

7/12/88

ORDINANCE NO. 200009

An ordinance amending CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended; changing the zoning classification on the following described property to-wit:

Tract I:

Being all of City Blocks F/2792, E/2791, H/2794, D/2790 and being all of Lots 6 through 10 in City Block G/2793 and all of City Block 2983, being all of Lots 1 through 16 in City Block C-1/2789, being all of Lots 1 through 8 in City Block C-2/2789, and being all of City Block J/2983 generally bounded by Westlake Avenue, Cambria Boulevard, Lakeshore Drive, Pearson Drive, the alley between Lakeshore Drive and Lakewood Boulevard, and Abrams Road.

TRACT II:

Being all of Lots 17 through 32 in City Block C/2789, and being all of Lots 1, 1a, 2, 2a, 3, 3a, 4, 4a, 5, 5a, 6, 6a, 6b, 7, 7a and 7b in City Block B/2788 generally located on both sides of Lakewood Boulevard between Abrams Road and Cambria Boulevard.

TRACT III:

Being all of Lots 8 through 15 in City Block B/2788, being all of Lots 10 through 19 in City Block J/2795, being all of City Blocks K/2796, L/2797, Q/2983, being all of Lots 8 through 15 in City Block Q/2802, being all of Lots 7a, 8 and 9 in City Block U/2803, being all of City Blocks O/2800, M/2798 and N/2799 generally bounded by the alley at the rear of the lots on the northwest line of Lakewood Boulevard between Cambria Boulevard and Pearson Drive, Pearson Drive, Lakeshore Drive, Copperfield Lane, Lakewood Boulevard, Brendenwood Drive, Country Club Circle, Gaston Avenue, Richmond Avenue, Abrams Road, the alley at the rear of the lots fronting on the north line of Richmond Avenue and the northwest line of Cambria Boulevard between Abrams Road and Cambria Boulevard, and Cambria Boulevard;

establishing Conservation District No. 2 (the Lakewood Conservation District) on the above-described property; providing a penalty not to exceed \$2000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

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

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

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SECTION 2. Zoning classification change. That CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, are amended by establishing Conservation District No. 2 (the Lakewood Conservation District) on the following described property, to-wit:

TRACT I:

Being all of City Block F/2792 bounded by Westlake Avenue on the north, Hillside Drive on the east, Velasco Avenue on the south and Abrams Road on the west;

Being all of City Block E/2791 bounded by Velasco Avenue on the north, Hillside Drive on the southeast, Glenrose Court on the south and Abrams Road on the west;

Being all of City Block H/2794 bounded by Velasco Avenue on the north, Cambria Boulevard on the east, Lakeshore Drive on the southeast and Hillside Drive on the northwest;

Being all of City Block D/2790 bounded by Glenrose Court on the north, Hillside Drive on the southeast, Lakeshore Drive on the south and Abrams Road on the west;

Being all of Lots 6 through 10 in City Block G/2793 and all of City Block 2983 located at the northeast corner of Hillside Drive and Velasco Avenue;

Being all of Lots 1 through 16 in City Block C-1/2789 fronting on the south and southeast lines of Lakeshore Drive between Abrams Road and Cambria Boulevard;

Being all of Lots 1 through 8 in City Block C-2/2789 fronting on both sides of Goliad Avenue, east of Abrams Road; and

Being the northern one-half of City Block J/2983 fronting on the southeast line of Lakeshore Drive between Cambria Boulevard and Pearson Drive.

TRACT II:

Being all of Lots 17 through 32 in City Block C/2789, fronting on the northwest line of Lakewood Boulevard between Abrams Road and Cambria Boulevard; and

Being all of Lots 1, 1a, 2, 2a, 3, 3a, 4, 4a, 5, 5a, 5b, 6, 6a, 6b, 7, 7a and 7b in City Block B/2788 fronting on the southeast line of Lakewood Boulevard between Abrams Road and Cambria Boulevard.

TRACT III:

Being all of Lots 8 through 15 in City Block B/2788 located at the northwest corner of Richmond Avenue and Cambria Boulevard;

Being all of Lots 10 through 19 in City Block J/2795, fronting on the northwest line of Lakewood Boulevard between Pearson Drive and Cambria Boulevard;

Being all of City Block K/2796, bounded by Lakewood Boulevard on the north, Pearson Drive on the east, Avalon Avenue on the south and Cambria Boulevard on the west;

Being all of City Block L/2797, bounded by Avalon Avenue on the north, Pearson Drive on the east, Gaston Avenue on the south and Cambria Boulevard on the west;

Being all of City Block Q/2983 fronting on the south line of Lakeshore Avenue between Pearson Drive and Copperfield Lane;

Being all of Lots 8 through 15 in City Block Q/2802 and all of Lots 7a, 8 and 9 in City Block U/2803, fronting on the north line of Lakewood Boulevard between Pearson Drive and Copperfield Lane;

Being all of City Block P/2801 bounded by Lakewood Boulevard on the north, Brendenwood Drive on the east, Avalon Avenue on the south and Pearson Drive on the west;

Being all of City Block O/2800 bounded by Avalon Avenue on the north, Brendenwood Drive on the east, Gaston Avenue on the south and Pearson Drive on the west;

Being all of City Block M/2798, bounded by Gaston Avenue on the north, Pearson Drive on the east and Country Club Circle on the south and southwest; and

Being all of City Block N/2799, bounded by Gaston Avenue on the north, Country Club Circle on the southeast and south and Pearson Drive on the west.

SECTION 3. Purpose. This district is established to provide a means of conserving the Lakewood neighborhood and to protect and enhance its significant architectural and cultural attributes.

SECTION 4. Interpretations and definitions.

(a) Unless otherwise stated, all references to code sections in this ordinance refer to sections in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended.

(b) Except as otherwise provided in this ordinance, the definitions and provisions contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, apply to this ordinance. In this ordinance:

(1) ARCHITECTURAL ELEMENTS mean chimneys; roof style, pitch, materials, and overhang; building materials; window style; vent style; balconies; towers; wing walls; eave overhang; sashes; porches; crowns; pilasters; and other similar items.

(2) CORNERSIDE YARD means a side yard that abuts a street.

(3) CORNERSIDE LOT LINE means a lot line that abuts a cornerside yard.

(4) DOCUMENTED ASSURANCE means an architectural drawing or photograph delineating the original or existing appearance of the structure.

(5) EXISTING STRUCTURE means a structure located in this district on the date of passage of this ordinance.

(6) GRADE means the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure.

(7) BODY COLOR means the dominant paint color of a structure.

(8) BUILDING HEIGHT means the vertical distance measured from grade to the highest roof ridge of the structure.

(9) CONTRIBUTING STRUCTURE means any structure listed as a contributing structure by street address or designated as a contributing structure on the map labelled "Architectural

Styles" in Exhibit A. In the event of a discrepancy between the identity of a contributing structure in the list and in the map contained in Exhibit A, the text of the street address list prevails over the map. A contributing structure is one which exemplifies the district's original architectural appearance because of its identifiable style and form.

(10) NONCONTRIBUTING STRUCTURE means any structure so designated on the map entitled "Architectural Styles" in Exhibit A.

(11) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.

(12) STREET FACADE WIDTH means the distance between the intersections of the front facade with each of its respective side walls.

(13) THIS OR THE DISTRICT means the Lakewood Conservation District.

(14) TRIM COLOR means a paint color other than the dominant color. Wood colored translucent stains are not trim colors. Furthermore, trim color does not include the color of screen and storm doors and windows, gutters, downspouts, porch floors, and ceilings.

SECTION 5. Graphics. Graphics illustrating architectural style requirements, and the locations of contributing and noncontributing structures are attached to and made a part of this ordinance as Exhibit A.

SECTION 6. Development standards.

(a) Uses. Only single family residential uses are permitted in this district. The following general requirements must be met.

(1) A minimum of two off-street parking spaces are required for each dwelling unit.

(2) Each dwelling unit must have separate utility services, and may have only one electrical meter.

(3) Only one dwelling unit may be located on a lot.

(4) The board of adjustment may grant a special exception to the provisions of Paragraph (3) and authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit will not:

(A) be used as rental accommodations; or

(B) adversely affect neighboring properties.

(5) In granting a special exception under Paragraph (4), the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.

(6) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.

(7) Each dwelling unit must have separate utility services.

(8) The board of adjustment may grant a special exception to authorize more than one electrical utility service or more than one electrical meter on a lot when, in the opinion of the board, the special exception will not:

(A) be contrary to the public interest;

(B) adversely affect neighboring properties; and

(C) be used to conduct a use not permitted in the conservation district.

(b) Lot size requirements.

(1) Lots in Tract I must have a minimum area of 5,000 square feet, a minimum depth of 100 feet, and a minimum width of 50 feet.

(2) Lots in Tract II must have a minimum area of 7,500 square feet, a minimum depth of 150 feet, and a minimum width of 50 feet.

(3) Lots in Tract III must have a minimum area of 10,000 square feet, a minimum depth of 150 feet, and a minimum width of 70 feet.

(c) Setbacks.

(1) Minimum front yard.

(A) A minimum 40-foot front yard setback must be provided on all building sites in Tract I.

(B) A minimum 50-foot front yard setback must be provided on all building sites in Tract II.

(C) A minimum 60-foot front yard setback must be provided on all building sites in Tract III, except for lots located in City Block Q/2983, for which a minimum 40-foot front yard setback must be provided.

(2) Minimum side and cornerside yards.

(A) A minimum side yard setback of five feet and a minimum cornerside yard setback of 15 feet must be provided on all building sites in Tracts I and II.

(B) A minimum side yard setback of six feet and a minimum cornerside-yard setback of 15 feet must be provided on all building sites in Tract III.

(3) Minimum rear yard.

(A) A minimum rear yard setback of five feet must be provided on all building sites in Tracts I and II.

(B) A minimum rear yard setback of six feet must be provided on all building sites in Tract III.

(4) Setback exemption for garages, accessory structures, and porte cocheres.

(A) All garage and accessory structures are exempt from side and rear yard setback requirements and may extend along the entire distance of the rear lot line provided that:

(i) no portion of the garage or accessory structure extends into the front half of the area between the rear lot line and the primary rear facade of the main structure; and

(ii) the second floor of any such structure does not extend along the width of the lot for a distance greater than:

(aa) 40 feet; or

(bb) 60 percent of the length of the rear lot line.

(B) All eaves and overhangs of all accessory structures must be located within the confines of a lot.

(C) Any new construction of a wall of a building located less than three feet from an adjacent lot is required to meet a one-hour fire rating as described by the Dallas Building Code, as amended. These walls are not permitted to have window or door openings.

(D) Any construction of a wall of a building located less than three feet from a street or alley must meet the provisions of the Dallas Building Code, as amended.

(E) No side yard setback is required for:

(i) a new or existing one-story porte-cochere; or

(ii) an existing porte-cochere with more than one story;

provided that stormwater runoff from the roof of the porte-cochere is not directed onto an adjacent lot. New additions to a porte-cochere above the first story must meet minimum side yard requirements.

(d) Maximum lot coverage. The maximum permitted coverage on each building site in Tracts I, II, and III is 45 percent.

(e) Maximum building height.

(1) Except as provided in Paragraph (2), the maximum permitted height for all structures in Tracts I, II, and III is 30 feet.

(2) If any portion of an existing structure's roof ridge exceeds the applicable maximum height in paragraphs (1)(A) or (1)(B), the lower portion of that structure's roof ridge may be raised to the height of the taller portion of the roof ridge.

(f) Rebuilding damaged or destroyed structures. Any existing noncontributing structure that is damaged or destroyed by an act of God, whether in part or in whole, may be rebuilt in accordance with the provisions for nonconforming structures contained in Section 51A-4.704 of the Dallas Development Code, as amended.

SECTION 7. Architectural provisions.

(a) Regulation of architectural styles. The regulations contained in this section apply only to those architectural elements visible from a street adjoining property in this district.

(1) New construction on vacant lots or on lots where structures have been willfully demolished must comply with one of the following four architectural styles illustrated in Exhibit A: tudor, spanish eclectic, french eclectic, or colonial/georgian revival. All of the architectural elements of the style selected must be incorporated into the new construction.

(2) Except as provided in Paragraph (1), all remodeling, reconstruction, or alteration of an existing contributing structure must comply with the requirements of the contributing structure's designated style as established in Exhibit A.

(3) As an alternative to compliance with a contributing structure's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct the original or existing architectural style and materials of the structure.

(4) Existing noncontributing structures may be remodeled or altered without complying with the architectural styles listed in Exhibit A.

(b) Garages and accessory structures. Garages and accessory structures must be located at the rear of the main structure. Garages and accessory structures may be constructed of any legal building material and in any architectural style. New construction of a roof on a garage or an accessory structure must consist of a hipped, side-gabled, gambreled, mansard, or cross-gabled roof form.

(c) Street facade width. The minimum street facade width for all structures is:

(1) 30 feet in Tracts I and II; and

(2) 40 feet in Tract III.

(d) Roofs.

(1) The following roof surfacing materials are prohibited for new construction or remodeling in this district:

(A) Standing seam metal.

(B) Bermuda-style metal.

(C) Batten seam metal.

- (D) Flat seam metal.
- (E) Corrugated plastic or asbestos.
- (F) Mineral aggregate.
- (G) Skylights.

(2) Roof color may consist of any non-fluorescent color.

(e) Glass.

(1) Only transparent, translucent, or stained glass is permitted in a window opening facing a front yard or cornerside yard. Reflective, mirrored, or opaque glass is prohibited except that a bathroom window facing a street may consist of opaque glass.

(2) Unless a structure is scheduled for complete demolition, stained and leaded glass may only be removed from a contributing structure on a temporary basis for replacement with comparable stained or leaded glass or for repair and maintenance. It is a defense to prosecution under this provision that the stained or leaded glass was removed by vandalism or an act of God. New materials used in reglazing stained and leaded glass must reproduce the appearance of the original glass.

(f) Enclosures.

(1) Only glass, screen, and framing and glazing installation materials may be used to enclose porches of a new structure on a vacant lot or in the construction or remodeling of a porch of a contributing structure. Glass porch enclosures may also include wood and metal muntins for the purpose of creating glazing patterns.

(2) Porte cocheres may not be enclosed with any building material.

(g) Screen and storm doors and windows.

(A) Screen and storm doors are allowed in this district.

(B) The frame, casing, rails, stiles, and muntins of screen and storm doors and windows:

(i) must be finished with a non-fluorescent color; and

(ii) may not consist of clear anodized or unfinished aluminum.

(h) Color. A building facade facing a cornerside or front yard may not be painted with more than one body color and two trim colors. Fluorescent colors and the use of black as a body color on a structure are prohibited.

SECTION 8. Landscaping provisions.

(a) Fences and walls. Fences and walls are prohibited in the front yard except for:

- (1) balustrades;
- (2) porch rails;
- (3) hand rails; and
- (4) retaining walls with heights lower than six inches above grade.

(b) Driveways and curbing.

(1) All driveways and curbing located between a main structure and the front or cornerside lot line must be constructed of a permanent outdoor paving material such as concrete, interlocking concrete paving block, or brick and stone pavers. Loose aggregate pavement such as gravel and bark mulch are not permitted in this area.

(2) Except as provided in Paragraph (3), driveways are limited to one curb cut per lot and may not exceed 24 feet in width.

(3) Two curb cuts are permitted on lots with main structures facing Abrams Road or Gaston Avenue.

(c) Sidewalks. Sidewalks located interior to the lot line may be constructed of any legal material.

(d) Front yard coverage. No more than 30 percent of the front yard may be covered with nonpermeable paving material.

(e) Berms. Earthen berms are allowed in any yard, provided that they do not exceed a slope of one foot of height

for each two feet of width. Berm height may not exceed three feet above grade.

SECTION 9. Review procedures.

(a) Building permit review.

(1) Upon receipt of an application for a building permit for work on any new or contributing structure in this district, if the proposed construction or modification is visible from the street, the building official shall refer the permit application and plans to the director to determine whether the project meets the requirements of this ordinance. The review must be conducted so that the decision on issuance of the building permit can be completed no later than 30 days from the date of submission of the completed application to the building official.

(2) If the director determines that the application complies with the requirements of this ordinance, he shall refer the permit application, plans, and all other relevant information to the building official, who shall issue the permit if all requirements of the construction codes and other applicable ordinances have been met.

(3) If the director determines that the application does not comply with the requirements of this ordinance, he shall state in writing the specific requirements to be met before issuance of a permit to authorize the work requested, and the building official shall deny the permit. The director shall give written notice to the applicant of his reason for recommending denial of a building permit application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application.

(b) Work not requiring a building permit. This ordinance applies to any work on a lot regardless of whether the work requires a building permit. Any violation of a provision of this ordinance is subject to civil and criminal enforcement.

SECTION 10. Appeals. An applicant may appeal any decision made by the director pursuant to this ordinance to the city plan commission by filing a written request for appeal with the department of planning and development within 10 days after notice is given to the applicant of the director's decision.

Appeal to the city plan commission constitutes the final administrative remedy available to an applicant.

SECTION 11. Notice of hearing.

(a) The commission shall hold a public hearing on all appeals.

(b) The director shall send written notice of the public hearing on the appeal to the commission to the appellant and all owners of real property located within 200 feet, including streets and alleys, from the boundary of the area upon which the appeal is made. The notice must be given not less than 10 days before the day set for the hearing by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

(c) The director shall give notice of the time and place of the public hearing in the official newspaper of the city at least 10 days before the hearing.

SECTION 12. Zoning district map. The director of the department of planning and development shall correct Zoning District Map Nos. H-8, H-9, I-8, and I-9, 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 13. Penalty clause. A person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2000.

SECTION 14. Saving clause. CHAPTERS 51 and 51A, "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 15. Severability clause. 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 16. Effective date. 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:

ANALESIE MUNCY, CITY ATTORNEY

By Cynthia Holder Steiner
Assistant City Attorney

Passed ~~and correctly enrolled~~ JUL 13 1988

Zoning File No. CD878-101/8454-S

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EXHIBIT A

Note: The following architectural regulations apply only to portions of structures facing front yards and corner side yards.

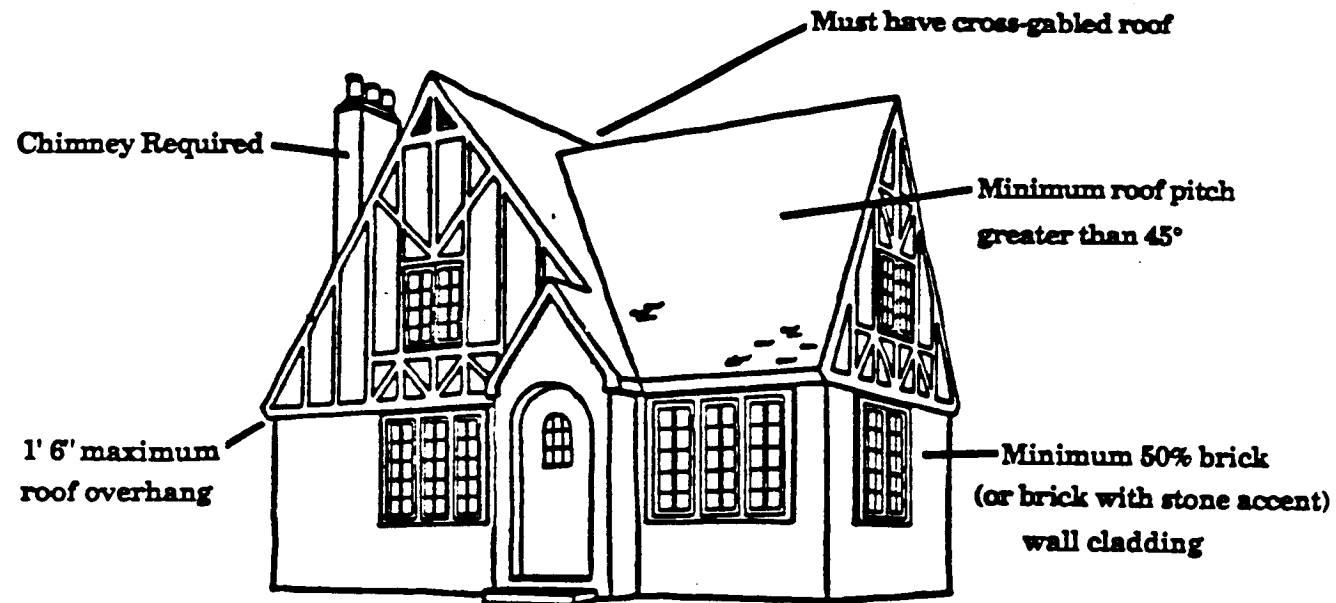
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I. TUDOR STYLE REQUIREMENTS

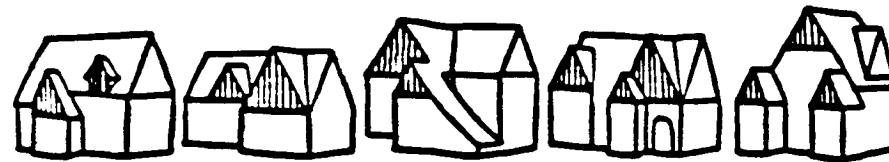
A Tudor style structure must be provided with the following:

- a cross-gabled roof with a pitch equal to or greater than 45° and no more than 70°
- a chimney
- a minimum of 50% brick(or brick with stone accent) wall cladding and the remaining portion having the appearance of stone, or stucco and half-timbering, or both
- a maximum roof overhang of 1 foot 6 inches

I. TUDOR STYLE ILLUSTRATIVE
Minimum Requirements



In addition to the mandatory Tudor design requirements, any of the following (gabled) roof design options may be utilized:



Multiple front gable style



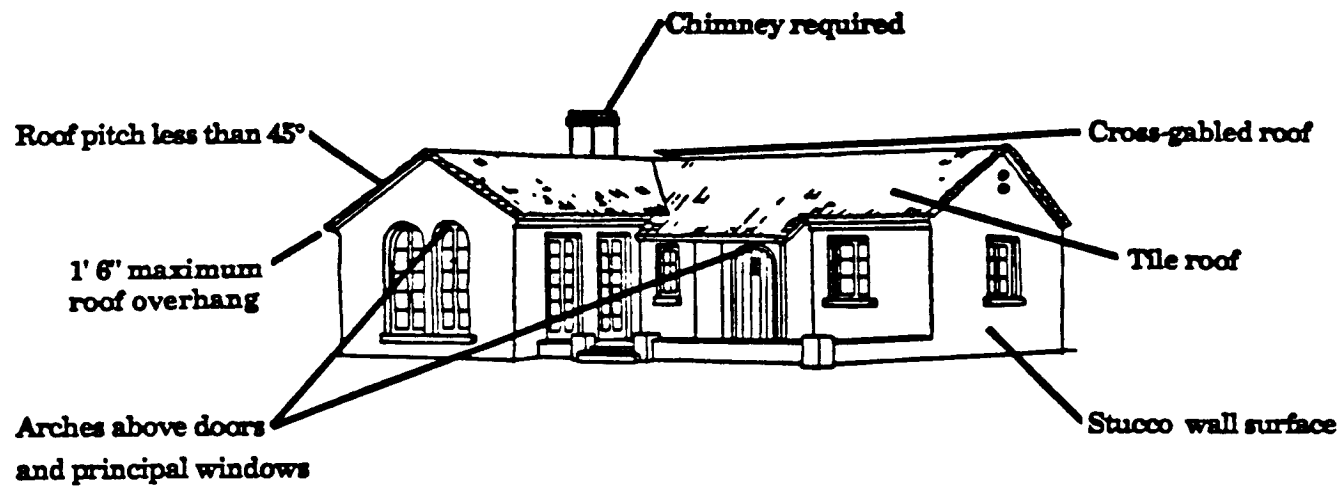
Dominant front gabled style

III. SPANISH ECLECTIC REQUIREMENTS

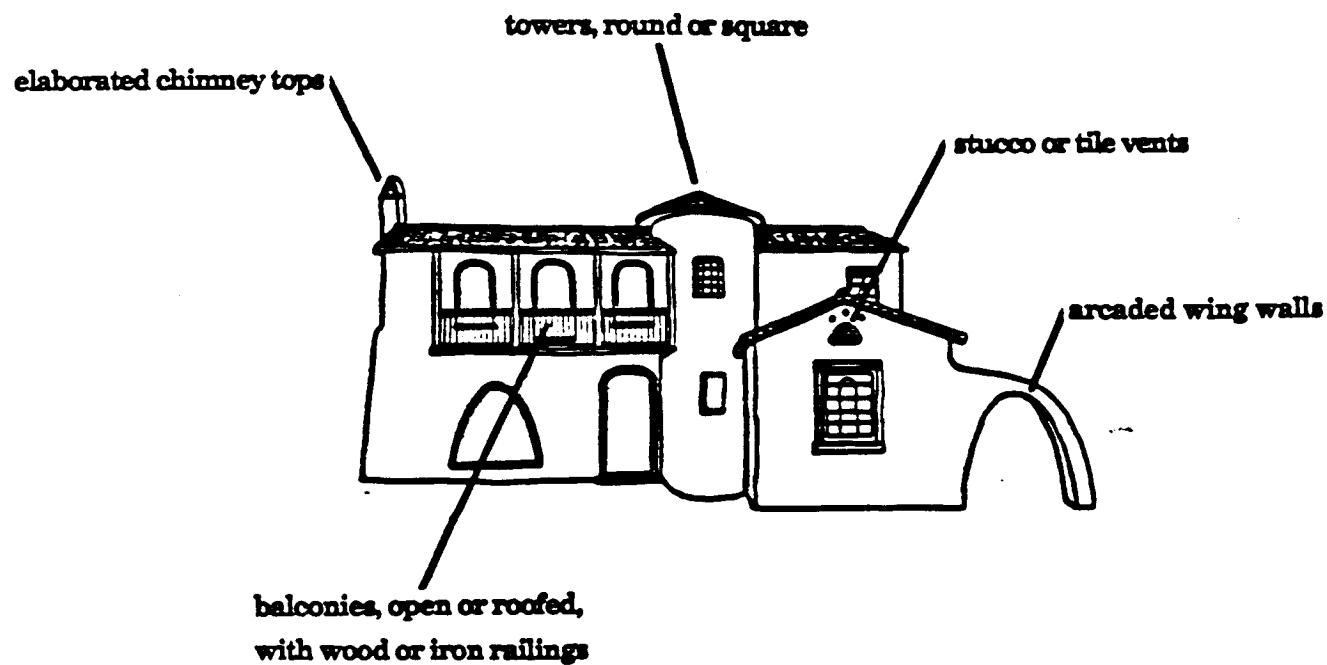
A Spanish Eclectic structure must be provided with the following:

- a cross-gabled roof with a pitch equal to or less than 45°
 - a tile roof
 - a chimney
 - a stucco, brick, or stone wall surface
 - a maximum roof overhang of 1 foot 6 inches
 - arches above doors and principle windows
- pl

III. SPANISH ECLECTIC ILLUSTRATIVE Minimum Requirements



In addition to the mandatory Spanish Eclectic design requirements, any of the following design options are allowable:



III. FRENCH ECLECTIC REQUIREMENTS

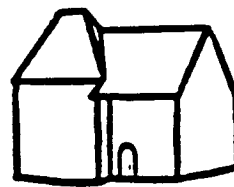
A French Eclectic structure must be provided with the following:

- brick, stone, or stucco wall cladding
- a hipped roof with a pitch equal to or greater than 45° and no more than 70°
- an eave overhang of no more than 2 feet
- a chimney

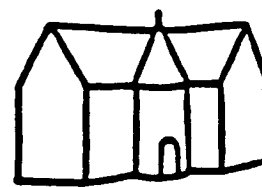
III. FRENCH ECLECTIC ILLUSTRATIVE Minimum Requirements



In addition to the mandatory French Eclectic design requirements, the following design options are allowable:



Asymmetrical design



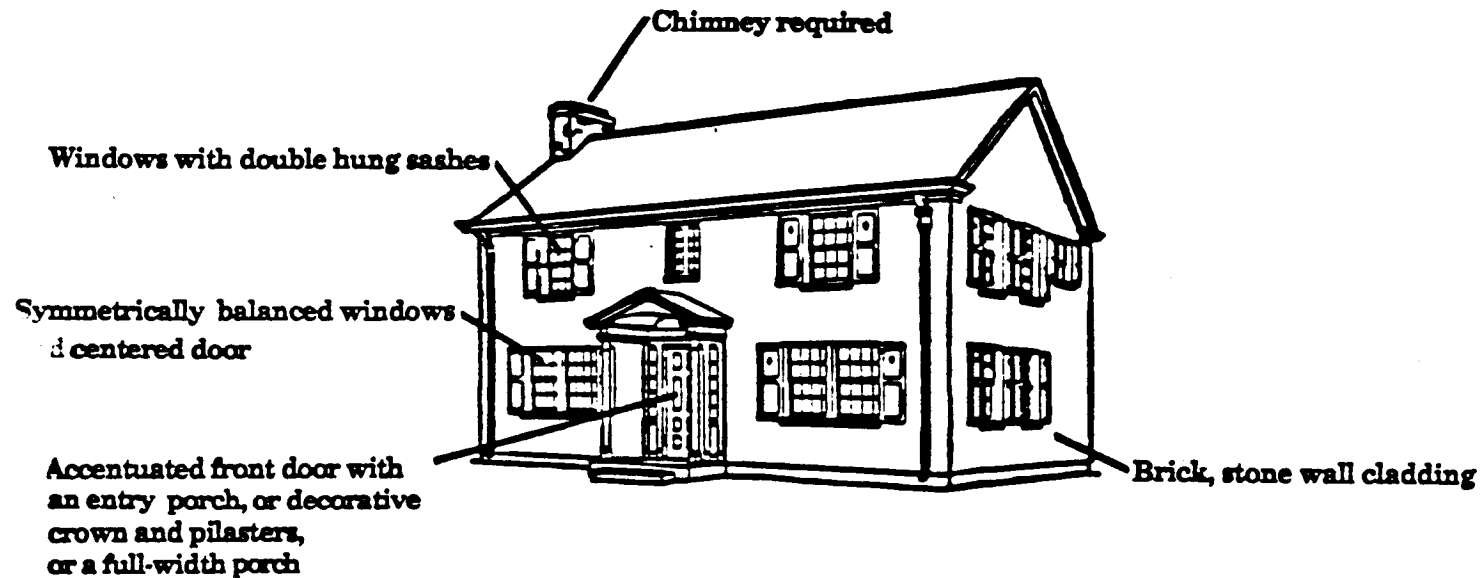
Cross-gabled roof
with turret

IV. COLONIAL / GEORGIAN REVIVAL REQUIREMENTS

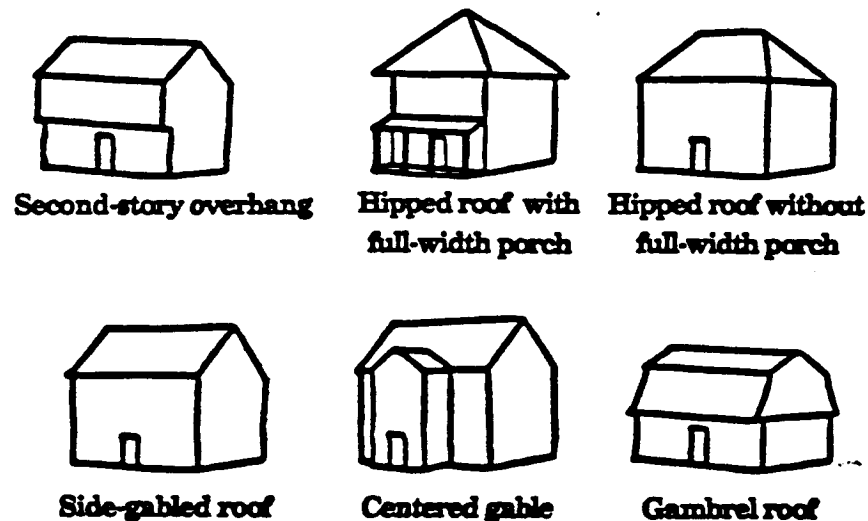
A Colonial / Georgian Revival structure must be provided with the following:

- brick, or stone wall cladding
- symmetrically balanced windows on both sides of a centered door
- double-hung sashes on windows
- an accentuated front door with an entry porch, or a decorative crown and pilasters, or a full-width porch

IV. COLONIAL / GEORGIAN REVIVAL
ILLUSTRATIVE
Minimum Requirements



In addition to the mandatory Colonial / Georgian Revival design requirements, the following design options are allowable:



V. TRADITIONAL and ECLECTIC STYLE REQUIREMENTS

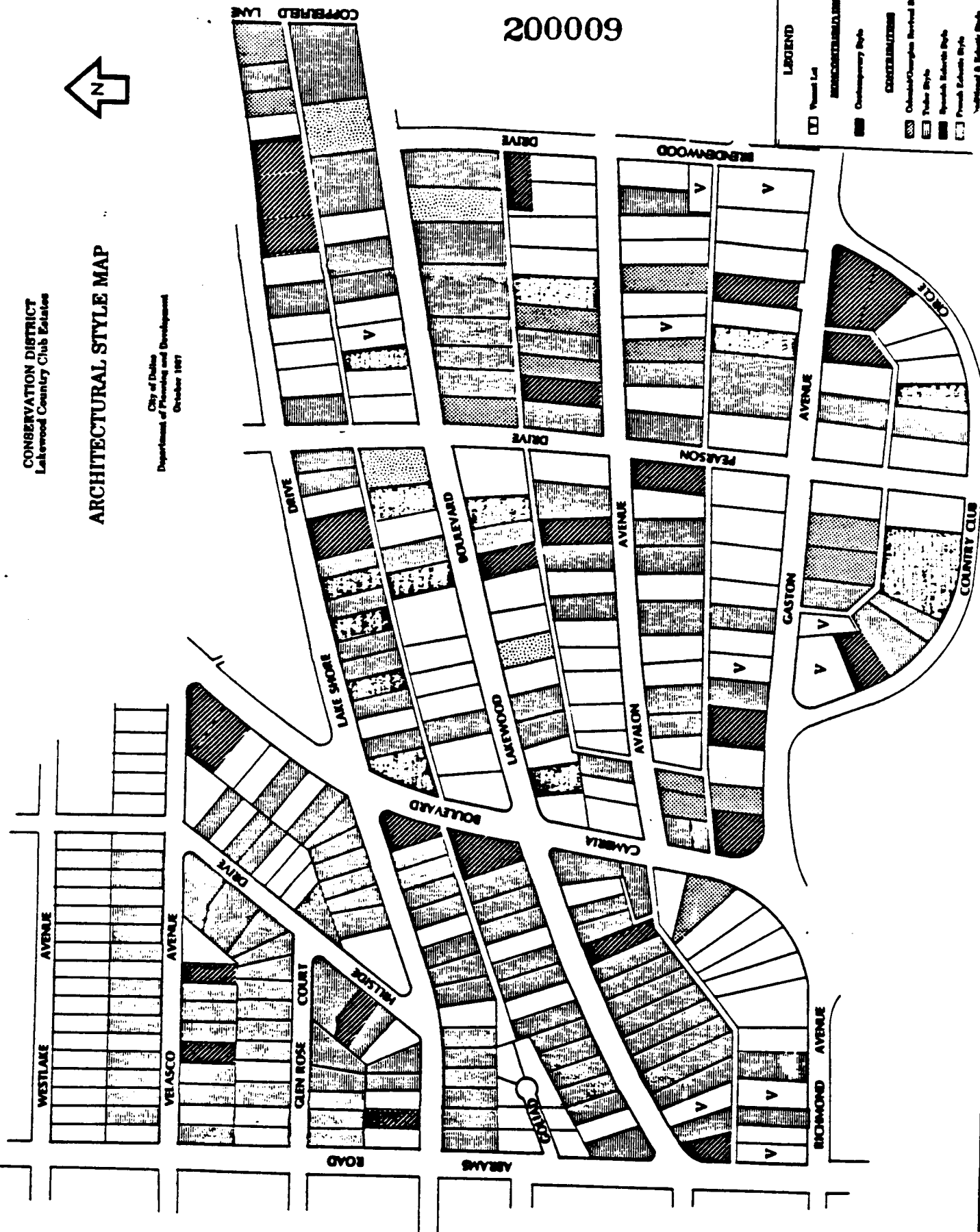
A Traditional or Eclectic style structure must be provided with the following:

- a chimney
- masonry wall cladding
- a maximum roof overhang of 2 feet
- a hipped, side gabled, gambreled, or cross-gabled roof form.

CONSERVATION DISTRICT
Lakewood Country Club Estates

ARCHITECTURAL STYLE MAP

City of Dallas
Department of Planning and Development
October 1987



200009

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ARCHITECTURAL STYLE BY STREET ADDRESS

The following listing of architectural styles by street address has been developed to serve as a companion reference to the Architectural Style Map. However, in the event of a discrepancy between the two, the text of this list controls over the map. Architectural styles have been abbreviated as follow:

Traditional/Eclectic	= Trad/Ecl
Spanish Eclectic	= Span Ecl
French Eclectic	= French Ecl
Colonial/Georgian Revival	= Col/Geo.Rev
Noncontributing	= Noncontrib

<u>Street Address</u>	<u>Architectural Style</u>	<u>Street Address</u>	<u>Architectural Style</u>
6402 Westlake Ave.	Trad/Ecl	6501 Velasco Ave.	Trad/Ecl
6406 Westlake Ave.	Trad/Ecl	6507 Velasco Ave.	Trad/Ecl
6410 Westlake Ave.	Trad/Ecl	6511 Velasco Ave.	Trad/Ecl
6414 Westlake Ave.	Trad/Ecl	6515 Velasco Ave.	Trad/Ecl
6418 Westlake Ave.	Trad/Ecl	6519 Velasco Ave.	Trad/Ecl
6422 Westlake Ave.	Trad/Ecl		
6426 Westlake Ave.	Trad/Ecl	6402 Velasco Ave.	Tudor
6430 Westlake Ave.	Trad/Ecl	6406 Velasco Ave.	Trad/Ecl
6432 Westlake Ave.	Trad/Ecl	6410 Velasco Ave.	Tudor
6438 Westlake Ave.	Trad/Ecl	6416 Velasco Ave.	Tudor
6442 Westlake Ave.	Trad/Ecl	6418 Velasco Ave.	Noncontrib
6446 Westlake Ave.	Trad/Ecl	6420 Velasco Ave.	Tudor
6450 Westlake Ave.	Trad/Ecl	6424 Velasco Ave.	Tudor
6454 Westlake Ave.	Trad/Ecl	6426 Velasco Ave.	Tudor
6472 Westlake Ave.	Trad/Ecl	6438 Velasco Ave.	Noncontrib
6466 Westlake Ave.	Trad/Ecl	6442 Velasco Ave.	Trad/Ecl
6403 Velasco Ave.	Trad/Ecl	6403 Glenrose Ct.	Trad/Ecl
6407 Velasco Ave.	Tudor	6407 Glenrose Ct.	Trad/Ecl
6411 Velasco Ave.	Tudor	6411 Glenrose Ct.	Tudor
6415 Velasco Ave.	Tudor	6417 Glenrose Ct.	Trad/Ecl
6419 Velasco Ave.	Tudor	6419 Glenrose Ct.	Tudor
6423 Velasco Ave.	Trad/Ecl	6427 Glenrose Ct.	Tudor
6427 Velasco Ave.	Tudor	6431 Glenrose Ct.	Tudor
6431 Velasco Ave.	Tudor	6435 Glenrose Ct.	Tudor
6435 Velasco Ave.	Tudor	6437 Glenrose Ct.	Tudor
6439 Velasco Ave.	Trad/Ecl	6443 Glenrose Ct.	Tudor
6443 Velasco Ave.	Tudor	6400 Glenrose Ct.	Tudor
6447 Velasco Ave.	Tudor	6412 Glenrose Ct.	Tudor
6451 Velasco Ave.	Tudor	6417 Glenrose Ct.	Tudor
6455 Velasco Ave.	Trad/Ecl	6420 Glenrose Ct.	Tudor
6459 Velasco Ave.	Tudor	6424 Glenrose Ct.	Tudor
6463 Velasco Ave.	Tudor		
6467 Velasco Ave.	Trad/Ecl		

<u>Street Address</u>	<u>Architectural Style</u>	<u>Street Address</u>	<u>Architectural Style</u>
6403 Lakeshore Dr.	Trad/Ecl	6700 Lakeshore Dr.	Tudor
6407 Lakeshore Dr.	Noncontrib	6708 Lakeshore Dr.	Trad/Ecl
6411 Lakeshore Dr.	Trad/Ecl	6712 Lakeshore Dr.	Trad/Ecl
6415 Lakeshore Dr.	Tudor	6718 Lakeshore Dr.	Trad/Ecl
6417 Lakeshore Dr.	Tudor	6722 Lakeshore Dr.	Tudor
6505 Lakeshore Dr.	Trad/Ecl	6732 Lakeshore Dr.	Trad/Ecl
6513 Lakeshore Dr.	Tudor	6742 Lakeshore Dr.	Noncontrib
6519 Lakeshore Dr.	Tudor	6806 Lakeshore Dr.	Noncontrib
6521 Lakeshore Dr.	Tudor	6810 Lakeshore Dr.	Noncontrib
6527 Lakeshore Dr.	Tudor	6814 Lakeshore Dr.	Trad/Ecl
6531 Lakeshore Dr.	Tudor	6818 Lakeshore Dr.	Col/Geo.Rev
6533 Lakeshore Dr.	Tudor	6826 Lakeshore Dr.	Tudor
		6830 Lakeshore Dr.	Col/Geo.Rev
6400 Lakeshore Dr.	Tudor	6403 Goliad	Trad/Ecl
6404 Lakeshore Dr.	Tudor	6407 Goliad	Trad/Ecl
6410 Lakeshore Dr.	Tudor	6421 Goliad	Trad/Ecl
6414 Lakeshore Dr.	Tudor	6425 Goliad	Trad/Ecl
6418 Lakeshore Dr.	Tudor		
6422 Lakeshore Dr.	Tudor	6404 Goliad	Trad/Ecl
6426 Lakeshore Dr.	Trad/Ecl	6416 Goliad	Trad/Ecl
6430 Lakeshore Dr.	Tudor	6420 Goliad	Trad/Ecl
6434 Lakeshore Dr.	Tudor	6426 Goliad	Trad/Ecl
6502 Lakeshore Dr.	Tudor		
6506 Lakeshore Dr.	Trad/Ecl	6407 Lakewood Blvd.	Tudor
6510 Lakeshore Dr.	Tudor	6411 Lakewood Blvd.	Trad/Ecl
6514 Lakeshore Dr.	Tudor	6415 Lakewood Blvd.	Tudor
6518 Lakeshore Dr.	Tudor	6419 Lakewood Blvd.	Tudor
6522 Lakeshore Dr.	Tudor	6423 Lakewood Blvd.	Tudor
6532 Lakeshore Dr.	Noncontrib	6427 Lakewood Blvd.	Tudor
		6431 Lakewood Blvd.	Tudor
6602 Lakeshore Dr.	Span Ecl	6437 Lakewood Blvd.	Tudor
6608 Lakeshore Dr.	Tudor	6443 Lakewood Blvd.	Trad/Ecl
6612 Lakeshore Dr.	Trad/Ecl	6445 Lakewood Blvd.	Tudor
6614 Lakeshore Dr.	Tudor	6507 Lakewood Blvd.	Tudor
6618 Lakeshore Dr.	Span Ecl	6511 Lakewood Blvd.	Trad/Ecl
6622 Lakeshore Dr.	Tudor	6515 Lakewood Blvd.	Tudor
6626 Lakeshore Dr.	Tudor	6519 Lakewood Blvd.	Tudor
6630 Lakeshore Dr.	Span Ecl	6523 Lakewood Blvd.	Tudor
6634 Lakeshore Dr.	Tudor	6527 Lakewood Blvd.	Noncontrib
6638 Lakeshore Dr.	Span Ecl		
6642 Lakeshore Dr.	Tudor		
6650 Lakeshore Dr.	Noncontrib		
6652 Lakeshore Dr.	Trad/Ecl		
6656 Lakeshore Dr.	Tudor		
6660 Lakeshore Dr.	Tudor		

<u>Street Address</u>	<u>Architectural Style</u>	<u>Street Address</u>	<u>Architectural Style</u>
6603 Lakewood Blvd.	Trad/Ecl	6702 Lakewood Blvd.	Col/Geo.Rev
6617 Lakewood Blvd.	Trad/Ecl	6708 Lakewood Blvd.	Tudor
6621 Lakewood Blvd.	Tudor	6712 Lakewood Blvd.	Tudor
6627 Lakewood Blvd.	Trad/Ecl	6722 Lakewood Blvd.	Tudor
6635 Lakewood Blvd.	Trad/Ecl	6726 Lakewood Blvd.	Tudor
6647 Lakewood Blvd.	Trad/Ecl	6738 Lakewood Blvd.	Tudor
6655 Lakewood Blvd.	Trad/Ecl	6748 Lakewood Blvd.	French Ecl
6657 Lakewood Blvd.	Span Ecl	6758 Lakewood Blvd.	Tudor
6661 Lakewood Blvd.	Tudor		
6665 Lakewood Blvd.	Trad/Ecl	6603 Avalon Ave.	Trad/Ecl
6675 Lakewood Blvd.	Span Ecl	6609 Avalon Ave.	Trad/Ecl
6683 Lakewood Blvd.	French Ecl	6615 Avalon Ave.	Tudor
		6625 Avalon Ave.	Trad/Ecl
6703 Lakewood Blvd.	Trad/Ecl	6639 Avalon Ave.	Trad/Ecl
6709 Lakewood Blvd.	Trad/Ecl	6641 Avalon Ave.	Trad/Ecl
6711 Lakewood Blvd.	Span Ecl	6645 Avalon Ave.	Trad/Ecl
6713 Lakewood Blvd.	Trad/Ecl	6649 Avalon Ave.	Trad/Ecl
6717 Lakewood Blvd.	Tudor	6657 Avalon Ave.	Trad/Ecl
6721 Lakewood Blvd.	Tudor	6661 Avalon Ave.	Trad/Ecl
6725 Lakewood Blvd.	Trad/Ecl	6665 Avalon Ave.	Tudor
6729 Lakewood Blvd.	Tudor	6669 Avalon Ave.	Noncontrib
6803 Lakewood Blvd.	French Ecl	6679 Avalon Ave.	Tudor
6815 Lakewood Blvd.	Tudor	6685 Avalon Ave.	Trad/Ecl
6402 Lakewood Blvd.	Noncontrib	6703 Avalon Ave.	Tudor
6406 Lakewood Blvd.	Tudor	6709 Avalon Ave.	Noncontrib
6414 Lakewood Blvd.	Tudor	6713 Avalon Ave.	Col/Geo.Rev
6418 Lakewood Blvd.	Tudor	6719 Avalon Ave.	Tudor
6422 Lakewood Blvd.	Tudor	6725 Avalon Ave.	Col/Geo.Rev
6430 Lakewood Blvd.	Tudor	6731 Avalon Ave.	Span Ecl
6434 Lakewood Blvd.	Tudor	6739 Avalon Ave.	Trad/Ecl
6444 Lakewood Blvd.	Tudor	6745 Avalon Ave.	Trad/Ecl
6502 Lakewood Blvd.	Tudor	6753 Avalon Ave.	Trad/Ecl
6506 Lakewood Blvd.	Noncontrib	6759 Avalon Ave.	Trad/Ecl
6514 Lakewood Blvd.	Tudor		
6518 Lakewood Blvd.	Tudor	6602 Avalon Ave.	Tudor
6526 Lakewood Blvd.	Trad/Ecl	6608 Avalon Ave.	Col/Geo.Rev
6530 Lakewood Blvd.	Tudor	6616 Avalon Ave.	Col/Geo.Rev
		6622 Avalon Ave.	Trad/Ecl
6600 Lakewood Blvd.	Trad/Ecl	6636 Avalon Ave.	Tudor
6608 Lakewood Blvd.	Span Ecl	6640 Avalon Ave.	Tudor
6616 Lakewood Blvd.	Trad/Ecl	6644 Avalon Ave.	Trad/Ecl
6620 Lakewood Blvd.	Tudor	6648 Avalon Ave.	Trad/Ecl
6624 Lakewood Blvd.	Tudor	6652 Avalon Ave.	Tudor
6630 Lakewood Blvd.	Trad/Ecl	6658 Avalon Ave.	Trad/Ecl
6640 Lakewood Blvd.	French Ecl	6664 Avalon Ave.	Tudor
6644 Lakewood Blvd.	Trad/Ecl Col/Geo.Rev	6668 Avalon Ave.	Tudor
6650 Lakewood Blvd.	Trad/Ecl	6672 Avalon Ave.	Trad/Ecl
6656 Lakewood Blvd.	Noncontrib	6682 Avalon Ave.	Noncontrib
6662 Lakewood Blvd.	Tudor		
6666 Lakewood Blvd.	Span Ecl		
6676 Lakewood Blvd.	Trad/Ecl		

<u>Street Address</u>	<u>Architectural Style</u>	<u>Street Address</u>	<u>Architectural Style</u>
6700 Avalon Ave.	Tudor	6623 Country Club Cr.	Noncontrib
6708 Avalon Ave.	Trad/Ecl	6633 Country Club Cr.	Tudor
6712 Avalon Ave.	Tudor	6639 Country Club Cr.	Tudor
6718 Avalon Ave.	Col/Geo.Rev	6645 Country Club Cr.	Span Ecl
6730 Avalon Ave.	Trad/Ecl	6669 Country Club Cr.	Trad/Ecl
6738 Avalon Ave.	Col/Geo.Rev	6703 Country Club Cr.	Trad/Ecl
6744 Avalon Ave.	Trad/Ecl	6711 Country Club Cr.	Tudor
6748 Avalon Ave.	Trad/Ecl	6721 Country Club Cr.	Span Ecl
6752 Avalon Ave.	Tudor	6729 Country Club Cr.	Trad/Ecl
6758 Avalon Ave.	Trad/Ecl	6733 Country Club Cr.	Trad/Ecl
6407 Richmond Ave.	Trad/Ecl	6837 Country Club Cr.	Trad/Ecl
6409 Richmond Ave.	Tudor	6745 Country Club Cr.	Noncontrib
6421 Richmond Ave.	Tudor	6861 Country Club Cr.	Noncontrib
6425 Richmond Ave.	Trad/Ecl		
6429 Richmond Ave.	Trad/Ecl		
6511 Gaston Ave.	Trad/Ecl	2401 Hillside Dr.	Trad/Ecl
6519 Gaston Ave.	Trad/Ecl	2411 Hillside Dr.	Tudor
6527 Gaston Ave.	Trad/Ecl	2405 Hillside Dr.	Noncontrib
6535 Gaston Ave.	Trad/Ecl	6434 Glenrose Ct.	Tudor
6607 Gaston Ave.	Col/Geo.Rev	2505 Hillside Dr.	Tudor
6617 Gaston Ave.	Trad/Ecl	2507 Hillside Dr.	Tudor
6625 Gaston Ave.	Noncontrib	2525 Hillside Dr.	Tudor
6629 Gaston Ave.	Tudor	2424 Hillside Dr.	Tudor
6641 Gaston Ave.	Trad/Ecl	2502 Hillside Dr.	Trad/Ecl
6647 Gaston Ave.	Tudor	2506 Hillside Dr.	Trad/Ecl
6653 Gaston Ave.	Trad/Ecl	2510 Hillside Dr.	Trad/Ecl
6661 Gaston Ave.	Trad/Ecl	2514 Hillside Dr.	Tudor
6671 Gaston Ave.	Trad/Ecl	2518 Hillside Dr.	Tudor
6677 Gaston Ave.	Trad/Ecl	2522 Hillside Dr.	Trad/Ecl
6707 Gaston Ave.	Trad/Ecl	2526 Hillside Dr.	Tudor
6715 Gaston Ave.	Tudor	2530 Hillside Dr.	Trad/Ecl
6725 Gaston Ave.	Span Ecl	2207 Cambria Blvd.	Col/Geo.Rev
6731 Gaston Ave.	Trad/Ecl	2215 Cambria Blvd.	Trad/Ecl
6735 Gaston Ave.	Noncontrib	2303 Cambria Blvd.	Tudor
6743 Gaston Ave.	Trad/Ecl	2503 Cambria Blvd.	Tudor
6751 Gaston Ave.	Trad/Ecl	2507 Cambria Blvd.	Trad/Ecl
6616 Gaston Ave.	Tudor	2511 Cambria Blvd.	Tudor
6620 Gaston Ave.	Col/Geo.Rev	2515 Cambria Blvd.	Trad/Ecl
6626 Gaston Ave.	Col/Geo.Rev	2519 Cambria Blvd.	Col/Geo.Rev
6630 Gaston Ave.	Trad/Ecl	2527 Cambria Blvd.	Noncontrib
6700 Gaston Ave.	Trad/Ecl	2535 Cambria Blvd.	Noncontrib
6706 Gaston Ave.	Tudor	2202 Cambria Blvd.	Noncontrib
6714 Gaston Ave.	Trad/Ecl	2417 Brendenwood Dr.	Noncontrib
6726 Gaston Ave.	Noncontrib		



CONSERVATION DISTRICT
Lakewood Country Club Estates

AREA OF REQUEST

City of Dallas

Department of Planning and Development

October 1967

