



INTERPRETATION MANUAL

CODE: City of Dallas Conservation Districts	DATE:
CODE SECTION: Applies to Conservation Districts Nos. nine (M-Streets – Ord. 25116) and eleven (M-Streets East – Ord. 25474)	10/23/19
SUBJECT: Application of Paint to Brick and Stone in Conservation Districts Nos. 9 and 11	
This interpretation is to state the practice and interpretation concerning the application of paint on unpainted brick and/or stone within these two Conservation Districts (CDs). Brick and stone painted prior to the date of this interpretation may be repainted with colors that are compatible with colors found on original homes within the district. <u>M-Streets Conservation District (#9):</u> The purpose statement for this CD addresses the compatibility of any work that takes place within the district. Per Ord. 25116(3), “The conservation district regulations ensure that new construction, renovation, and remodeling is done in a manner that is compatible with the original architectural styles found in the conservation district.” The term “compatible” is defined in the ordinance under Ord. 25116(a)(2)(C), “COMPATIBLE means consistent with the architectural design features found within the district, including architectural style, scale, massing, setbacks, <u>colors</u>, and materials.” In addition, for new construction in this CD and Per Ord. 25116(e)(3)(A), “Except as otherwise provided in this paragraph, new houses must be constructed of brick and stone using the same colors, course patterns, material placement, and material combinations found in original houses.” The ordinance goes on further to describe the exact colors to be used for new construction homes in Ord. 25116(e)(3)(B), “Brick must be scratch-faced or textured, with at least three subtle variations in tone. Brick colors must be typical of the brick used on original houses.” Because the ordinance is specific concerning the colors of brick to be used and that any new construction be compatible with original houses, it can be inferred that the brick or stone of new construction homes be unpainted to ensure that new brick and/or stone material match the original colors of brick or stone found on original houses. For remodeling projects, and per Ord. 25116(f)(2), “Any remodeling must match the original brick and stone in size, <u>color</u>, coursing, texture, mortaring, and joint detailing.” Remodeling is defined in Ord. 25116(a)(2)(DD) as, “...improvements or repairs that change the appearance of the main structure or replace original materials of the main structure with another material.” Because remodeling must match (not just be compatible) the original brick and stone	

in color, it can be inferred that the application of paint onto previously unpainted brick or stone would not be allowed.

M-Street East Conservation District (# 11):

The purpose statement for this CD addresses the compatibility of any work that takes place within this CD. Per Ord. 25474(4), “The conservation district regulations ensure that new construction, and remodeling is done in a manner that is compatible with the original architectural styles found in the conservation district.” The term “compatible” is defined in the ordinance under Ord. 25474(a)(2)(B), “COMPATIBLE means consistent with the architecture found within the district, including architectural style, scale, massing, setbacks, colors, and materials.”

In addition, per Ord. 25474, Conceptual Plan, Page 7, “Required Elements for New Construction, the ordinance states, “Certain elements are required for each architectural style. They are materials, roofing, and windows. These elements ensure that each style is represented as adequately as possible to maintain the true characteristics of the architecture. Materials must be compatible to those that exist in in the neighborhood today to ensure that new construction will seamlessly transition into the neighborhood.”

Because the ordinance is clear that materials used for new construction must be compatible with the materials of the district that existed as of 1/13/04 (the date of establishment for this CD), it can be inferred that the brick of new construction homes be unpainted to ensure that new brick material match the original colors of the bricks found on original houses.

For remodeling projects, and per Ords. 25474(h)(4)(B); (i)(4)(B); (j)(5)(B); and (k)(5)(B), “Any remodeling must match the materials in type, color, coursing, joint detailing, mortaring, size, and texture.” Remodeling is defined in Ord. 25474(a)(2)(Y) as, “...improvements or repairs that change the exterior materials or appearance of the front façade or wrap-around of the main structure.”

Because remodeling must match (not just be compatible) the original brick and stone in color, it can be inferred that the application of paint onto previously unpainted brick would not be allowed.

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