

08/15/88

ORDINANCE NO. 20055

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

Being all of Lot 18 in City Block C/455 at the north corner of Columbia Avenue and Augusta Street, fronting approximately 59.7 feet on the northwest line of Columbia Avenue and fronting 180 feet on the northeast line of Augusta Street and containing approximately 10,770 square feet of land,

from an MF-2 Multiple Family District to an MF-2 Multiple Family District with Historic Overlay District No. 40; establishing new Historic Overlay District No. 40 (Fire Station No. 16) and providing procedures, regulations, and preservation criteria pertaining to that district; providing a penalty not to exceed \$2000; 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 provisions of 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 described below; and

CHECKED BY

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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, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by changing the zoning classification from an MF-2 Multiple Family District to an MF-2 Multiple Family District with Historic Overlay District No. 40 on the following described property, to-wit:

Being all of Lot 18 in City Block C/455 at the north corner of Columbia Avenue and Augusta Street, fronting approximately 59.7 feet on the northwest line of Columbia Avenue and fronting 180 feet on the northeast line of Augusta Street and containing approximately 10,770 square feet 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. I-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 \$2000. 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, "PART I OF THE DALLAS DEVELOPMENT CODE," 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

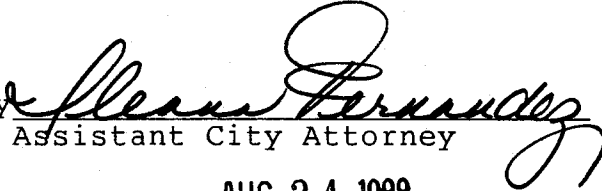
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accordance with the provisions of the Charter of the City of
Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

ANALES LIE MUNCY, City Attorney

By 
Assistant City Attorney

AUG 24 1988

Passed _____

Zoning File No. Z878-204/4123-E

4046J

APPENDIX

Preservation Criteria for
Fire Station No. 16

Renovations, repairs, new construction and maintenance to the building and site shall conform to the following guidelines and be approved through the Certificate of Appropriateness process.

Preservation and restoration materials and methods shall conform to those defined by the Preservation Briefs published by the United States Department of the Interior as listed herein unless specifically noted otherwise in these Criteria.

1. Site and Site Elements

- 1.1 New construction is limited to that area at the rear of the building as shown on the attached site plan. Current requirements for parking, site coverage, floor area ratios, setbacks and other considerations from the Building Code and Zoning Ordinance shall be adhered to.
- 1.2 No vertical extensions to the building will be allowed.
- 1.3 Exterior wall heights of new construction shall not exceed that of the tallest existing wall heights. New roof structures shall not exceed the height of the tallest existing roof construction or parapet.
- 1.4 Landscape and exterior lighting shall enhance the structure and surroundings without obscuring significant views of the building or views from the building.
- 1.5 Public and Right-of-Way Improvements shall be reviewed and approved through the Certificate of Appropriateness process prior to commencement of work.

2. Facades

- 2.1 Protected facades shall be those fronting Columbia Ave., Augusta St. and opposite Augusta St. along the northeast side of the building. Work on all protected facades shall conform to the following provisions.

Surface Materials:

- 2.2 Any reconstruction, renovation or repair of the opaque elements of the building facades shall employ only materials similar to the original materials in texture, color, pattern and module size as much as practicable.

- 2.3 Brick shall match in color, texture, module size, bond pattern and mortar color. Original face brick shall not be painted. Existing painted brick to be restored to original finish shall be cleaned per Department of Interior standards.
- 2.4 Stone, cast stone and concrete elements shall be renovated or repaired only with materials similar in size, grain, texture and color to the original materials.
- 2.5 Masonry cleaning shall be accomplished in accordance with Department of Interior standards. Sandblasting or other mechanical abrasive cleaning processes will not be allowed.
- 2.6 Wood siding, trim and detailing shall be carefully restored wherever practicable. Replace historic materials only when necessary. Badly deteriorated paint should be removed in accordance with Department of Interior standards prior to refinishing. All exposed wood shall be painted, stained or otherwise protected. Resurfacing with vinyl or aluminum siding will not be allowed.
- 2.7 Existing clay tile canopies and detailing shall be preserved and maintained only with clay tile of the same size, color and texture.
- 2.8 Existing historic finish materials should be uncovered and restored wherever practicable.
- 2.9 The existing roof-mounted flag pole shall be preserved and maintained.
- 2.10 Pressed tin soffits shall be preserved and maintained. Restore original material where practicable. Replace only if necessary and then with materials that match the existing form and pattern.
- 2.11 Color of original materials shall be preserved and maintained whenever practicable. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions and shall be reviewed through the Certificate of Appropriateness process.

Fenestrations and Openings

- 2.12 Existing door and window openings shall remain intact and be preserved and renovated as much as practicable. Where replacement is proposed, doors and windows shall express mullion size and lite configuration to match existing. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended .
- 2.13 New door and window openings are permitted where there is evidence that original, historic openings have been infilled with other material. Reopening and restoration to original appearance of closed windows along the northeast facade is strongly encouraged.
- 2.14 Refer to Department of Interior standards for acceptable techniques to improve the energy efficiency of historic fenestrations.
- 2.15 Glass and glazing shall match original historic materials as much as practicable. Tinted or reflective glazing will not be allowed.
- 2.16 Non-Protected facades are encouraged to maintain existing symmetry and solid-to-void ratios as much as is practicable. All additions and alterations shall be architecturally sensitive and appropriate to the overall design of the existing building.
- 2.17 Equipment bay doors fronting Columbia Ave. are encouraged to be restored to their original configuration or, lacking documentation of their original configuration, to an appearance consistent with similar installations of that time. Actual operation of the doors is not required. No infilling of the equipment bay openings that would bring the face of the doors or similar construction closer to the exterior face of the building (6'-4" from exterior face of brick) will be allowed.

3. Roof

- 3.1 The slope, massing, configuration and materials of the roof shall be preserved and maintained. Existing parapets, cornices and copings shall be retained and repaired or replaced with material matching them in size, finish, module and color.
- 3.2 Mechanical equipment shall be screened from view. Equipment screen material and methods shall be compatible with the existing roof as determined through the Certificate of Appropriateness process.

4. New Construction

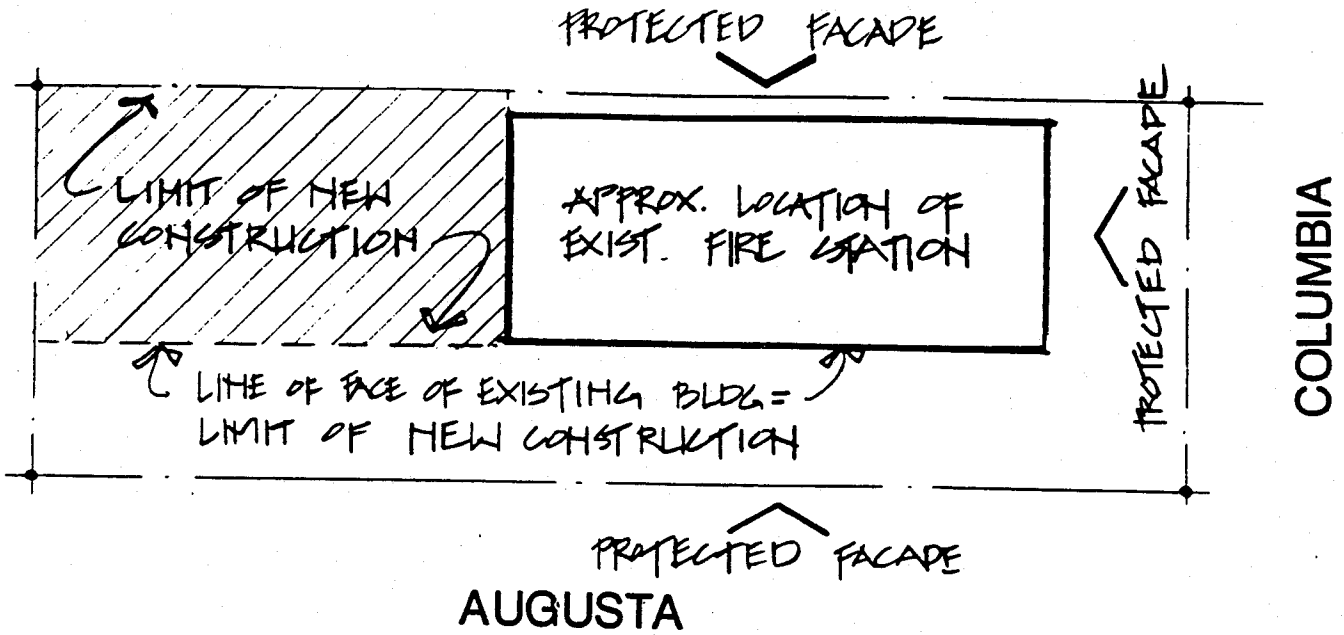
- 4.1 New construction shall be limited to those areas of the site defined in Section 1.
- 4.2 Height limits as set forth in Section 1 of these criteria shall be adhered to.
- 4.3 New construction shall be of appropriate massing, shape, materials, detailing, color and have appropriate and complementary fenestration patterns and solids-to-voids ratio.
- 4.4 New construction and connections between new and existing construction may be of materials and detailing so that new construction is clearly discernible from the existing historic structure as recommended by the Department of the Interior standards. (Refer to Preservation Brief No. 14).
- 4.5 Where new construction abuts an existing facade, a clear definition of the transition between new and existing construction shall be maintained. Existing friezes, cornices and parapets shall be preserved and maintained where they abut new construction.

5. Signage

- 5.1 All signs shall be designed to be compatible with the architectural qualities of the original structure and shall be approved by the Landmark commission and conform to appropriate city Codes prior to the issuance of a sign permit. Retention of the signage existing at the adoption of this criteria is considered appropriate and encouraged to remain.

6. Miscellaneous Provisions

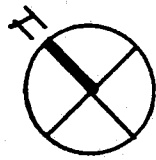
- 6.1 Since a large portion remains intact, retention, restoration and continued exposure of the original pressed tin ceilings inside the building are strongly encouraged.



NOTE:

ALL CITY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, SETBACKS, F.A.R, HEIGHT LIMITS, AND PARKING SHALL BE ADHERED TO.

NO SCALE



SITE PLAN
FIRE STATION # 16

PD No 99

Z878-204/4123-E

R-75

SUP no. 351
(MF-2)

SUP
351
(MF-2)

OF

MF-2

SUP 936
EXEM MF-21

MF-2

OF H/M

PD No 97

PD No 134

DEED RESTRICTED
C/F 106/3083-B

D

SUP 745
(MF-2)

