

2/2/87

19456

ORDINANCE NO.

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, establishing Historic Overlay District No. 32 (Sons of Hermann Home) comprised of the following described property, to wit:

Being all of Lots 11 and 12 in City Block 832 at the southwest corner of Elm Street and Exposition Street, fronting 50 feet on the south line of Elm Street and fronting 103.7 feet on the southwest line of Exposition Avenue and containing 11,870.84 square feet of land;

establishing preservation criteria pertaining to that district; providing a penalty not to exceed \$1000; 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 hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to grant this change in zoning; 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 Historic Overlay District No. 32 on the following described

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property ("the Property"), to wit:

Being all of Lots 11 and 12 in City Block 832 at the southwest corner of Elm Street and Exposition Street, fronting 50 feet on the south line of Elm Street and fronting 103.7 feet on the southwest line of Exposition Avenue and containing 11,870.84 square feet of land;

SECTION 2. That a person shall not make alterations to any development 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 3. 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 4. That the director of planning and development shall correct Zoning District Map No. J-8 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 a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$1000. 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 6. 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 7. 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 8. 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:

ANALESIE MUNCY, City Attorney

By Carla S. Hatcher
Assistant City Attorney

Passed and correctly enrolled _____

FEB 4 1987

Zoning File No. Z867-112/6377-E

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APPENDIX

Preservation Criteria: Sons of Hermann

The following guidelines will serve as the basis for the Landmark Committee's permit review decisions on the Sons of Hermann Building. The guidelines define the most important physical elements of the building's unique physical appearance, and state the appropriate means of preserving these elements in future maintenance, rehabilitation or restoration.

Existing Buildings to be Retained on Site

1. Protected Facades and Building Setbacks

Building elevations that front Elm, Exposition and Main Streets shall be considered protected facades and shall be preserved. Existing building setbacks of the protected structure along Elm, Exposition and Main shall be preserved and maintained.

2. Surface Materials

Renovations of the opaque elements of each elevation shall employ only wood or shingle material of equal texture, color and size to the existing structure as practicable. Total replacement of exterior siding shall employ only novelty wood siding or vinyl novelty siding of similar appearance. Reconstruction, renovation or repair of wood elements of each elevation shall employ the same material, size and profile as existing.

3. Fenestrations and Openings

Existing door and window openings in the protected facades shall be preserved. Reflective, mirrored or tinted glass shall not be permitted in openings in the protected facades. Existing wood windows should be preserved and reconditioned if possible; they may be replaced with metal frame or vinyl clad wood windows if they express colors, mullion patterns, window lights and frame profile of existing windows. New window openings may be created only in order to comply with health and safety code provisions.

Existing door openings in the protected facades shall be preserved as openings unless they are not part of the original design. New door openings may be created only in order to comply with health and safety code provisions. Doors should be compatible with the character of the building, and shall not be made entirely of glass; solid wood or a mixture of wood and glass doors are required.

It is encouraged that currently blocked windows and doors should be returned to their original configuration and metal awnings be removed.

4. Existing Brick on Chimneys

Existing brick on chimneys shall not be painted unless the brick and mortar joints have deteriorated to a point where they must be replaced and the new brick color cannot reasonably match the old color.

5. Roof

The character, configuration and slope of the existing roof shall be maintained and preserved. No new vertical addition shall be allowed above the protected building; all existing gables and parapets on the protected facades shall be preserved.

6. Porches and Balconies

Existing porches and balconies on the protected facades shall be maintained and preserved. Porches and balconies shall not be enclosed except by mesh screening. All columns and railings that are part of a porch or balcony configuration shall be preserved.

7. Embellishments and Detailing

The following embellishments and detailing shall be preserved and maintained. Any reconstruction, renovation and replacement of these items due to irreversable damage shall be as similar in composition, texture, color and size as practicable.

- | | |
|------------------------|-------------------------|
| a. Window mullions | d. Columns and railings |
| b. Cornices | e. Window sills |
| c. Parapets and gables | f. Decorative detailing |

8. Color

Any cleaning of brick and trim shall follow United States Department of the Interior guidelines, as stated in the Secretary of the Interior's "Standards for Rehabilitation." Accent colors may be used on window frames, mullions and doors, and shall comply with hue, value and chroma content of the Munsell Color System as outlined in the Munsell Book of Color, neighboring hues collection, 1973.

9. Signs

All exterior signage and graphics will be reviewed for compatibility through the Certificate of Appropriateness process.

10. Landscape Plan

A landscape plan for the entire site must be submitted for approval through the Certificate of Appropriateness process.

Criteria for Site

1. Building

No new building construction will be allowed in the side yard fronting Exposition Street, which shall be regarded as the protected public zone, except for possible new construction tied into the rear portion of the building.

New Construction

1. Buildable Areas

New construction shall be situated in the areas behind the building in order to protect significant building facades. Building setbacks shall conform to building setbacks established by existing structures.

2. Surface Materials

Facade materials for new construction shall be compatible in texture, color and module size to the materials in the existing building. The relationship of glass to opaque areas of new facades shall be compatible with the rhythm of solid-to-void extant on the protected structure. Materials and solid-to-void relationships shall be reviewed for compatibility through the Certificate of Appropriateness process.

3. Massing

Building massing of new construction shall not overpower existing protected structures. New construction shall conform to existing building setbacks.

4. Fenestrations and Openings

Window articulation shall respond to the existing structure and should correspond in scale in any new construction. No continuous glass or spandrel and glass curtain walls shall be allowed. New window and door details and materials shall be reviewed and approved by the Landmark Committee.

5. Landscape Plan

A landscape plan for the entire site that details plant materials and location, screening for parking, walkways, drives and sprinkler systems must be submitted for approval through the Certificate of Appropriateness process.

6. Cornice Lines

The cornice lines articulated on the building shall also be reflected in any new construction that abuts existing resource buildings.

7. Signs

All exterior signage and graphics will be reviewed for compatibility through the Certificate of Appropriateness process.

Z867-12/6377-E

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