

Memorandum



CITY OF DALLAS

DATE March 23, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **Appeals of the Landmark Commission's decision to initiate the historic designation process to expand the Lake Cliff Historic District**

On Wednesday, April 4, 2018, City Council will hear 10 appeals of the Landmark Commission's decision to initiate the historic designation procedure to expand the Lake Cliff Historic District.

Attached is the designation report approved by the Landmark Commission, which includes both the landmark nomination form and the preservation criteria included in the original Lake Cliff Historic District ordinance that was created in 1997, and a map indicating each property in question. The appellants will have an opportunity to speak regarding the appeals on April 4.

On October 2, 2017, the Landmark Commission initiated the expansion of the Lake Cliff Historic District to include 11 new properties: 826, 832 and 834 Blaylock Drive, 1103, 1109 and 1119 North Crawford Street, and 829, 830, 834, 835 and 839 North Marsalis Avenue.

On October 11, 2017, the Director of Sustainable Development and Construction received written notices of appeal of this initiation by all but one property owner (owner of 829 N Marsalis did not appeal). Section 51A-4.501(c)(3) of the Dallas Development Code pertaining to appeals reads:

If the historic designation procedure is initiated by the Landmark Commission or City Plan Commission (CPC), the property owner may appeal the initiation to the City Council by filing a written notice with the director within 10 days after the action of the landmark commission or CPC. Within 180 days after the filing of the appeal, the director shall prepare, and the Landmark Commission shall adopt, a designation report and submit it to the City Council. After submission of the designation report, the City Council shall hold a public hearing on the appeal. The sole issue on appeal is whether the Landmark Commission or CPC erred in evaluating the significance of the property based on the characteristics listed in Section 51A-4.501(b). An appeal to the City Council constitutes the final administrative remedy.

The Director has 180 days from the submittal of the appeals to present the designation report to City Council. April 4, 2018 falls within the 180 day requirement. The appellants

DATE March 23, 2018

SUBJECT **Appeals of the Landmark Commission's decision to initiate the historic designation process to expand the Lake Cliff Historic District**

and interested parties may reach out to you before April 4, 2018. You may speak to anyone regarding the initiations and appeals.

If you have any questions about the appeal process, please contact Casey Burgess, Assistant City Attorney, at 214-670-1332.



Majed Al-Ghafry
Assistant City Manager

- c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billierae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
- Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

PROCEDURE FOR APPEAL OF INITIATION OF HISTORIC DESIGNATION PROCEDURE

A historic overlay district may be established to preserve places and areas of historical, cultural, or architectural importance and significance. Initiation of a place or area means that the city council, city plan commission, or landmark commission voted to initiate the procedure for adopting an ordinance to establish or amend a historic overlay district.¹

Once initiated, a predesignation moratorium is placed on the area in order to allow time to evaluate each proposed historic overlay district and to consider appropriate preservation criteria. During the predesignation moratorium, a person shall not alter a site, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a predesignation certificate of appropriateness from the landmark commission.

If the historic designation procedure is initiated by the landmark commission or city plan commission, the property owner may appeal the initiation to the city council. If an appeal is filed, the director shall prepare, and the landmark commission shall adopt a designation report and submit it to the city council within 180 days after the filing of the appeal. After submission of the designation report, the city council shall hold a public hearing on the appeal.²

In reviewing the initiation of historic designation procedure, the sole issue on appeal is whether the landmark commission or city plan commission erred in evaluating the significance of the property based on the characteristics listed in Section 51A-4.501(b). Therefore, only the representatives for the applicants and the city will be allowed to speak before city council.

The following are the evaluation criteria:

A historic overlay district may be established to preserve places and areas of historical, cultural, or architectural importance and significance if the place or area has **three or more** of the following characteristics:

- (1) History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.
- (2) Historic event: Location as or association with the site of a significant historic event.
- (3) Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

¹ Initiation can also occur when the property owner files a zoning change application with the city.

² An appeal of an initiation of historic designation procedure is a legislative hearing because it is an underlying zoning matter. Therefore, communication between city councilmembers and property owners is allowed before the hearing.

(4) Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

(5) Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state, or country.

(6) Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

(7) Unique visual feature: Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

(8) Archaeological: Archaeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

(9) National and state recognition: Eligible for or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

(10) Historic education: Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.”

ORDER OF THE HEARING

- (1) Preliminary matters and introduction by the mayor.

“Colleagues, we are going to hear appeals on the initiation of historic designations on 10 different properties.

You received designation reports for each property from the Sustainable Development and Construction Director. You also received materials from the appellants dated _____.

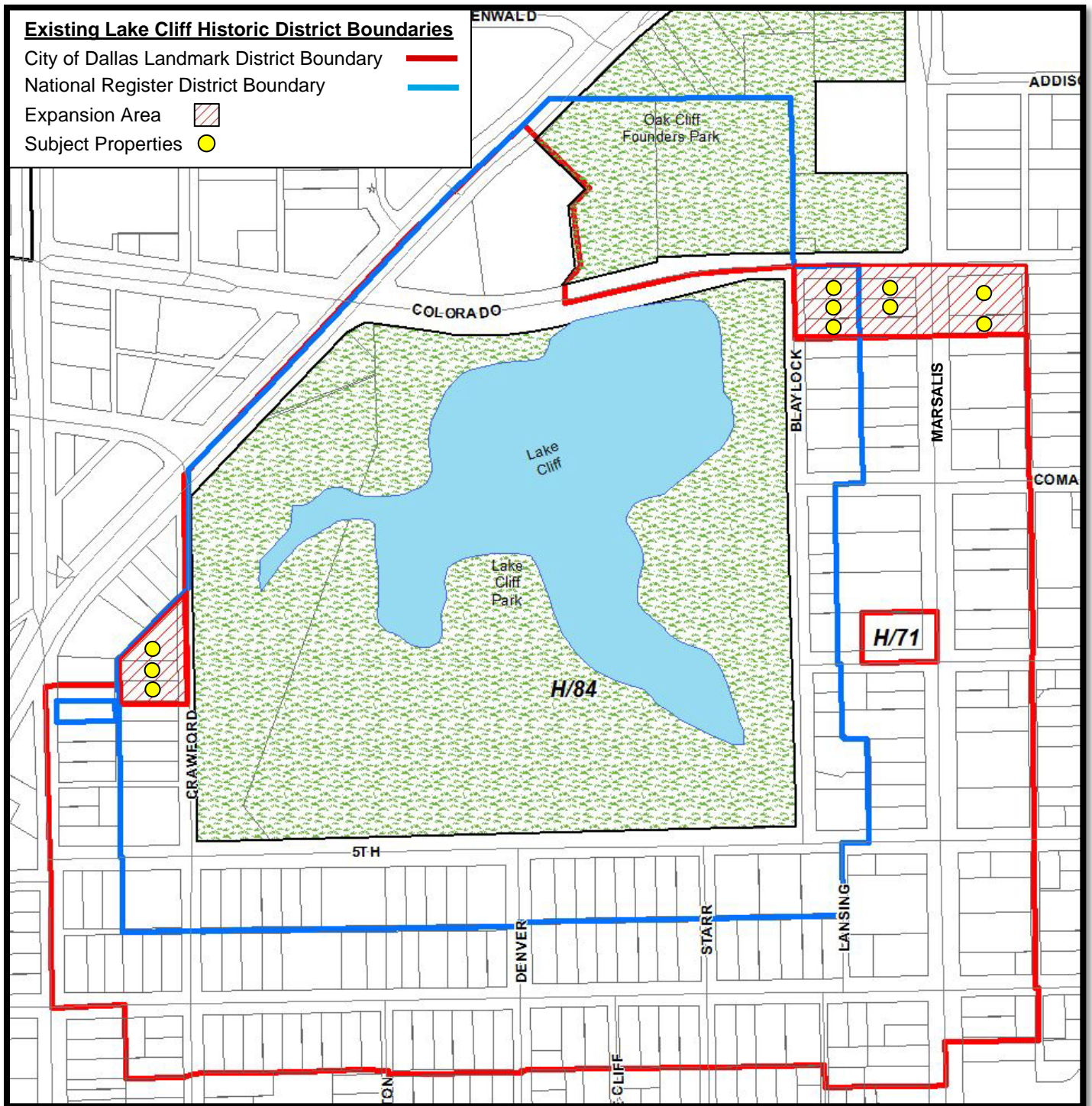
The city secretary will read all the appeals on record and each property owner will have an opportunity to speak. Members of the public will not be allowed to speak.

Do any councilmembers have questions about procedure at this time?

Okay, madam secretary.”

- (2) The city secretary will read all the appeals on record at one time.
- (3) Appellant’s case.
 - (a) Each property owner will have an opportunity to speak.
 - (b) Councilmembers can ask questions at any time.
- (4) Director’s input.
- (5) Motion and second to either:
 - (a) Affirm the decision of the Landmark Commission with the finding that they did not err in evaluating the significance of the properties;
 - (b) Deny the decision of the Landmark Commission with the finding that they did err in evaluating the significance of the properties; or
 - (c) Modify the decision of the Landmark Commission with the finding that they erred in evaluating the significance on some properties, but not all.
- (6) Discussion by councilmembers.
- (7) Vote.

Note: Appeal to the city council constitutes the final administrative remedy.



- Appeal Properties:**
- 1119 North Crawford Street
 - 1109 North Crawford Street
 - 1103 North Crawford Street
 - 834 Blaylock Drive
 - 832 Blaylock Drive
 - 826 Blaylock Drive
 - 839 North Marsalis Avenue
 - 835 North Marsalis Avenue
 - 834 North Marsalis Avenue
 - 830 North Marsalis Avenue

7. Representation on Existing Surveys

Alexander Survey (citywide): local state national X National Register
H.P.L. Survey (CBD) A B C D ___ Recorded TX Historic Ldmk
Oak Cliff X ___ TX State Antiquities Ldmk
Victorian Survey ___
Dallas Historic Resources Survey, Phase III X high ___ medium ___ low

For Office Use Only

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y N
Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

Original owner(s): Various
Significant later owner(s):

9. Construction Dates

Original: 1888 - Present
Alterations/additions:

10. Architect

Original construction: Various
Alterations/additions:

11. Site Features

Natural: Lake Cliff Park
Urban Design: Lake Cliff Residential Neighborhood

12. Physical Description

Condition, check one: _____ excellent _____ deteriorated _____ unaltered _____ original site
X good _____ ruins _____ altered _____ Moved (date _____)
_____ fair _____ unexposed

Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

DESCRIPTION:

The Lake Cliff Historic District lies in the northeastern part of the original Oak Cliff townsite on relatively high, flat terrain overlooking downtown Dallas, roughly 1-1/2 miles to the north. The historic district covers approximately 75 acres including a public park with a central man-made lake dating from c. 1888. The district also includes all the residential half-blocks fronting the park on the east (Blaylock Drive), south (E. Fifth Street) and west (N. Crawford Street). East Sixth Street (from Beckley to Marsalis) and Marsalis (from East Sixth Street to Colorado Boulevard) are also included in the historic district. The boundary extends north to Zang

Boulevard to include the 13-story Lake Cliff Tower Hotel (1929-1932, 329 E. Colorado) The contributing properties are primarily 1920s to 1930s, 1- and 2-story houses and apartment buildings featuring craftsman and Prairie School influences. The remaining contributing properties include Lake Cliff Park (site), Lake Cliff (lake), and a handful of early park buildings. The properties listed as noncontributing comprise those constructed after 1944 or significantly altered and include the Lake Cliff Park tennis courts and pool (structures) and sculpture (object).

The Lake Cliff Historic District is generally flat, except for the excavated lake, and a diverted, fieldstone-lined creek that drains into it from the southwest. A slightly depressed area in the south part of Lake Cliff Park is the site of a demolished concrete bathing pool and bath house. Large trees, low shrubs and grass lawns are found throughout the district.

The park is the central focus of the district and the surrounding residential buildings are oriented to it. Oak and hackberry trees stand in natural clusters along the creek, while formal trees and ground cover plantings surround the lake. A sense of formality is suggested by regularly spaced hackberry trees along the west, south and east sides of the park. Concrete sidewalks and curbs surround the park, and curving walks lend public access to its grounds. Several contributing buildings, objects, and structures are found within the park site, including Lake Cliff and a large rustic style open-air pavilion and fountain complex to the northeast Small Romantic and Rustic style buildings dot the southeast side of the park.

The historic architecture surrounding the park is a mixture of 1- and 2-story single-family bungalows, four-square houses and apartment buildings. However, Oak Cliffs premier high-rise, the 13-story Cliff Towers Hotel (1929-1932) dominates the district to the north with its massing and solitary setting. The Mediterranean building (now known as the Lake Park Nursing Home) faces south toward E. Colorado Boulevard and Lake Cliff Park. The eclectic, highly detailed hotel is situated among trees, grass and a surface parking lot that do little to break its visual association with the park.

Southeast of the Hotel, facing Blaylock Street and near Colorado Street are several 2-story (1920s; 824, 826, 832, 834 Blaylock Drive) brick apartment buildings. The largely unadorned, square forms face west and several have fabric or metal awnings over their front windows. These buildings are representative of other small apartment complexes found throughout the district.

Further south on Blaylock are several 1930s craftsman bungalows and one 1922 dwelling set far back from the street. East 5th Street has several exceptional high style houses among its more modest dwellings. Frame and masonry construction are found throughout the district, representing a variety of stylistic influences.

The historic district's most conspicuous Noncontributing element, a large condominium block built in the 1980s, is at 230 E. 5th Street. Along the western edge of the park, N. Crawford Street is lined with 1930s and 1940s apartment blocks, several bungalows and a small, new apartment complex (1015 N. Crawford).

The character of the district is set by the historic components of the park, both landscaping and architectural elements, and the park's placement within the community as an integral, evolved component of the neighborhood. The early 20th century buildings around it serve to reinforce the park's historic ambience. The impact of the district's Noncontributing properties is diminished by unifying landscaping elements.

13. Historical Significance

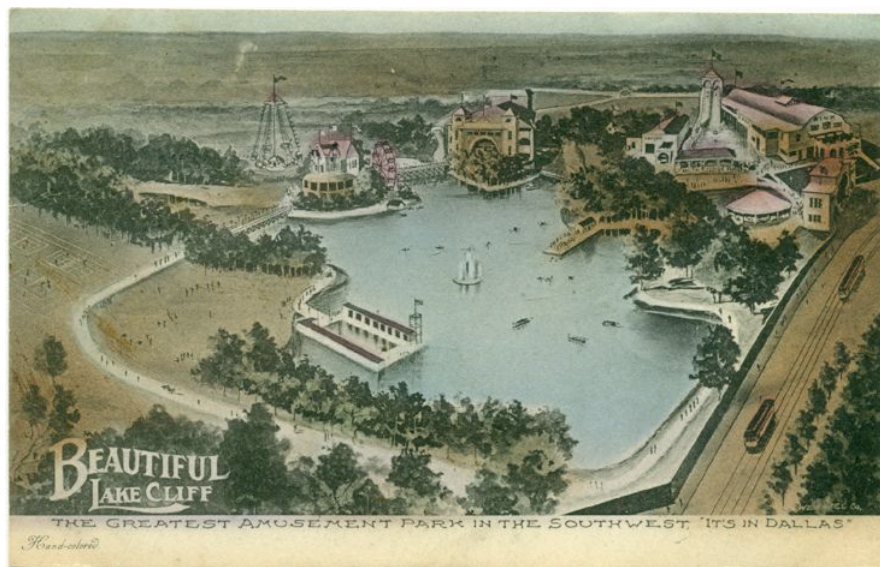
Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

STATEMENT OF SIGNIFICANCE:

The Lake Cliff area is significant in the development of Oak Cliff, and reflects the promotional efforts of Dallas' early developers to lure homeowners to the south side of the Trinity River. Most of the district lies within the original township of Oak Cliff. Lake Cliff is the result of a partnership between T. L. Marsalis and John S. Armstrong. Marsalis and Armstrong constructed a steam-powered street car line to their development, in 1887.

The lake, manmade, was constructed in 1888 by the Llewellyn Club. Only two blocks from the street car line, the developers marketed the area as healthy, close to retail services and connected to Dallas by rail. Marsalis Avenue, the only designated avenue, was originally named Grand and was to be the great connection to the bucolic suburb and the city center. The streetcar line ran from downtown Dallas to Oak Cliff. After the line crossed the Trinity River, it branched into two sections. One section headed further south toward an area that became Oak Cliffs commercial center. The other branch traveled west along Colorado Boulevard, extending to Lake Cliff. The two lines eventually reunited creating a loop, which was completed in 1904. The lake, which became a focal point of the development, and has remained unchanged, and is considered a contributing feature in the district.

In 1899, Dr. Robert Spann purchased all of the property around the lake and converted the Llewellyn club house into a sanitarium which he operated for several years (McDonald 1978:227; Dreesen 1939:n.p.). John F. Zang and Charles Mangold, Oak Cliff businessmen, purchased the land in 1906. They developed the area as an amusement park, which included log rides, a roller coaster, a natatorium, a skating rink for 2,000 people, and a 2,500-seat casino. The casino hosted Al Jolson and Eddie Cantor. The Dallas-based architectural firm of Lang and Witchell designed the buildings and structures in the park, which were erected by local contractor L.B. Westerman. The park was intended to encourage Oak Cliffs development and drive up the value of land Zang and Mangold had purchased previously. The amusement park failed financially, partially due to the Trinity River flooding of 1908. All of the buildings were destroyed by the early 1940's (McDonald 1978:227).



Vintage Postcard of the Lake Cliff Amusement Park (circa 1907)

In 1913, the City of Dallas purchased the land surrounding the lake for \$55,000 (Dreesen 1939:n.d.). Over time, the remaining amusement park rides and buildings were removed. A 1910s brick pump house building is the only remaining feature of the aquatic facilities. The now public park was designed in a “natural” style with stone pavilions and a bath house. The new features also included a stone arcaded shelter (1934) and rose garden, both constructed by the Works Progress Administration (WPA). Lake Cliff Park became a defining element for Oak Cliff. The park's new role encouraged residential development around the park perimeter, beginning in the 1920s. Other residential additions follow the construction of the park as well, including the Miller-Stemmons Addition and Crystal Hills Addition.



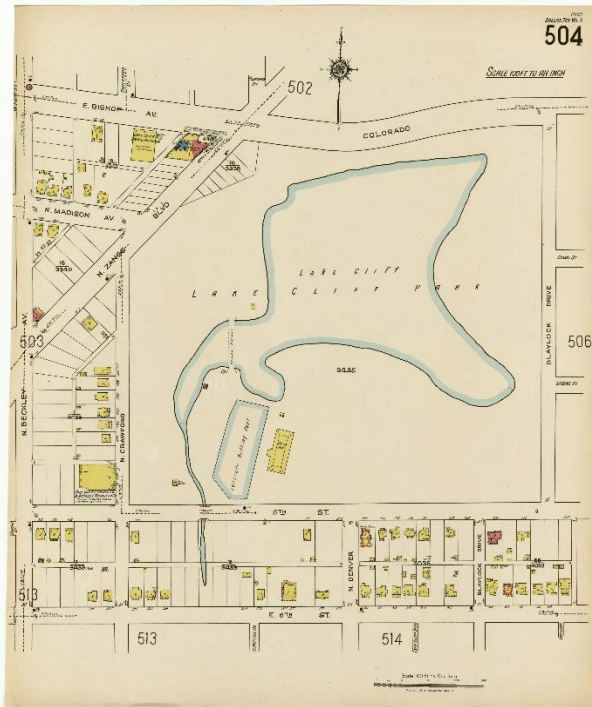
Lake Cliff Rose Garden, 1940

The buildings in the development around the park consist primarily of single family homes, but also include small apartment buildings. A mix of architectural styles is found throughout this neighborhood. The styles include Craftsman bungalows, Prairie foursquares, and Tudor revivals.

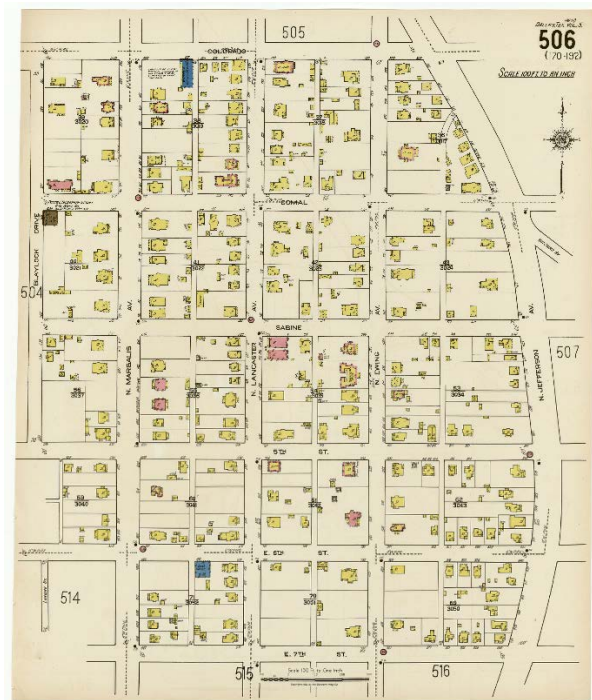
The house at 520 East Fifth Street is Tudor Revival with details such as a steeply pitched, gabled roof with cross gables, massive chimney, and tall, narrow windows with multi-pane glazing (McAlester, pp. 354-55, 452-53). Prairie details on the house at 414 East Fifth Street (1920), include the low-pitched hipped porch and main roof, widely overhanging eaves, and large square pillars. These features combine to emphasize the horizontal lines of the building. Craftsman detailing is evident on the houses at 410-402 East Fifth Street (1920), including a low-pitched gabled or hipped roof, exposed overhanging eaves, exposed brackets and rafters, and tapered square porch columns. Another excellent example of craftsman detailing can be found on the bungalow at 402 East Fifth Street (1925), including the low-pitched, front gabled roof and partial front porch with square columns.

The larger homes in the area were owned by some of Oak Cliff and Dallas' more prominent families. C.M. Bolanz of Bolanz and Bolanz Real estate, Loans and Insurance lived at 606 Blaylock. J.D. Peterson, the manager of Hormel, lived at 626 Blaylock. Frank Reaugh, an outstanding regional artist, lived on East Fifth along with local photographer Frank Rogers. (City Directories for 1925-26 and 1930)

Most of the small apartment buildings were constructed during the 1920s and 1930s. These buildings, like those built at 826 and 832 Blaylock, reflect the scale and massing of the predominant single family housing. Their styles are also varied like the Tudor Revival style apartment building at 816 Blaylock (1925), and the Prairie style one at 834 Blaylock (1923). Noncontributing apartment complexes constructed after 1944 tend to be larger and less sensitive to the historic ambiance of the district. For example, the 3-story apartment building at 230 East Fifth Street lacks sensitivity to the style, massing or setbacks of nearby houses.



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

The 1922 Sanborn Fire Insurance map shows the development of houses surrounding the lake.

Part of the district, though separated from the residential area to the south by East Colorado Boulevard is the Lake Cliff Tower. Lake Cliff Tower was constructed (1929-1932) as a hotel at the intersection of two major thoroughfares, Colorado and Zang boulevards. Zang Boulevard, the major connection between Dallas and Oak Cliff, also was the connector to Highway 80, and thus Ft. Worth. The Lake Cliff Tower became a landmark for travelers to and from Ft. Worth.

The Cliff Tower hotel was first planned in 1926 as a 10-story apartment complex designed by Thompson and Swaine architects (Dallas Times Herald, June 19, 1926, p.10). The project failed with the construction partially complete, but was repurchased and revived by E.W. Morten and Charles Mangold in 1929. The latter had sold the property in 1924 to the first developers. Albert S. Hecht and Robert C. Williams of Dallas and Chicago redesigned the building. The original contractor, Bellows Maclay, apparently continued his work in 1929 and completed the building in 1932.

Lake Cliff Tower, a contributing building for both the national and city historic districts, continues the park like setting with a broad front lawn. The building's setting is appropriate to its proximity to the park and its 13-story height does not adversely impact the smaller contributing properties.



Lake Cliff Park and Lake Cliff Tower

The period of significance for the Lake Cliff Historic District extends from the construction of the park in 1888 to 1944. It is an excellent collection of early 20th century single and multi-family dwellings that typify Oak Cliffs growth in the 1920s and 1930s. While Lake Cliff Park has evolved over the years (including the recent addition of a baseball park and tennis courts), its overall integrity has not been compromised. Other contributing properties within the historic district retain a high degree of integrity. Noncontributing properties make up a very small portion of the total and do not detract substantially from the overall feel of the district.

14. Bibliography

Report created from the National Register Nomination for the Lake Cliff Neighborhood which is a portion of the Historic Resources Survey of Dallas Texas, Phase III, 1988-89 prepared by Hardy-Heck-Moore. Sources for this portion of the National Register Nomination are listed below:

Dallas Public Library vertical files.

Dallas Times Herald, June 19, 1926, p.10

Dreesen, Don
1939 "History of Oak Cliff". Oak Cliff Dispatch-Journal
March 6 - June 22 installments.

McDonald, William L.
1979 Dallas Rediscovered: A Photographic Chronicle of Urban Expansion 1870-1925. Riverside Press

McAlester, Virginia and Lee McAlester
1986 A Field Guide to American Houses. Alfred A. Knopf, New York.

15. Attachments

___ *District or Site Map*

___ *Site Plan*

___ *Photos (historic & current)*

___ *Additional descriptive material*

___ *Footnotes*

___ *Other:* _____

16. Designation Criteria

X History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

_____ Historic event: Location of or association with the site of a significant historic event.

X Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

X Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

_____ Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

X Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

_____ Archeological: Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

X National and state recognition: Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

X Historic education: Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

X Unique visual feature: Unique

Recommendation

The Designation Committee requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Development Services.

Date:

***Daron Tapscott - Chair
Designation Committee***

***Liz Casso
Historic Preservation Planner***

11-5-97

ORDINANCE NO. 23328

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. 84 (Lake Cliff Historic District) comprised of the following described property ("the Property"), to wit:

BEING an area generally bounded by Colorado Boulevard, Marsalis Avenue, Sixth Street, Beckley Avenue and Zang Boulevard, and containing approximately 97.9 acres of land.

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

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. 84 comprised of the following described property ("the Property"), to wit:

CHECKED BY

JCK.....LIX

23328

973677

BEING a tract of land in the Elizabeth Robertson Survey, Abstract No. 1211, in the City of Dallas, Dallas County, Texas, and being in City Blocks 3421, 3434, 3435, 39/3020, 38/3019, 40/3021, 41/3022, 56/3037, 55/3036, 59/3040, 60/3041, 71/3052, 72/3053, 73/3054, C/3123, B/3432, A/3432, 3/3039 2/3038, 3/3433, 2/3433, 1/3433, and 3338, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Sixth Street and the east line of Beckley Avenue;

THENCE in a northerly direction along the east line of Beckley Avenue to a point for corner on the common line between Lots 8 and 9 in City Block 1/3433;

THENCE in an easterly direction along said common lot line and its eastward prolongation to a point for corner on the centerline of a 15 foot wide public alley in City Block 1/3433;

THENCE in a southerly direction along the centerline of said alley to a point for corner on the westward prolongation of the common line between Lots 23 and 24 in City Block 1/3433;

THENCE in an easterly direction along the westward prolongation of said common lot line, and continuing in an easterly direction along said common lot line and its eastward prolongation to point for corner in the east line of Crawford Street;

THENCE in a northerly direction along the east line of Crawford Street to a point for corner on the southeast line of Zang Boulevard;

THENCE in a northeasterly direction along the southeast line of Zang Boulevard, crossing Colorado Boulevard, to a point for corner on a line that is approximately 500.06 feet North 45°50' East from the most northerly end of a corner clip at the northeast corner of Zang Boulevard and Colorado Boulevard;

THENCE South 40°40'10" East, leaving the southeast line of Zang Boulevard, a distance of approximately 190.0 feet to a point for corner;

THENCE South 44°45'50" West, a distance of 59.93 feet to a point for corner;

THENCE South 06°57'15" East, a distance of 154.98 feet to a point for corner;

THENCE South 42°02' 33" East, a distance of 59.34 feet to a point for corner on the north line of Colorado Boulevard;

THENCE in a southerly direction along a line perpendicular to the north line of Colorado Boulevard, a distance of approximately 100 feet to a point for corner on the south line of Colorado Boulevard;

LX

23328

973677

THENCE in an easterly direction along the south line of Colorado Boulevard to a point for corner on the west line of Blaylock Street;

THENCE in a southerly direction along the west line of Blaylock Street to a point for corner on a line, said line being 150 feet south of and parallel to the south line of Colorado Boulevard;

THENCE in an easterly direction along said line, crossing Blaylock Street and Marsalis Avenue, a distance of approximately 601.6 feet to a point for corner on the centerline of a 17.2 foot wide public alley;

THENCE in a southerly direction along the centerline of said alley, and continuing in a southerly direction, crossing Comal Street, and continuing along the centerline of an alley in City Block 4/3022, crossing Sabine Street, and continuing in a southerly direction along the centerline of an alley in City Block 55/3036, crossing Fifth Street, and continuing along the centerline of an alley in City Block 60/3041, crossing Sixth Street, and continuing along the centerline of an alley in City Block 71/3052 to a point for corner on a line, said line being 109.6 feet south of and parallel to the south line of Sixth Street;

THENCE in a westerly direction along said line, a distance of approximately 273.75 feet to a point for corner on the west line of Marsalis Avenue;

THENCE in a southerly direction along the west line of Marsalis Avenue to a point for corner on a line, said line being 100 feet north of and parallel to the north line of Seventh Street;

THENCE in a westerly direction along said line, a distance of approximately 260 feet to a point for corner on the centerline of an alley in City Block 72/3053;

THENCE in a northerly direction along the centerline of said alley to a point for corner on a line, said line being 154.3 feet south of and parallel to the south line of Sixth Street;

THENCE in a westerly direction along said line, crossing Star Street and Denver Street, and continuing along the centerline of a 15 foot wide public alley in City Block C/3123, crossing Patton Avenue, and continuing in a westerly direction along a line 145 feet south of and parallel to the south line of Sixth Street to a point for corner on the centerline of Crawford Street;

THENCE in a southerly direction along the centerline of Crawford Street, a distance of 5 feet to a point for corner on a line, said line being 150 feet south of and parallel to the south line of Sixth Street;

THENCE in a westerly direction along said line to a point for corner on the common line between City Blocks 3432 and A/3432;

LXI

THENCE in a northerly direction along said common block line and its northerly prolongation to a point for corner on the north line of Sixth Street;

THENCE in a westerly direction along the north line of Sixth Street to its intersection with the east line of Beckley Avenue, the POINT OF BEGINNING, and containing approximately 97.9 acres of land.

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 Nos. K-7 & L-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 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 I 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 NOV 12 1997

Exhibit A
PRESERVATION CRITERIA
Lake Cliff Historic District
(The area bounded by Colorado Boulevard, Marsalis Avenue,
Sixth Street, Beckley Avenue and Zang Boulevard)

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 these 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 **COLUMN** means the entire column, including the base and capital.
- 2.5 **COMMISSION** means the Landmark Commission of the City of Dallas.
- 2.6 **CONTRIBUTING STRUCTURE** means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to a historic district.
- 2.7 **CORNERSIDE FACADE** means a facade facing a side street.
- 2.8 **CORNERSIDE FENCE** means a fence adjacent to a side street.
- 2.9 **CORNERSIDE YARD** means a side yard abutting a street.
- 2.10 **DIRECTOR** means the director of the Department of Planning and Development or the Director's representative.
- 2.11 **DISTRICT** means Historic Overlay District No. 84 the Lake Cliff Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown in Exhibit B.
- 2.12 **ERECT** means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.13 **FENCE** means a structure or hedgerow that provides a physical barrier, including a fence gate.

- 2.14 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.15 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.16 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.17 NO-BUILD ZONE means that part of Lake Cliff Historic District in which no new construction may take place.
- 2.18 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.19 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 front yard.
- 3.2 All contributing structures are 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 Circular driveways and parking areas are not permitted in a front yard.
- 3.5 Carports or garages are permitted only in the rear yard.
- 3.6 Outdoor lighting must be appropriate and enhance the structure.
- 3.7 Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- 3.8 It is recommended that landscaping reflect the historic landscape design.
- 3.9 Existing trees are protected, except that unhealthy or damaged trees may be removed.
- 3.10 Any new mechanical equipment may not be erected in the front or side yards, and must be screened. Pay phones may not be erected in front or side yards.

3.11 Fence location.

- a. Historically appropriate fences are permitted in the front yard and may not exceed 3'6" in height and must be 50 percent open. They must be constructed of one or more of the following materials: wood, stone, brick, wrought iron, a combination of those materials, or other materials deemed appropriate. Chain link is not allowed in the front yard.
- b. Interior side yard fences must be located in the rear 50 percent of the interior side yard; this may be a solid fence. Interior side yard fences must be located behind the open front porch of an adjacent house. The portion of the fence in the front 50 percent of the interior side yard and that portion facing the main street must be at least 70 percent open. Chain link fences are not allowed in the front 50 percent of the interior side yard.
- c. Fences in the cornerside yards may be located in the front 50 percent of the cornerside facade; these must be at least 70 percent open. Chain link fences are not allowed.
- d. Solid cornerside fences must not be located directly in front of the cornerside facade except that due to unusual high pedestrian or vehicular traffic a solid fence may be allowed directly in front of any portion of the rear 50 percent of the cornerside facade. This fence must not screen any significant architectural feature of a main structure.
- e. Fence locations are shown in Exhibit C.

3.12 Unless otherwise noted, fences must not exceed 8 feet in height.

3.13 Fences must be constructed of wood, brick, cast stone, wrought iron, stone, wood, a combination of these materials, or other appropriate materials. Chain link is only allowed in the rear 50 percent of the back yard.

3.14 Tops of fences must be horizontal, stepped or parallel to grade as illustrated in Exhibit C.

3.15 The finished side of a fence must face out if seen from any street as illustrated in Exhibit C.

4. FACADES

4.1 Protected facades.

- a. Front, cornerside and interior side facades or contributing structures 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 Wood siding, trim, and detailing must be restored wherever practical.

4.4 All exposed wood must be painted, stained, or otherwise preserved.

4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.

4.6 Paint must be removed in accordance with the Department of Interior standards prior to refinishing.

4.7 Aluminum siding, stucco, and vinyl cladding are not permitted.

4.8 Historic Colors

- a. Historic color must be maintained wherever practical.

- b. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
 - c. All structures must have a dominant color and no more than three trim colors, including any accent colors. Proper location of dominant, trim and accent colors is shown in Exhibit D. The colors of a structure must be complimentary to each other and the overall character of this district. Complimenting color schemes are encouraged through the blockface.
 - d. Wood columns should be painted white or a light color.
- 4.9 Exposing and restoring historic finish materials is recommended.
- 4.10 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. FENESTRATION 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. Painted or factory finished aluminum storm doors, storm windows or screens are permitted. Mill finished aluminum is not permitted.
- 5.5 Decorative ironwork and 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. Films and tinted or reflective glazings are not permitted on glass.
- 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: clay tiles, composition shingles, slate tiles, terra-cotta tiles and wood shingles. Built-up, metal, single-ply membrane, synthetic wood shingle, and synthetic clay tile roofs are not permitted.
- 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 placed so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

7. PORCHES AND BALCONIES.

- 7.1 Historic porches and balconies on protected facades are protected.
- 7.2 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches on protected facades be restored to their historic appearance.
- 7.3 Historic columns, detailing, railings, and trim on porches and balconies are protected.
- 7.4 Porch floors must be brick, concrete, stone, or wood. Brick, concrete, or stone porch floors may not be covered with carpet or paint. Wood floors must be painted or stained. A clear sealant is acceptable on porch floors.

8. EMBELLISHMENTS AND DETAILING

- 8.1 The following architectural elements are considered important features and are protected: porte cocheres, front porches, historic doors and windows, historic architectural features.

9. NEW CONSTRUCTION AND ADDITIONS

- 9.1 Stand-alone new construction is permitted only in the rear yard.
- 9.2 Vertical additions to contributing structures are not permitted.
- 9.3 Horizontal additions to contributing structures are not permitted on protected facades. Any new horizontal additions must be set back ten feet from the front facade.
- 9.4 The color, details, form, materials, and general appearance of new construction, including accessory buildings, and additions must be compatible with the existing historic structure.
- 9.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios.
- 9.6 The height of new construction and additions must not exceed the height of the historic structure.
- 9.7 Aluminum siding and vinyl cladding are not permitted.
- 9.8 Chimneys visible from the public right-of-way must be clad in brick or stucco. Imitation brick will be reviewed through the certificate of appropriateness process.
- 9.9 Front yard setback for new construction:
 - a. A main building on an interior lot must have a front yard setback that is within ten feet of the average front yard setback of other structures in the blockface.
 - b. A main building on a corner lot must have a front yard setback that is within ten feet of the front yard setback of the closest main building in the same blockface.
- 9.10 Front, rear, side and cornerside yards are illustrated in attached Exhibit E.
- 9.11 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.

10. ACCESSORY BUILDINGS

- 10.1 Accessory buildings are permitted only in the rear yard.
- 10.2 Accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
- 10.3 Accessory buildings must be at least 8 feet from the main building.
- 10.4 Accessory buildings must not exceed 1,200 square feet in area, unless documentation shows that an original building exceeding this size was previously on the building site.
- 10.5 Accessory buildings may have garage doors located at the established rear yard setback from the alley if electric garage door openers are installed.
- 10.6 The minimum rear yard setback for accessory structures is 2'6", with a 1'6" roof overhang encroachment permitted.
- 10.7 The minimum side yard setback for accessory structures is 3 feet, with a 1'6" roof overhang encroachment permitted.
- 10.8 Accessory structures may be rebuilt in the location of a former structure if the location of the former structure is properly documented.

11. SIGNS

- 11.1 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.
- 11.2 Signs may be erected if appropriate.
- 11.3 All signs must comply with the provisions of the Dallas City Code, as amended.

12. PRESERVATION CRITERIA FOR LAKE CLIFF PARK

- 12.1 These preservation criteria apply to Lake Cliff Park in addition to the general preservation criteria for the district. In the event of a conflict between the Lake Cliff Park preservation criteria and the general preservation criteria for the district, the Lake Cliff Park preservation criteria control.
- 12.2 Planning Concepts
- a. The historic lake is protected. Enhanced lake management techniques, such as aeration or similar processes may be utilized to prevent deterioration.
 - b. The historic topography of the park is protected.
 - c. Open areas must remain open.
 - d. Placement of trees must reflect the 1944 Hare & Hare Park plan as shown in Exhibit F.
 - e. View corridors from the park to downtown must not be obstructed.
 - f. The path around the shore of the lake on the 1944 Hare & Hare Park plan may be constructed.
 - g. New construction is prohibited in the no-build zones shown on Exhibit F.
 - h. Improvements made to increase accessibility for persons with disabilities must be appropriate.
- 12.3 Landscaping.
- a. Landscape must be appropriate and reflect the 1944 Hare & Hare Park plan. Landscape cannot obscure significant views into and within the park (eg: views of the lake, pergola structures, open areas, terraces, etc.) or views from the park (eg: views of downtown, significant adjacent features, etc.)
 - b. Existing trees are protected.
 - c. Replacement of damaged or unhealthy trees and plants must be with like kind or as specified on the plant list attached as Exhibit G.

- d. Placement of new plants must reflect the 1944 Hare & Hare Park plan.
- e. Planting areas are protected.
- f. Restoration of the historic rose garden is encouraged.
- g. Landscaping edging for plant beds must be flagstone with concrete joints. The stone and joint material must match the original materials in color, texture and size. Railroad ties, wood landscape timbers and other materials are not appropriate, except as replacement of existing materials.
- h. Turf must be a fine blade grass such as Bermuda or Buffalo.
- i. Ground cover or turf may be placed where necessary to prevent erosion. (See Exhibit G for appropriate ground covers.)
- j. To prevent further silt accumulation and erosion, a stone retaining wall at the lake edge may be constructed. The wall may not protrude more than 4 inches above the shore line.
- k. Periodic dredging efforts by the city may be utilized to prevent siltation within the lake.
- l. Lighting.
 - 1. Lighting outdoor lighting must be appropriate and enhance the park and structures.
 - 2. Historic light fixtures are protected.
 - 3. New light fixtures must duplicate historic fixtures in style and finish.
 - 4. Down lighting in the trees is appropriate.
 - 5. Mercury vapor lights are appropriate.

12.4 Site Elements.

- a. Terraces and plazas.
 - 1. All terraces and plazas are protected.

2. Flagstone must be used for terraces and/or plazas.
 3. Terraces and plazas may not be covered with paint or carpet. A clear sealant is acceptable.
 4. Expansion of terraces and plazas or construction of seating walls must be done in matching flagstone and must match in color, texture, module size, pattern and mortar color.
 5. Drainage grates and systems in the terrace and plaza areas must be maintained to ensure they can handle the drainage as originally designed.
- b. New driveways, parking areas, 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.
- c. The fountain at Colorado and Zang (the pineapple fountain):
1. The fountain is protected.
 2. It is encouraged that the original color of the fountain be restored.
 3. It is encouraged that the fence around the fountain be removed.
 4. The fountain may be filled-in so that the water depth is no more than one foot.
- d. Existing site features including stone bridges, plaza areas and walls are protected.
- e. Park furniture, including park benches, water fountains, tables, and seating walls must be cast iron, cast stone, flagstone, metal (for support only, not as the primary material) or wood, or a combination of these materials.
- f. Decorative elements:
1. Modern sculpture is inappropriate except for temporary (less than 6 months) art exhibits.

2. Permanent sculpture, decorative fountains or garden features must be appropriate and constructed of flagstone, stone, metal, cast stone or a combination of these materials.
- g. Fences:
1. Fences are not permitted in the open areas.
 2. Guard rails may be constructed where needed for safety.
 3. Fences and guard rails must be constructed of stone, brick, cast stone, decorative metal, a combination of these materials, or other appropriate materials. Chain link is not permitted, except that vinyl coated chain link or vinyl coated mesh fences are permitted at the tennis/basketball courts, playground areas and baseball fields.
- h. Retaining walls and drainage flues:
1. Retaining walls along drainage flues are protected as long as the drainage flue exists.
 2. Any new retaining walls must be flagstone or scored concrete. Railroad ties are not appropriate.
 3. It is encouraged that the chain link fence along the drainage flue at Fifth Street and Blaylock be replaced with a catwalk grill installed flush with the wall.
 4. It is encouraged that the chain link fence at the drainage flue on Crawford Street be replaced with a terraced ground edge to the water and a fence or guard rail.
 5. The headwalls of the drainage pipes must be of stone to match the existing retaining walls.
 6. The drainage flues may be covered if done in such a way as to reflect the current topography of the park and be compatible with landscape in adjacent areas.
- i. The concrete bridge at the Crawford Street drainage flue may be veneered with flagstone.
- j. The base in the play area near the intersection of Crawford and Zang may be sand or other appropriate materials.

12.5 Contributing Structures.

- a. The stone picnic shelter, the brick restroom building and the stone pergola structures are contributing structures.
- b. Facades on contributing structures.
 1. All facades on contributing structures are protected.
 2. 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.
 3. Historic solid-to-void ratios of protected facades must be maintained.
 4. Brick or stone added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
 5. Brick, stone, 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.
- c. Pergolas may not be enclosed.
- d. Finish materials and detailing of contributing structures.
 1. Historic columns, detailing, railings, and trim on contributing structures are protected.
 2. Pergola floors must be flagstone. Flagstone pergola floors may not be covered with carpet or paint. A clear sealant is acceptable on pergola floors.
 3. Flagstone and brick siding, all trim, and detailing must be restored wherever practical.
 4. All exposed wood must be painted, stained, or otherwise preserved.
 5. Historic materials must be repaired if possible; they may be replaced only when necessary.

6. Paint must be removed in accordance with the Department of Interior Standards prior to refinishing.
 7. Aluminum siding, stucco, and vinyl cladding are not permitted.
- e. Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
 - f. Any new mechanical equipment must be erected behind existing structures, and must be screened in an appropriate manner.
 - g. Exposing and restoring historic finish materials is recommended.
 - h. 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.
 - i. Historic openings, doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
 - j. Decorative ironwork and burglar bars are not permitted over doors or openings on protected structures. Interior mounted burglar bars are permitted if appropriate.
 - k. Roofs:
 1. The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
 2. The following roofing materials are allowed: clay tiles and terra-cotta tiles on the restroom building; composition shingles, slate tiles, and wood shingles on the pergolas and picnic shelter. Built-up, metal, single-ply membrane, synthetic wood shingle, and synthetic clay tile roofs are not permitted.
 3. Historic eaves and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.
 - l. Mechanical equipment, skylights, and solar panels may not be placed on the roofs.

12.6 New construction and additions.

- a. Stand-alone new construction is permitted in Zone A. The floor area of new construction in Zone A must not exceed 1,000 square feet. (See Exhibit F)
- b. Portable restrooms are allowed in Zone A, but must be appropriately screened.
- c. Stand-alone new construction in Zone B is limited to three new structures. The floor area of new construction in Zone B must not exceed 400 square feet per structure.
- d. The floor area of stand-alone new construction in Zone C may not exceed 25,000 square feet. Related paved parking areas are allowed near to these structures.
- e. The color, details, form, materials, fenestration, massing, roof form, shape, and solids-to-voids ratios and general appearance of new construction must be appropriate and must be compatible with the contributing structures.
- f. The height of stand-alone new construction may not exceed 36 feet.
- g. Aluminum siding, stucco, and vinyl cladding are not permitted.
- h. Vertical additions to contributing structures are not permitted.
- i. Horizontal additions to contributing structures are not permitted.

12.7 Special features

- a. The following elements are considered special features and are protected:
 1. stone picnic buildings
 2. stone pergolas
 3. stone terrace and plaza areas
 4. fountains
 5. stone benches, walls, tables and bridges
 6. light fixtures
 7. historic topography
 8. historic vegetation
 9. lake.

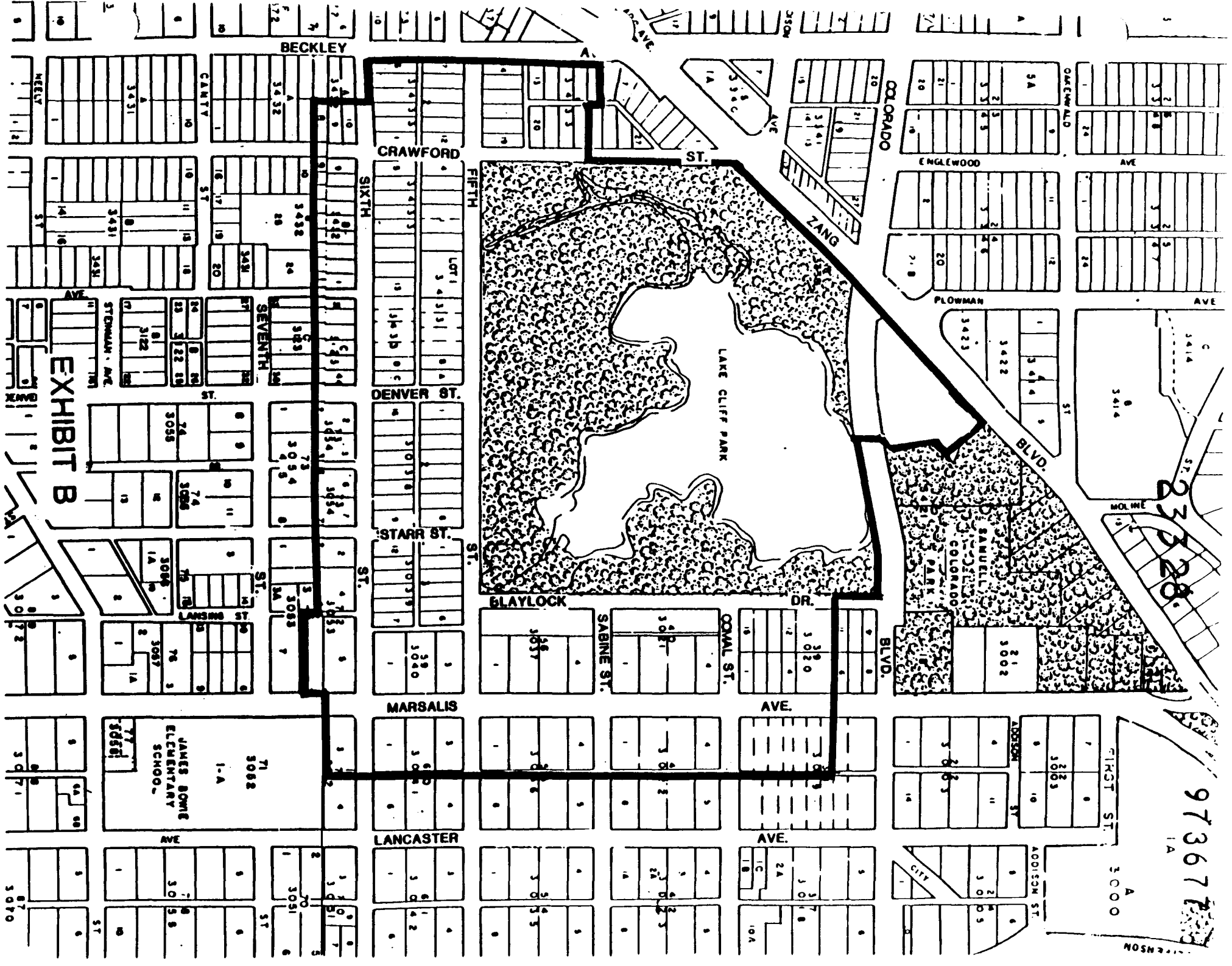


EXHIBIT B

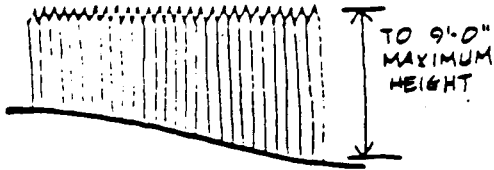
JAMES BONT
ELEMENTARY
SCHOOL



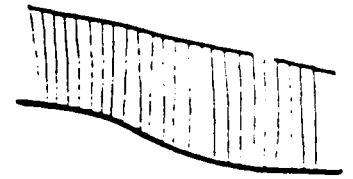
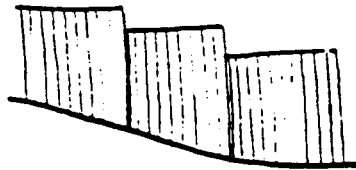
23528

97367

STARRSON



Horizontal



Parallel to Grade

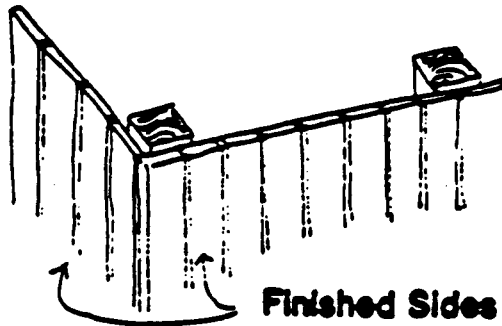
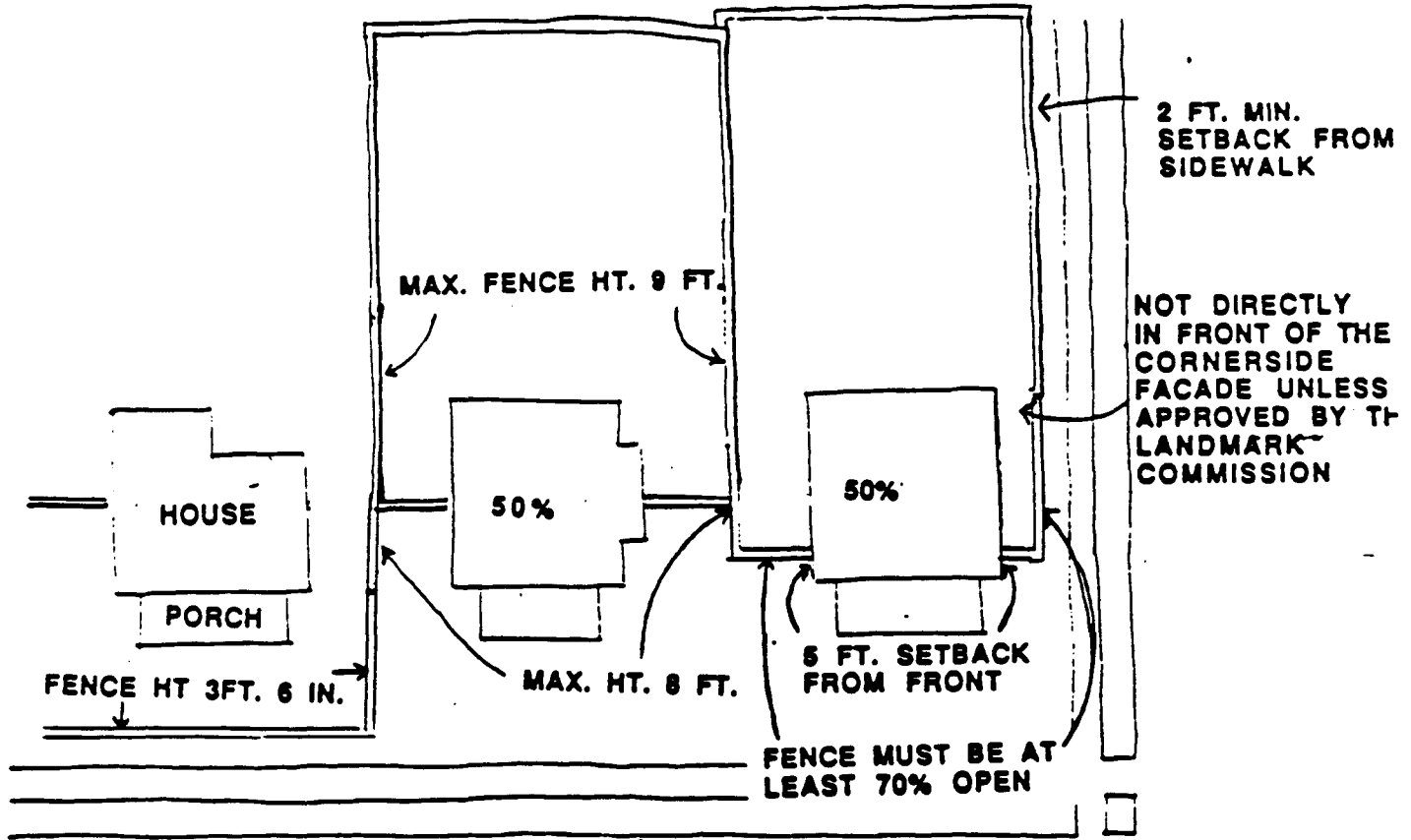
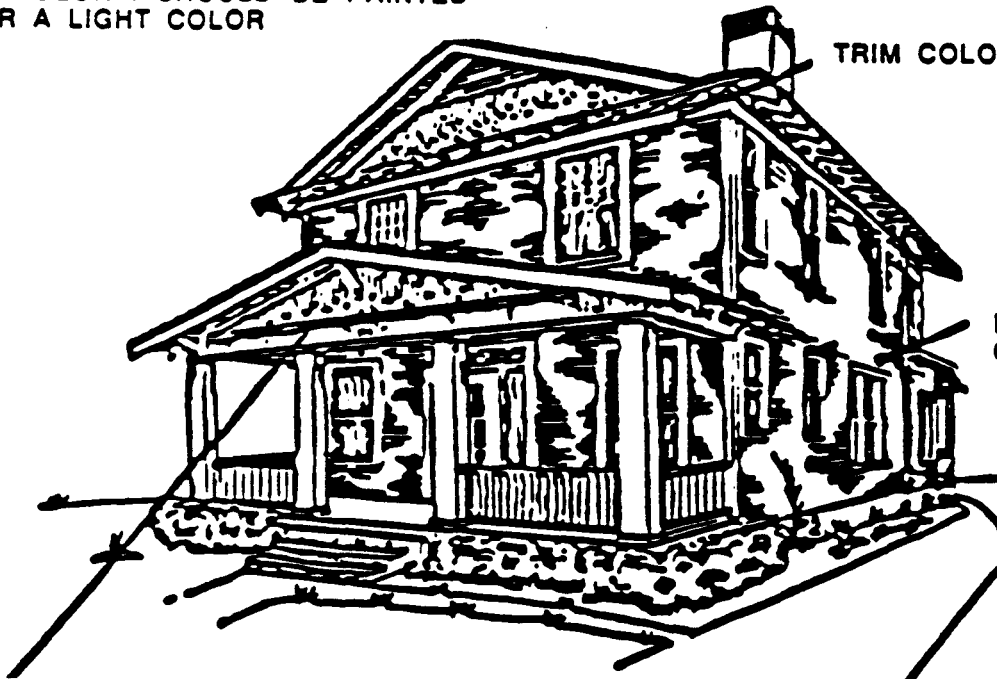


EXHIBIT C
FENCES

COLOR PLACEMENT

**COLUMN COLOR : SHOULD BE PAINTED
WHITE OR A LIGHT COLOR**

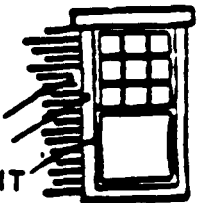
TRIM COLOR: MAJOR TRIM ON HOUSE



**BODY COLOR: MAIN SIDING
ON HOUSE**

**ACCENT COLOR: SMALL DISCRETE ARCHITECTURAL FEATURES
ON HOUSE SUCH AS INNERMOST WINDOW FRAMES
OR NARROW MOLDING STRIPS**

**BODY
TRIM
ACCENT**



23328

973677

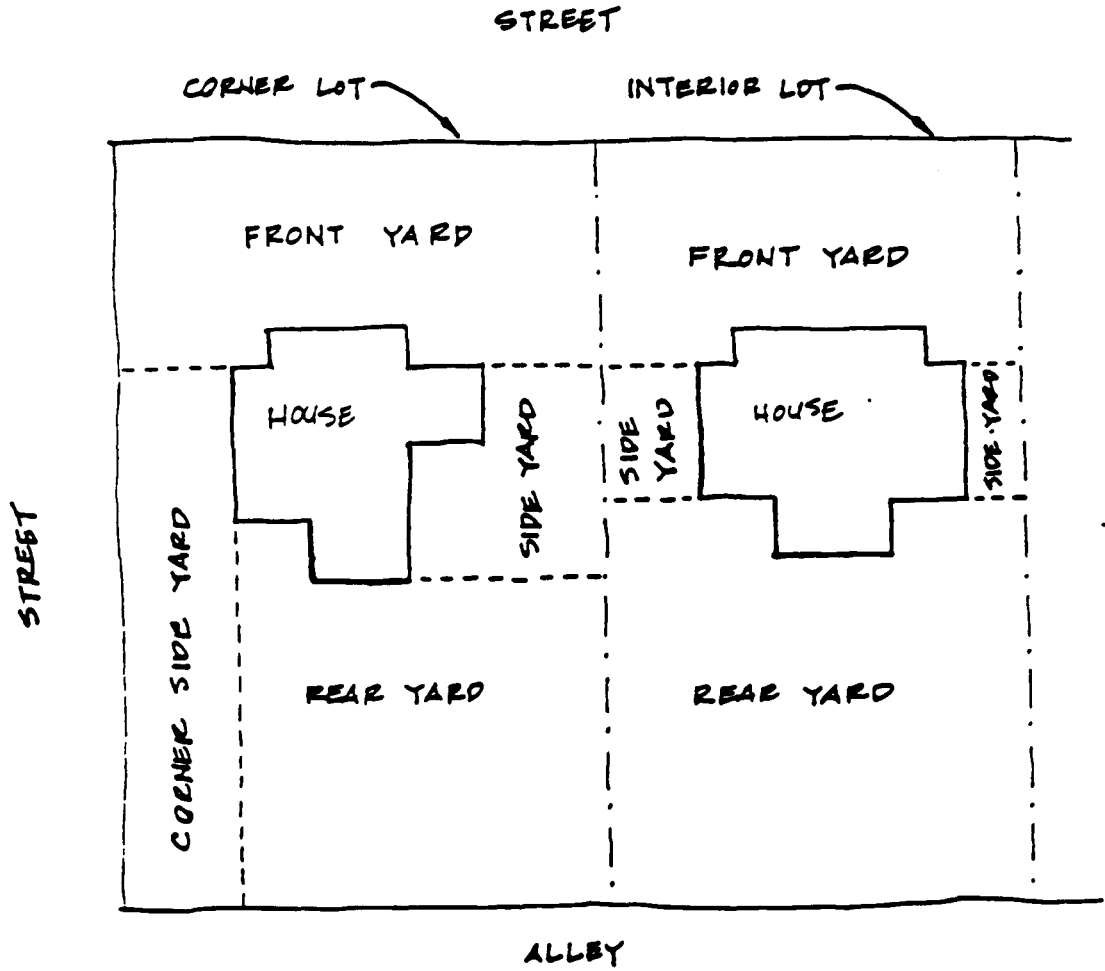
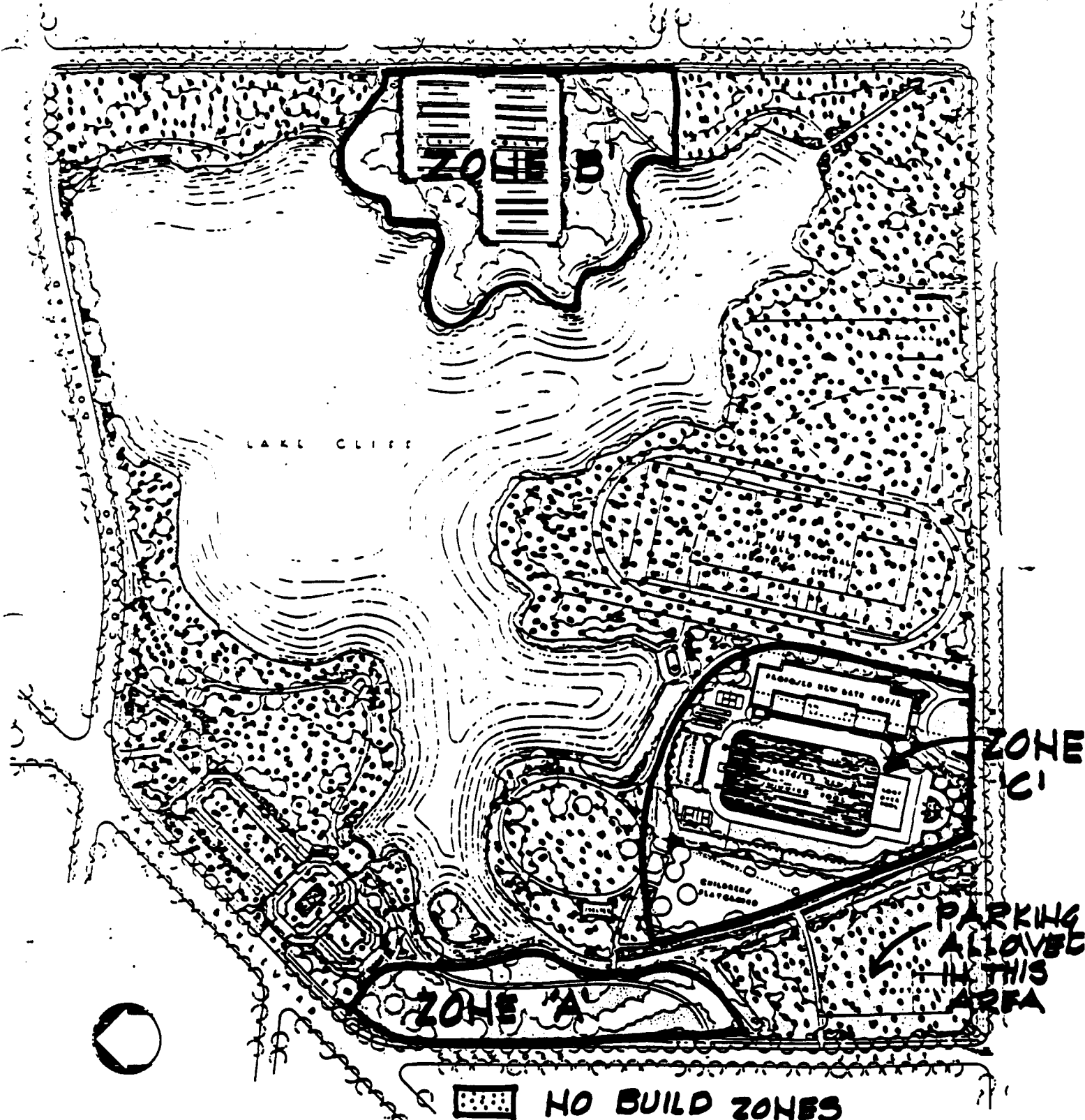


EXHIBIT E



GENERAL PLAN FOR DEVELOPMENT OF
 LAKE CLIFF PARK
 DALLAS TEXAS
 PREPARED FOR
 THE DALLAS PARK BOARD

EXHIBIT F

HARE & HARE
 LAND/CASE ARCHITECTS & CITY PLANNERS
 700 N. W. 10th St. - DALLAS, TEXAS
 APRIL 10, 1964

16 OCTOBER 1996
LAKE CLIFF PARK
PLANT LIST

The following list is an approved list of plant materials based on materials appropriate to the period of the original park design.

TREES

Quercus virginiana	Live Oak
Quercus shumardi	Shumard (Red) Oak
Ulmus crassifolia	Cedar Elm
Ulmus americana (improved varieties)	American Elm
Magnolia grandiflora (and improved varieties)	Southern Magnolia
Juniperus virginiana	Eastern Red Cedar
Catalpa bignonioides	Catalpa
Diospyros virginiana	Common Persimmon
Carya illinoensis	Pecan
Sapindus drummondii	Western Soapberry
Platanus occidentalis	Sycamore
Juglans nigra	Walnut

Ornamental Trees

Malus spp. (improved varieties)	Crabapple
Lagerstroemia indica (watermelon red)	Crape Myrtle
Cornus florida (SE Oklahoma sources only)	Flowering Dogwood
Cornus drummondii	Roughleaf Dogwood
Ilex decidua	Deciduous Holly
Ilex vomitoria	Yaupon Holly
Prunus mexicana	Mexican Plum

Shrubs

Cercis canadensis 'Oklahoma'	Oklahoma Red Bud
Abelia grandiflora	Abelia
Hibiscus syriacus	Althea
Callicarpa americana	American Beauty Berry
Thuja occidentalis	Arborvitae
Rhododendron spp. (pre-1950's varieties of Kurume and And Indica varieties)	Azalea
Aspidistra eliator	Cast Iron Plant (Aspidistra)
Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
Elaeagnus macrophylla	Elaeagnus
Dryopteris normalis	Wood Fern

Shrubs (cont'd)

Forsythia x intermedia	Forsythia
Ilex comuta 'burfordi'	Burford Holly
Ilex comuta	Chinese Holly
Ilex vomitoria	Yaupon Holly
Lonicera albiflora	White Honeysuckle
Juniperus chinensis 'Pfitzerana'	Pfitzer Juniper
Juniperus chinensis 'Torulosa'	Torulosa Juniper
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper
Juniperus sobina 'Tamariscifolia'	Tam Juniper
Prunus caroliniana	Cherry Laurel
Ligustrum japonicum	Wax Ligustrum
Nandina domestica	Nandina
Photinia semulata	Chinese Photinia
Punica granatum	Pomegranate
Chaenomeles japonica	Flowering Quince
Spiraea spp.	Spiraea
Rhus copallina	Flameleaf Sumac

Ground Cover

Hedera helix	English Ivy
Liriope spicata	Creeping Liriope
Vinca major	Bigleaf Periwinkle
Vinca minor	Common Periwinkle

Vines

Lonicera japonica	Honeysuckle
Parthenocissus quinquefolia	Virginia Creeper
Rosa banksia	Lady Bank's Rose
Campsis radicans	Trumpet Vine

Lawn Turf

Cynodon dactylon	Common Bermuda Grass
------------------	----------------------

Special Plantings

Rosa spp. (pre-1950's varieties)	Species Roses
	Hybrid Teas Roses
	Grandifloras Roses
	Climber Roses
	Floribunda Roses
	Shrub Roses

97.0672

Commercial 364

P. D. no. 282

Vacant Land

Office

Multifamily

SUP 1032

(P D NO. 468)

P. D. no. 364

DEED RESTRICTED 2801-168/5445-S

SITE

P. D. no. 468

Single Family

Duplex

Multifamily

PD no. 468

Multifamily

Single Family

Duplex

Multifamily

P. D. no. 468

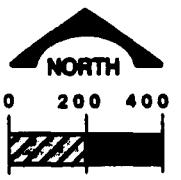
JAMES BOWE ELEMENTARY SCHOOL

TH-2(A)

MF-2(A)

CS

RR



SCALE IN FEET

ZONING AND LAND USE

MAP NO. K-7 & L-7

CASE NO. Z967-148/1027-SW(JA)