

8/8/84

ORDINANCE NO.

18355

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by changing the zoning classification on the following described property, to-wit:

Being part of Lot 5 and all of Lot 6 of City Block 2/4547, fronting 143.1 feet on the north line of Jefferson Boulevard, beginning at a point 154.21 feet west of the west line of Montreal Avenue, having a maximum depth of 240.4 feet, and containing 0.679 acres of land,

from an 0-1 Office District to an 0-1-H/24 District; establishing new Historic Overlay District No. 24 (Cedar Crest) and providing procedures, regulations, and 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 changing the

CHECKED BY

JCX

zoning classification from an 0-1 Office District, to an 0-1-H/24 District on the following described property ("the Property"), to wit:

BEING part of lot 5 and all of Lot 6 in City Block 2/4547 of the L. O. Daniel Jr. Addition to the City of Dallas as recorded in Volume 6, Page 345 Map Records Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner at the southeast corner of said Lot 6, on the north line of West Jefferson Boulevard that is North  $76^{\circ} 35'$  West 154.21 feet from the northwest corner of the intersection of North Montreal Avenue and West Jefferson Boulevard;

THENCE North  $76^{\circ} 35'$  West, 143.1 feet along the north line of West Jefferson Boulevard to a point for corner that is South  $76^{\circ} 35'$  East 6.9 feet from the southwest corner of Lot 5;

THENCE North  $06^{\circ} 54' 27''$  East, 217.92 feet to a point for corner on the common line of Lot 5 and a 15 foot alley that is North  $89^{\circ} 33'$  East 33 feet from the northwest corner of Lot 5;

THENCE North  $89^{\circ} 33'$  East, 103 feet along the south line of said 15 foot alley to a point for corner at the northeasterly visibility corner of Lot 6;

THENCE South  $45^{\circ} 06' 33''$  East, 14.1 feet along said visibility corner to a point for corner on the west line of a 15 foot alley;

THENCE South, 240.4 feet along the common line of Lot 6 and said 15 foot alley to the Place of Beginning and containing 0.679 acres of land.

SECTION 2. That a person shall not make alterations to 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. L-6 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:

ANALES LIE MUNCY, City Attorney

By   
Assistant City Attorney

Passed and correctly enrolled AUG 15 1984

Zoning File No. Z834-162/5775-S

4965D

.....

## PRESERVATION CRITERIA

Cedar Crest has been totally renovated and is currently being used as office space. No additional renovation or new construction is anticipated at this time, therefore, staff recommends that all existing elements be preserved as is. All repairs and replacements due to maintenance and/or accidental damage shall meet the following guidelines.

### CRITERIA

#### 1. Surface Materials

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

#### 2. Fenestrations and Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. The relationship existing between wood walls, windows and door openings shall be maintained and preserved as is. No tinted or reflective glass shall be permitted.

#### 3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained. No new vertical extensions shall be allowed and all existing extensions, gables, and dormers shall be preserved. All replacements or repairs to the structure 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. Porches and columns: The wrap around porch at the first and second level and the supporting columns. The porch at the third level and supporting columns.
- B. Ballustrade: The ballustrade that serves as railing on the porches.
- C. Cornices: The cornices and wooden dentils exhibited at the second and third floors.
- D. Projecting Bays: The projecting bays and windows found on the east and west facades.

#### 5. Color

The coloring of 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.

Predominate facade material: The existing color of the wood shall be preserved. There will be no alterations with the exception of maintenance cleaning as necessary. The color of any additions or alterations to the structure shall coincide as nearly as practicable to the existing color range.

6. Lighting and Landscaping

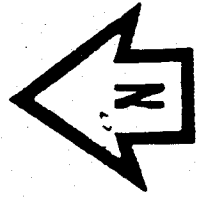
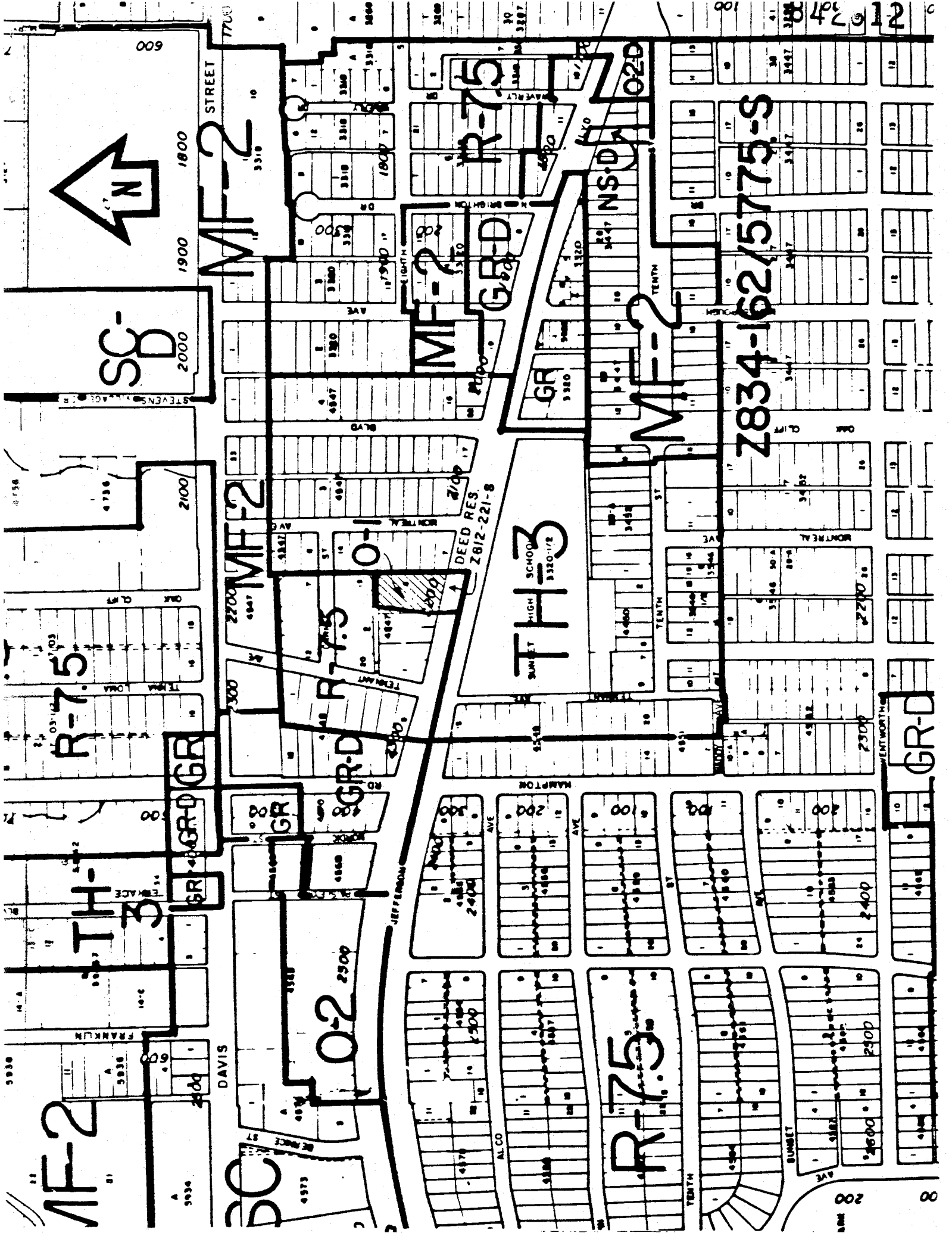
Exterior lighting and the placement and removal of trees and shrubs shall be approved by the Landmark Committee prior to commencement of work.

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 Landmark Committee prior to the issuance of a sign permit.



Z834-162/5775-S

SS-

MF-2

R-75

TH-3

MF-2

MF-2

MF-2

TH-3

R-75

MF-2

GR-D

1900

2000

2100

2200

2300

2400

2500

2600

2700

1800

1900

2000

2100

2200

2300

2400

2500

2600

2700

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

3316

