



CITY OF DALLAS

DETERMINATION OF ELIGIBILITY REQUEST NEW CONSERVATION DISTRICTS & EXPANDING AN ESTABLISHED CONSERVATION DISTRICT

A **Conservation District** (CD) is a change in zoning that helps preserve an area's physical attributes (including architectural styles and other physical characteristics that make an area unique) by providing additional development and architectural regulations. Each Conservation District is tailor-made to a neighborhood and what it wants to conserve. Once approved by the City Council, the Conservation District regulations become the zoning for the area and all new work within the area must comply with the Conservation District regulations.

Before a neighborhood committee may request Pre-application Meetings, apply for a Conservation District, or apply to expand an established CD, a neighborhood committee must request a Determination of Eligibility and the director must determine that an area is eligible. A request for a determination of eligibility is not an application for a CD.

- List the names and addresses of the Neighborhood Committee members in the spaces provided, below. A neighborhood committee is composed of the property owners of at least 10 properties (geographically dispersed) within a proposed CD or proposed area to be added to an established CD, if less than 10 properties, 50 percent of the property owners within the proposed CD, proposed area to be added to an established CD, or an established CD.

	Committee Member Name	Property Address	E-mail
1.	Summer & David Loveland	7031 Lakewood Blvd	summerleesmith@gmail.com
2.	Kelly Barton	6808 Avalon Ave	kellybarton@sbcglobal.net
3.	Amanda Cox	7038 Lakewood Blvd	amanda@bonanzacapital.com
4.	Cristina Partida McEachern	7047 Tokalon Dr	cpartida0506@gmail.com
5.	Amanda McNeill	7102 Lakewood Blvd	aemcneill@hotmail.com
6.	John & Lisa Moreno	6915 Lakewood Blvd	lkmoreno@sbcglobal.net
7.	Lindsay Pope	6861 Lakewood Blvd	lindsayjpope@gmail.com
8.	Elysia Portera	6955 Lakewood Blvd	elysia.portera@gmail.com
9.	Laura Harvey	7031 Westlake Ave	lharvey@ti.com
10.	Stefanie Spaeth	6912 Westlake Avd	drstef@swbell.net

List the name and address of the neighborhood committee member designated to receive notice and information from the department.

Name	Mailing Address	Email
Summer Loveland	7031 Lakewood Blvd, Dallas, TX 75214	summerleesmith@gmail.com

- 1) Attach a map of the request area or if expanding an established CD, attached a map of the area to be added.
- 2) Attach a written statement explaining how the neighborhood committee selected the request area. *For example, the request area is the original subdivision or was not included when the CD was established.*
- 5) Attach a list of the architectural styles of each main building in the area of request and the year that each main building was constructed. *Note the main building in a residential zoning district is typically the house.*
- 6) Attach a written statement describing the physical attributes of the area. In addition to the physical features of the buildings in the proposed conservation district, physical attributes may also including the physical characteristics of the area that make it unique (e.g., spatial relationship between buildings, street layout, and natural features)

- 7) Attach a written statement describing how the area of request meets all of the eligibility criteria in Section 51A-4.505(d)(1)(C). Note: when expanding an established CD, the area of request is not required to be at least one blockface.

Determination of Eligibility Criteria:

Within **65 days** after a complete request for determination of eligibility is submitted, the director shall make a determination of eligibility. **An area is not eligible for a CD unless it satisfies all of the following criteria:**

- a) The area contains at least one blockface. A blockface means the linear distance of lots along one side of a street between the two nearest intersecting streets. If a street dead ends, the terminus of the dead end will be treated as an intersecting street.
- b) The area must be either “stable” or “stabilizing” as defined in this Section 51A-4.505(a).
- c) The area is compact and contiguous with boundary lines drawn to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary.
- d) At least 75 percent of the lots are developed with main buildings that are at least 25 years old.
- e) The area has physical attributes that include recognizable architectural style(s).

An area is not eligible to be added to an established CD unless:

- a) The area satisfies all of the criteria in Section 51A-4.505(d)(1)(C), except that the area to be added is not required to be at least one blockface, and
- b) The area to be added is similar to and compatible with the physical attributes of the established CD.

Next Steps:

- If the director determines that the area is eligible for a CD, the director will notify the designated neighborhood committee member in writing. Notice is given by depositing the notice properly addressed and postage paid, return receipt requested, in the United States mail. The director’s determination that an area is eligible for a CD may not be appealed. Additionally, after the Director determines an area is eligible for a CD, the boundaries may only be changed by city council at a public hearing to consider a proposed CD or by a request for a new determination of eligibility after the initial determination of eligibility expires
- Within **65 days** after the director determines an area is eligible for a CD and before a neighborhood committee may apply for a CD, the neighborhood committee must request **Pre-application meetings**. A request for Pre-application meetings is not an application for a CD.
- If the director determines that the area is not eligible for a CD, the director shall notify the designated neighborhood committee member in writing stating why the proposed area is not eligible. Notice is given by depositing the notice properly addressed and postage paid, return receipt requested, in the United States mail. The director’s determination that an area is not eligible for a CD may be appealed to the city plan commission by the neighborhood committee.
- For detailed information on the process to adopt or expand an existing Conservation District, see Development Code Section 51A-4.505, “Conservation Districts” or the Department’s web page:

<http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Conservation-Districts.aspx>

Lakewood Conservation District Expansion

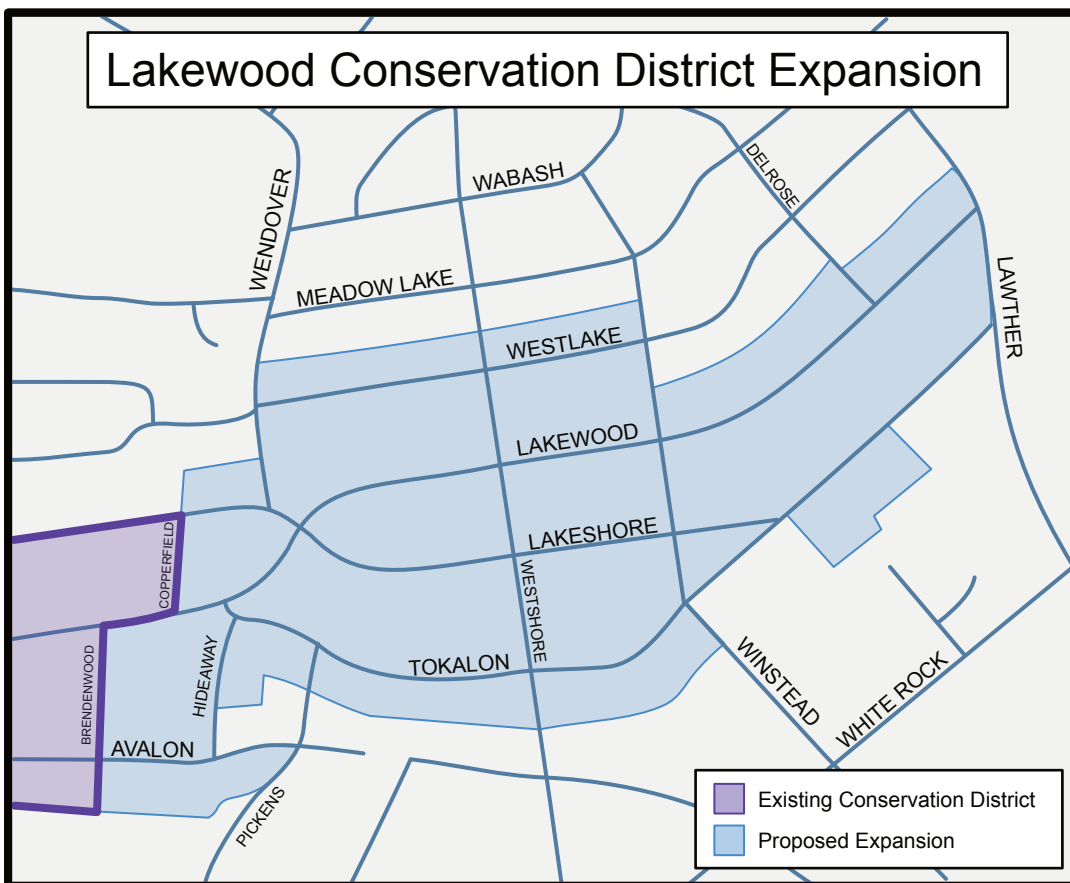


Exhibit A

Lakewood CD – Proposed Expansion Map

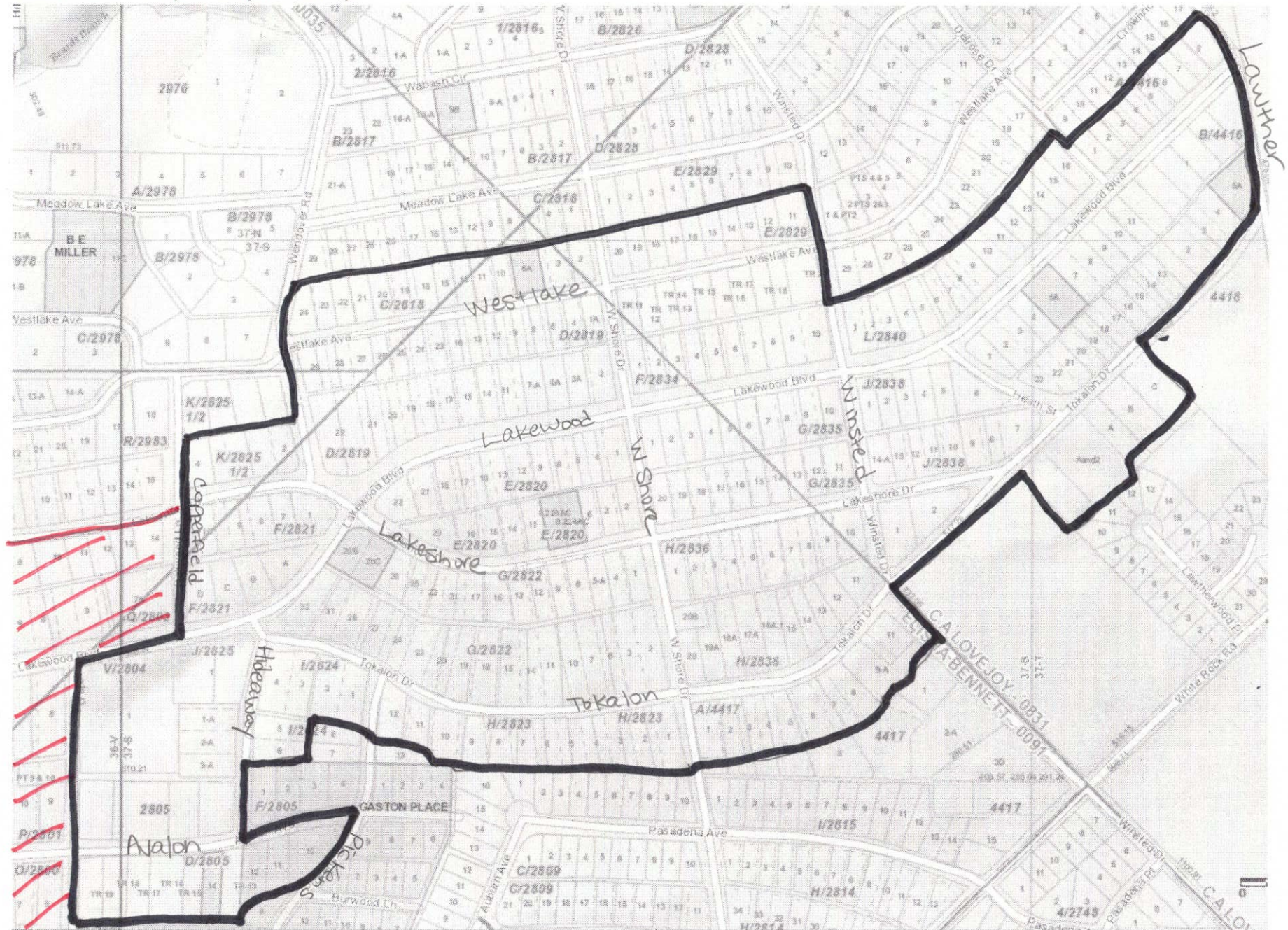


Exhibit C
Lakewood Conservation District Addition - Proposed
Inventory Analysis

Addresses	275
Contributing Structures	206
% Contributing	75%

Street Name	Street Address	Year Built	Architectural Style
Avalon Ave	6802	1938	Tudor
Avalon Ave	6807	1953	Colonial Revival
Avalon Ave	6808	1940	Spanish Eclectic
Avalon Ave	6814	1949	Neo-Classical
Avalon Ave	6819	1949	Spanish Eclectic
Avalon Ave	6820	1940	French Eclectic
Avalon Ave	6827	1951	Noncontributing
Avalon Ave	6828	1939	Spanish Eclectic
Avalon Ave	6832	2005	Tudor
Avalon Ave	6837	2000	Noncontributing
Avalon Ave	6838	1954	Spanish Eclectic
Avalon Ave	6844	1954	Noncontributing
Avalon Ave	6850	1955	Noncontributing
Avalon Ave	6858	1954	Noncontributing
Heath St	6 n/a		Land
Hideaway Dr	2425	1941	Noncontributing
Hideaway Dr	2431	1977	Minimal Traditional
Hideaway Dr	2432	1950	Noncontributing
Lakeshore Dr	6834	1945	French Eclectic
Lakeshore Dr	6840	1950	Colonial Revival
Lakeshore Dr	6847	1957	Noncontributing
Lakeshore Dr	6848	1947	Noncontributing
Lakeshore Dr	6855	1948	Noncontributing
Lakeshore Dr	6856 n/a		Land
Lakeshore Dr	6865	1948	Noncontributing
Lakeshore Dr	6902	2001	Noncontributing
Lakeshore Dr	6908	1930	Colonial Revival
Lakeshore Dr	6912	1930	Colonial Revival
Lakeshore Dr	6915	1960	Noncontributing
Lakeshore Dr	6916	1930	Tudor
Lakeshore Dr	6922	1988	Noncontributing
Lakeshore Dr	6925	1939	Tudor
Lakeshore Dr	6926	1935	Tudor
Lakeshore Dr	6932	1931	French Eclectic
Lakeshore Dr	6933	1937	Spanish Eclectic
Lakeshore Dr	6935	1927	Colonial Revival
Lakeshore Dr	6936	1926	Spanish Eclectic

Street Name	Street Address	Year Built	Architectural Style
Lakeshore Dr	6940	1998	Noncontributing
Lakeshore Dr	6941	1952	Colonial Revival
Lakeshore Dr	6944	1930	Spanish Eclectic
Lakeshore Dr	6945	2004	Spanish Eclectic
Lakeshore Dr	6948	1936	Spanish Eclectic
Lakeshore Dr	6949	2004	Noncontributing
Lakeshore Dr	6951	1930	French Eclectic
Lakeshore Dr	6952	1957	Colonial Revival
Lakeshore Dr	6955	1927	Tudor
Lakeshore Dr	6956	1935	Tudor
Lakeshore Dr	6957	1927	Tudor
Lakeshore Dr	6960	1926	Tudor
Lakeshore Dr	7000	1936	Tudor
Lakeshore Dr	7001	1927	Tudor
Lakeshore Dr	7007	1930	Tudor
Lakeshore Dr	7008	1952	Tudor
Lakeshore Dr	7009	1928	Tudor
Lakeshore Dr	7012	1936	French Eclectic
Lakeshore Dr	7015	1929	Tudor
Lakeshore Dr	7016	1930	Tudor
Lakeshore Dr	7017	1929	Tudor
Lakeshore Dr	7021	1929	Tudor
Lakeshore Dr	7022	1952	Tudor
Lakeshore Dr	7025	1928	Tudor
Lakeshore Dr	7028	1935	French Eclectic
Lakeshore Dr	7031	1940	Colonial Revival
Lakeshore Dr	7034	1931	Tudor
Lakeshore Dr	7035	1936	Tudor
Lakeshore Dr	7038	1935	Spanish Eclectic
Lakeshore Dr	7039	1936	Spanish Eclectic
Lakeshore Dr	7100	1928	Tudor
Lakeshore Dr	7103	1986	Colonial Revival
Lakeshore Dr	7107	1935	Tudor
Lakeshore Dr	7110	1948	Colonial Revival
Lakeshore Dr	7115	1935	Colonial Revival
Lakeshore Dr	7119	1950	Noncontributing
Lakeshore Dr	7123	1949	Noncontributing
Lakewood Blvd	6800	1934	Tudor
Lakewood Blvd	6832	1929	Spanish Eclectic
Lakewood Blvd	6839	1966	Noncontributing
Lakewood Blvd	6840	1927	Noncontributing
Lakewood Blvd	6843	2006	Tudor
Lakewood Blvd	6849	1967	Noncontributing
Lakewood Blvd	6855	2005	Noncontributing
Lakewood Blvd	6861	1928	Tudor
Lakewood Blvd	6903	1954	Noncontributing
Lakewood Blvd	6906	1941	French Eclectic
Lakewood Blvd	6907	1927	Tudor

Street Name	Street Address	Year Built	Architectural Style
Lakewood Blvd	6909	1935	Tudor
Lakewood Blvd	6910	1926	Spanish Eclectic
Lakewood Blvd	6911	1926	Tudor
Lakewood Blvd	6913	1935	Colonial Revival
Lakewood Blvd	6915	1925	Tudor
Lakewood Blvd	6920	1926	Spanish Eclectic
Lakewood Blvd	6921	1929	Tudor
Lakewood Blvd	6926	1938	Colonial Revival
Lakewood Blvd	6930	1925	Tudor
Lakewood Blvd	6931	1964	Noncontributing
Lakewood Blvd	6936	1987	French Eclectic
Lakewood Blvd	6940	1926	Tudor
Lakewood Blvd	6941	1936	Spanish Eclectic
Lakewood Blvd	6944	2017	Noncontributing
Lakewood Blvd	6949	n/a	Noncontributing
Lakewood Blvd	6952	1926	Tudor
Lakewood Blvd	6955	1965	Spanish Eclectic
Lakewood Blvd	6956	1946	Colonial Revival
Lakewood Blvd	6961	1969	Noncontributing
Lakewood Blvd	6969	1936	Spanish Eclectic
Lakewood Blvd	7002	2011	Noncontributing
Lakewood Blvd	7003	1935	Spanish Eclectic
Lakewood Blvd	7006	1930	Spanish Eclectic
Lakewood Blvd	7007	1927	Tudor
Lakewood Blvd	7010	1926	Tudor
Lakewood Blvd	7011	1929	Spanish Eclectic
Lakewood Blvd	7012	1925	Tudor
Lakewood Blvd	7015	1936	French Eclectic
Lakewood Blvd	7018	1930	Tudor
Lakewood Blvd	7019	1928	Spanish Eclectic
Lakewood Blvd	7022	1936	Tudor
Lakewood Blvd	7023	1930	Spanish Eclectic
Lakewood Blvd	7026	1936	Spanish Eclectic
Lakewood Blvd	7027	1937	Spanish Eclectic
Lakewood Blvd	7030	1925	Tudor
Lakewood Blvd	7031	1926	Spanish Eclectic
Lakewood Blvd	7034	1929	Tudor
Lakewood Blvd	7035	1930	Spanish Eclectic
Lakewood Blvd	7038	1930	Spanish Eclectic
Lakewood Blvd	7102	1930	Spanish Eclectic
Lakewood Blvd	7103	1928	Spanish Eclectic
Lakewood Blvd	7106	1925	Spanish Eclectic
Lakewood Blvd	7107	1930	Spanish Eclectic
Lakewood Blvd	7110	1989	Colonial Revival
Lakewood Blvd	7111	1928	Spanish Eclectic
Lakewood Blvd	7114	1930	Tudor
Lakewood Blvd	7117	1926	Tudor
Lakewood Blvd	7118	1930	Spanish Eclectic

Street Name	Street Address	Year Built	Architectural Style
Lakewood Blvd	7122	n/a	Noncontributing
Lakewood Blvd	7202	2017	Noncontributing
Lakewood Blvd	7203	1931	Tudor
Lakewood Blvd	7207	1931	Spanish Eclectic
Lakewood Blvd	7209	1939	Colonial Revival
Lakewood Blvd	7210	1936	Spanish Eclectic
Lakewood Blvd	7214	2000	Noncontributing
Lakewood Blvd	7215	1938	Colonial Revival
Lakewood Blvd	7218	1936	Spanish Eclectic
Lakewood Blvd	7223	1939	Colonial Revival
Lakewood Blvd	7226	1932	Spanish Eclectic
Lakewood Blvd	7227	1939	Colonial Revival
Lakewood Blvd	7231	1945	Tudor
Lakewood Blvd	7234	1936	Colonial Revival
Lakewood Blvd	7235	1939	Colonial Revival
Lakewood Blvd	7238	2013	Spanish Eclectic
Lakewood Blvd	7239	1941	Spanish Eclectic
Lakewood Blvd	7242	2008	Tudor
Lakewood Blvd	7302	2016	Noncontributing
Lakewood Blvd	7303	1937	Spanish Eclectic
Lakewood Blvd	7307	1936	Tudor
Lakewood Blvd	7310	1927	Tudor
Lakewood Blvd	7311	1937	Spanish Eclectic
Lakewood Blvd	7315	1937	Spanish Eclectic
Lakewood Blvd	7316	1941	Tudor
Lakewood Blvd	7319	1935	Spanish Eclectic
Lakewood Blvd	7320	1988	Tudor
Lakewood Blvd	7323	1937	Spanish Eclectic
Lakewood Blvd	7326	1951	Noncontributing
Lakewood Blvd	7327	1936	Spanish Eclectic
Lakewood Blvd	7330	1956	Noncontributing
Lakewood Blvd	7331	1937	Spanish Eclectic
Lakewood Blvd	7335	1937	Spanish Eclectic
Lakewood Blvd	7339	1950	Tudor
Tokalon Dr	6858	1945	Neo-Classical
Tokalon Dr	6859	1976	Noncontributing
Tokalon Dr	6865	1926	Tudor
Tokalon Dr	6870	1926	Tudor
Tokalon Dr	6875	1945	Spanish Eclectic
Tokalon Dr	6904	1926	Spanish Eclectic
Tokalon Dr	6909	1936	Neo-Classical
Tokalon Dr	6910	1983	Noncontributing
Tokalon Dr	6914	1945	French Eclectic
Tokalon Dr	6915	1937	Neo-Classical
Tokalon Dr	6918	1936	Tudor
Tokalon Dr	6921	1936	French Eclectic
Tokalon Dr	6926	1957	Noncontributing
Tokalon Dr	6927	1960	Noncontributing

Street Name	Street Address	Year Built	Architectural Style
Tokalon Dr	6934	1957	Noncontributing
Tokalon Dr	6935	1966	Noncontributing
Tokalon Dr	6942	1942	Colonial Revival
Tokalon Dr	6945	1963	Noncontributing
Tokalon Dr	6950	1955	Noncontributing
Tokalon Dr	6957	1948	Neo-Classical
Tokalon Dr	6960	1955	Noncontributing
Tokalon Dr	6964	1943	Tudor
Tokalon Dr	6968	1935	Colonial Revival
Tokalon Dr	7003	1961	Noncontributing
Tokalon Dr	7004	1953	Noncontributing
Tokalon Dr	7007	1954	Noncontributing
Tokalon Dr	7010	1930	Tudor
Tokalon Dr	7011	1955	Noncontributing
Tokalon Dr	7015	1987	Noncontributing
Tokalon Dr	7019	1930	Spanish Eclectic
Tokalon Dr	7022	1969	Noncontributing
Tokalon Dr	7023	1929	Spanish Eclectic
Tokalon Dr	7026	1925	Tudor
Tokalon Dr	7027	1929	Tudor
Tokalon Dr	7030	1941	French Eclectic
Tokalon Dr	7031	1945	Spanish Eclectic
Tokalon Dr	7040	1928	French Eclectic
Tokalon Dr	7041	1928	Tudor
Tokalon Dr	7044	1924	French Eclectic
Tokalon Dr	7047	1928	Spanish Eclectic
Tokalon Dr	7048	1935	Tudor
Tokalon Dr	7131	1950	Noncontributing
Tokalon Dr	7134	1940	Noncontributing
Tokalon Dr	7148	1950	Noncontributing
Tokalon Dr	7205	1941	Noncontributing
Tokalon Dr	7206	1949	Noncontributing
Tokalon Dr	7211	1943	Noncontributing
Tokalon Dr	7215	1943	Noncontributing
Tokalon Dr	7220	1950	Noncontributing
Tokalon Dr	7221 n/a		Land
Tokalon Dr	7227	1943	Noncontributing
Tokalon Dr	7231	1947	Noncontributing
Tokalon Dr	7237	1947	Noncontributing
Tokalon Dr	7243	1986	Noncontributing
Tokalon Dr	7303	1939	Tudor
Tokalon Dr	7307	1939	Noncontributing
Tokalon Dr	7317	2004	Noncontributing
West Shore Dr	2716	1946	Spanish Eclectic
Westlake Ave	6901	1989	Noncontributing
Westlake Ave	6902	1925	Tudor
Westlake Ave	6903	1929	Tudor
Westlake Ave	6906	1926	Tudor

Street Name	Street Address	Year Built	Architectural Style
Westlake Ave	6907	1927	Tudor
Westlake Ave	6911	1927	Tudor
Westlake Ave	6912	1928	Tudor
Westlake Ave	6914	1928	Tudor
Westlake Ave	6917	1927	Tudor
Westlake Ave	6918	1936	Tudor
Westlake Ave	6919	1938	Tudor
Westlake Ave	6921	1927	Tudor
Westlake Ave	6922	1934	Tudor
Westlake Ave	6925	1927	Tudor
Westlake Ave	6926	1926	Tudor
Westlake Ave	6930	1927	Tudor
Westlake Ave	6933	1934	Tudor
Westlake Ave	6934	1925	Tudor
Westlake Ave	6937	2019	Noncontributing
Westlake Ave	6938	1927	Tudor
Westlake Ave	6941	1949	Tudor
Westlake Ave	6942	1926	Tudor
Westlake Ave	6945	1941	Noncontributing
Westlake Ave	6946	1927	Tudor
Westlake Ave	6950	1927	Tudor
Westlake Ave	6953	1947	Minimal Traditional
Westlake Ave	6954	1927	Tudor
Westlake Ave	6957	1941	Minimal Traditional
Westlake Ave	6960	1927	Tudor
Westlake Ave	6964	1985	Colonial Revival
Westlake Ave	7002	1930	Tudor
Westlake Ave	7003	1940	Tudor
Westlake Ave	7006	1936	Colonial Revival
Westlake Ave	7007	1940	Colonial Revival
Westlake Ave	7010	2005	Noncontributing
Westlake Ave	7011	1939	Minimal Traditional
Westlake Ave	7014	1949	Minimal Traditional
Westlake Ave	7015	1940	Minimal Traditional
Westlake Ave	7018	n/a	Land
Westlake Ave	7019	1940	Tudor
Westlake Ave	7022	2011	Noncontributing
Westlake Ave	7023	1941	Minimal Traditional
Westlake Ave	7026	1940	Minimal Traditional
Westlake Ave	7027	2004	Noncontributing
Westlake Ave	7028	1940	Minimal Traditional
Westlake Ave	7031	1947	Minimal Traditional
Westlake Ave	7032	1945	Noncontributing
Westlake Ave	7039	1961	Noncontributing
Westlake Ave	7040	1940	Noncontributing
Westlake Ave	7047	1941	Minimal Traditional

Street Name	Street Address	Year Built	Architectural Style
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Sources:
Dilbeck - Homes of Charles Stevens Dilbeck - A Private Tour, April 5, 1997
Hutsell - List from Preservation Dallas
Dines & Kraft - Listing information from realtors, Dallas Public Library mate
Bertram Hill - SMU library records

Exhibit B

REQUEST FOR DETERMINATION OF ELIGIBILITY FOR CONSERVATION DISTRICT EXPANSION – LAKEWOOD

Defined Boundaries:

The proposed boundaries were selected by the committee as the area represents an inventory of architecturally significant structures and an important historical period in the development of Dallas. This is a proposed expansion of the existing Lakewood Conservation District and borders the existing conservation district on the west side of the proposed expansion area. The defined area, located in East Dallas, continues to exhibit many original structures and historical architecture. The historical subdivisions included in the proposed boundaries are: Westlake Park, Monticello, and Gaston Place. See **Exhibit A – Boundary Map**. The original Lakewood Conservation District only includes the Country Club Estates subdivision.

The proposed expansion area includes the area generally bounded by the south block face of Avalon Avenue on the south, the west block face of West Lawther Drive on the east, the north block face of Westlake Avenue on the north, and the east block face of Copperfield Lane on the west. Copperfield Lane is known as Oakwood Lane on the Dallas County Appraisal District map.

The proposed expansion area includes:

- 6900 and 7000 blocks of Westlake Avenue
- South block face of the 6800 block of Avalon Avenue
- North block face of the 6800 block Avalon Avenue between Brendenwood Drive and Hideaway Drive
- 2400 block of Hideaway Drive
- 6800 block of Lakeshore Drive between Copperfield and Wendover Road
- 6900, 7000 and 7100 blocks of Lakeshore Drive
- South block face of the 6800 block of Lakewood Boulevard between Brendenwood Drive and Tokalon Drive
- North block face of the 6800 block of Lakewood Boulevard between Copperfield Lane and Lakeshore Drive
- 6900, 7000, 7100, 7200 and 7300 blocks of Lakewood Boulevard
- 6800, 6900, 7000, 7100, 7200 and 7300 blocks of Tokalon Drive
- 2700 block of West Shore Drive

These blocks include 275 properties and are in City Council District 9.

These block faces fulfill the requirement of the conservation district ordinance which says a conservation district must have at least one block face.

How the Neighborhood Committee Selected the Request Area:

The committee selected the proposed boundaries for the following reasons:

1. The proposed blocks are contiguous with the existing Lakewood Conservation District.
2. The boundaries include homes that exemplify significant examples of various recognized architectural styles similar to those within the existing Lakewood Conservation District.
3. The homes in the proposed blocks were developed in the same period as those within the existing Lakewood Conservation District (primarily 1925 – 1946).

4. The homes in the proposed blocks include those from the acclaimed architect and builder, Clifford D. Hutsell, Charles Dilbeck, Bertram Hill, and the famed developers, Dines and Kraft, Co.
5. Architectural requirements will ensure appropriate standards to complement the existing historical styles in the original neighborhood.
6. The area contains complete block faces as described above.

Architectural Styles of Homes

The styles of each home are included in the attached listing alongside the addresses, year built and current use. See **Exhibit C**. Also, attached are photos exemplifying the architectural styles. See **Exhibit D**.

Physical Attributes – Architectural Styles – Period of Significance – Method of Construction

This area of Lakewood was primarily developed over a period from 1925 to 1946. Lakewood Country Club Estates was the original addition and the development of Lakewood continued into the Westlake Park, Monticello, and Gaston Place additions.

Dines and Kraft were the original developers of Lakewood and continued the development to the east of the existing Conservation District in the Westlake Park and Monticello additions. There are several Dines and Kraft homes in the proposed expansion area. Dines and Kraft primarily developed homes in the Tudor style.

Clifford D. Hutsell is known for his development of a series of multi-colored tile-roofed homes made of distinctive buff-colored brick, balconies, stained glass windows, glazed tile, and Potter iron accents. The buff-colored brick is distinctive to the Hutsell homes and was inspired by Hutsell's visit to California, modeling the stucco seen in Spanish style architecture there. From 1926 to 1947, Hutsell built 50 homes in the Lakewood area. The majority of Hutsell homes in Lakewood are in the proposed expansion area while none are currently protected in the existing Conservation District. The first homes Hutsell built in Dallas are in the Park Row Historic District. Some of the Hutsell homes on Lakewood Boulevard are pictured in Virginia McAlester's Field Guide to American Houses as examples of Spanish Eclectic architecture.

The architectural styles found in the proposed expansion area are predominately Tudor, Spanish Eclectic, French Eclectic, Minimal Traditional, Neo-Classical, and Colonial Revival. These architectural styles comprise the majority of the architectural styles also found in the existing Lakewood Conservation District. The construction materials used in these various architectural styles include masonry and wood sided structures; pier and beam foundations; tile, slate, and composition shingle roofs; stained and leaded-glass windows; balconies; and courtyards, similar to and compatible with many of those in the existing Lakewood Conservation District.

Of the 275 total houses in the area, 89 are Tudor; 54 are Spanish Eclectic; 14 are French Eclectic; 11 are Minimal Traditional; 5 are Neo-Classical; 26 are Colonial Revival; and 76 are undefined.

In the district, according to DCAD data, the average age of the homes is 77 years old (1945), with the following breakdown shown below:

From 1924 – 1929, 66 houses were built.

From 1930 – 1939, 81 houses were built.

From 1940 – 1949, 50 houses were built.

From 1950 to 1959, 28 houses were built.

From 1960 to present, 44 houses were built.

Since 2011, 12 houses have been demolished for new construction, with 5 of those occurring in the last year.

Eligibility Requirements

The proposed expansion area meets the eligibility criteria in Section 51A-4.505(d)(1)(C) as follows:

- (i) The area must be either “stable” or “stabilizing” as defined in this section.
The area is stable in that it is expected to remain substantially the same over the next 20 years with continued maintenance of the properties. While some changes in structures may occur, all such changes are expected to be compatible with the surrounding development.

Due an increasingly high demand to live in Lakewood, newly constructed modern style houses are encroaching on the neighborhood. The neighborhood is concerned that without a conservation district they may face substantial inappropriate redevelopment and encroachment into the neighborhood.
- (ii) The area is compact and contiguous with boundary lines drawn to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary.
The boundary is contiguous with the existing Conservation District and continuous with lines drawn on logical edges.
- (iii) At least 75% of the lots are developed with main buildings that are at least 25 years old.
The attached listing of properties located in the defined boundaries verifies the 75% requirement. All data, other than architectural styles, was obtained from www.dcad.org.
- (iv) The area has physical attributes that include recognizable architectural styles.

The architectural styles found in the proposed expansion area are predominately Tudor, Spanish Eclectic, French Eclectic, Minimal Traditional, Neo-Classical, and Colonial Revival. These architectural styles comprise the majority of the architectural styles found in the existing Lakewood Conservation District.

Committee Members

Summer & David Loveland	7031 Lakewood Blvd – Summer is designated to serve as point of contact
Kelly Barton	6808 Avalon Ave
Amanda Cox	7038 Lakewood Blvd
Laura Harvey	7031 Westlake Ave
Cristina Partida McEachern	7047 Tokalon Dr
Amanda McNeill	7102 Lakewood Blvd
John & Lisa Moreno	6915 Lakewood Blvd
Lindsay Pope	6861 Lakewood Blvd

Elysia Portera

6955 Lakewood Blvd

Stefanie Spaeth

6912 Westlake Ave

Exhibit D - Photos Exemplifying Architectural Styles

6808 Avalon Ave



6819 Avalon Ave



6800 Lakewood Blvd



6832 Lakewood Blvd



6861 Lakewood Blvd



6809 Lakewood Blvd



6913 Lakewood Blvd



6915 Lakewood Blvd



6921 Lakewood Blvd



6955 Lakewood Blvd



6969 Lakewood Blvd



7031 Lakewood Blvd



7035 Lakewood Blvd



7038 Lakewood



7102 Lakewood



7118 Lakewood



7307 Lakewood



7315 Lakewood (patio)



7315 Lakewood (façade)



7323 Lakewood



7327 Lakewood



6870 Tokalon



6909 Tokalon



6918 Tokalon



6908 Lakeshore



6948 Lakeshore



7021 Lakeshore



7035 Lakeshore



7039 Lakeshore



6960 Westlake Ave



6903 Westlake Ave



7002 Westlake Ave



7047 Westlake Ave



7023 Westlake Ave



Examples of Architecture Beginning to Develop in the Area

