

6-26-07

ORDINANCE NO. 26870

An ordinance amending Ordinance No. 19661, passed by the Dallas City Council on September 9, 1987, which created Historic Overlay District No. 35 (The White Rock Pump Station); amending the preservation criteria in Exhibit A of that ordinance; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the landmark commission, city plan commission, and 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 this amendment to Historic Overlay District No. 35; and

WHEREAS, the city council finds that it is in the public interest to amend Historic Overlay District No. 35; Now, Therefore,

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

SECTION 1. That the preservation criteria in Exhibit A of Ordinance No. 19661 are amended to read as follows:

"EXHIBIT A
PRESERVATION CRITERIA:
WHITE ROCK PUMP STATION

The White Rock Pump Station, the Filter Building, and the Sedimentation Basins are historic structures. The White Rock Pump Station must be renovated and restored as a facility for operations of Dallas Water Utilities and to provide a public meeting hall. All existing original exterior elements of the building facades must be preserved, with (added) brick currently blocking windows to be removed to return fenestrations to their original configurations. The Filter Building and site of the settling ponds are included in the designation, and will be more fully renovated in the future. Renovations, repairs and maintenance of the buildings shall conform to the following guidelines:

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1. Surface Materials

- (a) Reconstruction, renovation or repair of the opaque elements of each facade shall employ only brick or concrete that is as equal in texture, grain color and module size to that of the existing main structure as is feasible. Existing brick and terra cotta surfaces shall not be painted, although a brick stain may be applied in selected locations upon approval of the Landmark Commission.
- (b) Reconstruction, renovation or repair of existing terra cotta and cast concrete hooded lintels, banding, signs and other decorative features shall employ only material of equal texture, grain, color and module size as similar to the original elements as is feasible.

2. Fenestrations and Openings

- (a) Existing door and window openings in the protected elevations shall remain intact and be preserved, except that substitutions of doors for windows is permitted if the substitution is compatible. Modifications to window and door openings is permitted if the modification is as similar as practicable to the original design in style and size. Any alterations to currently blocked windows and doors will require returning them to their original configuration if practicable. No new window or door openings shall be allowed unless required by fire or other safety code provisions. [~~All window and door openings shall be renovated to a style and size as similar as practicable to the original design.~~] Windows shall be renovated to express similar mullion and light [lite] configurations to the original, using wood or metal clad wood for frames and mullions.
- (b) New doors and walls in the Sedimentation Basins are permitted if compatible with the industrial nature of the historic structures.

3. Roof

- (a) The existing roofs shall be maintained with no new vertical or horizontal extensions or additions allowed, except as may be required for stair access. Mechanical equipment may be placed on the roof of buildings upon review and approval of the Landmark Commission of placement, configuration and color.
- (b) A new roof may be constructed over the Northeast Sedimentation Basin if:
 - (i) it is part of an adaptive rehabilitation;
 - (ii) it is compatible with the industrial nature of the historic structures; and

- (iii) no part of the structure is higher than 12 feet above the top of the existing Northeast Sedimentation Basin wall.

4. Color

The color of the existing facade materials shall remain as is. The brick and terra cotta material will not be sandblasted or painted; only masonry cleaning methods approved by the National Park Service, Department of the Interior, may be used. All other materials may be painted appropriate colors, following review in the Certificate of Appropriateness process. A National Park Service-approved protective surface coating for prevention of graffiti may be used if the coating does not affect the brick color.

5. Smokestack

The existing concrete smokestack shall remain as is and unpainted other than construction of a circular fire stair at its base. Any renovation or repair will utilize approved concrete stabilization techniques as approved by the Landmark Commission.

6. No Build Zones/Protected Elevations

- (a) No additions may be constructed on the west (primary), north or south elevations of the Pump House structure or any elevation of the Filter Building. Reconstruction of the one-story wing on the east elevation of the Pump House will utilize brick, concrete and terra cotta of the same texture, grain, color and module size of the existing main structure as is feasible. Brick and terra cotta surfaces shall not be painted, except as permitted in Section (4).
- (b) Except as provided in Subsection (6)(c) and Section (7), n[N]o new construction shall be allowed within the no-build zone, that area within the boundary of the existing pedestrian path, the White Rock Dam and lake, and the northern boundary of the settling ponds, as shown on the site plan attached to and made part of this ordinance as Exhibit B.
- (c) A roof structure is permitted over the Northeast Sedimentation Basin, and a parking lot is permitted over the Southwest Sedimentation Basin.

7. Landscaping, Site Elements and Graphics

Site improvements including excavation, hardscaping, landscaping, stairs, steps, drives, parking areas, site lighting, fences, [or installation of ground-level] mechanical equipment, [or other improvements shall be reviewed and approved for compatibility by the Landmark Commission. S]signage, and graphics are permitted if compatible [will be reviewed for compatibility by the Landmark Commission].

8. Uses

- (a) The property may be used for any accessory uses that are customarily incidental to a public park in addition to the following uses accessory to a public park:
- (i) university, high school, and community rowing programs and events;
 - (ii) boat and equipment storage;
 - (iii) docks;
 - (iv) athletic training;
 - (v) educational uses;
 - (vi) meetings;
 - (vii) office;
 - (viii) parking; and
 - (ix) facility rental, food and beverage service, and concessions related to events, meetings and programs."

SECTION 2. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. 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 4. 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.

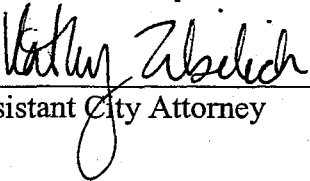
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SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

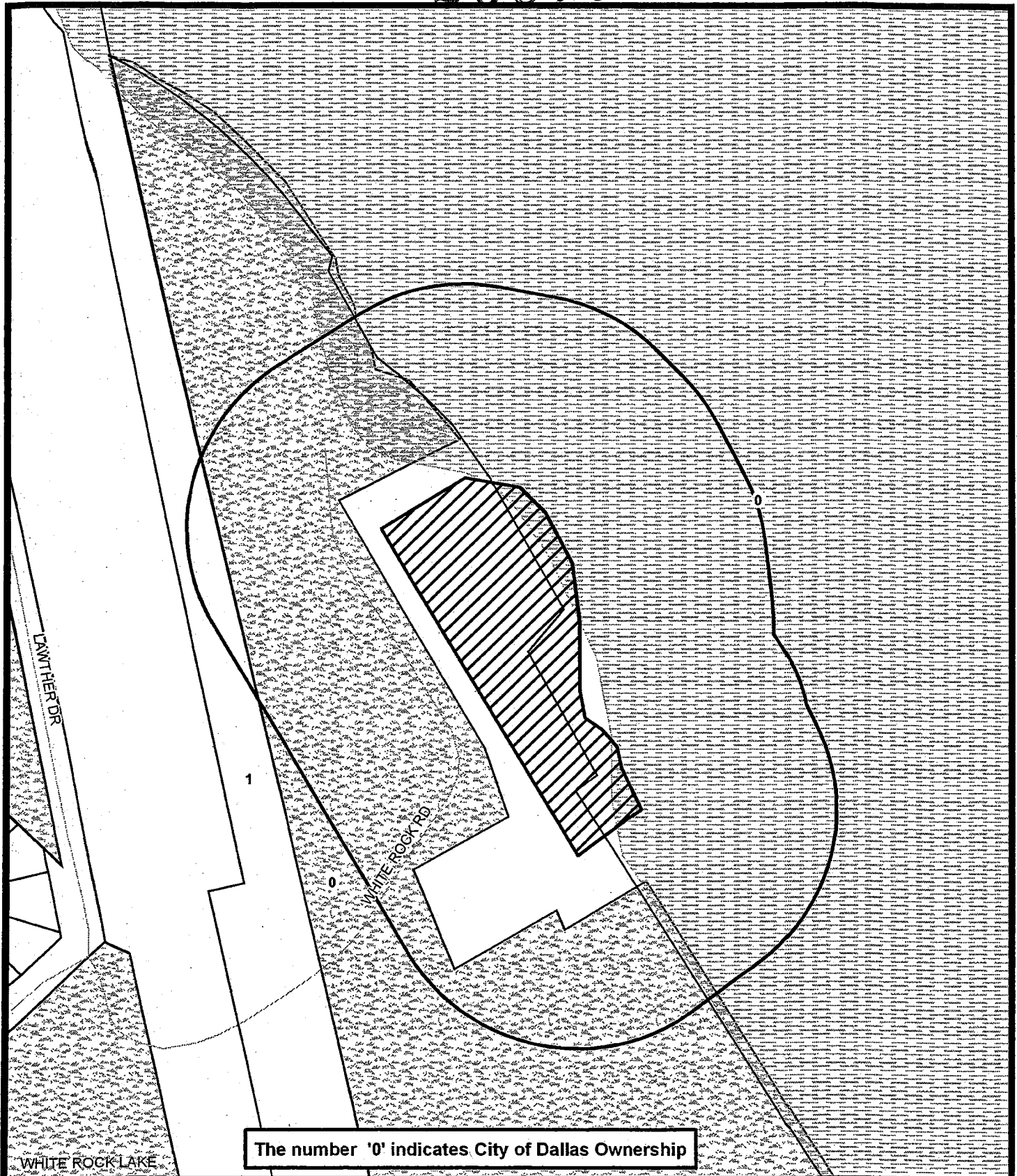
THOMAS P. PERKINS, JR., City Attorney

By


Assistant City Attorney

Passed

JUN 27 2007



The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION

1 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: H-9

Case no: Z067-240 MW

DATE:

GIS TECHNICIAN: CS