

EXHIBIT B

TRACT IV LAKEWOOD CONSERVATION DISTRICT REGULATIONS

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Exhibit C: Illustrations for Lakewood Conservation District - Tract IV		

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(1) Interpretations and definitions.

- (a) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.
- (b) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:
 - (1) ACCESSORY STRUCTURE means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building, and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.
 - (2) ADJACENT LOT means a lot that is contiguous to another lot that fronts on the same street.
 - (3) ARCHITECTURAL DESIGN FEATURES and BUILDING ELEMENTS mean chimneys; roof style, slope, and overhang; materials; window style; vent style; balconies; towers; wing walls; eave overhangs; window sashes; front porches; crowns; pilasters; and other exterior architectural features.
 - (4) ATTIC STORY means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.
 - (5) CIRCULAR DRIVEWAY means an impervious surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, and that has two curb cuts onto the same street or intersecting streets.
 - (6) COMPATIBLE means consistent with the architectural design features found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
 - (7) CONTRIBUTING means a structure listed as Spanish Eclectic/Revival, French Eclectic, Neoclassical, Tudor, or Colonial Revival. See Exhibit C for property list by address.
 - (8) CORNER LOT means a lot that has frontage on two intersecting streets.
 - (9) CORNERSIDE FACADE means a main building facade facing a side street.
 - (10) CORNERSIDE YARD means a side yard that abuts a street.
 - (11) CORNICE means any molded projection which crowns or finishes the part to which it is affixed.

- (12) DOCUMENTED ASSURANCE means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure.
- (13) DORMER is a structure projecting above a sloping roof, usually housing a vertical window or vent. Dormers are not part of the main roof structure, but are framed separately, with no shared roof ridge or eave.
- (14) ELL is a secondary wing or extension of a building at right angles to its principal dimension.
- (15) ENTABLATURE means an elaborate horizontal band and molding supported by columns, or any similar construction that crowns a wall, window, or doorway.
- (16) FRONT FACADE means a building elevation facing the street on which the property is legally addressed.
- (17) FRONT YARD means the portion of a lot which abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building. REQUIRED FRONT YARD means the portion of the front yard between the street and the setback line.
- (18) HALF TIMBERING a treatment to mimic historic exposed heavy timber framing. See Exhibit C for examples.
- (19) HARDSCAPE means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, pavers, or stones.
- (20) HEIGHT, for any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of the roof structure, regardless of its style or form.
- (21) IMPERVIOUS SURFACE means any paved surface, such as asphalt, bricks, concrete, gravel, stone, or tile, or any structure, such as accessory buildings, driveways, or walkways.
- (22) INTERIOR LOT means a lot bounded by a street on one side only.
- (23) MAIN BLOCK means the largest massing of the street facade of a main building.
- (24) MAIN BUILDING means the building on a lot intended for occupancy by the main use.

- (25) MAJOR MODIFICATION means any remodeling that impacts 25 percent of the surface area or greater (using wall and window/door area affected) of front facade by altering or obscuring existing materials.
- (26) MATURE TREE is any species of tree identified as being a minimum of 15 caliper inches or more when measured at 4.5 feet above grade on the uphill slope of the lot.
- (27) ORIGINAL HOUSE means a main building existing within the district before January 1, 1961.
- (28) PARKWAY means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (29) PEDIMENT means a triangular gable, usually having a horizontal cornice, with raked cornices on each side, surmounting or crowning a portico or another major division of a facade, end wall, or colonnade.
- (30) REAR YARD means:
- (A) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
 - (B) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- (31) RECONSTRUCTION means the act of rebuilding a structure or architectural feature in the same form and detailing as it had been previously.
- (32) REMODEL means improvements or repairs that change the appearance of the main building or replace materials of the main building with another material.
- (33) RETAINING WALL means a wall used to hold or retain the soil behind it and to prevent the erosion of land.
- (34) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.
- (35) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."

- (36) SIGNIFICANT HOUSE means a structure that is associated with a noted architect or builder as listed in Exhibit C.
 - (37) STREET FACADE means any part of a building that faces a public street.
 - (38) STRUCTURE means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
 - (39) SUPPORTING HOUSE means a main building not listed as one of the five contributing styles in Exhibit C classified as Spanish Revival/Eclectic, French Eclectic, Neoclassical, Tudor, or Colonial Revival.
 - (40) VERGEBOARD means a board which hangs from the projecting end of a roof, covering the gables.
 - (41) WALL DORMER a dormer whose face is integral with the face of the wall below, breaking the line at the cornice of a building.
 - (42) WRAP-AROUND means the area to the midpoint of the structure measured from the furthest front wall or omitted wall line (porch) of the structure to the furthest rear wall or omitted wall line of the structure. The result shall be a straight line through the structure.
 - (43) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.
- (2) Illustrations. The TRACT IV Illustrations are attached to and made part of this ordinance as Exhibit C. If there is a conflict between the district regulations and Exhibit C (Illustrations), the district regulations control.
- (3) Nonconforming structures.
- (a) Except as provided in this section, Section 51A-4.704(c), “Nonconforming Structures,” applies.
 - (b) Except as provided in this section, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, space, and architectural standard regulations.
 - (c) Except as provided in this subsection, the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.

(d) Except as provided in this subsection, if the degree of nonconformity as to yard, lot, and space regulations or architectural standards is voluntarily reduced, all rights to the previous degree of nonconformity are lost:

(1) If the property owner provides the director with documented assurance, the portion of the structure may be renovated, remodeled, repaired, or rebuilt within the original or previously nonconforming building footprint and height:

(A) with materials and features shown in the documented assurance;

(B) in compliance with the development standards and architectural standards in this district; or

(C) any combination of Subparagraphs (A) and (B); and

(D) must not increase the degree of nonconformity of the structure.

(2) For portions of the structure without documented assurance regarding materials and features, the architectural standards apply.

(4) Development standards.

(a) In general.

(1) Development Standards. Except as provided in this Exhibit B, the development standards of the R-7.5(A) Single Family District apply.

(2) Applicability. Except as provided in the architectural standards for specific styles, the following development standards apply to the entire lot.

(3) Yard, Lot, Space. The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this Exhibit B and Division 51A-4.400, this Exhibit B controls.

(b) Building characteristics.

(1) Dormers.

(A) Dormers on a street-facing facade may not exceed six feet in width.

(B) Dormers must be typical in form, size, and proportions for the architectural style of the structure.

- (2) Front porches and enclosures.
 - (A) Porch enclosures must have a minimum of 75 percent transparent glass or screen.
 - (B) Infill materials must match the existing materials in color, texture, dimension, and coursing.
 - (C) Porte-cocheres may not be enclosed.
- (3) Windows and doors. This subsection applies to windows and doors on the front facade and the wrap-around:
 - (A) Windows must be typical of the architectural style.
 - (B) Only transparent, stained, or leaded glass is allowed in windows and doors, except that bathroom windows located on side facades may be frosted, translucent, or opaque.
 - (C) Metal window frames must be painted or factory finished.
 - (D) Window sash, muntins, and mullions must project a minimum of one-quarter inch above the exterior glass surface.
 - (E) Window screens, storm windows, screen doors, and storm doors are permitted.

(c) Building materials.

- (1) Except as provided in this subsection, the first story of main buildings must be brick, stone, or a combination of both.
- (2) Wood, materials that look like wood, cast stone, wrought iron, or stucco with half-timbering may be applied in a manner and location typical of Original Houses in the district.
- (3) Vinyl and aluminum siding are prohibited.
- (4) On a front facade and within the wrap-around, all materials and their application must be typical of the period and architectural style, or be compatible with original main buildings designated the same architectural style in the district.

(d) Demolition.

(1) Original Houses (built before 1961) identified as Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, and Neoclassical, or identified as a Significant House in Exhibit C may be demolished only if the cost of bringing the house into compliance with Section 27-11, “Minimum Property Standards; Responsibility of Owner,” of the Dallas City Code using materials similar to the original materials is greater than 80 percent of the value of Improvements according to the Dallas Central Appraisal District (DCAD).

(A) Applicant shall demonstrate the need for demolition by providing:

- (i) Building Inspection report
- (ii) Engineer’s report
- (iii) Itemized list of required repairs, broken down into labor and material costs

(2) All structures not covered under paragraph 1 of this section may be demolished. New construction on those lots must be in one of the five Contributing styles.

(e) Fences and retaining walls.

(1) Except as provided in this section fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, “front yard” means that area between the front facade and street, excluding porches, as illustrated in Exhibit C.

(2) Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.

(3) Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.

(4) Fences and walls in a side yard may not exceed six feet in height.

(5) Fences and walls in a rear yard may not exceed eight feet in height.

(6) Fences and walls in a cornerside yard may not exceed eight feet in height.

(7) Retaining walls may not exceed six inches above any soil being retained.

- (8) Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials. Chain link is prohibited.

(f) Garages, carports, and accessory structures.

- (1) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the color, architectural style, design, materials, of the main building.
- (2) Roof slope. If a structure is visible from the street, the slope of the roof must either match the roof slope of the main building, be compatible with the architectural style of the main building, or 5/12 or 6/12 pitch compatible with the roof slope of original garages.
- (3) Setbacks.
 - (A) For structures 24-feet in height and under located in the rear third of a lot:
 - (i) the minimum side yard setback is one foot.
 - (ii) no minimum rear yard setback,
 - (iii) all eaves and overhangs must be located within the confines of the lot.
 - (B) For structures over 24-feet in height located in the rear third of a lot:
 - (i) the minimum required side yard is five feet.
 - (ii) the minimum required rear yard is five feet.
 - (C) For structures on corner lots, the accessory structure may not be closer to the cornerside yard lot line than the main building.
- (4) Attached garages.
 - (A) Garages are prohibited on the front facade and within the wrap-around.
 - (B) Garage doors may not face the front street.

(g) Height.

- (1) Except as provided in this subsection, for structures on lots smaller than 10,000 square feet, maximum structure height is 30 feet. For structures on lots 10,000 square feet or greater, maximum height is 35 feet.
- (2) If any portion of an existing structure's roof ridge exceeds the maximum height in paragraph (1), the lower portion of the structure's roof ridge may be raised to the height of the taller portion of the roof ridge. See Exhibit C for illustrations.

(h) Height looming.

- (1) This subsection is not to be interpreted as an overall setback for the structure, but that the highest point of a building element (wall, parapet, dormer, etc.) may not be taller than three times its distance from a side property line.
- (2) This subsection only applies to the main building. This subsection does not apply to chimneys or to a structure that is 24 feet in height or less.
- (3) Height looming is measured from the ground level at the side property line. See Exhibit C for illustrations.
- (4) The maximum height of any portion of the structure may not be greater than three times its distance from the ground level of the side property line.
- (5) No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated in Exhibit C) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance. For example, a 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet.

(i) Impervious surface.

- (1) Impervious materials. No more than 35 percent of the front yard may be paved or hardscaped.

(2) Driveways, curbing, and parking.

- (A) A driveway from the front street must be between eight and 12 feet wide.
- (B) An interior lot may have driveway access from the front street and rear alley.
- (C) A corner lot may have driveway access from the rear alley and either the front street or a side street, but not all three.
 - (i) Side street access driveways may not exceed 20 feet in width within the cornerside yard setback.
- (D) Any new front entry driveway must extend at least 20 feet beyond the front yard setback.
- (E) Driveways must be constructed of brick, brush finished concrete, stone, pavers, permeable pavers, or similar materials.
 - (i) Gravel is an allowable material only when used between ribbons in ribbon driveways.
- (F) Circular and ribbon driveways are allowed.

(3) Walkways.

- (A) Walkways must be constructed of brush finished concrete, brick, pavers, stone, or a similar material. Gravel and asphalt are prohibited.
- (B) Walkways must be continuous with no separation. (See Exhibit C)

(j) Landscaping.

- (1) In general. Except as provided in this subsection, landscaping must be provided in accordance with Article X.
- (2) Tree mitigation. This section applies only to trees located in the front yard or parkway.
 - (A) Except as provided in this subsection, the Article X Tree Conservation regulations, Division 51A-10.130 of the Dallas City

Code, for the protection and replacement of trees apply to the front yard of lots with single-family uses.

- (B) A mature tree in the front yard of a lot with a single family use is deemed to be protected.
 - (C) The tree mitigation regulations in this Exhibit B must be read together with the Article X tree conservation regulation. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, Exhibit B controls.
 - (D) A tree removal application must be approved by the building official before removal or serious injury to a Mature tree.
 - (E) Tree replacement for a Mature tree removed in the front yard of a lot with a single family use must be replaced according to Division 51A-10.130 requirements.
 - (F) The exception for unrestricted zones with building permits for construction of a single family or duplex dwelling does not apply for the front yard of the lot to the front property line.
 - (G) Defenses to prosecution in Division 51A-10.130 apply to Mature trees in front yards on lots with single family uses. In addition, the provision of professionally-assessed direct evidence identifying substantial damage to an existing structure originating from a Mature tree shall be a consideration by the director for the removal of a Mature tree under Section 51A-10.140(b)(6).
- (k) Lot coverage.
- (1) For lots with main buildings that existed as of (date of City Council approval) the maximum lot coverage is 45 percent.
 - (2) For lots where a new main building is constructed after (date of City Council approval) the maximum lot coverage is 40 percent.
- (l) Paint and colors.
- (1) A building facade may not be painted with more than one body color and can only have a maximum of three trim colors.
 - (2) Certain colors prohibited. Fluorescent and metallic colors, and the use of black as a main body color is prohibited on the exterior of any structure in this district.

- (m) Setbacks. Except as provided in this paragraph, setbacks must be open and unobstructed and shall be measured to the first portion of any structure that exceeds six inches above the grade except those architectural features called out in Sec. 51A-4.401, 4.402, and 4.403, as amended.
- (1) Front yard.
- (A) Except as provided in this paragraph, all Original Houses or Contributing homes are deemed to be conforming as to front yard setbacks. If an Original House or Contributing home is demolished, new construction must meet the minimum front yard setbacks in Paragraph (B).
- (B) For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than 10 feet further back than the average. See Exhibit C for illustrations.
- (2) Side yard.
- (A) Except as provided in this paragraph, for lots smaller than 10,000 square feet, the minimum side yard setback is five feet.
- (B) Except as provided in this paragraph, for lots 10,000 square feet or greater, the minimum side yard setback is six feet.
- (3) Rear yard.
- (A) Minimum rear yard is 10 feet.
- (n) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.
- (o) Slope and drainage.
- (1) Lot-to-lot drainage is not allowed.
- (2) The slope existing on (date of City Council approval) of a lot must be maintained. This provision does not prevent minor grading as necessary to allow construction, prevent lot-to-lot drainage, or match the slope of contiguous lots.

- (3) For purposes of this subsection, “slope” means any change in elevation from the front lot line to the rear lot line or from a side lot line to the other side lot line.
- (p) Solar panels.
- (1) Solar panels are prohibited on a front facade roof that faces the street on which the property is addressed.
- (2) Solar panels are allowed on 100 percent of an accessory structure roof.
- (q) Stories. Except as provided in this subsection, the maximum number of stories above grade is two. Attic stories (as illustrated in Exhibit C) that include habitable space are allowed above both one- and two-story houses.
- (5) Architectural standards.
- (a) Statement of intent. The purpose of the architectural standards is to allow the application of architectural elements and materials in such a way that allows the continuation of flexibility of design by referencing those elements as outlined in this section through documentation. Any use of a referenced architectural element must be in a manner similar to the example provided for consideration. This is in recognition of the unique/varied design of many of the original homes within Tract IV.
- (b) Accepted sources for regulation of architectural standards. Except as provided in this subsection, architectural standards are established through consideration of original, contributing architectural styles and housing stock within this district, in conjunction with images and descriptions derived from *A Field Guide to American Houses* by Virginia Savage McAlester, (et. al.), or other publications approved by the director.
- (c) Purpose statement: Inclusion of *A Field Guide to American Houses* is to provide descriptions and pictorial examples of architectural forms, styles, and features that may be utilized during construction and remodeling.
- (d) New construction. All new construction must be built in compliance with architectural standards of one of the five Contributing styles: Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical. The architectural standards apply to the front facade and wrap around. See Exhibit B for the architectural standards for each style.

- (e) Remodeling of Contributing structures.
- (1) The architectural standards for remodeling apply only to the front facade and wrap around.
 - (2) If a structure of a contributing style is remodeled, the remodeling must be compatible with the standards for its architectural style for that element of the structure being remodeled.
 - (A) The following architectural design features must be maintained or replicated. These architectural design features may be relocated within the front facade or wrap-around.
 - (i) Balustrades
 - (ii) Chimneys
 - (iii) Dormers
 - (iv) Exterior stained and leaded glass
 - (v) Front porches or porticos with columns
 - (vi) Porte cocheres
 - (vii) Roof eaves
 - (viii) Turrets and towers
 - (ix) Window and door openings
 - (B) Materials. Any remodeling must match the original materials in type, size, profile, color, coursing, texture, mortaring, and joint detailing.
 - (C) Documented assurance. As an alternative to compliance with a Contributing or Significant House's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct or replicate the original or existing architectural style and materials of the structure on any additions or remodeling.
- (f) Reconstruction. Structures completely or partially destroyed, other than by the intentional act of the owner or the owner's agent, may be reconstructed in the original architectural style or a contributing architectural style.

- (g) Architectural standards for Tudor. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Roof.
- (A) Except as provided in this paragraph, Tudor structures must have a side-gabled, cross-gabled, or front facing gable with intersecting hip, with a roof pitch between 12/12 and 20/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, behind a crenelated portico parapet, a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 12 inches.
 - (C) Tudor structures must have at least one front facing gable (not including gabled dormers or wall dormers), but not more than four front facing gables.
 - (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
 - (E) Copper roofing accents are allowed.
 - (F) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.
- (2) Windows and doors.
- (A) Windows must be casement, single or double hung.
 - (B) Fixed windows are only permitted for stained or leaded glass windows.
 - (C) Windows must have multiple lights.
 - (D) Windows and doors must be typical of the Tudor style of the structure.
- (3) Chimneys. A minimum of one external brick chimney that is at least six feet wide at its base is required within the wrap-around.

- (4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Dominant (largest) asymmetrical front facing gable
 - (B) Bay or oriel window on front facade
 - (C) Patterned (decorative) brick or stone utilized between half-timbering on front facade (basket weave, herringbone, etc.)
 - (D) Decorative chimney on front facade (pattern brick panels, statue ledge, stone accents, stepped levels, multiple flues)
 - (E) Stone or cast stone accents on multiple window and door openings on the front facade
 - (F) Uncovered front raised patio, at least 25 percent of the front facade width, with balustrade or railing
 - (G) Groupings of three or more stained or leaded glass windows on first-story of front facade
 - (H) Porch with heavy timber posts and brackets completely within wrap-around
 - (I) Nested gables
 - (J) Multiple arched openings on first story of front facade. This may include Tudor style, round, or segmental arches
 - (K) Open air front porch supported by multiple arches
 - (L) Half-timbering in gable or on second story
 - (M) Decorative vergeboard
 - (N) Decorative cast stone (turned or twisted) columns
 - (O) Copper accent on projecting bay roof
 - (P) Jerkinhead or clipped gable (minimum of two)

- (Q) Arched front doorway
 - (R) Wrought iron accents (railings, Juliet balcony, strap hinges)
 - (S) Asymmetrical street facing gable
 - (T) Curved, meandering front walkway leading to the front door
- (h) Architectural Standards for Spanish Revival/Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Front arches. A minimum of one opening on a street facing facade must have an arch.
 - (2) Porches and courtyards. Entry courtyard walls must be between three feet and six feet in height measured from grade outside courtyard.
 - (3) Roof.
 - (A) Except as provided in this paragraph, Spanish Revival/Eclectic structures must have a cross-gabled, side-gabled, or combination hipped and gabled roof with a roof pitch between 4/12 and 7/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 18 inches.
 - (C) The only roofing materials allowed are:
 - (i) Terra cotta tile in Spanish, mission, or barrel style; or
 - (ii) Materials that look like Spanish, mission, or barrel style tile in:
 - (a) Metal
 - (b) Concrete
 - (c) Plastic composite
 - (d) Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and

rake tiles applied to mimic original tile roofs. (See Exhibit C.)

- (iii) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.
 - (D) Material colors must be compatible with Original Houses in the district.
- (4) Windows and doors.
- (A) Windows must be focal, casement, single-hung or double-hung.
 - (B) Fixed windows are only permitted for stained or leaded glass windows.
 - (C) Decorative iron window grilles are permitted.
 - (D) Windows and doors must be typical of the Spanish Revival style of the structure.
- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Tower, partial turret, or bell tower
 - (B) Spanish, barrel, or mission style terra cotta roofing
 - (C) Entry courtyard with walls (walls must be between three feet and six feet in height measured from grade outside courtyard)
 - (D) Arcaded front porch utilizing three or more arches
 - (E) Cantilevered upper-level balcony with railing
 - (F) Open air exterior staircase leading to second story
 - (G) Large focal window or parabolic arch on front facade
 - (H) Two or more stained or leaded glass windows on front facade

- (I) Elaborate chimney tops with small tile roof within 15 feet of a street facade
 - (J) Two or more arched windows or doors on street facades
 - (K) Brick or tile gable vents
 - (L) Decorative cast stone (turned or twisted) columns
 - (M) Multicolored tile roofing
 - (N) Arched wood front door
 - (O) Wrought iron accents
 - (P) Multicolor tile accents on front facade (excluding porch floor or porch stair riser)
 - (Q) Front projecting ell or wing
 - (R) Balconette or Juliet balcony
 - (S) Turned or carved wood posts on porch or balcony within wrap-around
 - (T) Cloth awnings with spiked wrought iron finials
- (i) Architectural standards for French Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Roof.
 - (A) Except as provided in this paragraph, French Eclectic structures must have a steeply pitched (between 10/12 and 20/12 pitch) hipped roof with a ridgeline that parallels the front of the house. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 12 inches.
 - (C) Dominant front facing gables that are part of the main roof are prohibited.

- (D) Front and street facing gabled roof forms are allowed on dormers, over one-story porches, entryways, or porticos, and must be subordinate to the main roof structure.
 - (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, and composition shingles. Roofing material colors must be compatible with Original Houses in the district.
- (2) Windows and doors.
- (A) Windows must be casement, single-hung, or double-hung.
 - (B) Fixed windows are only allowed for transom and stained or leaded glass windows.
 - (C) Windows must have multiple lights.
 - (D) Windows and doors must be typical of the French Eclectic style of the structure.
- (3) Chimneys. One external chimney located within the front facade or wrap-around is required.
- (4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Wall dormers on front facade
 - (B) Tower/turret or crenelated portico on front facade
 - (C) Open terraces or balconies with stone or cast stone balustrades
 - (D) Two symmetrical external brick chimneys (one on each side of the house)
 - (E) Tile, slate, or wood shingle roof
 - (F) Massive (minimum six feet wide) chimney on the front facade
 - (G) Quoins at wall corners
 - (H) Stone/cast stone accents

- (I) Leaded or stained-glass window on the front facade
 - (J) Pedimented, crowned, or arched windows on the front facade
 - (K) Round or oval window on front facade
 - (L) Flared eaves
 - (M) Symmetrically balanced fenestration
 - (N) Dentils at cornice
 - (O) Half-timbering
 - (P) Balconette or Juliet balcony
 - (Q) Decorative pediment over the main entry door
 - (R) Solid wood door with speakeasy opening and strap hinges
 - (S) Arched wood front door
- (j) Architectural standards for Colonial Revival. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Porches. A front porch or portico must be raised a minimum of 12 inches above grade.
 - (2) Roof.
 - (A) Except as provided in this paragraph, Colonial Revival structures must have a side-gabled, cross-gable, hipped, or gambrel roof with a low to moderate roof pitch between 5/12 and 12/12. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat portico roof, or behind a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 18 inches.
 - (C) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.

- (D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
- (3) Windows and doors.
- (A) Windows must have multiple light upper sashes.
 - (B) Muntins and mullions must be expressed.
 - (C) Windows and doors must be typical of the Colonial Revival style of the structure.
- (4) Chimneys. All chimneys must be constructed of masonry.
- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) 1-story recessed wing
 - (B) Gabled center bay
 - (C) Symmetrical fenestration pattern on main block of house
 - (D) Quoins at wall corners
 - (E) 1-story, centered portico
 - (F) Symmetrical dormers
 - (G) Sidelights on both sides of front door
 - (H) Fan light or transom over front entrance
 - (I) Bay window on front facade
 - (J) External chimney centered on side gable
 - (K) Dentil cornice
 - (L) Rooftop balustrade on portico
 - (M) Straight walkway leading to main entrance

- (N) Soldier course or cast stone lintels
 - (O) Round shaft classical columns
 - (P) Dentil cornice on portico
 - (Q) Cast stone accents
 - (R) Copper accent roof on bay window
 - (S) Decorative round or bullseye windows on front facade
- (k) Architectural standards for Neoclassical. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Form. Main block of structure must be symmetrical with centered front door.
 - (2) Porch. A full height (2-story) entry portico or full width porch is required.
 - (3) Roofs.
 - (A) Except as provided in this paragraph, roofs must be hipped or side gabled with a roof pitch between 5/12 and 12/12. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat porch roof, or behind a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 24 inches.
 - (C) Portico and porch roofs may be nearly flat.
 - (D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
 - (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
 - (4) Windows and doors.
 - (A) Windows must have multiple lights and equally divided sash.
 - (B) Windows must be rectangular with single- or double-hung sashes.

- (C) Fixed windows are only permitted for stained or leaded glass sidelight and transom windows.
 - (D) Windows must be symmetrically balanced on front facade.
 - (E) Front door must have either a leaded glass transom or leaded glass sidelights.
 - (F) Windows and doors must be typical of the Neoclassical style of the structure.
- (5) Chimney.
- (A) A chimney is required.
 - (B) Chimneys are prohibited on a front facade.
- (6) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Large symmetrical brick chimneys on main block of house
 - (B) Recessed subordinate wing
 - (C) Doric, Ionic, or Corinthian columns on front porch or portico
 - (D) Front door surround with full width transom window and/or decorative pediment above
 - (E) Small gabled dormers with windows or decorative vents on main block
 - (F) Sidelights on either side of front door
 - (G) Dentils and/or modillions under eaves
 - (H) Roofline balustrade on portico or full width front porch
 - (I) Pedimented front gable with entablature
 - (J) Greek key detail

- (K) Quoins at wall corners
 - (L) Symmetrical main block
 - (M) Full height (two-story) entry porch or portico on front facade
 - (N) Cast stone window lintels
 - (O) Leaded glass on front facade
 - (P) Fluted columns
 - (Q) Round or oval window in front gable
- (l) Architectural standards for New Traditional. The architectural standards for remodeling apply only to the front facade and wrap around.
- (1) Structures identified as New Traditional may remodel in the existing style of architecture to include windows, materials, roof material and roof pitch to be compatible to the main building.
 - (2) Structures identified as New Traditional Tudor/Spanish Revival/French Eclectic/Colonial Revival/Neoclassical may remodel using the standards for the Contributing architectural style it models after.
 - (3) Any remodeling of architectural features listed under the designated Contributing classification must be retained, but additional features from that style can be added without having to meet the required six architectural features. For example, a New Traditional Tudor with half-timbering in the gables, the remodel cannot remove that feature from the front facade or wrap around, but elements like brick pattern or iron details may be added.
- (m) Architectural standards for all other Supporting Houses. The architectural standards for remodeling apply only to the front facade and wrap around.
- (1) If a Supporting House is remodeled, the remodeling must comply with the standards of this section; or
 - (2) A Supporting House may be remodeled in one of the 5 contributing styles (Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical) for that element of the structure being remodeled.
 - (3) Materials. Metal cladding of any type is prohibited on a front facade.

(4) Roof.

- (A) Except as provided in this section, structures must have a gable or hipped roof, with roof pitch between 4/12 and 12/12 or match the documented existing roof pitch of the main structure.
- (B) Roof eaves must not exceed two feet.
- (C) Except as provided in paragraph (A) flat and shed style roofs are allowed for entry porch roofs only.
- (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, materials that look like tile, slate, materials that look like slate, standing seam metal, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
- (E) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.

(5) Windows.

- (A) Individual window units must be taller than they are wide on the front facade.
- (B) Except as provided in this paragraph, all windows on a front facade must be:
 - (i) single or double-hung 1-over-1;
 - (ii) single or double-hung with divided light upper sash;
 - (iii) single or double-hung with divided light upper and lower sash;
 - (iv) divided light casement;
 - (v) divided light fixed/non-operable;
 - (vi) stained or leaded glass; or
 - (vii) match or be compatible with existing windows in place at passage of this ordinance
- (C) Fixed plate glass windows are permitted only when utilized immediately between two operable windows.

(6) Procedures.

(a) Work reviews.

- (1) Work review applications. A work review application must be submitted to the director for any work regulated by the standards contained in this ordinance.
- (2) Responsibility of applicant. It is the responsibility of the applicant to provide examples from the district or accepted sources for justification of any element called into question during review.
- (3) Work requiring a building permit.
 - (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application by the director must be completed within 30 days after submission of a complete review form application.
 - (B) If the director determines that the work complies with the standards of this ordinance, the director shall approve the review form application, and forward it to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
 - (C) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before issuance of a building permit, deny the review form application, and forward it to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for denial of the review form application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address shown on the review form application.
- (4) Work not requiring a building permit.
 - (A) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance.

The director shall make this determination within 10 days after submission of a complete application.

- (B) If the director determines that the work complies with the standards of this ordinance, the director shall approve the review form application and give written notice to the applicant.
- (C) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before an approval can be granted. The director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.

(b) Appeals.

- (1) An applicant may appeal any decision made by the director to the board of adjustment by filing written appeal with the director within 20 days after notice is given to the applicant of the director's decision. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."
- (2) The board of adjustment shall hold a public hearing on all appeals.
 - (A) The Director shall send written notice of the public hearing on the appeal to the applicant and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given 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.
 - (B) In considering the appeal, the sole issue before the board of adjustment is whether the director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the director.
 - (C) Appeal to the board of adjustment is the final administrative remedy.

EXHIBIT “C”

LAKESWOOD CONSERVATION DISTRICT

Tract IV

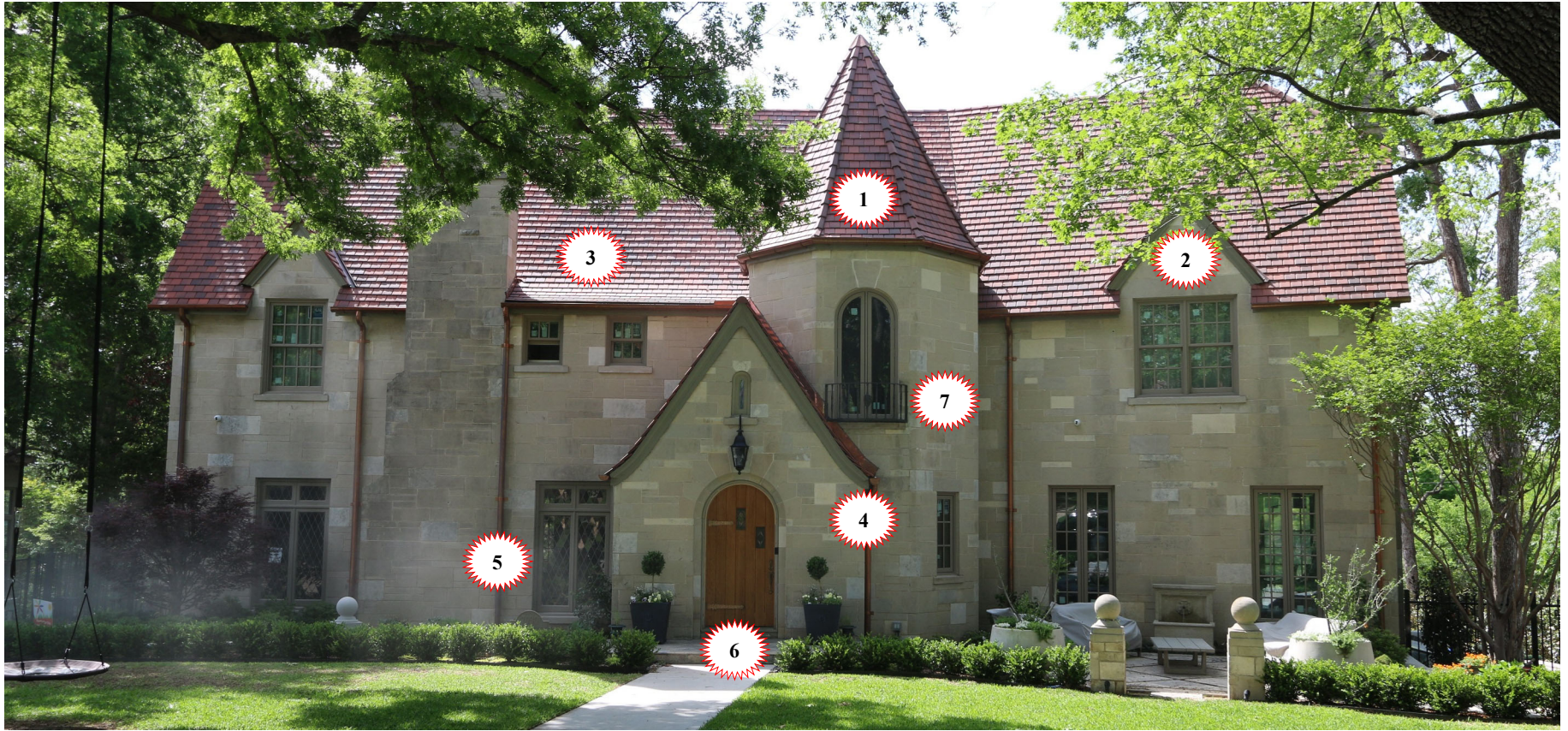
ILLUSTRATIONS

A GUIDE FOR THE
DEVELOPMENT STANDARDS
AND
ARCHITECTURAL STANDARDS



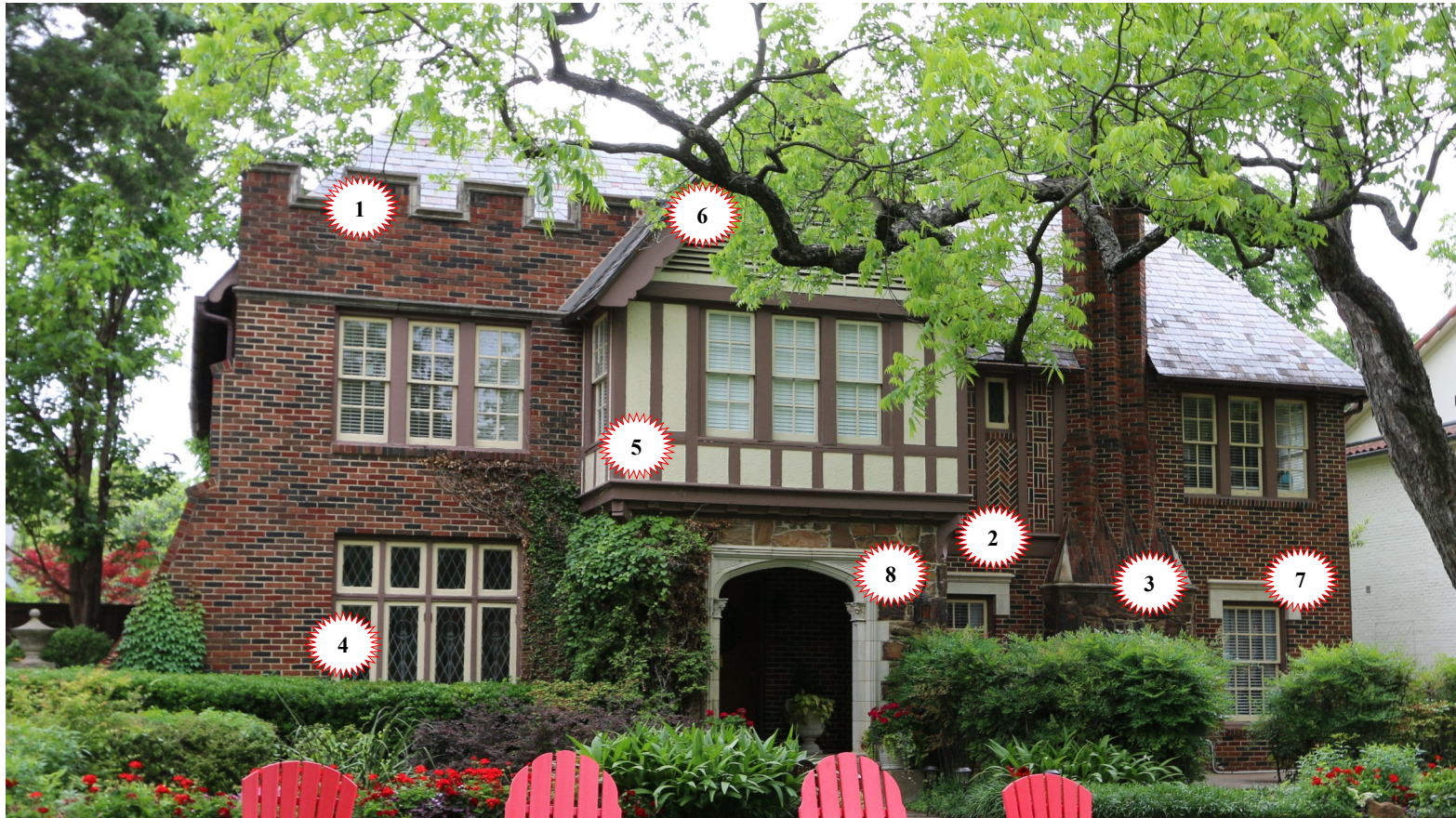
Spanish Revival/Eclectic

- 1) Parabolic arched focal window
- 2) Round tower
- 3) Spanish tile roof (multicolor)
- 4) Courtyard with low wall
- 5) Cantilevered balcony with railing
- 6) Staircase (open air)
- 7) Decorative tile accents (multicolor) on facade
- 8) Wrought iron accents
- 9) Tile gable vents
- 10) Elaborated chimney top
- 11) Front projecting ell/wing



French Eclectic

- 1) Tower on facade
- 2) Wall dormers
- 3) Tile roof
- 4) Flared eaves
- 5) Leaded windows
- 6) Solid wood door with speakeasy opening and strap hinges
- 7) Balconet (Juliet balcony)



Tudor– 2 story

- 1) Crenellation or battlements
- 2) Patterned decorative brick between half-timbering
- 3) Decorative chimney on front facade
- 4) Groupings of stained or leaded glass windows
- 5) Half-timbering on second story or in gable
- 6) Decorative vergeboard
- 7) Stone or cast stone accents on multiple window or door openings
- 8) Arched front doorway



Neoclassical

- | | |
|--|--|
| 1) Large, symmetrical brick chimneys on main block of building | 7) Pedimented front gable with entablature |
| 2) Recessed subordinate wing | 8) Quoins at wall corners |
| 3) Ionic or Corinthian columns of front porch or portico | 9) Symmetrical main block |
| 4) Sidelights at front door | 10) Full height entry porch |
| 5) Dentils or modillions under eaves | 11) Cast stone lintels |
| 6) Roofline balustrade | 12) Round or oval window in front gable |



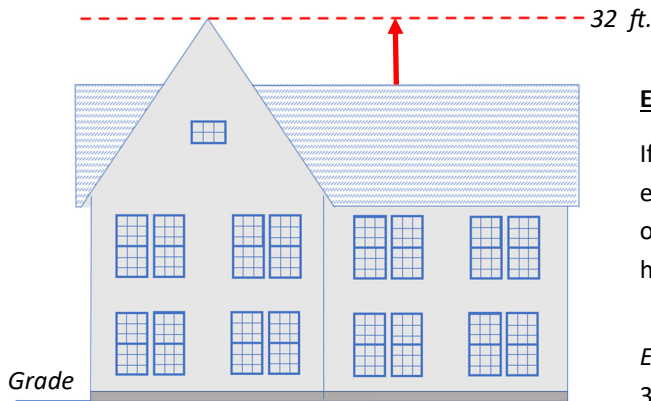
Colonial Revival

- 1) One-story wing
- 2) Symmetrical fenestration pattern
- 3) One-story centered portico
- 4) Sidelights at front door
- 5) Transom over front door
- 6) Dentil cornice
- 7) Rooftop balustrade on portico
- 8) Straight walkway leading to main entrance
- 9) Soldier course or cast stone lintels

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height - For any structure with a roof, height means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.

for structures on lots smaller than 10,000 square feet, maximum structure height is **30 feet**. For structures on lots 10,000 square feet or greater, maximum height is **35 feet**.



Existing Height Provision

If any portion of an existing structure's roof ridge exceeds the maximum height, the lower portion of the structure's roof ridge may be raised to the height of the taller portion of the roof ridge.

Example: For a structure with a maximum height of 30 feet, if a portion of that existing structure is 32 ft in height, the roof ridge may be raised to 32 ft.

Stories

The maximum number of stories above grade is two. Attic stories (as illustrated) that include habitable space are allowed above both one- and two-story houses

Attic Story means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.



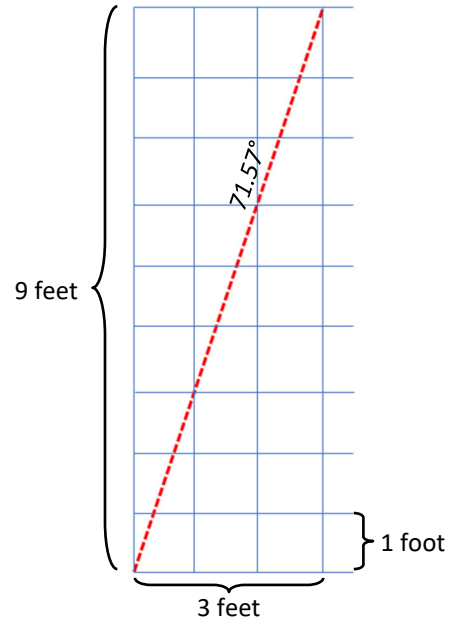
Illustration: One-story house and two-story house with attic story above.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height Looming Explanation

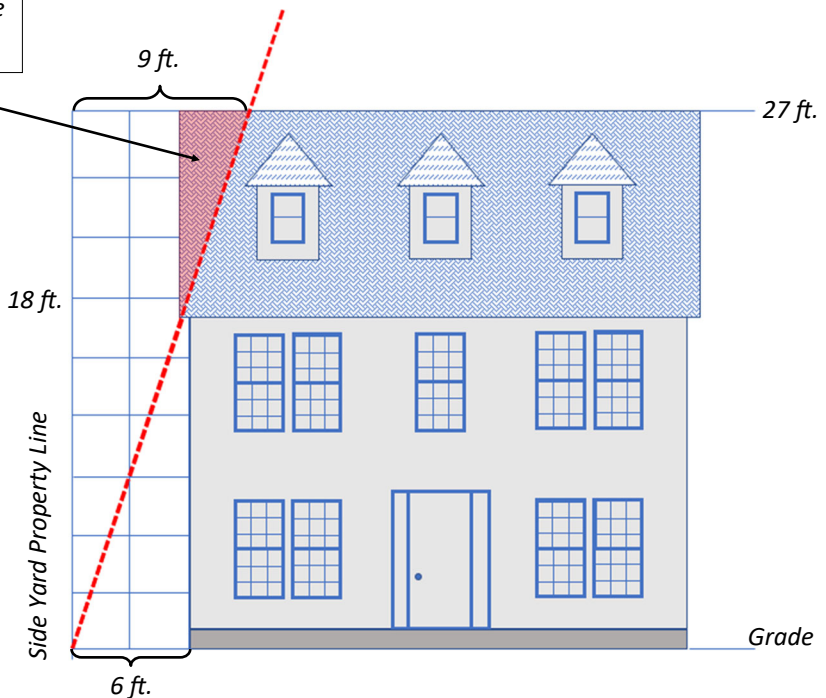
Height Looming is not to be interpreted as an overall setback for the structure. The highest point of a building element (wall, parapet, dormer, etc.) may not be taller than three times its distance from a side property line.

No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance.



No portion of a building or structure may be located above the height looming slope.

The maximum height of any portion of a main structure may not be greater than three times its distance from the ground level of the side property line, with the height looming being measured from the ground level at the side property line.



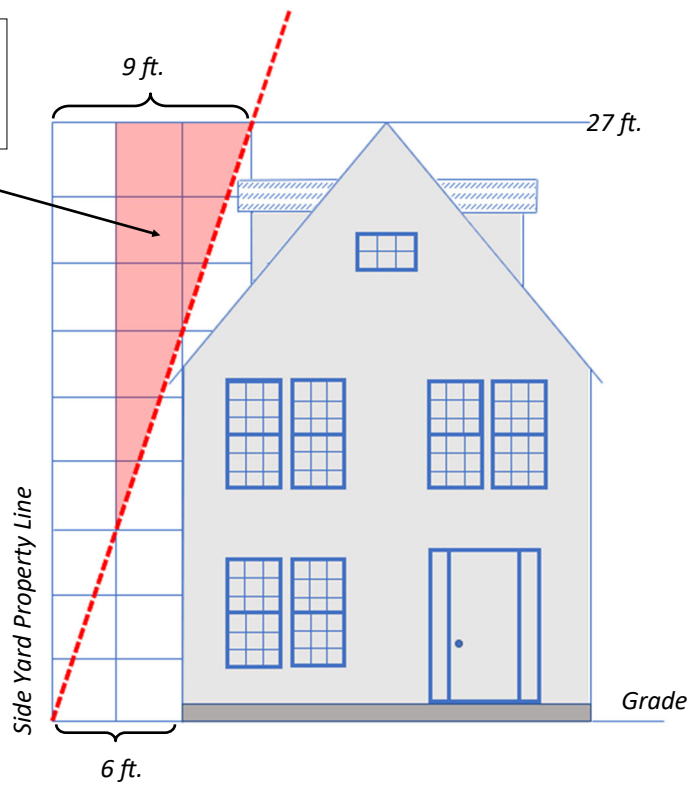
Example: A 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet. Chimneys are not subject to this height looming provision.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height Looming Explanation (continued)

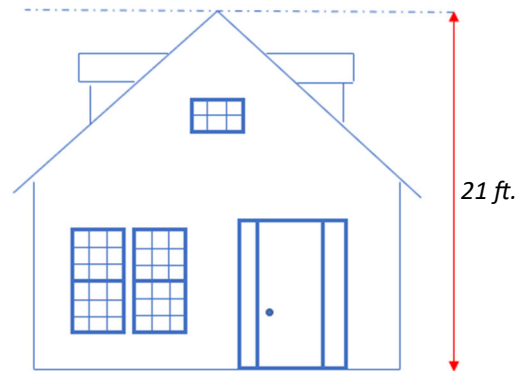
No portion of a building or structure may be located above the height looming slope

The maximum height of any portion of a main structure may not be greater than three times its distance from the ground level of the side property line, with the height looming being measured from the ground level at the side property line.



Example: This 27-foot tall structure complies with the ordinance because no portion of the structure is above or within the area of the height looming slope.

Height Looming only applies to main buildings and does not apply to a structure that is 24-feet in height or lower.

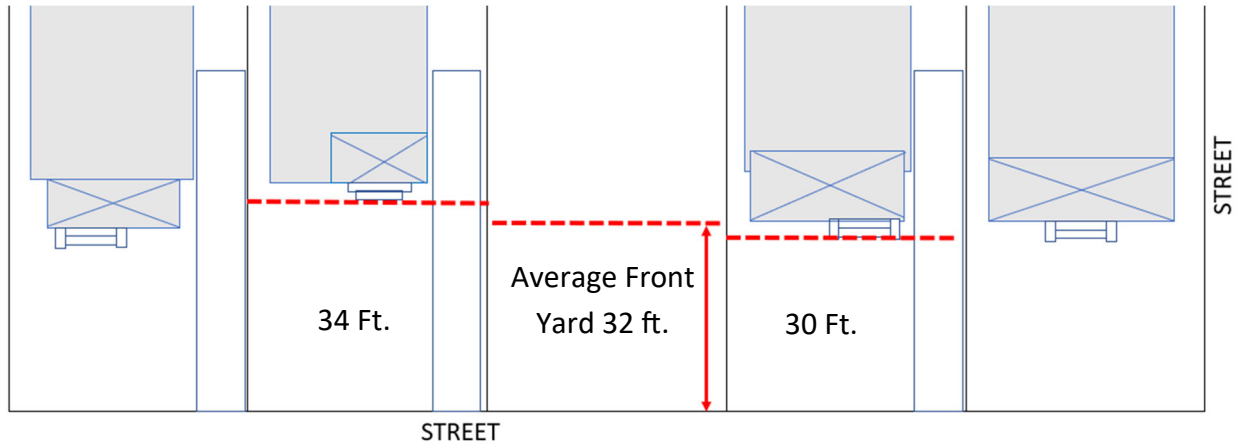


Example: Height Looming does not apply.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Front Yard Setback

For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than ten feet further back than the average.



Impervious Surfaces

Impervious Materials.

No more than 35 percent of the front yard may be paved or hardscaped.

Driveways, Curbing, and Parking.

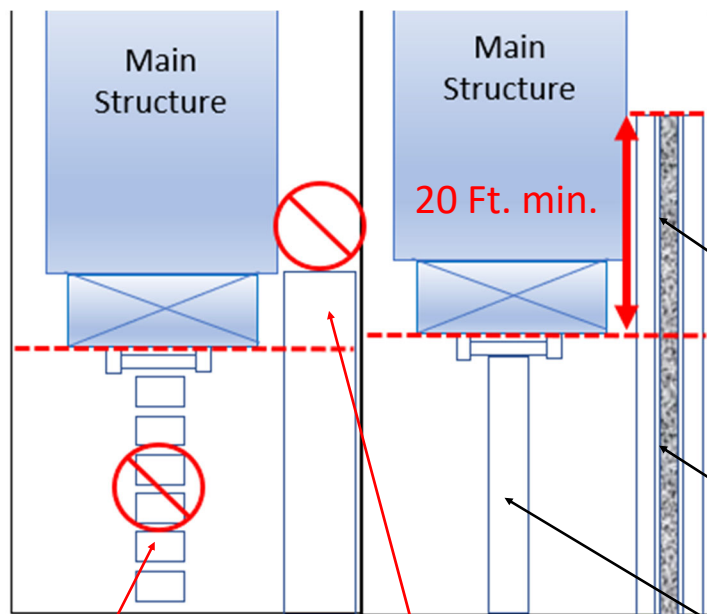
Any new front entry driveway must extend at least 20 feet beyond the front yard setback

Driveways must be constructed of brick, brush finished concrete, stone, pavers, permeable pavers, or similar materials.

Gravel is an allowable material only when used between ribbons in ribbon driveways.

Walkways

Walkways must be continuous with no separation.



Not allowed—The concrete sections of this walkway are not connected or continuous but instead are separated.

Not allowed—This front entry driveway does not extend at least 20 feet beyond the front yard setback.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Fences

Location

- Fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, "front yard" means that area between the front facade and street, excluding porches.
- Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.
- Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.

Height

- Fences in the side yard must not exceed six feet.
- Fences in the rear yard must not exceed eight feet.
- Fences in a cornerside yard must not exceed eight feet.
- Retaining walls may not exceed six inches above any soil being retained.

Materials

- Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials.
- Chain link is prohibited.

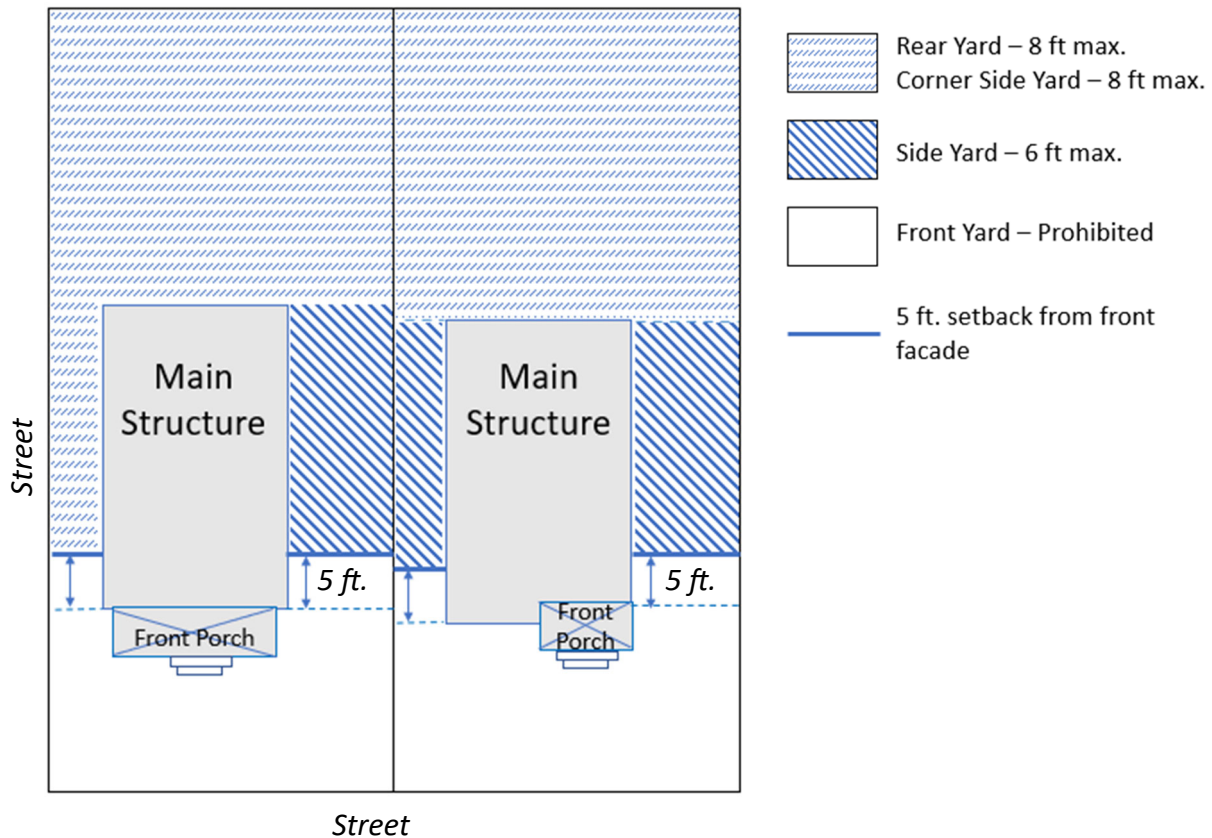


Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Roof Materials for Spanish Revival / Eclectic

Only the following roofing materials are allowed on structures in the Spanish Revival/Eclectic architectural style within the wrap-around.

- i. Terra cotta tile in Spanish, mission, or barrel style; or
- ii. Materials that look like Spanish, mission, or barrel style tile in:
 - a. Metal
 - b. Concrete
 - c. Plastic composite
 - d. Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.



Example: Roof materials that look like Spanish, mission, or barrel style tile in metal, concrete, or plastic composite.



Example: Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6802	Avalon Ave	Tudor	1938
6807	Avalon Ave	Colonial Revival	1953
6808	Avalon Ave	Monterey	1940
6814	Avalon Ave	Neo-Classical	1949
6819	Avalon Ave	Ranch	1949
6820	Avalon Ave	French Eclectic	1940
6827	Avalon Ave	Tudor	1951
6828	Avalon Ave	Spanish Revival/Eclectic	1939
6832	Avalon Ave	New Traditional-Tudor	2005
6837	Avalon Ave	American Vernacular	2000
6838	Avalon Ave	Spanish Revival/Eclectic	1954
6844	Avalon Ave	New Traditional-Tudor	1954
6850	Avalon Ave	American Vernacular	1955
6858	Avalon Ave	Mid Century Modern	1954
2425	Hideaway Dr	Mid Century Modern	1941
2431	Hideaway Dr	New Traditional-French Eclectic	1977
2432	Hideaway Dr	Ranch	1950
6834	Lakeshore Dr	French Eclectic	1945
6840	Lakeshore Dr	Minimal Traditional	1950
6847	Lakeshore Dr	Ranch	1957
6848	Lakeshore Dr	Minimal Traditional	1947
6855	Lakeshore Dr	Ranch	1948
6856	Lakeshore Dr	New Traditional -Spanish Revival/Eclectic	2023
6865	Lakeshore Dr	Ranch	1948
6902	Lakeshore Dr	New Traditional-French Eclectic	2001
6908	Lakeshore Dr	Colonial Revival	1930
6912	Lakeshore Dr	Colonial Revival	1930
6915	Lakeshore Dr	American Vernacular	1960
6916	Lakeshore Dr	Tudor	1930
6922	Lakeshore Dr	New Traditional-Tudor	1988
6925	Lakeshore Dr	Tudor	1939
6926	Lakeshore Dr	Tudor	1935
6932	Lakeshore Dr	French Eclectic	1931
6933	Lakeshore Dr	Monterey	1937
6935	Lakeshore Dr	Colonial Revival	1927
6936	Lakeshore Dr	Spanish Revival/Eclectic	1926
6940	Lakeshore Dr	New Traditional-French Eclectic	1998
6941	Lakeshore Dr	Colonial Revival	1952
6944	Lakeshore Dr	Spanish Revival/Eclectic	1930
6945	Lakeshore Dr	New Traditional-Spanish Revival/Eclectic	2004
6948	Lakeshore Dr	Monterey	1936
6949	Lakeshore Dr	New Traditional-Tudor	2004
6951	Lakeshore Dr	French Eclectic	1930
6952	Lakeshore Dr	Colonial Revival	1957
6955	Lakeshore Dr	Tudor	1927
6956	Lakeshore Dr	Tudor	1935
6957	Lakeshore Dr	Tudor	1927
6960	Lakeshore Dr	Tudor	1926
7000	Lakeshore Dr	French Eclectic	1936

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
7001	Lakeshore Dr	Tudor	1927
7007	Lakeshore Dr	Tudor	1930
7008	Lakeshore Dr	New Traditional-Tudor	1952
7009	Lakeshore Dr	Tudor	1928
7012	Lakeshore Dr	French Eclectic	1936
7015	Lakeshore Dr	Tudor	1929
7016	Lakeshore Dr	Tudor	1930
7017	Lakeshore Dr	Tudor	1929
7021	Lakeshore Dr	New Traditional-Tudor	1929
7022	Lakeshore Dr	Tudor	1952
7025	Lakeshore Dr	Tudor	1928
7028	Lakeshore Dr	French Eclectic	1935
7031	Lakeshore Dr	Colonial Revival	1940
7034	Lakeshore Dr	Tudor	1931
7035	Lakeshore Dr	French Eclectic	1936
7038	Lakeshore Dr	Minimal Traditional	1935
7039	Lakeshore Dr	Spanish Revival/Eclectic	1936
7100	Lakeshore Dr	Tudor	1928
7103	Lakeshore Dr	Colonial Revival	1986
7107	Lakeshore Dr	Tudor	1935
7110	Lakeshore Dr	Colonial Revival	1948
7115	Lakeshore Dr	Colonial Revival	1935
7119	Lakeshore Dr	Ranch	1950
7123	Lakeshore Dr	Ranch	1949
6800	Lakewood Blvd	Tudor	1934
6832	Lakewood Blvd	Spanish Revival/Eclectic	1929
6839	Lakewood Blvd	French Eclectic	1966
6840	Lakewood Blvd	New Traditional-Spanish Revival/Eclectic	1927
6843	Lakewood Blvd	New Traditional-Tudor	2006
6849	Lakewood Blvd	Ranch	1967
6855	Lakewood Blvd	New Traditional-French Eclectic	2005
6861	Lakewood Blvd	Tudor	1928
6903	Lakewood Blvd	Minimal Traditional	1954
6906	Lakewood Blvd	French Eclectic	1941
6907	Lakewood Blvd	Tudor	1927
6909	Lakewood Blvd	French Eclectic	1935
6910	Lakewood Blvd	Spanish Revival/Eclectic	1926
6911	Lakewood Blvd	Tudor	1926
6913	Lakewood Blvd	Colonial Revival	1935
6915	Lakewood Blvd	Tudor	1925
6920	Lakewood Blvd	French Eclectic	1926
6921	Lakewood Blvd	Tudor	1929
6926	Lakewood Blvd	Colonial Revival	1938
6930	Lakewood Blvd	Tudor	1925
6931	Lakewood Blvd	Spanish Revival/Eclectic	1964
6936	Lakewood Blvd	New Traditional - Colonial Revival	1987
6940	Lakewood Blvd	Tudor	1926
6941	Lakewood Blvd	Spanish Revival/Eclectic	1936
6944	Lakewood Blvd	Contemporary	2017

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6949	Lakewood Blvd	New Traditional-Tudor	2021
6952	Lakewood Blvd	Tudor	1926
6955	Lakewood Blvd	Spanish Revival/Eclectic	1965
6956	Lakewood Blvd	Colonial Revival	1946
6961	Lakewood Blvd	Colonial Revival	1969
6969	Lakewood Blvd	Spanish Revival/Eclectic	1936
7002	Lakewood Blvd	New Traditional-Spanish Revival/Eclectic	2011
7003	Lakewood Blvd	Monterey	1935
7006	Lakewood Blvd	Spanish Revival/Eclectic	1930
7007	Lakewood Blvd	Tudor	1927
7010	Lakewood Blvd	Tudor	1926
7011	Lakewood Blvd	Spanish Revival/Eclectic	1929
7012	Lakewood Blvd	Tudor	1925
7015	Lakewood Blvd	French Eclectic	1936
7018	Lakewood Blvd	Tudor	1930
7019	Lakewood Blvd	Spanish Revival/Eclectic	1928
7022	Lakewood Blvd	Tudor	1936
7023	Lakewood Blvd	Spanish Revival/Eclectic	1930
7026	Lakewood Blvd	Spanish Revival/Eclectic	1936
7027	Lakewood Blvd	Spanish Revival/Eclectic	1937
7030	Lakewood Blvd	Tudor	1925
7031	Lakewood Blvd	Spanish Revival/Eclectic	1926
7034	Lakewood Blvd	Tudor	1929
7035	Lakewood Blvd	Spanish Revival/Eclectic	1930
7038	Lakewood Blvd	Spanish Revival/Eclectic	1930
7102	Lakewood Blvd	Monterey	1930
7103	Lakewood Blvd	Spanish Revival/Eclectic	1928
7106	Lakewood Blvd	Spanish Revival/Eclectic	1925
7107	Lakewood Blvd	Spanish Revival/Eclectic	1930
7110	Lakewood Blvd	Colonial Revival	1989
7111	Lakewood Blvd	Spanish Revival/Eclectic	1928
7114	Lakewood Blvd	Tudor	1930
7117	Lakewood Blvd	Tudor	1926
7118	Lakewood Blvd	Spanish Revival/Eclectic	1930
7122	Lakewood Blvd	Contemporary	2022
7202	Lakewood Blvd	Contemporary	2017
7203	Lakewood Blvd	Spanish Revival/Eclectic	1931
7207	Lakewood Blvd	Spanish Revival/Eclectic	1931
7209	Lakewood Blvd	Colonial Revival	1939
7210	Lakewood Blvd	Spanish Revival/Eclectic	1936
7214	Lakewood Blvd	Contemporary	2000
7215	Lakewood Blvd	New Traditional-Colonial Revival	1938
7218	Lakewood Blvd	Spanish Revival/Eclectic	1936
7223	Lakewood Blvd	Colonial Revival	1939
7226	Lakewood Blvd	Vacant Lot	n/a
7227	Lakewood Blvd	Colonial Revival	1939
7231	Lakewood Blvd	Minimal Traditional	1945
7234	Lakewood Blvd	Colonial Revival	1936
7235	Lakewood Blvd	Colonial Revival	1939

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
7238	Lakewood Blvd	New Traditional-Spanish Revival/Eclectic	2013
7239	Lakewood Blvd	Monterey	1941
7242	Lakewood Blvd	New Traditional-Tudor	2008
7302	Lakewood Blvd	New Traditional-Tudor	2016
7303	Lakewood Blvd	Spanish Revival/Eclectic	1937
7307	Lakewood Blvd	Tudor	1936
7310	Lakewood Blvd	Tudor	1927
7311	Lakewood Blvd	Spanish Revival/Eclectic	1937
7315	Lakewood Blvd	Spanish Revival/Eclectic	1937
7316	Lakewood Blvd	Tudor (1 1/2-story)	1941
7319	Lakewood Blvd	Spanish Revival/Eclectic	1935
7320	Lakewood Blvd	New Traditional-Tudor	1988
7323	Lakewood Blvd	Spanish Revival/Eclectic	1937
7326	Lakewood Blvd	Contemporary	2008
7327	Lakewood Blvd	Spanish Revival/Eclectic	1936
7330	Lakewood Blvd	New Traditional - Spanish Revival/Eclectic	1956
7331	Lakewood Blvd	Spanish Revival/Eclectic	1937
7335	Lakewood Blvd	Spanish Revival/Eclectic	1937
7339	Lakewood Blvd	Tudor	1950
6858	Tokalon Dr	Neo-Classical	1945
6859	Tokalon Dr	New Traditional-French Eclectic	1976
6865	Tokalon Dr	Tudor	1926
6870	Tokalon Dr	Tudor	1926
6875	Tokalon Dr	Spanish Revival/Eclectic	1945
6904	Tokalon Dr	Spanish Revival/Eclectic	1926
6909	Tokalon Dr	Neo-Classical	1936
6910	Tokalon Dr	Contemporary	1983
6914	Tokalon Dr	French Eclectic	1945
6915	Tokalon Dr	Neo-Classical	1937
6918	Tokalon Dr	Tudor	1936
6921	Tokalon Dr	French Eclectic	1936
6926	Tokalon Dr	Ranch	1957
6927	Tokalon Dr	Mid Century Modern	1960
6934	Tokalon Dr	Mid Century Modern	1957
6935	Tokalon Dr	New Traditional-Spanish Revival/Eclectic	1966
6942	Tokalon Dr	Colonial Revival	1942
6945	Tokalon Dr	Ranch	1963
6950	Tokalon Dr	Minimal Traditional	1955
6957	Tokalon Dr	Neo-Classical	1948
6960	Tokalon Dr	Mid Century Modern	1955
6964	Tokalon Dr	Tudor	1943
6968	Tokalon Dr	Colonial Revival	1935
7003	Tokalon Dr	Ranch	1961
7004	Tokalon Dr	Ranch	1953
7007	Tokalon Dr	Ranch	1954
7010	Tokalon Dr	Tudor	1930
7011	Tokalon Dr	Ranch	1955
7015	Tokalon Dr	New Traditional-Spanish Revival/Eclectic	1987
7019	Tokalon Dr	Spanish Revival/Eclectic	1930

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
7022	Tokalon Dr	New Traditional-Tudor	2024
7023	Tokalon Dr	Spanish Revival/Eclectic	1929
7026	Tokalon Dr	Tudor	1925
7027	Tokalon Dr	Tudor	1929
7030	Tokalon Dr	French Eclectic	1941
7031	Tokalon Dr	Spanish Revival/Eclectic	1945
7040	Tokalon Dr	French Eclectic	1928
7041	Tokalon Dr	Tudor	1928
7044	Tokalon Dr	French Eclectic	1924
7047	Tokalon Dr	Spanish Revival/Eclectic	1928
7048	Tokalon Dr	Tudor	1935
7131	Tokalon Dr	Ranch	1950
7134	Tokalon Dr	Contemporary	1940
7148	Tokalon Dr	Ranch	1950
7205	Tokalon Dr	Ranch	1941
7206	Tokalon Dr	Contemporary	1949
7211	Tokalon Dr	Contemporary	1943
7215	Tokalon Dr	Ranch	1943
7220	Tokalon Dr	Ranch	1950
7221	Tokalon Dr	Contemporary	2022
7227	Tokalon Dr	Ranch	1943
7231	Tokalon Dr	American Vernacular	1947
7237	Tokalon Dr	Ranch	1947
7243	Tokalon Dr	Contemporary	1986
7303	Tokalon Dr	Tudor 1-story	1939
7307	Tokalon Dr	Minimal Traditional	1939
7317	Tokalon Dr	New Traditional-Spanish Revival/Eclectic	2004
2716	West Shore Dr	Ranch	1946
6901	Westlake Ave	New Traditional-Tudor	1989
6902	Westlake Ave	Tudor	1925
6903	Westlake Ave	Tudor	1929
6906	Westlake Ave	Tudor	1926
6907	Westlake Ave	Tudor	1927
6911	Westlake Ave	Spanish Revival/Eclectic	1927
6912	Westlake Ave	Tudor	1928
6914	Westlake Ave	Tudor	1928
6917	Westlake Ave	Tudor	1927
6918	Westlake Ave	Tudor	1936
6919	Westlake Ave	Minimal Traditional	1938
6921	Westlake Ave	Tudor	1927
6922	Westlake Ave	Tudor	1934
6925	Westlake Ave	Tudor	1927
6926	Westlake Ave	Tudor	1926
6930	Westlake Ave	Tudor	1927
6933	Westlake Ave	Tudor	1934
6934	Westlake Ave	Tudor	1925
6937	Westlake Ave	New Traditional-Tudor	2019
6938	Westlake Ave	Tudor	1927
6941	Westlake Ave	Tudor	1949

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6942	Westlake Ave	Tudor	1926
6945	Westlake Ave	Contemporary	1941
6946	Westlake Ave	Tudor	1927
6950	Westlake Ave	Tudor	1927
6953	Westlake Ave	Minimal Traditional	1947
6954	Westlake Ave	Tudor	1927
6957	Westlake Ave	Ranch	1941
6960	Westlake Ave	Tudor	1927
6964	Westlake Ave	New Traditional-Colonial Revival	1985
7002	Westlake Ave	Minimal Traditional	1930
7003	Westlake Ave	Minimal Traditional	1940
7006	Westlake Ave	Colonial Revival	1936
7007	Westlake Ave	Minimal Traditional	1940
7010	Westlake Ave	New Traditional-Tudor	2005
7011	Westlake Ave	Minimal Traditional	1939
7014	Westlake Ave	Minimal Traditional	1949
7015	Westlake Ave	Minimal Traditional	1940
7018	Westlake Ave	Contemporary	2023
7019	Westlake Ave	Minimal Traditional	1940
7022	Westlake Ave	American Vernacular	2011
7023	Westlake Ave	Minimal Traditional	1941
7026	Westlake Ave	Minimal Traditional	1940
7027	Westlake Ave	New Traditional-Spanish Revival/Eclectic	2004
7028	Westlake Ave	Minimal Traditional	1940
7031	Westlake Ave	Minimal Traditional	1947
7032	Westlake Ave	Minimal Traditional	1945
7039	Westlake Ave	Minimal Traditional	1961
7040	Westlake Ave	Ranch	1940
7047	Westlake Ave	Minimal Traditional	1941

LIST OF SIGNIFICANT HOUSES
BY ADDRESS

ADDRESS	ARCHITECT	YEAR OF CONSTRUCTION
6808 Avalon	Dines & Kraft	1940
6820 Avalon	Dilbeck	1940
6828 Avalon	Dines & Kraft	1939
6858 Avalon	Howard Meyer, E.G. Hamilton	1954
2425 Hideaway	International style	1941
6834 Lakeshore	Dilbeck	1945
6912 Lakeshore	Dines & Kraft	1930
6916 Lakeshore	Dines & Kraft	1930
6925 Lakeshore	Dines & Kraft	1939
6926 Lakeshore	Dines & Kraft	1935
6933 Lakeshore	Dines & Kraft	1937
6935 Lakeshore	B. Hill	1927
6936 Lakeshore	B. Hill	1926
6944 Lakeshore	Dines & Kraft	1930
6951 Lakeshore	Dines & Kraft	1930
6956 Lakeshore	Dines & Kraft	1935
6957 Lakeshore	Dines & Kraft	1927
7000 Lakeshore	Dilbeck	1936
7039 Lakeshore	Hutsell	1935
7119 Lakeshore	Hutsell	1950
6800 Lakewood	Dilbeck	1934
6840 Lakewood	B. Hill	1927
6861 Lakewood	B. Hill	1928
6907 Lakewood	B. Hill	1927
6910 Lakewood	B. Hill	1926
6915 Lakewood	B. Hill	1925
6920 Lakewood	Dines & Kraft	1926
6930 Lakewood	B. Hill	1925
6952 Lakewood	Dines & Kraft	1926
6969 Lakewood	Hutsell	1937
7003 Lakewood	Hutsell	1931
7007 Lakewood	Hutsell	1938
7011 Lakewood	Hutsell	1929
7015 Lakewood	Hutsell	1931
7019 Lakewood	Hutsell	1928
7022 Lakewood	Hutsell	1931
7023 Lakewood	Hutsell	1930
7026 Lakewood	Hutsell	1928
7027 Lakewood	Hutsell	1931
7031 Lakewood	Hutsell	1926
7034 Lakewood	Hutsell	1929
7035 Lakewood	Hutsell	1930
7038 Lakewood	Hutsell	1930
7102 Lakewood	Hutsell	1930

LIST OF SIGNIFICANT HOUSES
BY ADDRESS

ADDRESS	ARCHITECT	YEAR OF CONSTRUCTION
7103 Lakewood	Hutsell	1928
7106 Lakewood	Hutsell	1926
7107 Lakewood	Hutsell	1931
7111 Lakewood	Hutsell	1930
7114 Lakewood	Hutsell	1930
7118 Lakewood	Hutsell	1931
7203 Lakewood	Hutsell	1931
7207 Lakewood	Hutsell	1930
7210 Lakewood	Hutsell	1931
7218 Lakewood	Hutsell	1931
7303 Lakewood	Hutsell	1937
7307 Lakewood	Hutsell	1936
7311 Lakewood	Hutsell	1937
7315 Lakewood	Hutsell	1936
7319 Lakewood	Hutsell	1936
7323 Lakewood	Hutsell	1937
7327 Lakewood	Hutsell	1936
7331 Lakewood	Hutsell	1937
7335 Lakewood	Hutsell	1937
6870 Tokalon	B. Hill	1926
6875 Tokalon	B. Hill	1945
6918 Tokalon	Dilbeck	1936
6934 Tokalon	Dilbeck attributed	1957
6964 Tokalon	Dilbeck	1943
7019 Tokalon	Hutsell	1931
7023 Tokalon	Hutsell	1929
7027 Tokalon	Hutsell	1929
7030 Tokalon	V.E. Shanklin	1929
7031 Tokalon	Hutsell	1931
7040 Tokalon	Dahl	1928
7047 Tokalon	Hutsell	1930
7205 Tokalon	Hutsell	1941
7215 Tokalon	Hutsell	1943
7227 Tokalon	Hutsell	1943
7237 Tokalon	Hutsell	1947
2716 West Shore	Hutsell	1946
6903 Westlake	Dines & Kraft	1929
6906 Westlake	B. Hill	1926
6918 Westlake	Dines & Kraft	1936
6925 Westlake	Dines & Kraft	1927
6957 Westlake	Dilbeck attributed	1941
7003 Westlake	Dines & Kraft	1940
7014 Westlake	Dilbeck attributed	1949