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12/11/79

ORDINANCE NO. 16439

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

Being all of Lot 1 in City Block 6/774, located at the north corner of Junius Street and Haskell Avenue, fronting 251 feet on the northwest line of Junius Street and fronting 227 feet on the northeast line of North Haskell Avenue, and containing 1.23 acres of land.

shall be changed from its present Light Commercial District and Planned Development District No. 98 for residential uses to Light Commercial Historic District/9 and Planned Development District No. 98 Historic District/9; providing that the Grace United Methodist Church, located on the property described above, shall be a Historic Landmark as provided in Section 4-121, 10-1901 and 10-1092 of Chapter 51 of the Dallas City Code, as amended; providing for specific criteria for preservation of the exterior of the Grace United Methodist Church; providing a penalty; providing a severability clause; and providing an effective date.

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

WHEREAS, said 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 recommended to the City Plan Commission that the area

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hereinabove described containing the building commonly known as the Grace United Methodist Church, be designated as a Historic Landmark; and

WHEREAS, the City Plan Commission, with a quorum of said body in attendance, held a public meeting on the 8th day of November, 1979, after advertising said public hearing according to law, in order to consider the suggested designation of the Grace United Methodist Church as an Historic Landmark, and at the close of such hearing, recommended that the Grace United Methodist Church be designated as an Historic Landmark, and made its recommendations to the City Council; and

WHEREAS, the City Council, on the 12th day of December, 1979, held a public hearing on the proposed designation of the Grace United Methodist Church 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

WHEREAS, at the conclusion of said 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 be, and it is hereby amended insofar as it applies to the property hereinafter described, which is rezoned from its present Light Commercial District and Planned Development District No. 98 for

residential uses to Light Commercial Historic District/9 and Planned Development District No. 98 Historic District/9; subject to the conditions hereinafter specified, to-wit:

Being all of Lot 1 in City Block 6/774, located at the north corner of Junius Street and Haskell Avenue, fronting 251 feet on the northwest line of Junius Street and fronting 227 feet on the northeast line of North Haskell Avenue, and containing 1.23 acres of land.

SECTION 2. That the building known as the Grace United Methodist Church, located on the above described property, be and it is hereby declared to be a Historic Landmark, as provided in CHAPTER 19A of the Dallas City Code.

SECTION 3. That no additions to or redevelopment of the external portion of the Grace United Methodist Church shall adversely affect any historical or architectural feature of the building. All alterations, reconstructions and additions to the external portion of the building shall conform to the following criteria:

CRITERIA

I. Preservation of Existing Structure

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only cast stone and brick of equal texture, grain, color and module size of the existing main structure as practicable.

2. Fenestration and Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. The relationship existing between brick walls, windows and door openings shall be maintained. All stained glass windows which are visible from the exterior of the building shall remain in place.

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3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. No vertical extensions shall be allowed. All replacements or repairs to the church shall employ a roofing material comparable with the existing roof in texture, design and color.

4. Embellishments and Detailing

All ornamental detailing enumerated below shall remain intact. Any reconstruction, renovation or replacement of the listed items shall be identical in composition and texture as practicable:

- A. Cast stone and stone detailing: including, but not limited to sills, lintels, coursing, arches, soffits, cornerstone and ornamental work.
- B. Ornamental brick work.
- C. Metal trim: cappings, railings, and pinnacles.

5. Color

The coloring of the existing facade, including additions, extensions, alterations and repairs, shall comply with the hue, value and chroma content of the Munsell Color System as outlined in Munsell Book of Color, Neighboring Hues Collection, 1973:

- A. Predominate facade material: The existing natural color of brick facade shall be preserved and unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. A clear sealant may be applied as necessary. The color of any additions or alterations to the church shall coincide as nearly as practicable to a color range defined by the Munsel Color System rating.

Munsel Color System rating: 5. 0YR(8/2), 7.5YR(8/2), 10.YR(8/2)

- B. Trim Colors: All window/door frames, soffits, and other trim shall coincide to the hue, value and chroma as defined by the Munsel Color Rating System. A clear sealant may be applied as a preservative. Stone, cast stone and cast iron composing sills, lintels, coursing, arches, soffits, and ornamental work shall not be altered except for maintenance and cleaning. A clear sealant may be applied as a preservative.

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Munsell Neutral Scale: N.95/90%R, N9.25/84.2%R, N9/78.7%R

- C. Roof colors: Additions to and alterations of the roof shall coincide as nearly as practicable with the Munsell Neutral color shade: N6/30.0%R, N5.75/27.2%R, N5.5/24.6%R and N5.25/2.21%R.

6. Lighting and Landscaping

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

7. Public Improvements

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

8. 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.

9. Protected Facades

The existing original structure has two critical facades which are the most visually sensitive parts of the building (southwest facade and southeast facade). These two facades, and sections of the northeast and northwest facades, can not and shall not accommodate structural additions and shall be preserved and protected by "no-build" zones. See Exhibit A.

- A. New Construction: Additions to the existing building shall be in harmony with the basic configuration created by the steeples, sanctuary and assembly area, the rhythm of facade created by fenestrations, openings, and stained glass, and shall comply with the requirements specified for a Light Commercial and Planned Development District. No new construction is allowed within the "no-build" areas.

- B. No Build Areas: As illustrated in Exhibit A, there will be two "no build" areas, A & B will protect the northwest and southwest facades, while Area B will

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protect the northeast and southeast facades. "No Build" areas are developed in order to protect sight lines to the landmark structure from building encroachment.

TRACT "A"

BEGINNING at the most westerly corner of Grace Methodist Church Subdivision, being on the northeast line of Haskell Avenue;

THENCE northeastward along the northwest line of said Grace Methodist Church Subdivision, a distance of 34.0 feet to a point for corner;

THENCE angle right $43^{\circ} 39' 36''$ and eastward along the north line of a proposed no build area, a distance of 107.19 feet to a point for corner;

THENCE angle right $136^{\circ} 20' 24''$ and southwestward along the southeast line of said proposed no build area, a distance of 111.54 feet to an intersection with the northeast line of Haskell Avenue;

THENCE angle right $90^{\circ} 00' 00''$ and northwestward along the northeast line of Haskell Avenue, a distance of 74.0 feet to the place of beginning and containing approximately 5,385 square feet of land, being subject to all easements as shown by said Grace Methodist Church Subdivision.

TRACT "B"

BEGINNING at a point on the northwest line of Junius Street, being 50.0 feet southwest along said northwest line of Junius Street from the east corner of said Grace Methodist Church Subdivision;

THENCE southwestward along the northwest line of Junius Street, a distance of 112.31 feet to a point for corner;

THENCE angle right $89^{\circ} 55' 51''$ and northwestward along a southwest line for a proposed no build area, a distance of 91.80 feet to a point for corner;

THENCE angle right $90^{\circ} 00' 00''$ and northeastward along the northwest line for a proposed no build area, a distance of 10.0 feet to a point for corner;

THENCE angle left $90^{\circ} 00' 00''$ and northwestward along a southwest line of said proposed no build area, a distance of 22.95 feet to a point for corner;

THENCE angle right $133^{\circ} 43' 45''$ and eastward along the north line of said proposed no build area, a distance of 141.61 feet to a point for corner;

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THENCE angle right 46° 20' 24" and southeastward along the northeast line of said proposed no build area, a distance of 17.0 feet to the place of beginning and containing approximately 7,660 square feet of land.

SECTION 4. 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 5. 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 6. 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 7. 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 December 12, 1979

6906B/th

Zoning File #Z790-106/3647-E

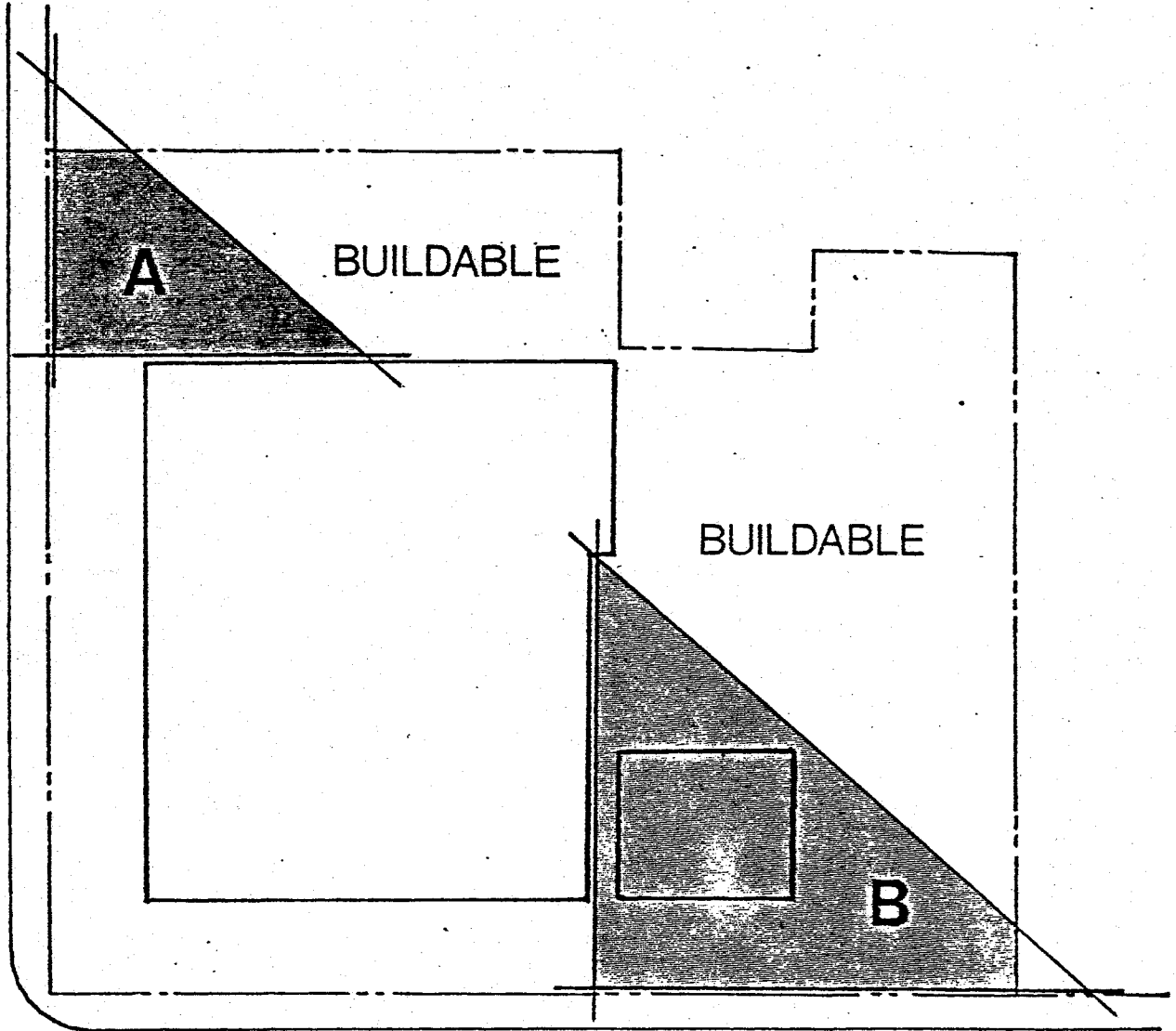
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NO BUILD AREAS



N. HASKELL STREET



JUNIUS STREET



EXHIBIT A