

4/29/81

ORDINANCE NO. 16958

An Ordinance amending CHAPTER 51, "COMPREHENSIVE GENERAL ZONING ORDINANCE," of the Dallas City Code, as amended, by changing the zoning and classification of the following described property to-wit:

Being a tract of land in City Block 992 located at the north corner of Cedar Springs and Sale Street, fronting 145 feet on the northeast line of Cedar Springs, fronting 120.01 feet on the northwest line of Sale Street and containing 17,828 square feet of land.

shall be changed from its present Office-2-Dry District to an Office-2-Dry-Historic District/12; providing for specific criteria for the historic preservation of the property and structures; providing a penalty; providing a savings clause; providing a severability clause; and providing an effective date.

WHEREAS, the City Plan Commission and the City Council in compliance with the Charter, the State Law, the Zoning Ordinance, and CHAPTER 19, HISTORIC LANDMARK PRESERVATION, of the Dallas City Code, as amended, have given the required notices and after holding public hearings regarding the rezoning, the City Council finds that it is in the public interest to grant the rezoning and designate the property as a Historic Landmark, subject to the conditions set out herein; Now, Therefore,

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

SECTION 1. That CHAPTER 51, "COMPREHENSIVE GENERAL ZONING ORDINANCE," of the Dallas City Code, as amended, be, and the same is, hereby amended insofar as it applies to the property hereinafter described, which is rezoned from its present Office-2-Dry District to an Office-2-Dry-Historic District/12, to-wit:

BEING A TRACT OF LAND OUT OF THE W. M. GRIGSBY SURVEY, ABSTRACT NO. 501, AND BEING PART OF CITY OF DALLAS, BLOCK 922, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the intersection of the northwest line of Sale Street and the northeast line of Cedar Springs Road;

THENCE along the northeast line of Cedar Springs Road, North $47^{\circ} 42' 36''$ West, a distance of 145.0 feet to a point for a corner;

THENCE departing the northeast line of Cedar Springs Road, North $45^{\circ} 38' 24''$ East, a distance of 124.20 feet to a point for a corner;

THENCE South $47^{\circ} 13' 14''$ East, a distance of 73.00 feet to a point for a corner;

THENCE South $44^{\circ} 21' 36''$ East, a distance of 71.88 feet to a point for a corner in the northwest line of Sale Street;

THENCE South $45^{\circ} 38' 24''$ West, a distance of 120.01 feet to THE PLACE OF BEGINNING, and containing 17,828 square feet of land.

SECTION 2. That no development of the property shall adversely affect any historical or architectural feature of the 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 each facade shall employ only wooden shingles of equal

texture, grain, color and module size of the existing main structure as practicable. Reconstruction, renovation or repair of other wood elements of each facade shall employ wood of equal width, thickness and pattern of the existing main structure as practicable. Any foundation work shall employ only brick of equal texture, size and color of the existing foundation.

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 walls, gables, porch, window openings and doors shall be maintained.

3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. No new vertical or horizontal extensions will be allowed and all existing extensions, gable and dormers shall be preserved. All replacements or repairs to the house shall employ a roofing material comparable with the existing roof in texture, design and color.

4. Porch

The existing porch and railings shall remain intact and be preserved. The porch and its porte cochere shall remain open and any enclosure is incompatible and not allowed.

5. Embellishments and Detailing

All ornamental and decorative detailing shall remain intact. Any reconstruction, renovation or replacement of the detailing and trim shall be identical in composition, texture, color and placement as practicable.

6. Color

The coloring of the existing facade materials shall remain as is. Any painting or use of new materials due to additions, extensions, alterations, repairs and maintenance shall comply with the coloring of existing materials and paint schemes.

A. Predominate facade material: The existing colors of the wooden shingles and other wood shall be preserved. Natural earth tones or greens are recommended as facade colors. The color of alterations or additions to the house

shall coincide as nearly as practicable to the existing color range.

B. Trim colors: All window/door frames, soffits and other trim shall remain as is or be painted an off-white color. A clear sealant may be applied as a preservative. All existing brick surfaces shall remain unpainted. Any metal trim shall not be painted or altered, except for maintenance and cleaning.

7. Lighting and Landscaping

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

8. Public Improvements

All proposed public improvements of streets and associated right-of-way abutting the structure shall be approved by the Historic Landmark Preservation Committee prior to commencement of work.

9. Signs

Upon passage of the ordinance, all signs and their structural supports shall be removed from the existing building facade. 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 Historic Landmark Preservation Committee prior to the issuance of a sign permit.

SECTION 3. That the Director of the Department of Urban Planning shall correct Zoning District Map No. I-7 in the Offices of the City Secretary, the Building Official and the Department of Urban Planning to reflect the herein changes in zoning.

SECTION 4. No building permit for the above described property shall be issued by the Building Official unless the applicant has complied with CHAPTER 19A of the Dallas City Code, as amended.

SECTION 5. That all proposed public improvements within or abutting the above described property, shall be reviewed by the Historic Landmark Preservation Committee prior to the initiation of work.

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.

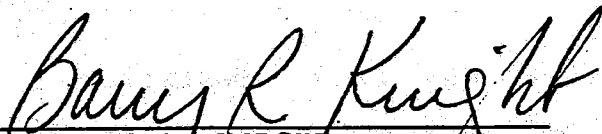
SECTION 7. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

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. This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

LEE E. HOLT, City Attorney


BARRY R. KNIGHT
Assistant City Attorney

Passed and correctly enrolled

APR 29 1981

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