

10/21/81

17172

ORDINANCE NO. _____

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

Being a tract of land in City Block 117 at the south corner of Harwood Street and Wood Street, fronting 87 feet on the south line of Wood Street and fronting 246.38 feet on the southwest line of Harwood Street, and containing approximately 25,835 square feet of land.

shall be changed from its present Central Area-1 District to an Central Area-1-Historic District/16; providing for specific criteria for the historic preservation of the property and structures; providing a penalty; providing a savings clause; providing a severability clause; and providing an effective date.

WHEREAS, the City Plan Commission and the City Council in compliance with the Charter, the State Law and the Dallas Development Code have given the required notices and after holding public hearings regarding the rezoning, the City Council finds that it is in the public interest to grant the rezoning and designate the property as a Historic Landmark, subject to the conditions set out herein; 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, be, and the same is, hereby amended insofar as it applies to the property hereinafter

17172

described, which is rezoned from its present Central Area-1 District to an Central Area-1-Historic District/16, to-wit:

Being a tract of land in City Block 117 and further described as follows:

Beginning at the intersection of the south line of Wood Street and the southwest line of Harwood Street;

Thence in a southeasterly direction along the southwest line of Harwood Street, a distance of 246.38 feet to a point for corner in a line, said line being 63 feet south of the north line of an alley that was abandoned on April 14, 1947 as shown on the plat in the Official Plat Books of the City of Dallas;

Thence in a western direction along said line, a distance of 125 feet to a point for corner in a line, said line being 151.75 feet east of and parallel to the east line of Park Avenue;

Thence in a northerly direction along said line, a distance of 63 feet to a point for corner in the north line of an alley abandoned by Ordinance 11270 on November 11, 1965;

Thence in a westerly direction along said former alley line, a distance of 76.75 feet to a point for corner in a line, said line being 75 feet east of and parallel to the east line of Park Avenue;

Thence in a northerly direction along said line, a distance of 150 feet to a point for corner on the south line of Wood Street;

Thence in an easterly direction along the south line of Wood Street, a distance of 87 feet to a point on the southwest line of Harwood Street, the place of beginning, and containing approximately 25, 835 square feet of land.

SECTION 2. That no development of the property shall adversely affect any historical or architectural feature of the building. All alterations, reconstructions and additions to the property or external portion of any structure shall conform to the preservation criteria attached hereto and made a part

hereof and marked "Exhibit A".

SECTION 3. That the Director of the Department of Urban Planning shall correct Zoning District Map No. J-7 in the Offices of the City Secretary, the Building Official and the Department of Urban Planning to reflect the herein changes in zoning.

SECTION 4. No building permit for the above described property shall be issued by the Building Official unless the applicant has complied with Section 51-4.501 of the Dallas Development Code, as amended.

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

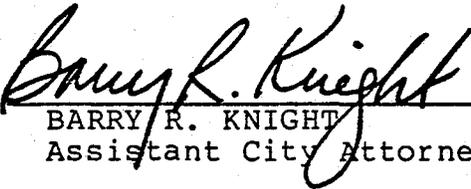
SECTION 7. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 8. This ordinance shall take effect immediately from and after its passage 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


BARRY R. KNIGHT
Assistant City Attorney

OCT 21 1981

Passed and correctly enrolled _____

Zoning File #Z801-228/5530-N

3269K/wp

EXHIBIT A
PRESERVATION CRITERIA

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only terra cotta and stone of equal texture, grain, color and module size of the existing main structure as practicable. The eight columns, composed of Bedford stone, shall be preserved and maintained as is; any repair or replacement of these elements shall employ only Bedford stone of equal texture, grain, color, and module size of the existing columns 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 the terra cotta, stone columns, porticos, arched windows and door openings shall be maintained. All stained glass windows which are visible from the exterior of the building shall remain in place and should be protected with plexiglass.

3. Roof and Dome

The slope, configuration and surface pattern of the existing roof shall be maintained. No new vertical or horizontal extensions shall be allowed and all existing extensions, gables, porticos and domes shall be preserved. The domed central section shall be preserved as is. All replacements or repairs to the roof and dome shall employ materials comparable with the existing roof and dome in texture, design and color.

4. Embellishments and Detailing

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

- A. Cornices and Molding: the cornice line and finely detailed molding under it and the porticos.
- B. Architrave and Decorative Frieze: the lettering in each architrave and the frieze consisting of a wreath and open Bible.
- C. Lintels and Arches: the lintels above first floor doors and windows and the semi-circular arches above second floor windows.
- D. Columns: the Bedford stone Corinthian columns with richly carved capitals.
- E. Dome: the existing materials (bronze) and finish, as well as the configuration of the dome.

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 the stone shall be preserved and remain unpainted. There will be no alterations with the exception of maintenance cleaning 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 Munsell Color System rating.
- B. Dome Material: The existing color of the bronze dome shall be preserved and remain unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. The color of any repairs to the dome shall coincide as nearly as practicable to a color range defined by the Munsell Color System rating.
- C. Trim and Detailing: The existing colors of all window/door frames, molding, columns, embellished lettering, friezes and other trim shall be preserved and coincide as nearly as practicable to color ranges defined by the Munsell Color System rating.

6. Lighting and Landscaping

Exterior 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

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.



3801-228/5530-N

3801-228/5530-N

Office

Office

Parking

Retail

CA-1
H/16

CA-1

3b

PACIFIC

AVE

ELM

HARWOOD

MAIN

COMMERCE

JACKSON

ST PAUL

WOOD

YOUNG

MARILLA

CANYON

ERVAY

ST

ST

ST

ST

ST

ST

ST

ST

ST

STREET

ST

CENTRAL

CENTRAL

PEARL

ST STREET

ST STREET

COMMERCIAL

COMMERCIAL

COMMERCIAL

3801-228/5530-N

CA-1

CA-1

16

15

3b

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