

Federal Reserve Bank

10/6/77

773166

ORDINANCE NO. 1565A

An Ordinance amending CHAPTER 51, "COMPREHENSIVE GENERAL ZONING ORDINANCE," of the Dallas City Code, as amended, by permitting the following described property, which is presently zoned Central Area District-1, to be designated as Central Area District-1, Historic District/6, to-wit:

Being all of City Block A/80 and the abandoned portion of Browder Street between Wood Street and Young Street, fronting 384.54 feet on the south line of Wood Street, fronting 309.89 feet on the east line of Akard Street, fronting 378.97 feet on the north line of Young Street, and containing approximately 2.87 acres of land.

providing that the property described shall be designated as an Historic Landmark as provided in Article III, Section 4-121, and division 10-1900 of the Comprehensive General Zoning Ordinance of the Dallas City Code, as amended; providing specific criteria for preservation of the exterior of the Federal Reserve Bank, which is located on the described property; providing a penalty not to exceed \$200; and providing an effective date.

WHEREAS, pursuant to Chapter 19A of the Dallas City Code, as amended, the Historic Landmark Preservation Committee has been created; and

WHEREAS, the committee has thoroughly familiarized itself with the buildings, land, areas, and districts within the city which may be eligible for designation as historic landmarks and has met and recommended to the City Plan Commission that the area described in this Ordinance which contains the building commonly known as the Federal Reserve Bank, be designated as an historic landmark; and

WHEREAS, the City Plan Commission, with a quorum of said body in attendance, held a public meeting on the 6th day of December, 1976, after advertising the public hearing according to law, in order to consider the suggested designation of the Federal Reserve Bank as an historic landmark, and at the close of the hearing, recommended that the Federal Reserve Bank be designated as an historic landmark, and made its recommendations to the City Council; and

WHEREAS, the City Council on the 24th day of January, 1977, held a public hearing on the proposed revision of the Comprehensive General Zoning Ordinance and the designation of the Federal Reserve Bank as an historic landmark, as recommended by the City Plan Commission, after notice was given according to law, at which hearing every property owner and interested person to be heard on the zoning revision was afforded an opportunity to be heard; and

CHECKED BY:

EMH

CHECKED BY:

JGK

773166

15654

WHEREAS, at the conclusion of the hearing, the City Council approved the recommendation of the City Plan Commission, 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, is amended as applicable to the property described in this Ordinance, which is presently zoned Central Area District-1 and shall hereafter be classified as Central Area District-1, Historic District/6, subject to the conditions and modifications herein specified, to-wit: Being all of City Block A/BD and the abandoned portion of Browder Street between Wood Street and Young Street, fronting 384.54 feet on the south line of Wood Street, fronting 309.89 feet on the east line of Akard Street, fronting 378.97 feet on the north line of Young Street, and containing approximately 2.87 acres of land.

SECTION 2. That the building known as the Federal Reserve Bank, which in this Ordinance is referred to as the "bank" and is located upon the property described in Section 1 of this Ordinance, is declared to be an Historic Landmark as provided in Chapter 19A of the Dallas City Code, as amended.

SECTION 3. The criteria specified in this Ordinance applies to the existing original structure and to the facades which consist of Indiana Grey Limestone facing. To obtain a certificate of appropriateness, alterations, reconstructions, or renovations must conform to the criteria in Sections 5 and 6 of this Ordinance.

SECTION 4. In this Ordinance:

- (a) CORNICE means a projecting horizontal stone detail which crowns the architectural composition.
- (b) ENTABLATURE means a horizontal elaborated beam member which rests on columns.
- (c) FLUSTOON means a decorative detail of carved stone in the form of a swag.
- (d) EXISTING ORIGINAL STRUCTURE means the exterior Federal Reserve Bank structure which was erected in 1921 and the vertical addition which was erected in 1939.
- (e) PLINTH means a square base of a column.
- (f) PORTICO means an aggregation of classical details which together create a grand portal or entrance, more specifically in this case 'tetrastyle in antis.'

773166

15654

(g) PROHIBITED STRUCTURE AREA means an area or space which is designated as unsuitable for a permanent structure.

(h) PROTECTED FACADES means the northern, western, and southern facades of Indiana Grey Limestone on the existing original structure.

SECTION 5. In the event of alteration, reconstruction, renovation, or other changes in the existing original structure, the Board of Governors of the Federal Reserve System shall comply with the structural criteria in this section which enumerates the requirements for preservation of the existing original structure, the protected facades, and other specifically designated architectural features.

(a) STRUCTURE.

(1) Surface Materials.

To preserve the protected facades, limestone which is equal in texture, grain, color and module size to the material in the protected facade is required.

(2) Fenestration and Portals.

(A) The existing window frames are required to remain in the present configuration. The Historic Landmark Preservation Committee shall review the color of new window frames.

(B) Window panes must remain transparent and may not be reflective or opaque.

(C) Existing openings must remain intact and new openings are not permitted.

(D) If the guard booth on the southern protected facade is removed, the booth shall be replaced by a window with the same design as the original windows.

(3) Trim and details.

(A) The trim and detailing enumerated in paragraphs (B) - (E) of this paragraph is required to remain in the present condition. To preserve trim and detailing, material which is identical in composition, design, and color to existing materials is required.

(B) The portico and its components which includes statuary, columns, cornices, metal grilles, entablature, portals, plaques, ceiling coffers, light standards, exposed interior wall surfaces, and other components.

15654

(C) The limestone detailing of cornices, sills, festoons, and grilles.

(D) The granite detailing of wall bases and plinths.

(E) The metal detailing of grilles, light standards, and fire hose standpipe.

(4) Roof.

(A) The roof of the existing original structure shall remain flat.

(B) New roof construction on the existing original structure may not be visible from Akard Mall.

(5) Signs. Existing signs and plaques on the existing original facade shall remain intact. The Historic Landmark Preservation Committee shall review new signs on the existing original facades.

(6) Exterior connections. Due to the crucial relationship to the existing original structure on Akard Street, a new addition to the Akard Street facade shall be designed and executed in a manner that is visually compatible with the existing original structure.

(b) SITE.

(1) Prohibited structure areas.

(A) The existing original structure shall be buffered by a prohibited structure area which is adjacent to the Akard Street property line and the southern protected facade. The prohibited structure area is required to be 18 feet by 18 feet in area and extended vertically to a height equal to the upper most cornice of the existing original structure.

(B) No vertical additions may be added to the existing original structure.

(2) Adjacent right-of-way. The Historic Landmark Preservation Committee shall review public improvements adjacent or abutting to the protected facades on the public right-of-way to the centerline of the right-of-way.

(3) Landscaping. The Historic Landmark Preservation Committee shall review site design improvements and site fixture selections which are adjacent and abutting to the protected facades.

(4) Lighting. The Historic Landmark Preservation Committee shall review lighting of the protected facades or any new facade lighting on the bank site which fronts on Akard Street or Wood Street.

773166

15654

SECTION 6. It is hereby acknowledged by the City of Dallas that the Federal Reserve Bank of Dallas in some instances receives directives or statements of policy from the Board of Governors of the Federal Reserve System concerning the bank's physical plant and its operational procedure. In the event a directive or statement of policy conflicts with specific criteria in this Ordinance, every effort will be made by the City and the Federal Reserve System to accommodate the desire for the highest level of preservation, but ultimately the directive or policy must prevail.

SECTION 7. That the building, known as the United Fund Building, which is presently located upon a portion of the property described in Section 1 of this Ordinance is exempted from the provisions of CHAPTER 19A of the Dallas City Code, as amended.

SECTION 8. That the attachments to this Ordinance designated as EXHIBITS "A", "B", "C", and "D" are made a part of this Ordinance and are incorporated into this Ordinance.

SECTION 9. That a person violating a provision of this Ordinance, upon conviction, is punishable by a fine not to exceed \$200.

SECTION 10. 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.

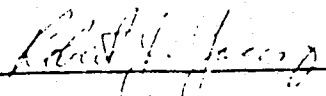
SECTION 11. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

SECTION 12. 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:

LEE E. HOLT, City Attorney

By


Assistant City Attorney

Passed and correctly enrolled October 26, 1977.

15654

773166

EXHIBIT "A"

PROPOSED BOUNDARY



PROTECTED FACADE



PROHIBITED STRUCTURAL AREA

