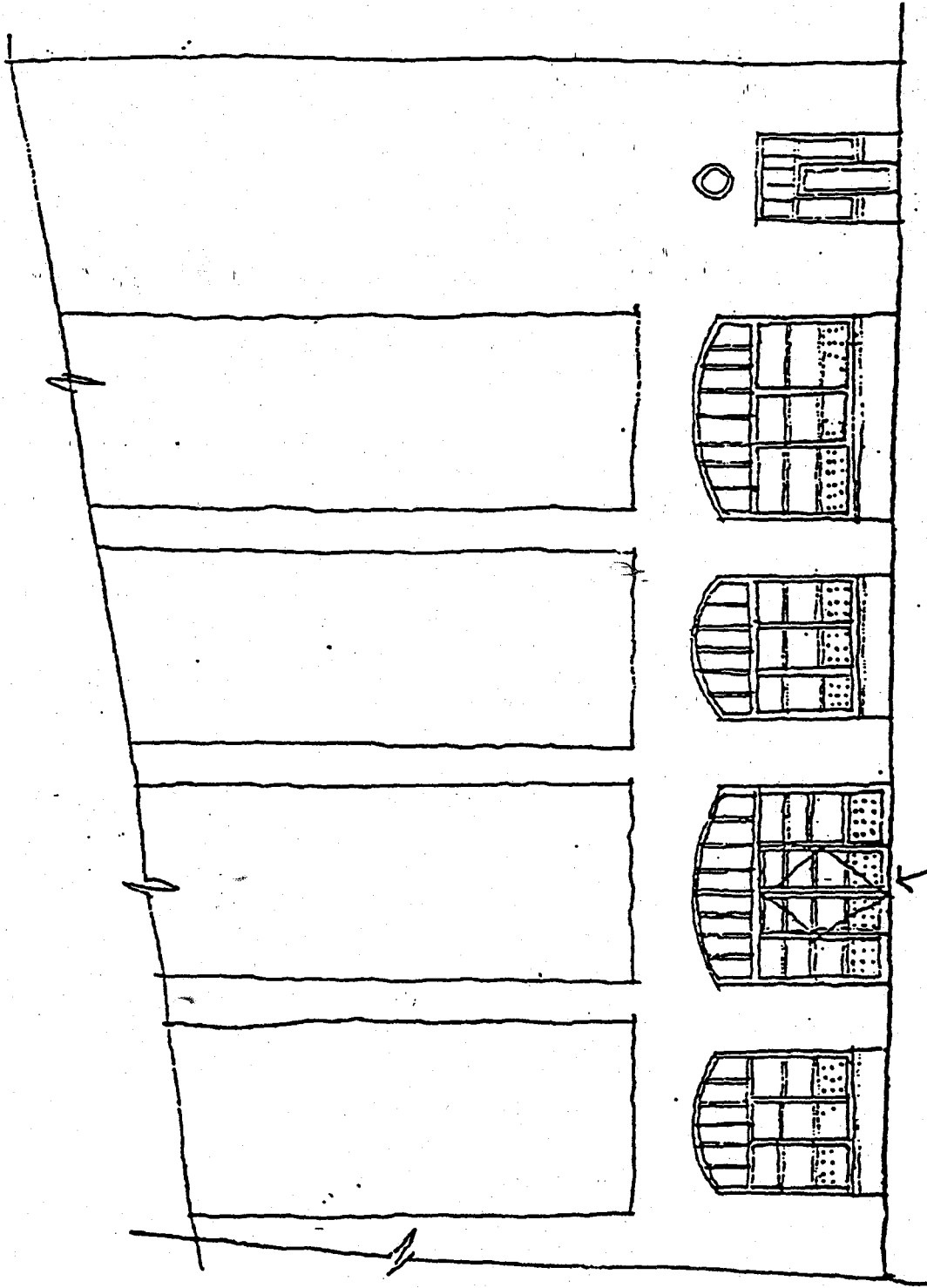


EXHIBIT 'D'

LOCKED MTL. GATES IN  
 PERF. ST. PANEL & W. WIRE  
 MESH TO MATCH ADJACENT GRILLE  
 WORK. ALIGN IN MULLIONS ABOVE  
 - STAIRS TO REMAIN BEYOND

NORTH ENTRY (RETAIN EXISTING FIRST FLOOR ENTRY)

LAKE | FLATO

311 3RD STREET SUITE 200  
 SAN ANTONIO, TEXAS 78206  
 P 210 227 3335 IN 210 224 0614

PHOTOGRAPHY

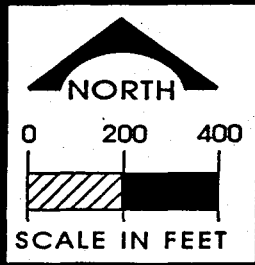
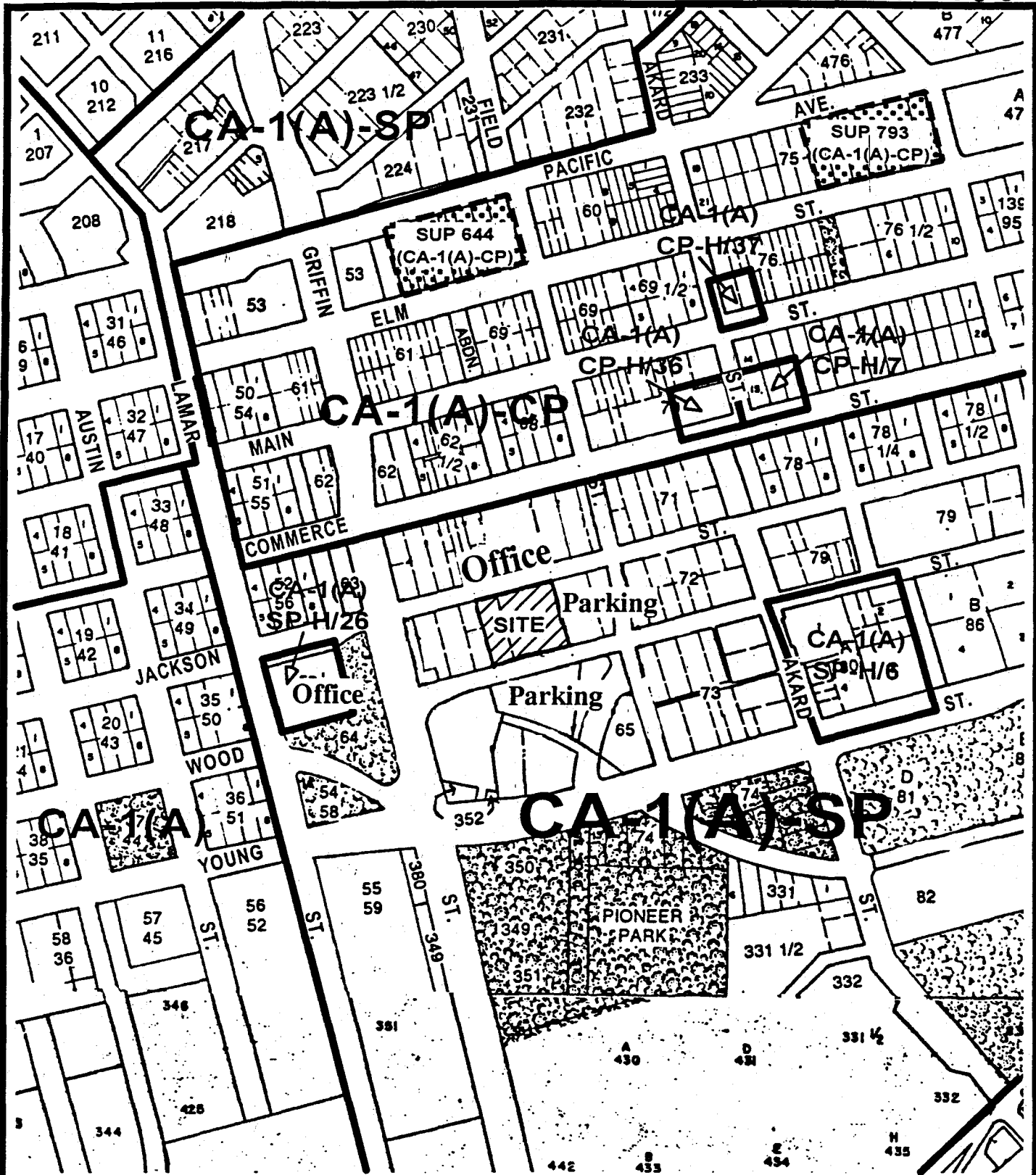
DESCRIPTION:

PROJECT SANTA FE II  
 DATE 4/20/97  
 DRAWN:  
 CHECKED:

2x

SHEET NO.

AM.13



# ZONING AND LAND USE

MAP NO. J-7  
CASE NO. Z978-165/8496-C(JA)