

06/13/89

ORDINANCE NO. 20340

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 all of Lots 19 and 20 in City Block A/913 and all of the right-of-way up to the centerline of the abutting streets and alleys at the north corner of Beaumont Street and Browder Street, fronting approximately 126 feet on the centerline of Beaumont Street and fronting approximately 166.5 feet on the centerline of Browder Street, and containing approximately 0.48 acres of land,

from an HC Heavy Commercial District to an HC-H/45 Heavy Commercial District with Historic Overlay District No. 45; establishing new Historic Overlay District No. 45 (Columbus A. Langley Grocery and Feed Store) 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 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

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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 HC Heavy Commercial District to an HC-H/45 Heavy Commercial District with Historic Overlay District No. 45, on the following described property ("the Property"), to wit:

Being all of Lots 19 and 20 in City Block A/913 and all of the right-of-way up to the centerline of the abutting streets and alleys and further described as follows:

Beginning at the intersection of the centerline of Beaumont Street (40 foot right-of-way) and the centerline of Browder Street (40 foot right-of-way);

Thence in a northwesterly direction along the centerline of Browder Street, a distance of approximately 166.5 feet to a point for corner on a line, said line being the southwestward prolongation of the centerline of a 16 foot wide public alley;

Thence in a northeasterly direction along said line, a distance of approximately 127 feet to a point for corner on a line, said line being the northwestward prolongation of the northeast line of Lot 19 in City Block A/913;

Thence in a southeasterly direction along said line, and continuing along the northeast line of said Lot 19 and its southeastward prolongation, a distance of approximately 166.5 feet to a point for corner on the centerline of Beaumont Street;

Thence in a southwesterly direction along the centerline of Beaumont Street, a distance of approximately 126 feet to a point on the centerline of Browder Street, the PLACE OF BEGINNING, and containing approximately 0.48 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. K-7 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 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 JUN 14 1989

Zoning File No. Z889-164/8693-S

1182G

EXHIBIT A

Preservation Criteria

COLUMBUS A. LANGLEY GROCERY AND FEED STORE
(1501, 1503, and 1505 Beaumont Street)

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

Preservation and restoration materials and methods must 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

- All existing structures must be preserved and protected as described in these Criteria except for the "lean-to", metal clad additions on the northeast side of 1505 Beaumont, and the frame shed building to the rear as shown on the attached site plan.
- The height of all new construction must not exceed the top of the parapet of the existing historic building on the site.
- Landscape and exterior lighting must enhance the structure and surroundings without obscuring significant views of the building or from the building.
- Public and Right-of-Way Improvements must be reviewed and approved through the Certificate of Appropriateness process prior to the commencement of work.

2. Facades

- Protected Facades are those fronting Beaumont and Browder and any repair, maintenance, or remodeling must conform to the following guidelines:
- Surface Materials:

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

- Brick must match in color, texture, module size, bond pattern, and mortar color. Original face brick must not be painted. Existing painted brick to be restored to original finish must be cleaned in accordance with Department of Interior standards.
- Masonry cleaning must be accomplished in accordance with Department of Interior standards. Sandblasting or other mechanical abrasive cleaning processes is prohibited.
- Stone and cast stone elements must be renovated or repaired only with materials similar in size, grain, texture, and color to the original materials.
- Wood trim and detailing must 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 must be painted, stained, or otherwise protected. Resurfacing with vinyl or aluminum siding is prohibited.
- Stucco must be repaired and patched with material of similar texture and finish to original.
- Existing historic finish materials should be uncovered and restored wherever practicable.
- Color of original materials must 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 must be reviewed through the Certificate of Appropriateness process.

3. Embellishments and Detailing:

- Existing historic security bars at windows must be preserved and maintained.

4. Fenestrations and Openings

Existing door and window openings must remain intact and be preserved and renovated as much as practicable. Where replacement is proposed, doors and windows must 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.

- New door and window openings are permitted where there is evidence that original, historic openings have been infilled with other material.
- Refer to Department of Interior standards for acceptable techniques to improve the energy efficiency of historic fenestrations.
- Glass and glazing must match original, historic materials as much as practicable. Tinted or reflective glazing is prohibited.
- Non-Protected facades are encouraged to maintain existing symmetry and solid-to-void ratios as much as is practicable. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing building.
- The existing metal stair at the rear of 1501 Beaumont Street and the roof deck on 1503 Beaumont Street are not original and may be altered or removed through the Certificate of Appropriateness process.

3. Roof

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

4. New Construction

- Height limits as set forth in Section 1 of these criteria must be adhered to.

- New construction must be of appropriate massing, shape, materials, detailing, color, and have appropriate and complimentary fenestration patterns and solids-to-voids ratio.
- New construction and connections between new and existing structures must be designed and detailed so that new construction is clearly discernible from the existing historic structures as recommended by the Department of Interior Standards.
- Where an existing facade abuts new construction, a clear definition of the transition between new and existing construction must be maintained. Existing friezes, cornices, and parapets must be preserved and maintained where they abut new construction.

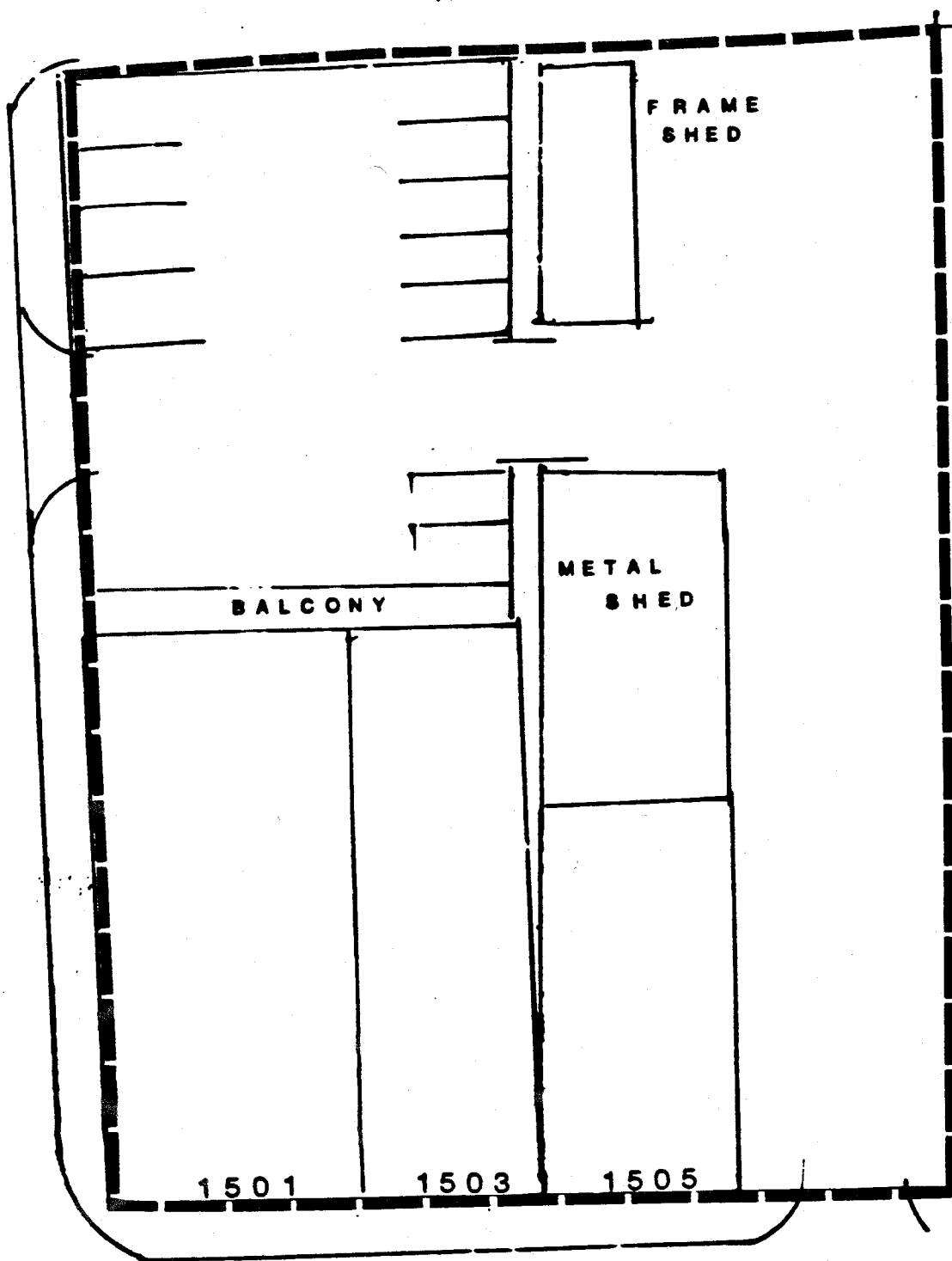
5. Signage

- All signs must be compatible with the architectural qualities of the original structure and must be approved by the Landmark Commission and conform to appropriate City Codes prior to the issuance of a sign permit.

20340
ALLEY

891883

BROWDER STREET



BEAUMONT STREET

SITE PLAN

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**Columbus A. Langley Grocery
and Feed Store**

1501 - 1505 Beaumont Street