

5-14-97

ORDINANCE NO. 23110

An ordinance amending CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by establishing Historic Overlay District No. 81 (Adams Hats Building) comprised of the following described property ("the Property"), to wit:

TRACT I

BEING all of Lots 1 through 8 in City Block 7/187, fronting 400 feet on the south line of Canton Street between the east line of Henry Street and the west line of Crowduş Street, and containing approximately 49,994 square feet of land.

TRACT II

BEING all of Lots 10, 11, and 12 in City Block 7/187 at the northeast corner of Taylor Street and Interstate Highway 45, fronting 42.05 feet on the north line of Taylor Street and fronting 163.92 feet on the northeast line of Interstate Highway 45, and containing approximately 12,002 square feet of land.

providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; 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; and

CHECKED BY

JCK

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by establishing Historic Overlay District No. 81 comprised of the following described property ("the Property"), to wit:

TRACT I

BEING all of Lots 1, 2, 3, 4, 5, 6, 7 and 8 in City Block 7/187, in the CROWDUS AND AKARD ADDITION to the City of Dallas, Texas, according to the plat thereof recorded in Volume W, Page 625, of the Deed Records of Dallas County, Texas, and transcribed in Volume 3, Page 523 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point at the northwest corner of said Lot 8 at the intersection of the southerly line of Canton Street (80.0 feet wide) with the easterly line of Henry Street (50.0 feet wide);

THENCE North 75°54' East along the southerly line of Canton Street, a distance of 400.0 feet to a point at the northeast corner of said Lot 1 on the westerly line of Crowdus Street (50.0 feet wide);

THENCE South 13°14' East along the westerly line of Crowdus Street, a distance of 125.00 feet to a point at the southeast corner of said Lot 1 on the northerly line of Virgil Street (25.0 feet wide);

THENCE South 75°54' West along the northerly line of Virgil Street, a distance of 400.0 feet to a point at the southwest corner of said Lot 8 on the easterly line of Henry Street;

THENCE North 13°14' West along the easterly line of Henry Street, a distance of 125.0 feet to the PLACE OF BEGINNING, and containing 49,994 square feet of land, more or less.

TRACT II

BEING all of Lots 10, 11 and 12 in City Block 7/187, in the CROWDUS AND AKARD ADDITION to the City of Dallas, Texas, according to the plat thereof recorded in Volume W, Page 625 of the Deed Records of Dallas County, Texas, and transcribed in Volume 3, Page 523, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point at the southeast corner of said Lot 12 on the northerly line of Taylor Street (80.0 feet wide), 200.00 feet South 75°54' West from its intersection with the westerly line of Crowdus Street (50.0 feet wide);

THENCE South 75°54' West along the northerly line of Taylor Street, a distance of 42.05 feet to the southeast corner of the 623 square foot tract conveyed by Miller Bros. Hat Co., Inc. to the State of Texas, by deed recorded in Volume 910, Page 1546, of said Deed Records;

THENCE North 54°25'03" West along the northeast line of said State of Texas tract and along the northeast line of the tract conveyed to the State of Texas in Cause No. cc-66-5744-d and described in Volume 962, Page 81 of said Deed Records (called North 54°32'26" West), being the right-of-way line of Interstate Highway 45, a distance of 163.92 feet to a point at the northwest corner of said Lot 10 on the southerly line of Virgil Street (25.0 feet wide);

THENCE North 75°54' East along the southerly line of Virgil Street, a distance of 150.00 feet to a point at the northeast corner of said Lot 12;

THENCE South 13°14' East, parallel with Crowdus Street, a distance of 125.0 feet to the PLACE OF BEGINNING, and containing 12,002 square feet of land, more or less.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations contained in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, or remove any structure on 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 4. 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 5. That the director of planning and development shall correct Zoning District Map No. J-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 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. 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.

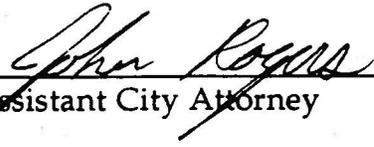
SECTION 7. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. 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 9. 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:

SAM A. LINDSAY, City Attorney

By 
Assistant City Attorney

Passed MAY 14 1997

Exhibit A
PRESERVATION CRITERIA
Adam Hats Building - 2700 Canton

1. GENERAL

- 1.1. All demolition, maintenance, new construction, public works, renovations, repairs and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.3 A person may not alter a historic district site, or any portion of the exterior of a structure on the site, or place, construct, maintain, expand, remove or demolish any structure in the historic district without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and the provisions of this ordinance. A person who violates this provision is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 1.4 The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
- 1.5 Preservation and restoration materials and methods used must comply with the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 The Landmark Commission may approve a certificate of appropriateness for work that does not strictly comply with these preservation criteria upon a finding that:
 - a. the proposed work is historically accurate and is consistent with the spirit and intent of the preservation criteria; and
 - b. the proposed work will not adversely affect the historic character of the property or the integrity of the historic district.

2. DEFINITIONS

- 2.1 Unless defined below, the definitions contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of the historic district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 CORNERSIDE YARD means a side yard abutting a street.
- 2.5 DISTRICT means the Historic Overlay District No. 81, the Adams Hats Building Historic Overlay District. This district contains the property described in Section 1 of this ordinance.
- 2.6 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.7 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.8 INTERIOR SIDE YARD means a side yard not adjacent to a street or alley.
- 2.9 MAIN BUILDING means the Adam Hats building, as shown in Exhibit B.
- 2.10 NO BUILD ZONE means that part of the district in which no new construction may take place.
- 2.11 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.12 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING

- 3.1 New construction is prohibited in the no build zone shown on Exhibit B.
- 3.2 The main building is protected.

- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Carports or garages are permitted in Tract I and Tract II. Carports and pedestrian connections are permitted in the no build zone.
- 3.5 Outdoor lighting must be appropriate and enhance the structure.
- 3.6 Landscaping must be appropriate, must enhance the structure and surroundings, and not obscure significant views of protected facades.
- 3.7 Any new mechanical equipment must be erected in side or rear yards or on the rooftop, and must be screened.
- 3.8 Fences in rear yards, interior side yards and cornerside yards may not exceed 8 feet in height.
- 3.9 Fences must be constructed of brick, cast stone, iron, stone, metal, a combination of these materials, or other appropriate materials.

4. **FACADES**

4.1 Protected facades.

- a. The facades shown on Exhibit B are protected.
- b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain and module size.
- c. Historic solid-to-void ratios of protected facades must be maintained.
- d. Brick added to protected facades must match in color, texture, module size, bond pattern and mortar color.
- e. Brick, cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.

4.2 Nonprotected facades.

- a. Reconstruction, renovation, repair or maintenance of nonprotected facades must be compatible with protected features.

- 4.3 Historic materials must be repaired if practical; they may be replaced only when necessary.
- 4.4 Paint must be removed in accordance with the Department of Interior standards prior to refinishing.
- 4.5 Aluminum siding, stucco, and vinyl cladding are not permitted.
- 4.6 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color. When repainted, the south facade must be painted a light color to resemble a concrete or plaster color.
- 4.7 Exposing and restoring historic finish materials is recommended.
- 4.8 Cleaning of the exterior of a structure must be in accordance with Department of Interior standards. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATIONS AND OPENINGS

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
- 5.3 Replacement doors and windows must express muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in width, height, proportion, glazing material, and color.
- 5.5 Decorative ironwork or burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.6 Glass and glazing must match historic materials as much as practical. Highly reflective tinting, glazing and films are not permitted on glass. PPG "Solex" glass or similar product with visible light transmittance of at least 73% is permitted.

5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

5.8 The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS

6.1 The historic slope, massing, configuration and materials of the roof must be preserved and maintained.

6.2 The following roofing materials are allowed: Built-up and single-ply membrane. Metal or other appropriate material are allowed on roof penthouses.

6.3 Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.

6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

7. EMBELLISHMENTS AND DETAILING

7.1 The following architectural elements are considered important features and are protected:

- a. Solid to void ratios in protected facades.
- b. Historic windows.
- c. Canopy on Canton Street.
- d. Cornice and other decorative elements.

8. NEW CONSTRUCTION AND ADDITIONS

8.1 Stand-alone new construction is not permitted.

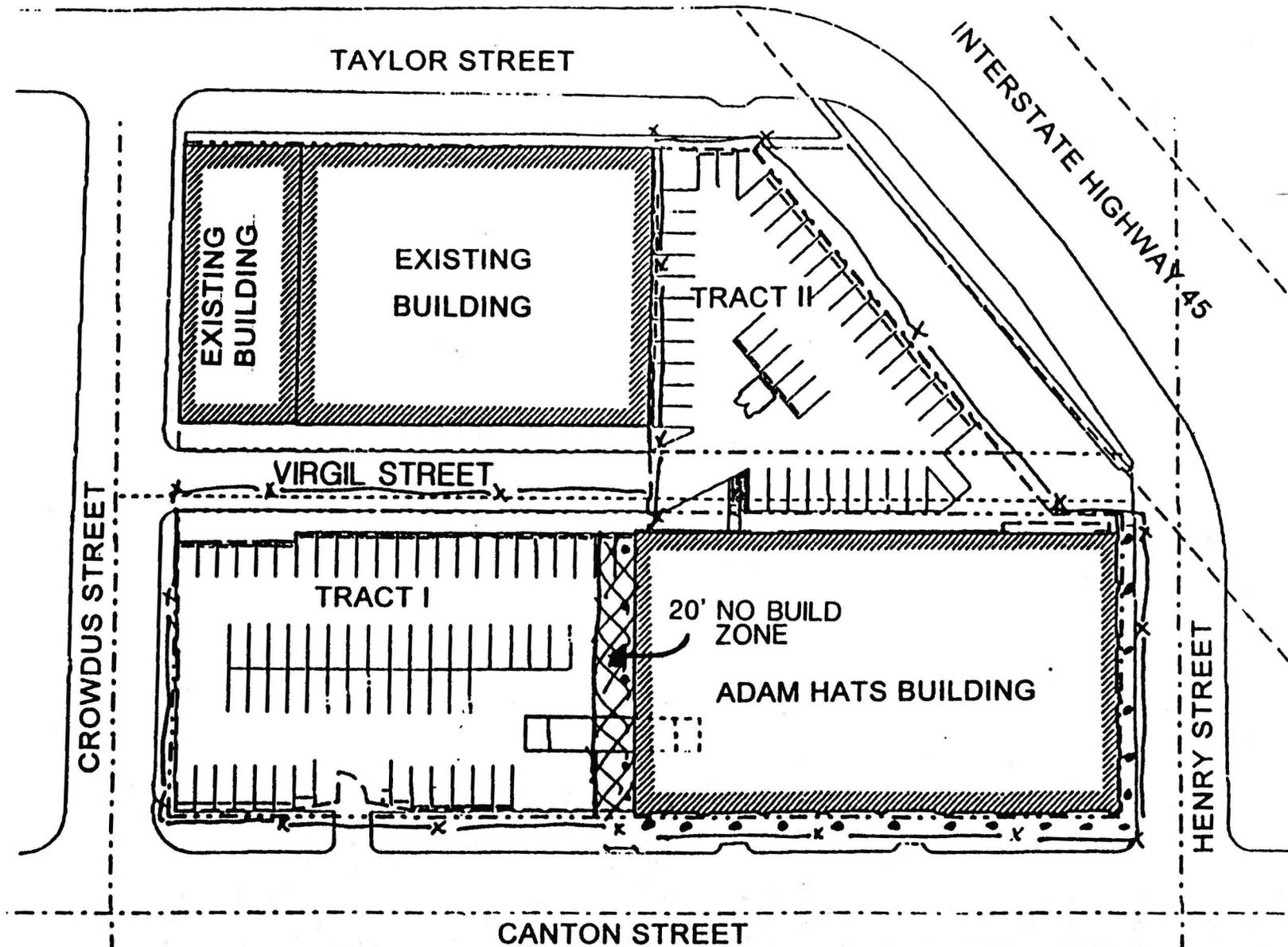
8.2 Vertical additions to the main building must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

8.3 Horizontal additions to the main building are not permitted.

- 8.4 The color, details, form, materials and general appearance of new construction and additions must be compatible with the existing historic structure.
- 8.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to voids ratios.
- 8.6 The height of new construction and additions in Tract II must not exceed the height of the adjacent freeway.
- 8.7 The height of new construction and additions in Tract I must not exceed the height of the historic structure.
- 8.8 Aluminum siding, stucco and vinyl cladding are not permitted.
- 8.9 The setback of new construction and additions must conform to the setback of adjacent historic structures.
- 8.10 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

9. SIGNS

- 9.1 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and real estate signs may be erected without a certificate of appropriateness.
- 9.2 Signs may be erected if appropriate.
- 9.3 All signs must conform with the provisions of the Dallas City Code, as amended.



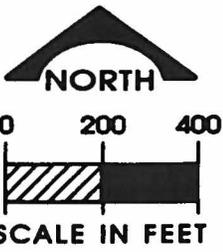
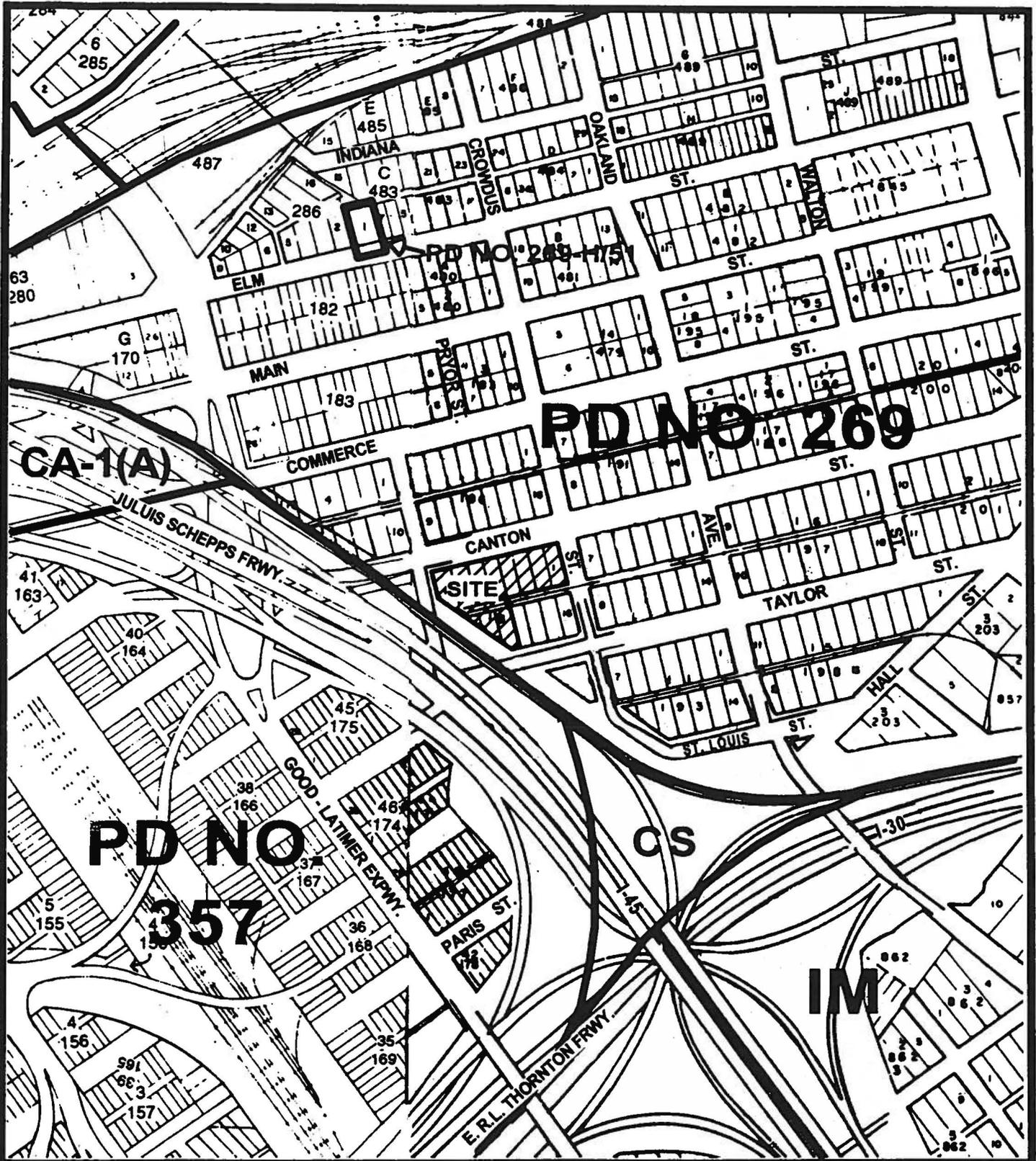
- PROTECTED FACADE
- x—x— LIMIT OF DESIGNATION
- ▣ NO BUILD ZONE



EXHIBIT B

23110

971577



ZONING HISTORY

MAP NO. J-8

CASE NO. Z967-183/6377-C(TT)

DEPARTMENTAL RESPONSE FORM

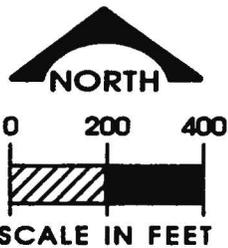
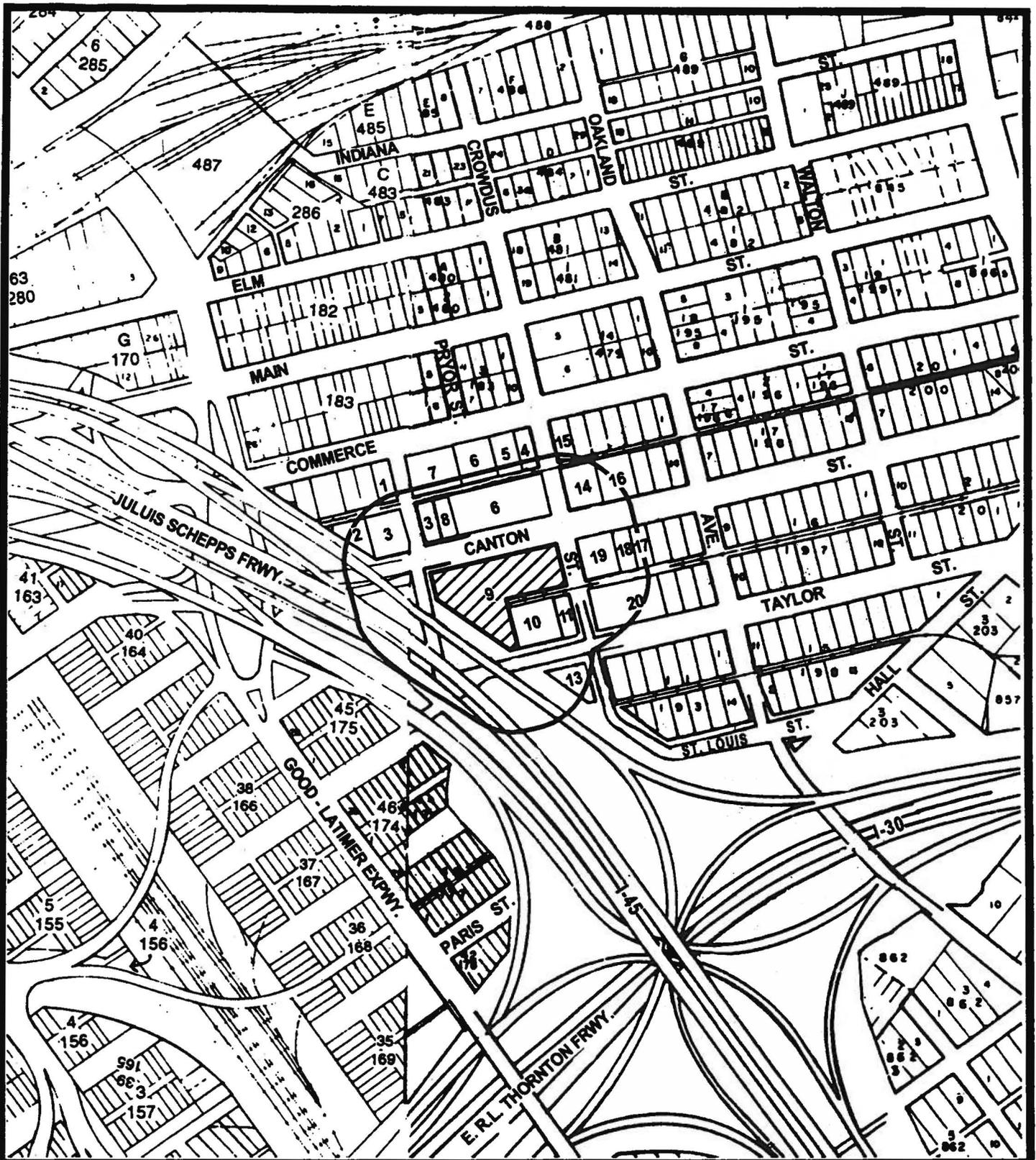
File No. Z967-183/6377-C(TT)

Date Sent February 20, 1997

CITY DEPARTMENTS	DATE REC'D
Aviation	2/21/97
Economic Development/ Building Inspection	3/4/97
City Attorney	3/4/97
Environmental & Health Services	2/26/97
Housing	
Park and Recreation	2/24/97
Police	2/21/97
Property Management	3/4/97
Public Works & Transportation (Private Development)	3/4/97
Public Works & Transportation (Transportation)	3/4/97
Streets, Sanitation and Code Enforcement	
Water	3/3/97

Outside Entities

Dallas ISD X Carrollton/Farmers Branch ISD <input type="checkbox"/> Plano ISD <input type="checkbox"/> Irving ISD <input type="checkbox"/> Garland ISD <input type="checkbox"/> Highland Park ISD <input type="checkbox"/> Richardson ISD <input type="checkbox"/> Lancaster ISD <input type="checkbox"/> Mesquite ISD <input type="checkbox"/> Wilmer/Hutchins <input type="checkbox"/> Duncanville ISD <input type="checkbox"/>	3/5/97
Dallas Area Rapid Transit	3/6/97
TU Electric	



NOTIFICATION

- 400' Area of Notification
- 20 Property Owners Notified

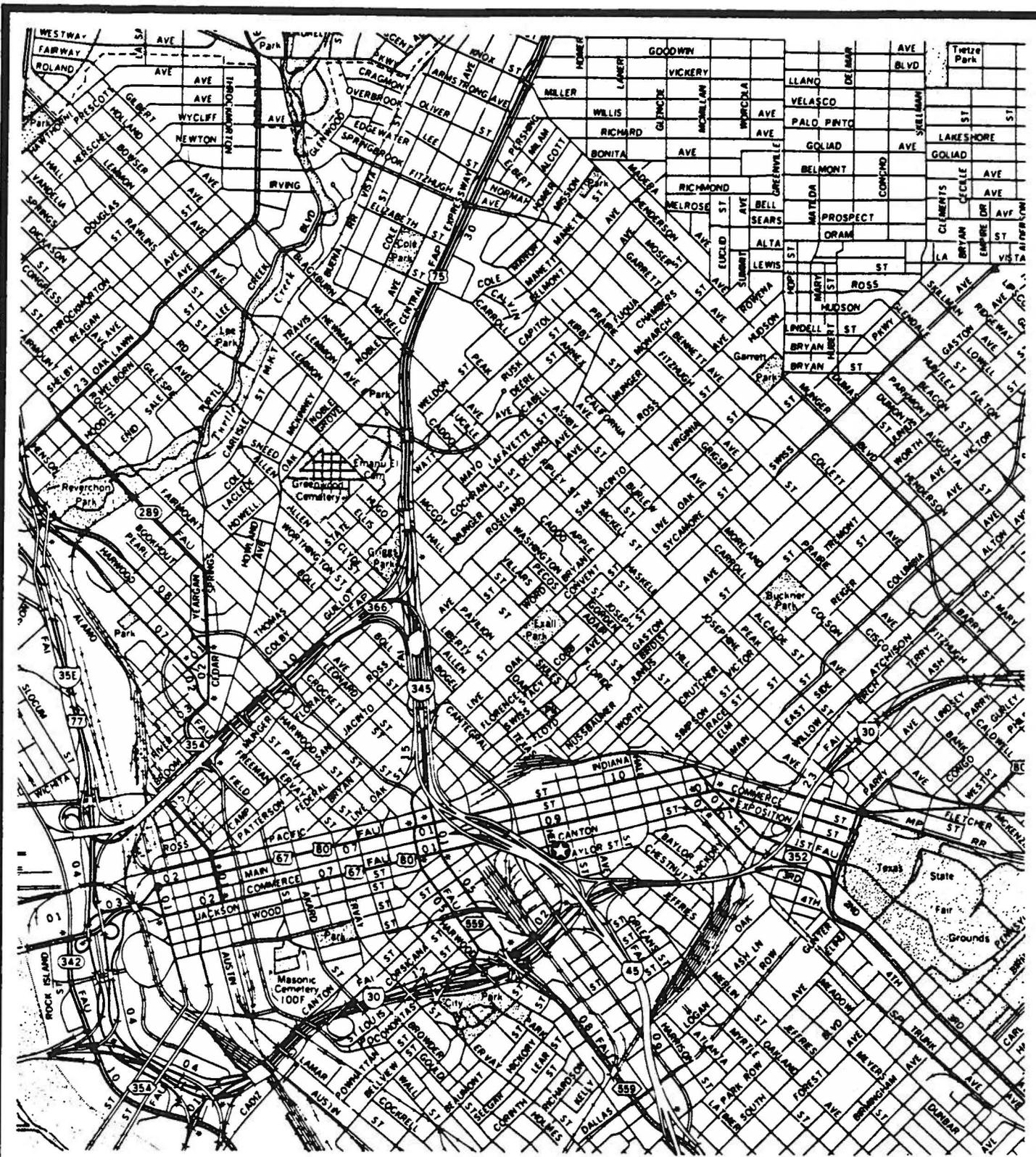
MAP NO. J-8

CASE NO. Z967-183/6377-C(TT)

NOTIFICATION LIST OF PROPERTY OWNERS
Z967-183/6377-C (TT)

20 PROPERTY OWNERS NOTIFIED

LABEL #	APPLICANT PROPERTY OWNER	BLKS	OVER	LOT
1	2630 COMMERCE STREET	0184	005	001
2	CASS DON E TR	0184	005	006
3	WESTBROOK JAMES P	0184	005	009
4	MADISON PACIFIC DEV CO	0186	004	001
5	SDL PARTNERS INC	0186	004	002
6	CANTON STREET BUILDING LC	0186	004	004
7	FRANCIS RAYMOND E	0186	004	006
8	JERNIGAN ARVEL L	0186	004	010
9	O WESTDALE PPTIES AMERICA I	0187	007	001
10	HUEMMER PROP PS	0187	007	013
11	KALMAN LEO	0187	007	016
12	DALLAS PIONEER LAND &	0188	008	001
13	BA PROPERTIES	0188	008	004
14	DALLAS PRODUCERS SERVICES	0191	013	008
15	GILPIN J R	0191	013	006
16	BALLAS VICTOR	0191	013	010
17	KALMAN CRAIG B	0192	012	004
18	JERNIGAN & MITCHELL INV	0192	012	005
19	BLANTON DONNY G	0192	012	006
20	TYPOGRAPHICS GROUP	0192	012	008

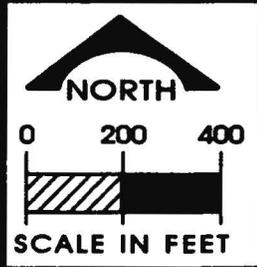
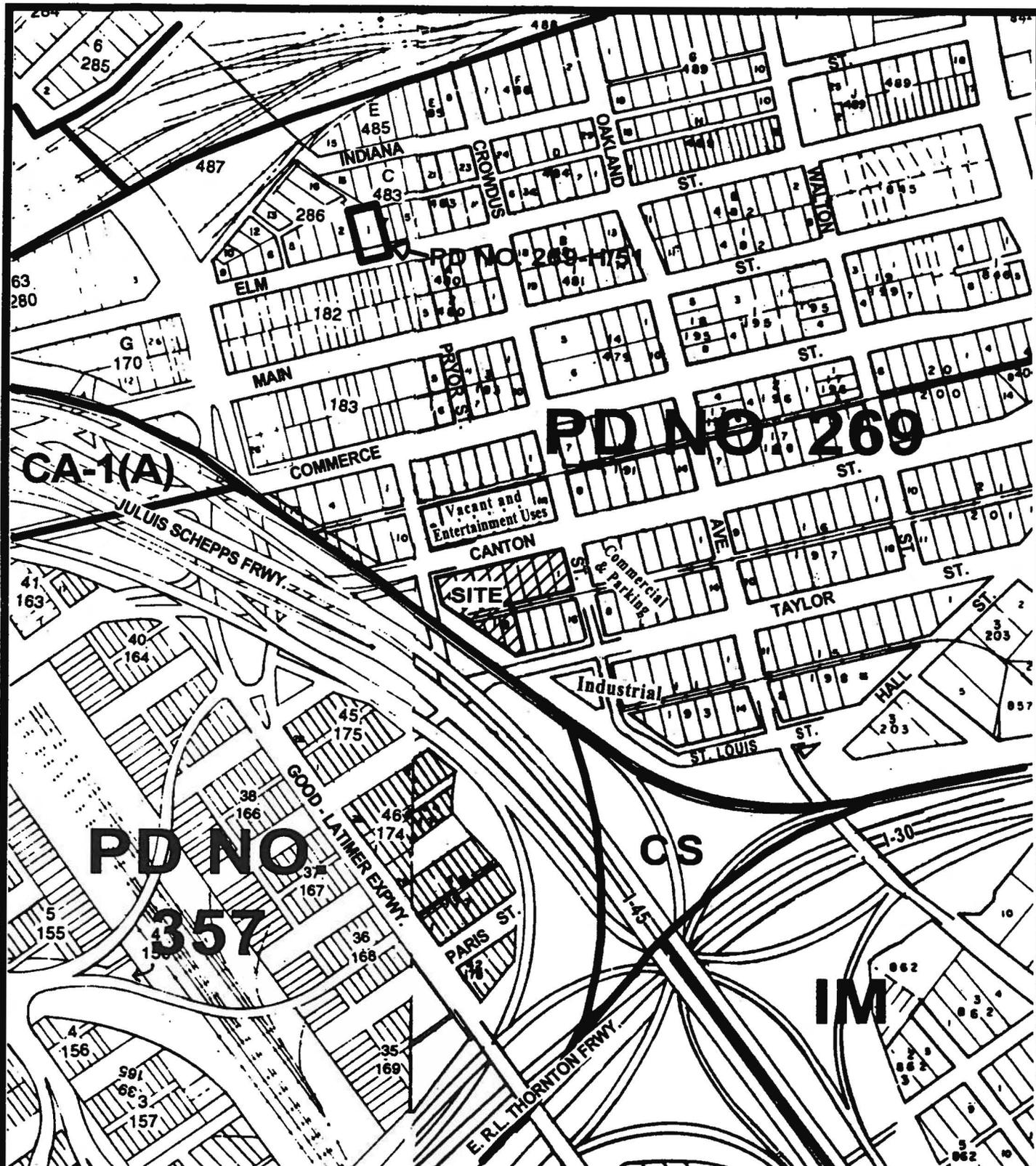


SCALE: 1" = 1/2 MILE

VICINITY MAP

MAP NO. J-8

CASE NO. Z967-183/6377-C(TT)



ZONING AND LAND USE

MAP NO. J-8
CASE NO. Z967-183/6377-C(TT)

FILE NUMBER: Z967-183/6377-C(TT) **DATE FILED:** February 19, 1997

LOCATION: 2700 Canton Street at Crowdus Street, South Corner

COUNCIL DISTRICT: 2 **Mapsco:** 45 M **CENSUS TRACT:** 31.02

SIZE OF REQUEST: 62,000 Square Feet **CITY SERVICE AREA:** Central

PROPOSAL: A Landmark Commission authorized hearing to consider the granting of an Historic Overlay District for the Adam Hats Building on property presently zoned as Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY:

- The building proposed for historic designation was a Ford Motor Company Assembly Plant, built in 1913-14.
- The building is architecturally significant as an intact example of an early twentieth century modern industrial building using reinforced concrete construction. It was designed by noted Seattle architect John Graham, Sr., an early specialist in this type of construction.
- This building was part of the first period of Ford's factory building in which 31 factories were built around the United States and Canada. These factories were built to assemble cars at the point of distribution, it was cheaper to ship parts rather than cars from Detroit. Assembling cars at distribution centers was a new idea in 1913.
- Dallas was one of the first cities to get a Ford branch and served as the gateway for distribution in the Southwest including North Texas, Western Louisiana, and Southern Oklahoma.
- The Adam Hats Building represents Dallas' history as the automobile center of the Southwest during the late teens and early twenties, selling 11,900 automobiles for a total of \$12,341,339 in 1913.
- The Ford plant was once Dallas' largest employer.
- The building now contains loft apartments.

STAFF RECOMMENDATION: Approval of an Historic Overlay District for the Adam Hats Building, subject to preservation criteria for the following reason:

- The structure fulfills four of the twelve criteria listed in the Development Code for City of Dallas Landmark designation.

Z967-183/6377-C(TT)

LANDMARK COMMISSION RECOMMENDATION: Approval of an Historic Overlay District for the Adam Hats Building, subject to preservation criteria.

STAFF ANALYSIS:

Land Use Compatibility: Surrounding land use consists of vacant buildings and entertainment uses to the north, a parking lot and commercial uses to the east, industrial uses to the south, and a freeway overpass to the west.

School District: The representative from Dallas Public Schools states that they do not object to this proposal.

Code Enforcement: The representative of Streets, Sanitation, and Code Enforcement did not respond to staff's request for specific information regarding this proposal.

LANDMARK COMMISSION ACTION: (December 3, 1996)

Motion: It was moved to recommend approval of an Historic Overlay District for the Adam Hats Building, subject to preservation criteria, as per the staff and designation task force recommendation.

Maker: Allison Reaves Poggi
Second: Barbara M. Weinstein
Result: Carried: 10 to 0
Ayes: 10 - McKnight, Poggi, Villarreal, Weinstein,
Hickman, McAlester, Goolsby, Avant, *Vega, *Shreve
Nays: 0
Absent: 3 - Valdez-Scott, Daws, **Oakley
Vacancy: 7

*alternate member

**CPC liaison