

CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No. 18

October 29, 2024

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Planning & Development

City of Dallas



CD-2 - Lakewood

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Post-Application Neighborhood Meeting No. 18

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Project Webpage

<https://bit.ly/LakewoodExpansion>

Agenda

- Background
- Changes from DRAFT #1
- Presentation of DRAFT ordinance
- Discussion
- Next Steps
 - City Plan Commission – November 21
 - City Council – TBD



Discussion Agreements for this Meeting

- **Open Mindedness:** Listen to and respect all points of view.
- **Acceptance:** Suspend judgement as best you can.
- **Curiosity:** Seek to understand rather than persuade.
- **Discovery:** Question old assumptions, look for new insights.



Procedure

To submit a question write **name and address** on top of the index card along with the topic.

To speak during the discussion portions of tonight's meeting:

- Please raise your hand and wait to be recognized **before** you begin speaking
- Before your comments, **state your name and address** for the record
- All comments must be **related to the topic** being discussed at that time
- Provide input to inform City Staff to work toward an approach to accomplish your desired objective of maintaining the character of the neighborhood.

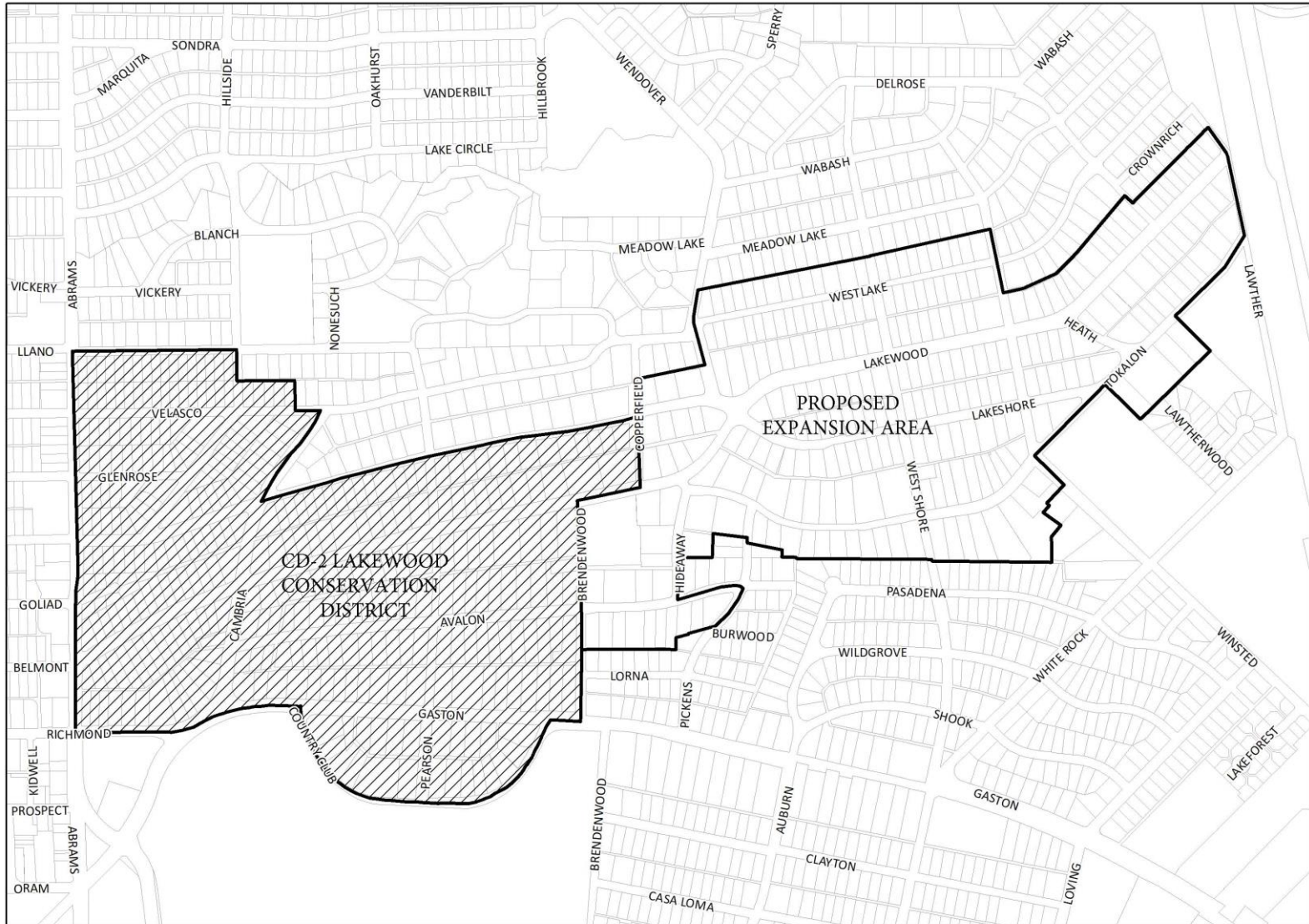


Purpose of This Meeting

- This meeting is the 18th Post-Application Neighborhood Meeting to discuss the DRAFT of the proposed Conservation District Ordinance to expand the Lakewood Conservation District 2.
 - The proposed ordinance would modify the base zoning of the area from R-7.5(A) and R-10(A) to Tract IV of CD 2.



CD-2 Boundaries & Proposed Expansion Area



CD-2 Lakewood Conservation District and Proposed Expansion Area

Sec. 51A-4.505 Conservation Districts

(b) Findings and purpose.

(1) State law authorizes the city of Dallas to regulate the construction, alteration, reconstruction, or razing of buildings and other structures in "designated places and areas of historic, cultural, or architectural importance and significance."

(2) Conservation districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes.

(3) Conservation districts are distinguished from historic overlay districts, which preserve historic residential or commercial places; neighborhood stabilization overlay districts, which preserve single family neighborhoods by imposing neighborhood- specific yard, lot, and space regulations that reflect the existing character of the neighborhood; and planned development districts, which provide flexibility in planning and construction while protecting contiguous land uses and significant features.



Sec. 51A-4.505 Conservation Districts

(4) The purpose of a CD is to:

(A) protect the physical attributes of an area or neighborhood;

(B) promote development or redevelopment that is compatible with an existing area or neighborhood;

(C) promote economic revitalization;

(D) enhance the livability of the city; and

(E) ensure harmonious, orderly, and efficient growth.



Sec. 51A-4.505 Conservation Districts

Determination of Eligibility:

- i. The area contains at least **one blockface**.
- ii. The area is either "stable" or "stabilizing" as defined in this section.
- iii. 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.
- iv. At least **75 percent** of the lots are developed with main buildings that are **at least 25 years old**.
- v. The area has physical attributes that include **recognizable architectural style(s)**.



Conservation Districts Must Regulate:

- Development Standards:
 - Accessory structures
 - Building & structure height
 - Density
 - Fences & walls
 - Floor area ratio
 - Lot coverage
 - Lot size
 - Off-street parking
 - Permitted uses
 - Setbacks
 - Stories
- Architectural standards:
 - Architectural styles
 - Building elevations
 - Building materials
 - Chimneys
 - Porch styles
 - Roof form or pitch
 - Roofing materials
 - Windows



Additional Standards that the Expansion May Regulate

These additional standards are optional and are not required for the petition, but once the petition is provided by the City, no additional standards may be added except as authorized by CPC.

Additional Optional Standards (not limited to)

Developmental

- Building relocation
- Building width
- Driveways/curbs/sidewalks
- Steps
- Garage location and entrance
- Landscaping
- Impervious Surfaces
- Massing
- Additional development standards as desired

Architectural

- Foundations
- Demolition
- Paint colors
- Solar Energy Systems
- Window and dormer size and location
- Additional architectural standards as desired



Process for expanding a CD

- ✓ On April 12, 2022 the City approves the Determination of Eligibility for the proposed expansion area which initiated the process to potentially expand regulations in CD-2.
- ✓ On April 28, 2022 the City mails the notification for a Pre-Application Meeting and provided petitions to the Neighborhood Committee.
- ✓ The Neighborhood Committee has 60 days to get support from at least 58% of all property owners in the proposed expansion area by signing of the official petition by the owner on the last certified municipal tax roll.



Process for expanding a CD

- ✓ On May 23, 2022 the City holds the Pre-Application Meeting at The Filter Building on White Rock Lake with property owners to discuss the process and list of categories of development and architectural standards the property owners are interested in adopting or adding to the proposed expansion area. Focus is on broad categories.
- ✓ Neighborhood Committee submits signed original petitions to the City for verification on June 27, 2022.
- ✓ 68% of petitions returned to City and verified on July 26, 2022.



Process for expanding a CD

- ✓ • City staff holds Post-Application Neighborhood Meetings to discuss and develop detailed regulations in each of the categories listed in the petition.
- ✓ • At the conclusion of these meetings, City staff prepares ordinance
- City holds additional Neighborhood Meeting to review draft ordinance language. (Meeting notices mailed 2 weeks prior to meeting)
- City Plan Commission public hearing and recommendation
- City Council public hearing and decision

YOU
ARE
HERE



Meeting Schedule

- ✓ • Post-Application Neighborhood Meeting #1 – August 31
 - Process, schedule, driveways and curbing
- ✓ • Post-Application Neighborhood Meeting #2 – September 14
 - Driveways and curbing, sidewalks, front yard coverage, uses and parking, density, lot coverage
- ✓ • Post-Application Neighborhood Meeting #3 – September 26
 - Lot size, slope/drainage
- ✓ • Post-Application Neighborhood Meeting #4 – October 12
 - Building height & stories, Floor Area Ratio
- ✓ • Post-Application Neighborhood Meeting #5 – October 26
 - Floor Area Ratio, setbacks-main
- ✓ • Post-Application Neighborhood Meeting #6 – November 9
 - Setbacks-main, setbacks-accessory



Meeting Schedule

- ✓ Post-Application Neighborhood Meeting #7 – November 16
 - Setbacks-accessory, accessory structures, solar, waterfall steps
- ✓ Post-Application Neighborhood Meeting #8 – November 30
 - Solar, waterfall steps, fences and walls
- ✓ Post-Application Neighborhood Meeting #9 – December 7
 - Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation)
- ✓ Post-Application Neighborhood Meeting #10 – December 14
 - Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation), demolition
- ✓ Post-Application Neighborhood Meeting #11 – January 4
 - Demolition, paint
- ✓ Post-Application Neighborhood Meeting #12 – January 18
 - Landscape (tree preservation), demolition



Meeting Schedule (cont.)

✓ Post-Application Neighborhood Meeting #13 – February 13

- Roofing materials, windows

✓ Post-Application Neighborhood Meeting #14 – March 1**

- Porches, chimneys, work reviews

Post-Application Neighborhood Meeting #15 – March 8

- ✓
- Porches, chimneys, work reviews, recaps

Post-Application Neighborhood Meetings to Review Draft

- Draft #1 Ordinance Review Feb 6 & 13, 2024
- Draft #2 Ordinance Review October 29, 2024
- City Plan Commission – November 21, 2024
- City Council – TBD

**Rescheduled meeting due to January 31 meeting cancelled due to winter storm.



DRAFT Ordinance Organization Overview

- **Ordinance (Exhibit A):**
 - Developmental Regulations
 - Architectural Regulations
- **Exhibit B:**
 - Illustrations
 - Architectural Regulations – Point System
 - List of Property Addresses and Architectural Styles
 - Map of Conservation District



Draft #1 Survey Results

- Survey conducted following the two meetings in February to review Draft #1.
- Open 30 days

Lakewood Conservation District Expansion Survey

247 Responses	39:32 Average time to complete	Closed Status
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1. Full name

247
Responses

Latest Responses
"Carrie Smith"
"Claire Galvin"
"Claris Ramos Sukkar"

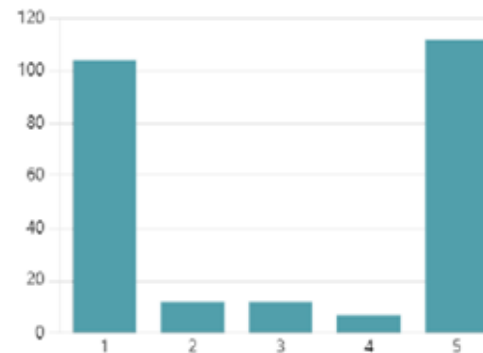
2. Property Address

247
Responses

Latest Responses
"7000 Lakeshore"
"7111 Lakewood Blvd."
"6926 Lakeshore Drive"

5. Please rate your support or opposition to the expansion of CD 2. (1 star is strongly opposed, 5 stars is strongly in favor.)

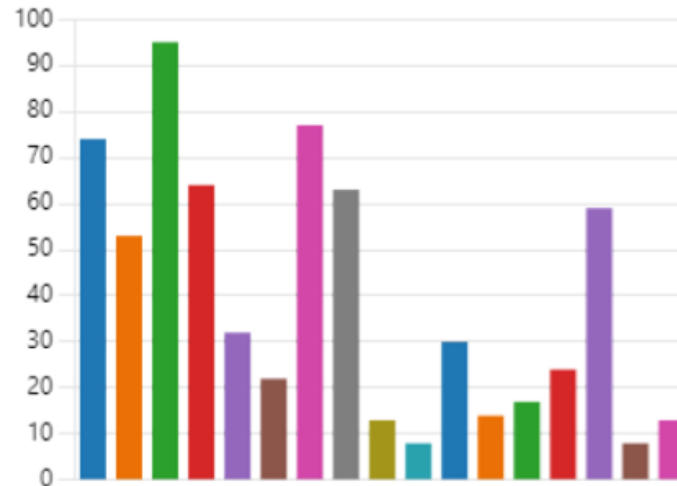
3.04
Average Rating



Draft #1 Survey Results: Needs Attention

8. Please choose a maximum of 4 of those areas of the ordinance that **might need attention**. Items identified are based on previous responses provided in meetings.

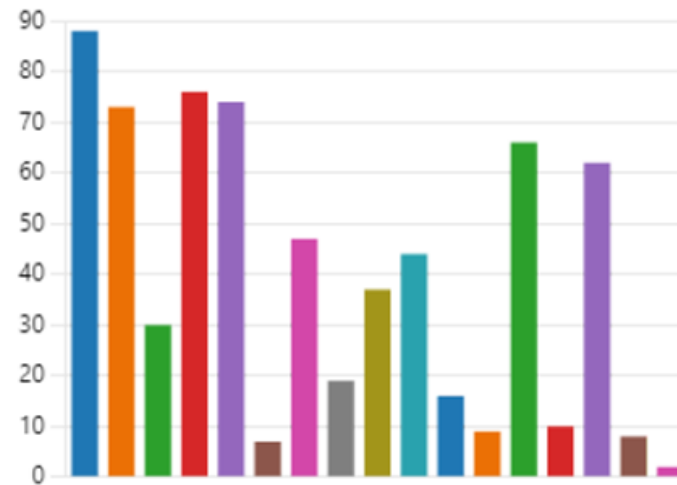
● None	74
● Demolition standards (Section 4...	53
● Remodeling of noncontributing ...	95
● Remodeling of contributing stru...	64
● Lot coverage for new constructi...	32
● Fence height & location (Sectio...	22
● Number of Styles allowed for N...	77
● Painting of unpainted brick (Sec...	63
● Height (Section 4(l))	13
● Height looming (Section 4(m))	8
● Number of stories & additions f...	30
● Materials outside the area of arc...	14
● Front yard setbacks based on av...	17
● Required front entry driveway fo...	24
● Architectural Standards (Section...	59
● Accessory Dwelling Units allowe...	8
● Waterfall steps & Walkways (Sec...	13



Draft #1 Survey Results: Essential to Success

10. Please choose a maximum of 4 areas of the ordinance that you believe are **essential for the success** of the proposed expansion to promote conservation. Items identified are based on previous responses provided in meetings.

● None	88
● Demolition standards (Section 4...	73
● Remodeling of noncontributing ...	30
● Remodeling of contributing stru...	76
● Lot coverage for new constructi...	74
● Fence height & location (Sectio...	7
● Number of Styles allowed for N...	47
● Painting of unpainted brick (Sec...	19
● Height (Section 4(l))	37
● Height looming (Section 4(m))	44
● Number of stories & additions f...	16
● Materials outside the area of arc...	9
● Front yard setbacks based on av...	66
● Required front entry driveway fo...	10
● Architectural Standards (Section...	62
● Accessory Dwelling Units allowe...	8
● Waterfall steps & Walkways (Sec...	2



Draft #1 Survey Results: Comments

- Too long
- Too complicated/needs to be simplified
- Too restrictive in styles allowed
- Limiting second story on certain styles unnecessary
- Happy with current zoning regulations
- Architectural regulations necessary to maintain look of the neighborhood
- Should not require a driveway for new construction
- Should allow painting of brick
- Sustainability should be a consideration



TRACT IV LAKEWOOD CONSERVATION DISTRICT REGULATIONS

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(h) Height looming	11	(7)
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(3) Walkways	12	(11)
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Exhibit C: Illustrations for Lakewood Conservation District - Tract IV		



(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.

o) Setbacks.

1) Front Yard.

A) Except as provided in this paragraph, all original or contributing homes are deemed to be conforming as to front yard setbacks. If an original or contributing home is demolished, new construction must meet the minimum front yard setbacks in Paragraph (B).

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

2) Side Yard.

A) Except as provided in this paragraph, for lots smaller than 10,000 square feet, the minimum side yard setback is 10 feet on the driveway side and five feet on the other side.

B) Except as provided in this paragraph, for lots 10,000 square feet or greater, the minimum side yard is 11 feet on the driveway side and six feet on the other side.

C) The minimum cornerside yard setback is 15 feet.

3) Rear Yard.

A) Except as provided in this paragraph, the minimum rear yard is 20 feet.

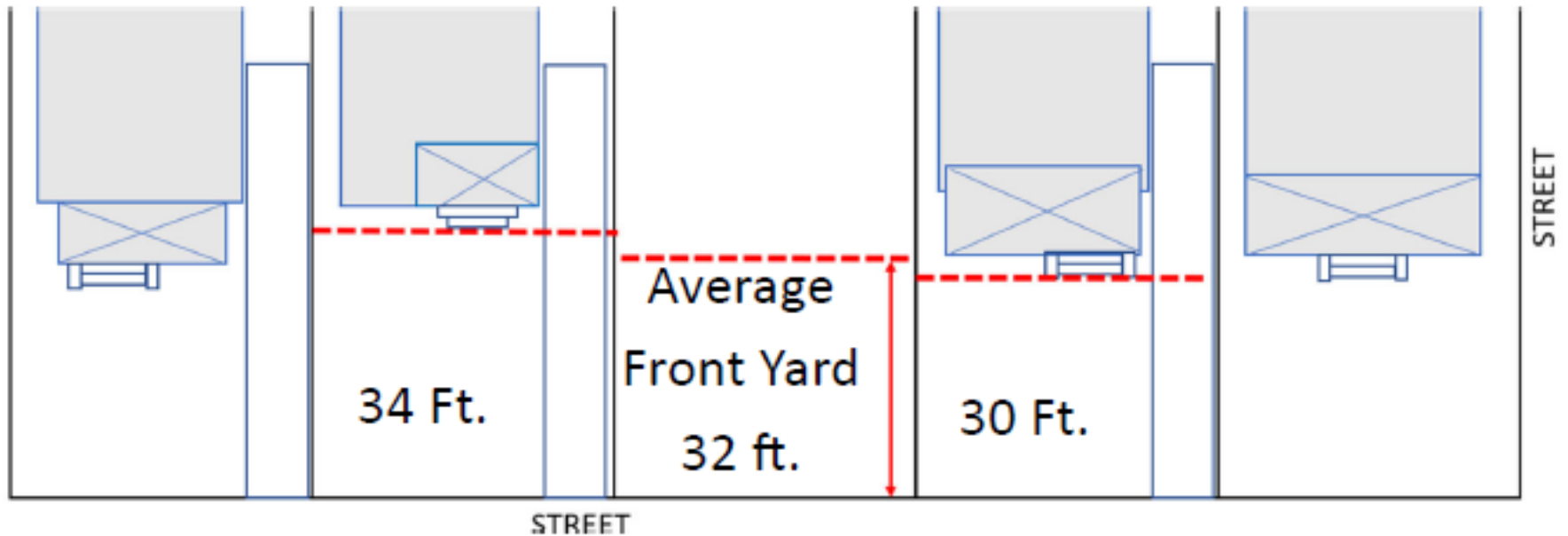
B) The minimum rear yard is 10 feet the following addresses: 6844 Avalon, 6850 Avalon, and 6858 Avalon

4) 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.



Front Yard Setback

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



(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.

l) Height.

- 1) In general. Except as provided in this subsection, maximum structure height is 30 feet.
- 2) If any portion of an existing structure's roof ridge exceeds the applicable maximum height in paragraph (1), the lower portion of that structure's roof ridge may be raised to the height of the taller portion of the roof ridge.
- 3) New structures may be built to within minus five percent of the maximum height of an existing Contributing or Significant House on an adjacent lot with the same number of stories as the new structure, even if that height exceeds the maximum height allowed in paragraph (1). This is to allow for compatible height in areas of the Tract. See table in Exhibit B.

(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.

n) Stories. The maximum number of stories above grade is two. Attic stories (illustrated) are allowed for Tudor, French Eclectic, Colonial Revival, Neoclassical style structures.



(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.

u) Driveways, Curbing, and Parking.

- 1) A driveway from the front street must be between eight and 12 feet wide.
- 2) An interior lot may have driveway access from the front street and rear alley.
- 3) Except as provided in paragraph (4), lots with new construction must have driveway access from the front street, and the driveway must extend at least 20 feet beyond the required front yard setback.
- 4) A corner lot may have driveway access from either the front street or a side street, but not both.
 - A) Side street access driveways may not exceed 20 feet in width within the cornerside yard setback.
- 5) Driveways must be constructed of brick, brush finished concrete, stone, permeable pavers, or similar materials.
 - A) Gravel is an allowable material only when used between ribbons in ribbon driveways.
 - B) Tinted or colored concrete is prohibited except to match an existing drive.
 - C) Brick, stone, or paver color must be compatible with materials found on an Original house within the district.
 - D) Asphalt is prohibited.
- 6) Ribbon driveways are allowed.
- 7) Except as provided in paragraph (8) circular driveways are not allowed.
- 8) Any nonconforming driveway to paragraphs (1), (2), and (3) existing at the creation of this Tract IV may be repaired or replaced within its existing footprint but must not be expanded. Documented Assurance in the form of a survey or site plan stamped by a licensed surveyor, architect, or engineer is required. Once a new conforming driveway is constructed all rights to the previous degree of nonconformity are lost.



(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.

t) Fences and Walls.

- 1) 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 B.
- 2) Courtyard walls may not project into the required front yard.
- 3) Solid 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 that are at least 70% open may be located flush to the corner of the front facade, excluding porches.
- 5) Fences and walls in a side yard may not exceed six feet in height.
- 6) Fences and walls in a rear yard may not exceed eight feet in height.
- 7) Fences and walls in a cornerside yard may not exceed eight feet in height.
- 8) Retaining walls may not exceed six inches above any soil being retained.
- 9) 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.



(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.

z) Solar panels.

- 1) Except as provided in this section, solar panels may only be located on the rear 50 percent of the roof of a main building.
- 2) Solar panels are allowed on 100 percent of accessory structure roof.
- 3) Solar panels that are compatible in appearance to a traditional shingle or tile within the District may be approved for use on 100 percent of a main building. The intent of this paragraph is to allow for advancements in technology that mimic the appearance of typical roofing material (i.e. must not be glossy, shiny, shimmering) in appearance.

(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.

aa) Paint/Color.

- 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) Brick and stone surfaces not painted on (day approved by City Council) may not be painted unless the applicant establishes that:
 - A) The color and texture of replacement brick cannot be matched with that of the existing brick surface;
 - B) The brick is not original or compatible with the style and period of the main building and the district; and
 - C) Painting is the only method by which the brick may be restored or preserved.
- 3) Certain colors prohibited. Fluorescent and metallic colors, and the use of black as a main body color are not permitted on the exterior of any structure in this district.



(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

5) Architectural Features in general. Plans for new construction or a major modification or remodel of a structure must earn at least 70 points for a two-story structure, and 50 points for a one-story or one-and one-half story and comply with all mandatory requirements of this section. The points awarded for providing a feature, as well as the maximum number of points allowed in any category, are provided below.

- A) 20 points.
 - i) Tower, partial turret, or bell tower
 - ii) Spanish, barrel, or mission style terra cotta roofing
 - iii) Entry courtyard with low walls (no lower than three feet and no higher than six feet in height measured from grade outside courtyard)
 - iv) Arcaded front porch utilizing three or more arches
- B) 10 points.
 - i) Cantilevered upper-level balcony with railing
 - ii) Open air exterior staircase leading to second story
 - iii) Large focal window or parabolic arch on front facade
 - iv) Two or more stained or leaded glass windows on front facade
 - v) Elaborate chimney tops with small tile roof within 15 feet of a street facade.
 - vi) Two or more arched openings (includes porch openings, windows, and doors) on street facades
- C) 5 points.
 - i) Brick or tile gable vents
 - ii) Spiral cast stone columns
 - iii) Multicolored tile roofing



(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.

(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.

28) NONCONTRIBUTING means a structure not listed as one of the five contributing style in Exhibit B classified as Spanish Revival, French Eclectic, Neoclassical, Tudor, or Colonial Revival.

Exhibit A - Trust IV Lakewood

B) 19 points

- q) Small gabled dormers with windows or decorative vents on main block
- r) Sidelights on either side of front door
- s) Dentils and/or modillions under eaves
- t) Roofline horizontal on porch or full with front porch
- u) Pedimental front gable with stabilization

C) 9 points

- q) Clerk kry detail
- r) Quoins at e-ell corners
- s) Symmetrical main block
- t) Full height (two-story) entry porch or portion on front facade
- v) Cast stone details
- w) Leaded glass on front facade
- x) Fluted columns
- y) Round or oval window in front gable

(f) Architectural Standards for Ranch. The architectural standards for remodeling apply only to the front facade and wrap around.

- 1) Stories. Structures must be one story on the front facade.
- 2) Additions. Two-story additions are only allowed on the rear 50 percent of the main building.
- 3) Porch supports or columns must be typical of the Ranch style.
- 4) Roof.
 - A) Roof form may be hipped, cross-hipped, side-gabled, or cross-gabled.
 - B) Roof pitch must be between 4/12 and 24/12 or may match existing roof pitch.
 - C) Roof must have minimum overhang of 24 inches.

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Exhibit A - Trust IV Lakewood

2) Additions. Two-story additions are only allowed on the rear 50 percent of the main building.

3) Porch. Columns or posts must be typical of the Minimal Traditional style.

4) Roof.

- A) Minimal Traditional structures must have a cross-gabled or side-gabled roof with less to moderate roof slope between 4/12 and 10/12 or may match existing roof pitch.
- B) The maximum roof overhang is 12 inches.
- C) Structures must have composition shingle roofs.

5) Windows.

- A) Window openings on a front facade must be maintained.
- B) Windows must have multiple light sashes or either 6-over-6, 9-over-9, 12-over-12 light configurations, or be divided light casement windows.
- C) Windows must be typical of the Minimal Traditional style of the structure. See Exhibit B.

(g) Architectural Standards for Mid-Century Modern Contemporary. The architectural standards for remodeling apply only to the front facade and wrap around.

- 1) Stories. A second story may not exceed one-third the width of the structure on the front 50 percent of the structure.
- 2) Roof.
 - A) Structures must have a flat, low-pitched, or shed roof, with roof slope between 0/12 and 5/12 or match the existing structure.
 - B) Structures must have wood shingles, materials that look like wood shingles, tile, materials that look like tile, standing seam metal, or composition shingle roofs.
 - C) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
- 3) Windows. Window openings on a front facade must be maintained.

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Exhibit A - Trust IV Lakewood

D) Structures must have wood shingles, materials that look like wood shingles, tile, materials that look like tile, standing seam metal, or composition shingle roofs.

5) Windows.

- A) Window openings on a front facade must be maintained.
- B) Windows must look typical of the style of Ranch.
- C) No fixed plate glass windows may be wider than it is tall on a front facade. This is to encourage division of wide horizontal openings in a manner typical of the Ranch style.

(e) Architectural Standards for Mission. The architectural standards for remodeling apply only to the front facade and wrap around.

- 1) Stories. Main building must be two stories.
 - A) A dominant second story balcony is required.
 - B) Balcony must remain open air.
- 2) Porch.
 - A) Roof must be gable or hipped.
 - B) Roof pitch must be between 4/12 and 24/12 or may match existing roof pitch.
- 3) The maximum roof overhang is 12 inches.
- 4) Structures must have Spanish tile, materials that look like Spanish tile, wood shingles, materials that look like wood shingles, or composition shingle roofs.

6) Windows.

- A) Window openings on a front facade must be maintained.
- B) Windows must look typical of the style of Mission.
- C) Structures must have casement, single or double-hung sashes with divide light panes.

(f) Architectural Standards for Minimal Traditional. The architectural standards for remodeling apply only to the front facade and wrap around.

- 1) Stories. Structures must be either one story or one-and-one-half stories on the front facade.

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Exhibit A - Trust IV Lakewood

(g) Architectural Standards for American Vernacular. The architectural standards for remodeling apply only to the front facade and wrap around. Structures identified as American Vernacular may remain in the existing style of architecture or be compatible with the main building.

- 1) Materials. Metal cladding of any type is prohibited on a front facade.
- 2) Roof.
 - A) Structures must have a gable or hipped roof, with roof pitch between 4/12 and 12/12 or match the existing structure.
 - B) Roof eaves must not exceed two feet.
 - C) Flat and shed style roofs are allowed for entry porch roofs only.
- 3) Windows. Window units must be taller than they are wide on the front facade.

(h) 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 remain 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 restored, but additional features from that style it can be added without having to meet the required point total. For example, a New Traditional Tudor with half-overhang in the gables, the remodel cannot remove that feature from the front facade or wrap around, but elements like brick pinnacles or stone details may be added.

Section 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) It is the responsibility of the applicant to provide examples from the district 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

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Questions



Building Materials

- 1st Story of Main Building - brick or stone, or a combination of the two.
- No vinyl or aluminum siding
- 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.
- 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. This applies to all main buildings in the proposed Tract IV.



Demolitions

1) Original Houses [pre Jan. 1, 1961] identified as Tudor, Spanish Revival, French Eclectic, Colonial Revival, and Neoclassical, or identified as Significant in Exhibit B 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 ~~either the style of the main building to be demolished or~~ one of the five contributing styles.



Documented Assurance

DOCUMENTED ASSURANCE means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure. [This includes driveways]

In cases where an existing structure is nonconforming to the yard, lot, and space regulations, documented assurance may be used to allow for remodeling or reconstruction of the nonconforming portion of the building:

- 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 (A) or (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.



Garages, Carports, and Accessory Structures Location

- For corner lots the accessory structure may not be closer to the cornerside lot line than the main building.
- Attached garages are prohibited within the wrap-around.
 - Garage doors may not face the front street.



Garages, Carports, and Accessory Structures Setbacks

- Structures 24' in height and under will require a one-foot side yard setback, and no minimum rear yard setback as long as all eaves and overhangs are within the property boundary.
- Structures over 24' in height require a minimum five-foot side and five-foot rear setback.



Garages, Carports, and Accessory Structures Style and Materials

- The color, style, design, and materials of structures that are visible from a street must be compatible with the color, architectural style, design, materials, of the main building.
- 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.



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.

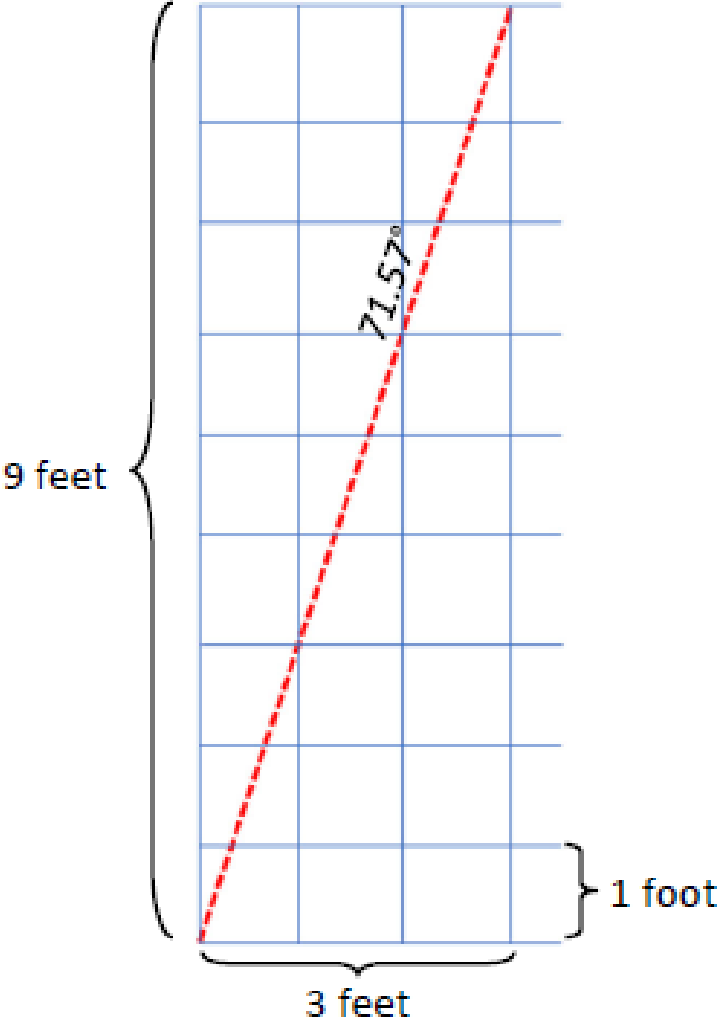
Example: For a structure with a maximum height of 30 feet, if a portion of that existing structure is 32 ft in height, the roof ridge may be raised to 32 ft.



Height Looming Explanation

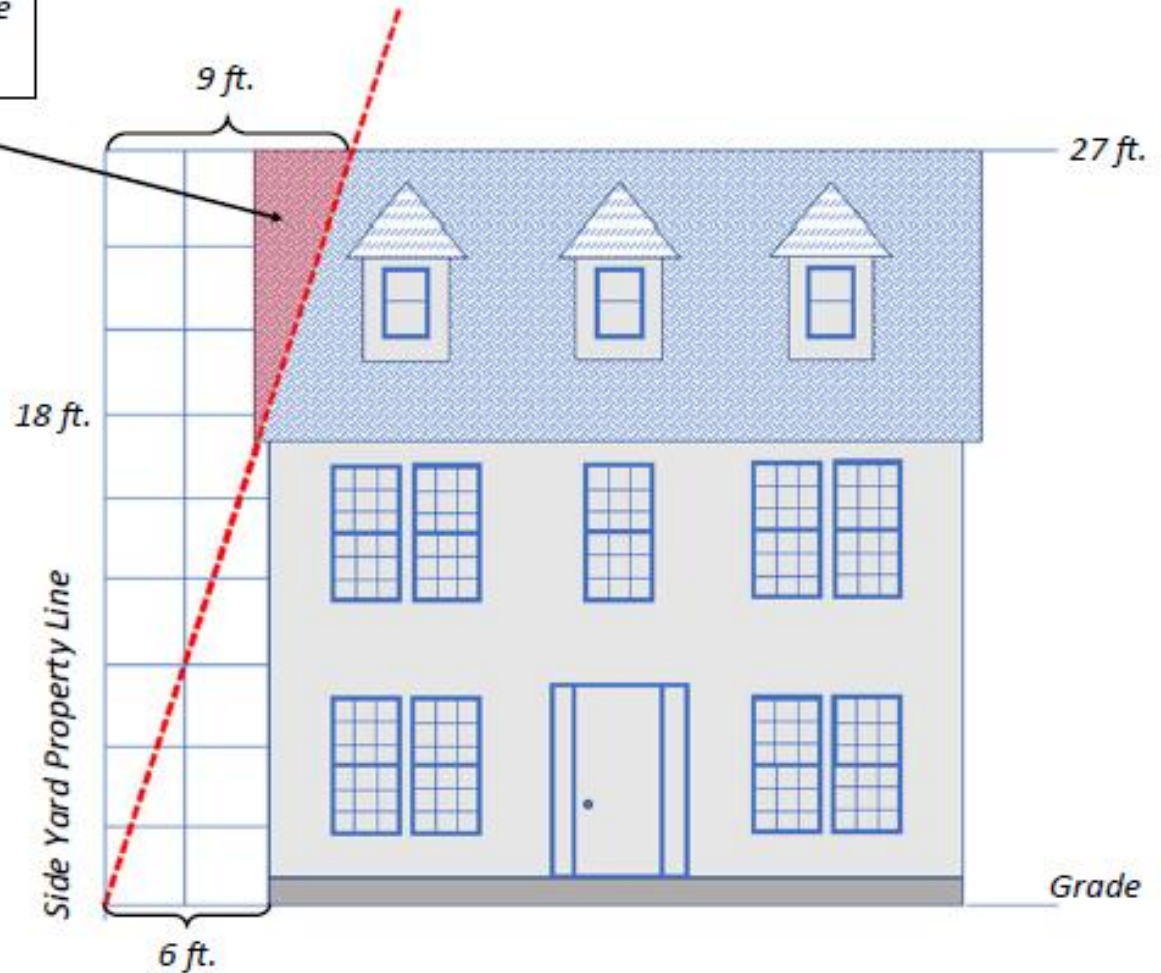
Height Looming is not to be interpreted as an overall setback for the structure. The highest point of a building element (wall, parapet, dormer, etc.) shall not be taller than three times its distance from a side property line.

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.

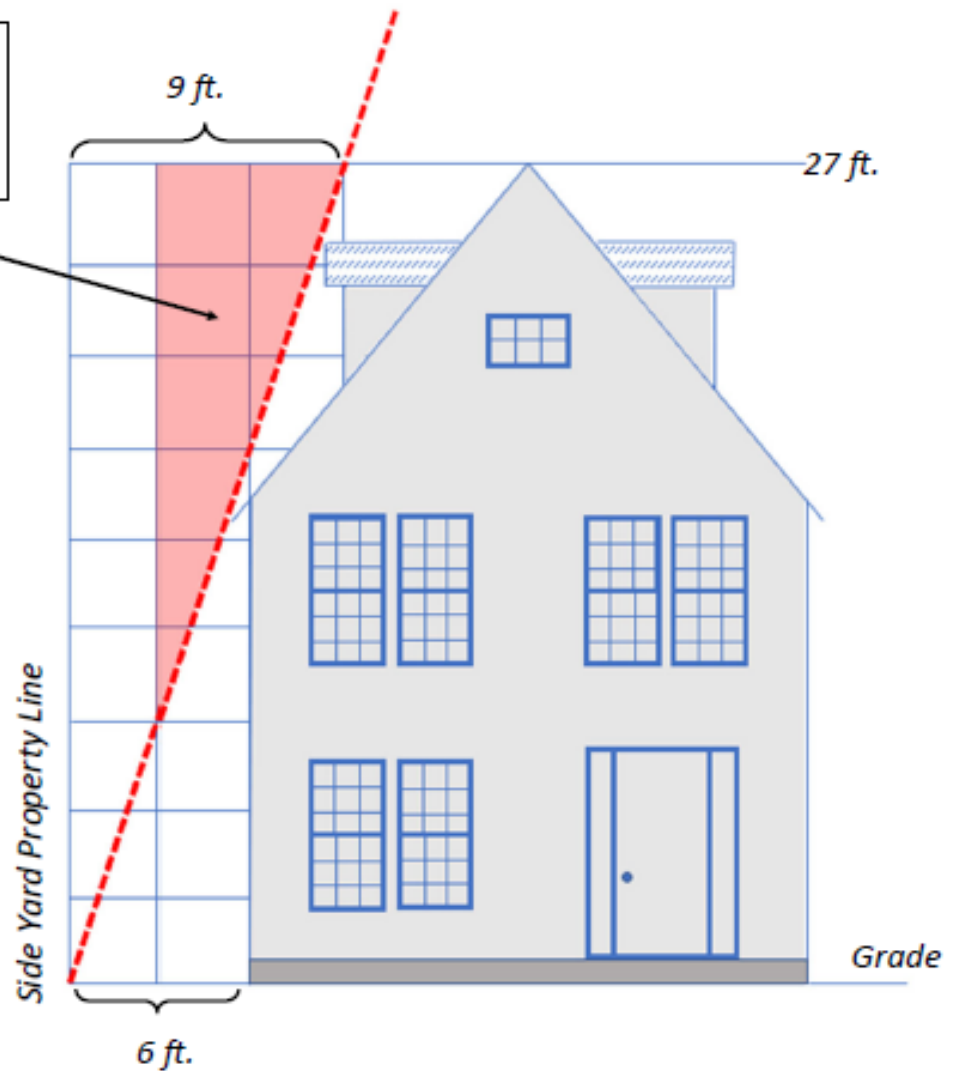
The maximum height of any portion of a main structure may not be greater than three times its distance from the ground level of the side property line, with the height looming being measured from the ground level at the side property line.



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.

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

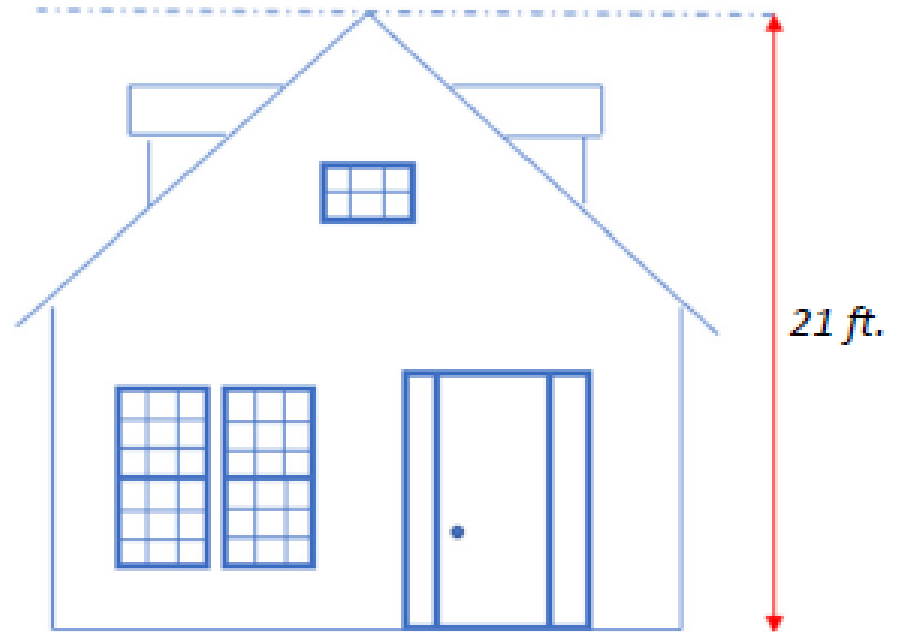
The maximum height of any portion of a main structure may not be greater than three times its distance from the ground level of the side property line, with the height looming being measured from the ground level at the side property line.



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.



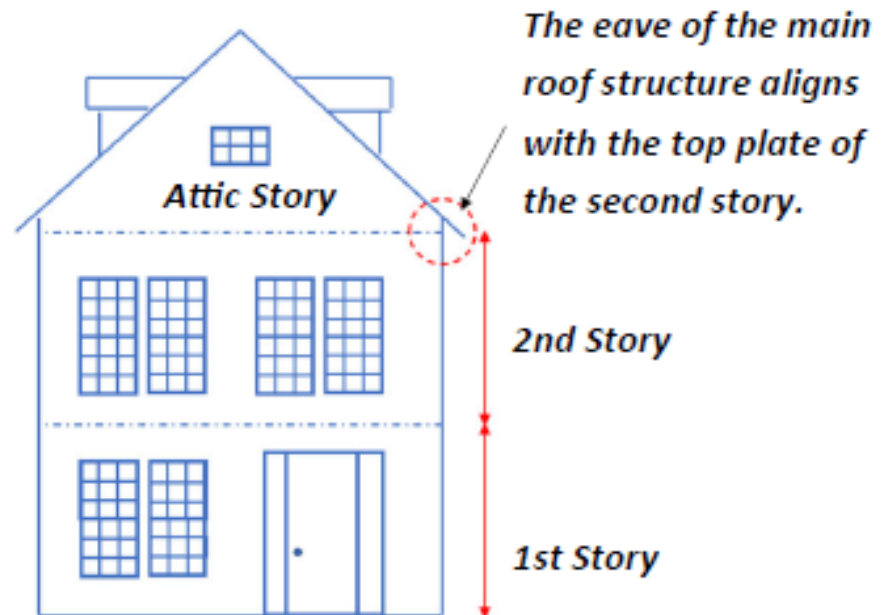
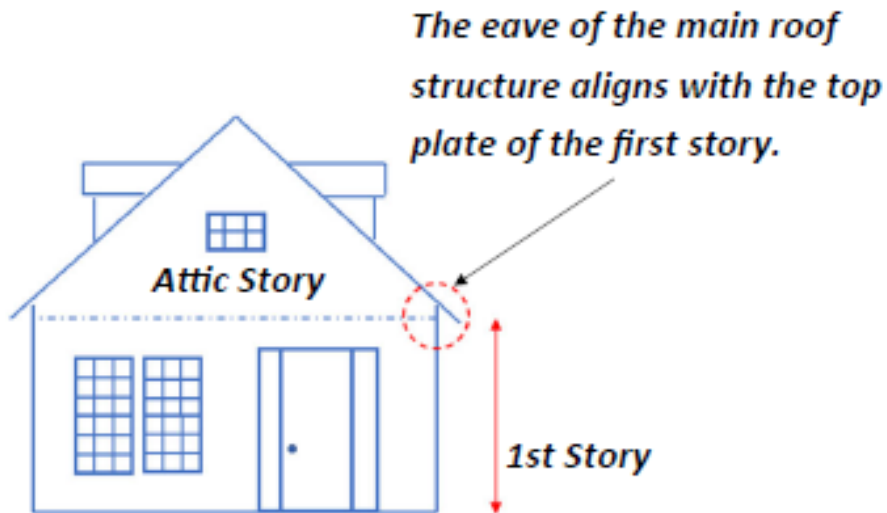


Illustration: One-and-one-half-story house and two-story house with attic story above.



Impervious Surface and Landscape in the Front Yard

Impervious Surface

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

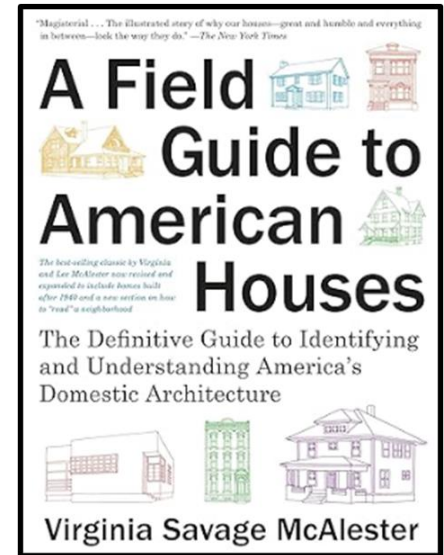
Tree Mitigation

- Mature trees, those over 15 caliper inches, located in the front yard are protected under Article X of the Dallas Development Code.
- Trees may be removed if a tree removal application is approved by City Arborist.
- There are defenses to prosecution (reasons allowed) including sick or dying tree, or causing damage to an existing structure.
- Mitigation can include planting of new trees or payment into the reforestation fund.



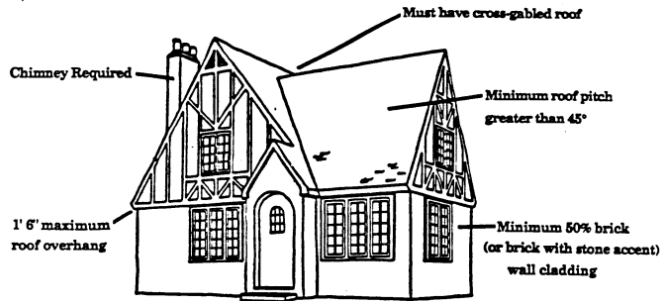
Architectural Standards

- 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 a 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 utilizing 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 in another publication 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.



Architectural Standards for CD-2

I. TUDOR STYLE ILLUSTRATIVE Minimum Requirements



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

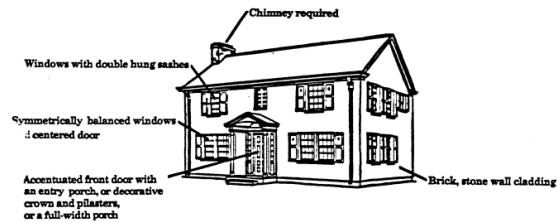


Multiple front gable style

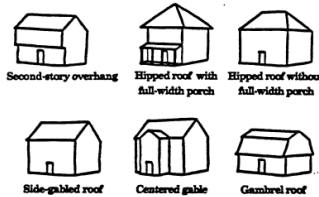


Dominant front gabled style

IV. COLONIAL / GEORGIAN REVIVAL ILLUSTRATIVE Minimum Requirements



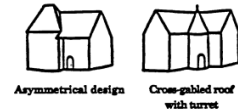
In addition to the mandatory Colonial / Georgian Revival design requirements, the following design options are allowable:



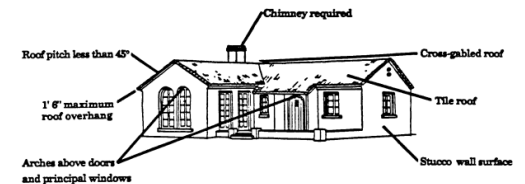
III. FRENCH ECLECTIC ILLUSTRATIVE Minimum Requirements



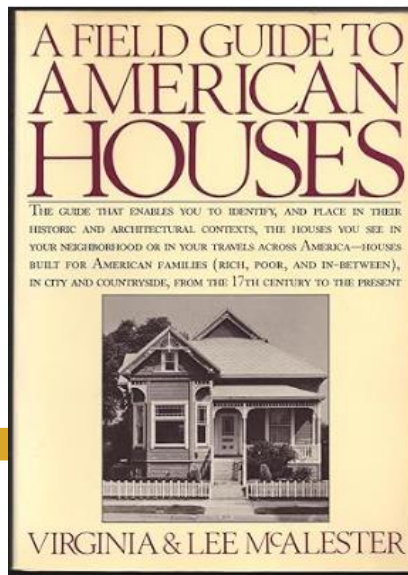
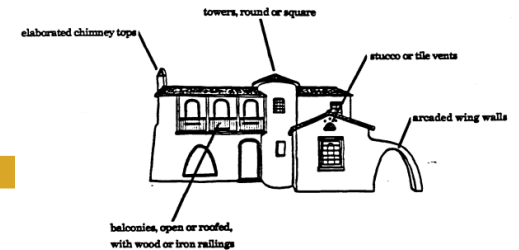
In addition to the mandatory French Eclectic design requirements, the following design options are allowable:



III. SPANISH ECLECTIC ILLUSTRATIVE Minimum Requirements



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



A Field Guide to American Houses

MULTIPLE FACADE GABLES

1. Dallas, Texas; ca. 1930s. The trio of front-facing gables has an unusually steep pitch.
2. Homewood, Alabama; ca. 1920s. Hollywood Historic District. Each gable has a different pattern of half-timbering.
3. Toledo, Ohio; ca. 1920s. A landmark example with multiple gables and chimneys and a Renaissance-inspired door surround.
4. Cleveland, Ohio; remodeled 1924. S. Wering House; Philip L. Small, architect. This landmark example has a three-story bay window with castellations above and an irregular roof shape.



SYMMETRICAL PAIRED GABLES

1. Duluth, Minnesota; 1924. The symmetrical form seen here is common in pre-1920s examples, but unusual in later examples like this one.
2. Seattle, Washington; 1911. The overall symmetry almost masks the different window and half-timbering pattern in the second-story gables. Note how the windows fit within the half-timbering.
3. Philadelphia, Pennsylvania; ca. 1920s. Stone was locally available and widely utilized in Philadelphia; it is used here for the first story and for the entry area with small parapeted gable above.
4. Louisville, Kentucky; ca. 1910s. Open eaves with exposed rafters indicate a house with Craftsman influence. These were generally built before about 1915. The early date of this example is confirmed by the symmetrical form. Such elaborate half-timbered effects are also less common on later examples.
5. Hartford, Connecticut; ca. 1910s. A brick lower story with wood-shingled walls above.



A Field Guide to American Houses

488 | ECLECTIC HOUSES | French Eclectic

SYMMETRICAL

1. Buffalo, New York; ca. 1920s. This example has been turned 90° to adapt to a narrow urban lot. What would ordinarily be the side facade faces the street and has been elaborated with shutters and a dormer.
2. Dallas, Texas; 1941. Evans House.
3. Dallas, Texas; 1924. Hall House. Henry B. Thomson, architect. Note small scale of the roof dormers here and in Figure 6.
4. Cleveland, Ohio; ca. 1920s. Although the main block of this house appears symmetrical, a close look will reveal the right side to be narrower than the left. The open eave with exposed rafters is uncommon in French Eclectic houses.
5. Buffalo, New York; ca. 1920s. This house has two identical forward-facing wings; the left one is hidden behind a tree in the photograph. The through-the-cornice wall dormers have windows placed higher in the wing than those in the taller main block.
6. Dallas, Texas; ca. 1917. Lewis-Aldredge House; Henry B. Thomson, architect. This house has Renaissance detailing borrowed from the Beaux Arts movement. Note the columns beside the door and in the side wings, the pediment over the entry at roof level, the balustrades on the porch, over the door, and in the roof section. The pitch of the hipped roof is also lower than in most examples of the style.
7. St. Louis, Missouri; 1914. Mallinckrodt House; James P. Jamieson, architect. A strong Chateaufesque influence is evident in the door surround, dormers, and roof ornaments of this early example.



492 | ECLECTIC HOUSES | French Eclectic

TOWERED

1. Raleigh, North Carolina; ca. 1930s. Note the three slightly different dormers.
2. Dallas, Texas; 1937. Gilliland House; Charles S. Dilbeck, architect. This example is unusual in not having the entrance in the tower (see also Figure 8). Note the two chimneys of differing shapes and materials and also that none of the five windows are identical.
3. Mission Hills, Kansas; ca. 1930s.
4. Kansas City, Missouri; ca. 1930s.
5. Buffalo, New York; ca. 1930s. The regular, formal placement of the windows is not typical of this subtype.
6. Kansas City, Missouri; ca. 1930s. Note the multi-colored slate roof, tower overhang, massive chimney, and tiny band of half-timbering on the tower.
7. Cleveland, Ohio; ca. 1930s. Here a stone tower is combined with walls of half-timbered stucco or brick. Note the curving secondary hipped roof, simulating thatch, above the bay windows.
8. Tuxedo Park, New York; ca. 1930s. Kent House. This landmark example has several towers and an unusually tall roof—note the double row of dormers.



A Field Guide to American Houses

528 | ECLECTIC HOUSES | Spanish Revival

CROSS-GABLED ROOF

1. Delano, California; ca. 1930s. Simple one-story examples similar to this dominate many 1930s neighborhoods in Florida and California.
2. Santa Barbara, California; 1923. Burke House; George Washington Smith, architect. Note the restrained facade with large expanses of windowless wall. The small house-shaped chimney capping at the right is a favorite Spanish Revival detail.
3. Louisville, Kentucky; ca. 1930s. Note the strong textured pattern of the stucco walls.
4. Dallas, Texas; 1936. Baty House. This small example is complete with a bell tower, a focal window with stained glass, and a front entry court enclosed by a low stone wall.
5. St. Louis, Missouri; ca. 1930s.
6. Oklahoma City, Oklahoma; ca. 1930s.
7. Los Angeles, California; ca. 1930s. The arched entry is accented with four spiraled columns. Note the large parabolic art glass window.
8. Los Angeles, California; ca. 1920s.



532 | ECLECTIC HOUSES | Spanish Revival

HIPPED ROOF

1. Palo Alto, California; ca. 1930s. Kennedy House.
2. Morgan Hill, California; ca. 1930s. Fountain Oaks.
3. Corning, New York; ca. 1930s.
4. Dallas, Texas; 1942. Luse House; Fooshee & Cheek, architects. Note the elaborate door surround, the two focal window areas, and the corner quoin.
5. Los Angeles, California; ca. 1920s. Hancock Park Historic District.



A Field Guide to American Houses

Colonial Revival | 427

ONE-STORY

1. Greeleyville, South Carolina; ca. 1910. Wilder House. Note modest pediment over door and more exaggerated pediment over dormers.
2. Louisville, Kentucky; ca. 1920s. This is a typical example of the Cape Cod cottage. Figure 1 is an earlier Cape Cod, which lacks the proportions of the Colonial originals (note the lower roof pitch, oversized dormers, and extra width and height of the front facade). The Cape Cod is the most common form of one-story Colonial Revival house. As a form, it originated in the early 18th century and continued with few changes through the 1950s. Note lights in transom over door.
3. Dallas, Texas; 1929. Randall House. This house has a formal, Federal-inspired entry porch and doorway.
4. Dallas, Texas; 1925. This was a common pattern book design in the 1920s. In some versions the entry porch is exaggerated in scale, occupying up to one-third of the front facade.
5. Macon, Georgia; 1912. Stenson House; Hentz and Reid, architects. Note the lower one-story wings; this finely detailed example, like Figure 3, was inspired by more pretentious Colonial antecedents than the typical Cape Cod examples shown in Figures 1 and 2. See pages 592–93 for related side-gabled Minimal Traditionals that do not typically have modest stylistic details added.



422 | ECLECTIC HOUSES | Colonial Revival

CENTERED GABLE

1. Buffalo, New York; ca. 1900. Harrover House. Centered gables that cover three ranks of window or door openings (here and in Figure 8) are less common than those that are only one or two ranks wide.
2. Buffalo, New York; ca. 1910s. Note the fine detailing: the entrance with a rounded door, the sidelights without fanlight, the wide classical pediment, the Palladian and bay windows, and the carefully executed dormers.
3. Buffalo, New York; ca. 1920s.
4. Des Moines, Iowa; 1905. Witmer House; Liebbe, Nourse and Rasmussen, architects. Note the first-story windows crowned with broken pediments (see also Figure 7). Although common above the main entrance, such pediments became rare on windows and dormers after 1910.
5. Cleveland, Ohio; ca. 1910s. The open overhanging eaves and the entry porch with trellised roof are borrowed from the Craftsman movement. Note how the door area is recessed into the main body of the house.
6. Dallas, Texas; 1938. Lincoln House. The simplicity of detailing on this house is typical of examples from the 1930s and 1940s.
7. Madison, Wisconsin; 1896. Ely House. Round windows were sometimes found when the triangular roof pediment was closed at the bottom, as here and in Figures 1 and 8.
8. Raleigh, North Carolina; 1935. Tatton Hall; William Lawrence Bottomley, architect. A five-ranked central block is flanked by one-story wings (observed by trees and shadows in the photograph) in this landmark example. Typically the gabled portion of the house projects slightly out from the front wall plane as is seen here and most other photos in this spread.



A Field Guide to American Houses

Neoclassical | 445

Neoclassical | 443

ONE-STORY

1. Louisville, Kentucky; ca. 1910. An unusual early example.
2. Louisville, Kentucky; ca. 1910. Kettig House.
3. Dallas, Texas; 1929. Ohrum House. A late example with slender, square porch supports.
4. Smithfield, North Carolina; ca. 1910. Figures 4, 5, and 7 are all variations of the most common early form of the subtype. Note that all have hipped roofs, centered dormers, and full-facade porches. This example has a porch under a separate roof.
5. Selma, Alabama; ca. 1910.
6. Dallas, Texas; 1947. Marsh House. The entry porch is recessed into the house (portico in antis). A cupola has been added to suggest a miniature Mount Vernon.
7. Dallas, Texas; 1914. Gordon House. Note how the porch is under the main roof and the columns are set on pedestals.
8. Dallas, Texas; 1939. Harrison House. A one-story version of the most common late Neoclassical house with side-gabled roof, full-facade porch, and Chinese Chippendale cornice-line railing, inspired by the one once on Mount Vernon's river facade. Similar railings are on Figures 3 and 6.



Architectural Standards

The architectural standards for new construction and remodeling will apply to the front facade and wrap-around.

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.

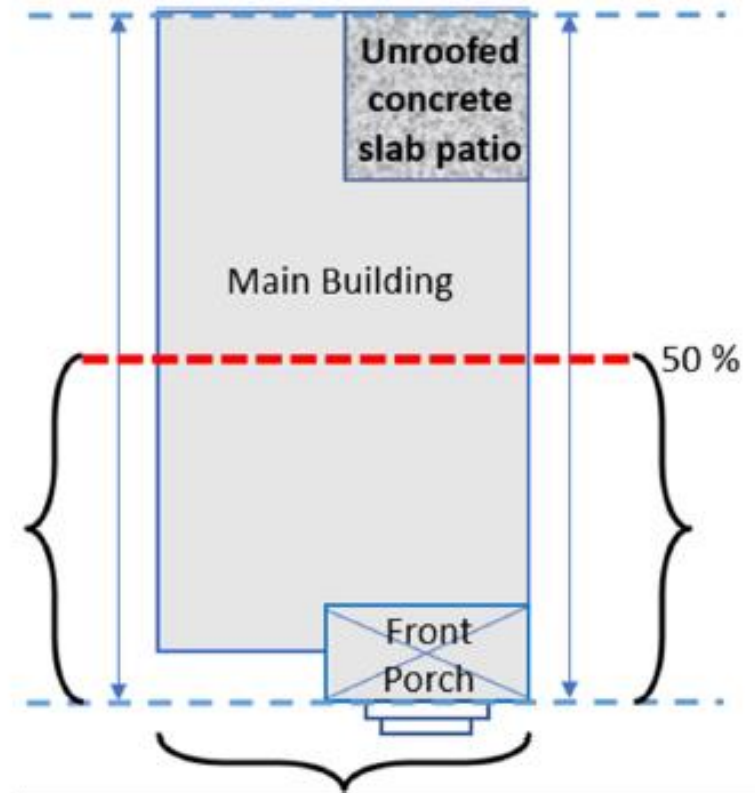


Illustration showing the front facade, midpoint and wrap-around of an example main building.



Architectural Standards

- **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.
- **REMODELING – CONTRIBUTING** – 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. In addition, certain elements that are characteristic of the style must be maintained or relocated with the wrap-around.
- **REMODELING – SUPPORTING HOUSE** – If a Supporting House is remodeled, the remodeling must follow general guidance on roof type and materials and windows or standards for one of the 5 contributing styles (Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical) for that element of the structure being remodeled.



Architectural Standards - Contributing

- The following architectural design features must be maintained or replicated. These architectural design features may be relocated within the front facade or wrap-around.
 - A) Balustrades B) Chimneys C) Dormers
 - D) Exterior stained and leaded glass E) Front porches or porticos with columns
 - F) Porte cocheres G) Roof eaves H) Turrets and towers
 - I) Window and door openings
- Plans for new construction or a major modification or remodel must incorporate a minimum of six of the required architectural features and comply with all mandatory requirements for that style of architecture.
- MAJOR MODIFICATION means any remodeling that impacts 25 percent of the surface area (using wall and window/door area affected) of front facade by altering or obscuring existing materials.



Architectural Standards - Contributing

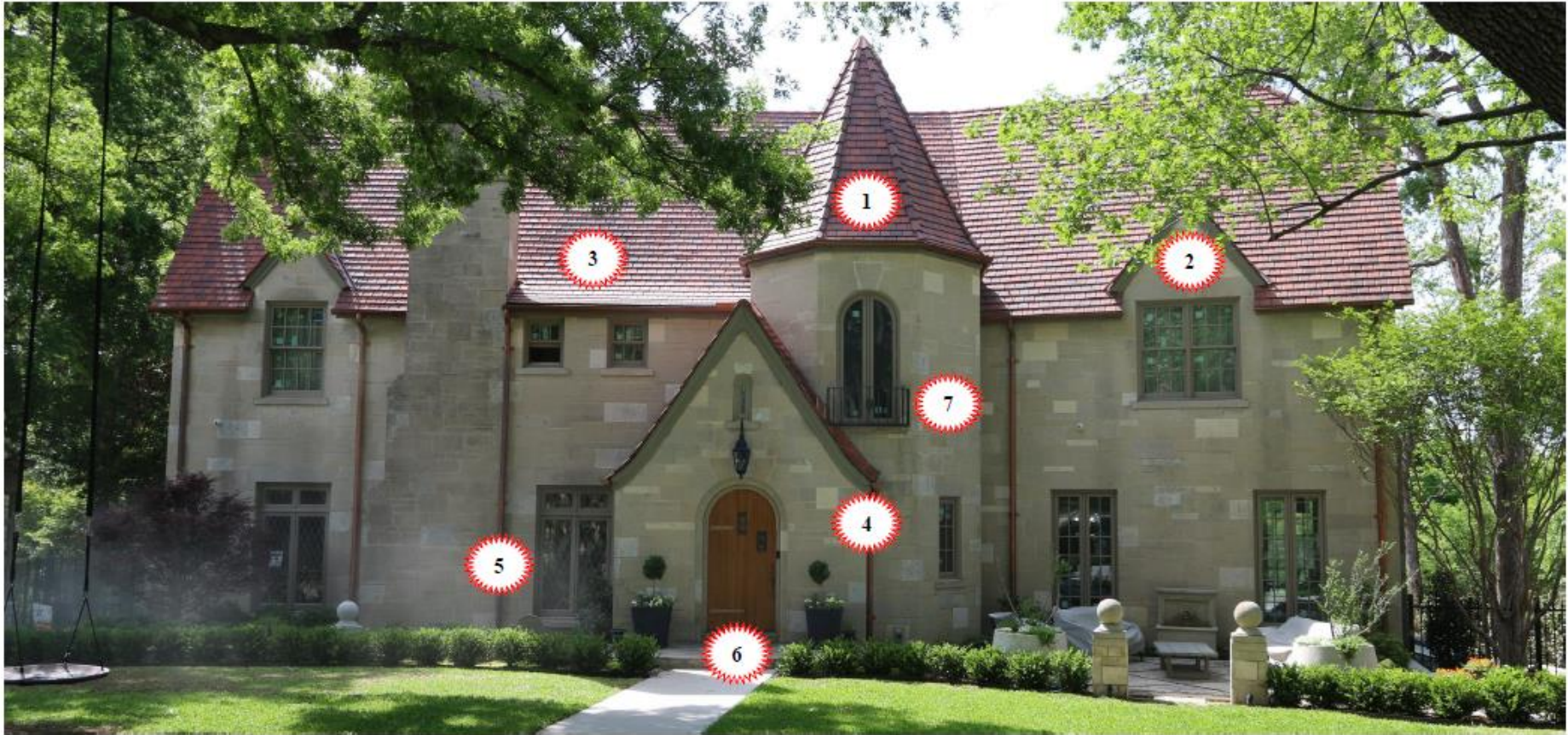
- Each of the five Contributing styles have at least 17 features listed under the “required architectural features” list.
- Features listed are to be maintained or duplicated if they are found on the Contributing structure, or if there is to be new construction or a major modification a minimum of six of the features listed must be incorporated into the new construction.
- 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.





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



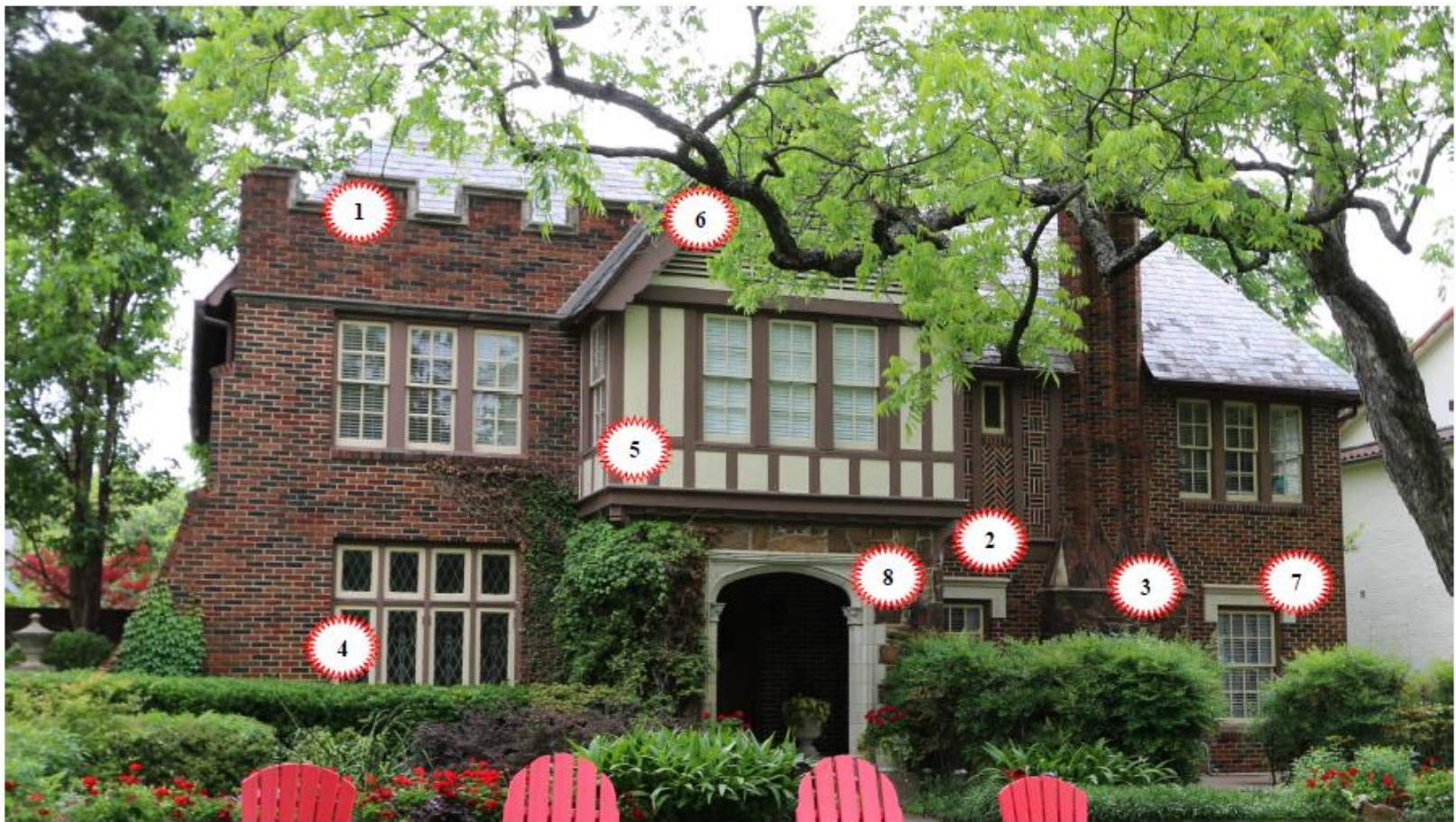
French Eclectic

- 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)



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 |



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



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



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.



Architectural Standards – New Traditional

- 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.



Architectural Standards – New Traditional



NEW TRADITIONAL SHINGLE



NEW TRADITIONAL COLONIAL REVIVAL



NEW TRADITIONAL CLASSICAL



NEW TRADITIONAL ITALIAN RENAISSANCE



NEW TRADITIONAL TUDOR



NEW TRADITIONAL FRENCH



NEW TRADITIONAL VICTORIAN



NEW TRADITIONAL CRAFTSMAN



NEW TRADITIONAL PRAIRIE



NEW TRADITIONAL MEDITERRANEAN

STYLED HOUSES SINCE 1935

New Traditional

After almost half a century dominated by modernism, the 1970s saw a renewed interest in historical styles that produced what today are called New Traditional houses. The first houses little resembled the earlier styled homes they sought to emulate. The 1984 edition of this guide had a brief chapter, “Neoeclectic,” that illustrated builder examples of both Styled Ranch houses and two-story homes with relatively awkward proportions and details. Early architect-designed examples often featured abstracted Postmodern historic details. By the 1990s, however, New Traditional houses with more historically accurate proportions, forms, and details were being sought by clients and designed in nearly all the earlier styles.

Homes are commonly based on styles popular in the early 20th century—Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish, Craftsman, and Prairie. Romantic- and Victorian-era styles are also found, with Shingle style being by far the most common of these. The many styles of New Traditional are geographically spread throughout the United States; some styles, however, are favored locally, often with a bow to earlier traditions (for example, New Traditional Colonial Revival in New England, New Traditional Shingle on Long Island, and New Traditional Mediterranean in Arizona and southern California).

In traditional house design, both the overall composition and the individual details of each style are important. The earlier chapters of this guide have illustrations and photographs of the kinds of homes that have inspired New Traditional houses. Prior to 1930, traditional houses were most often constructed by builders who were familiar with these details. Today this is generally not the case—and careful study of precedents is important.¹⁵

The following pages of illustrations are not desirable details to emulate. Instead they are details that usually signal a recent construction date, making it easy to distinguish the majority of turn-of-the-millennium New Traditional houses from their earlier precedents. *It is to be emphasized that these are not desirable details to be used in constructing a new home or in a design review process; rather, these are generally details to be avoided, as each immediately signals new construction.* In the deftest of hands, it is difficult to distinguish a New Traditional from an earlier construction simply by looking at the exterior. The location and size of the house and the garage both provide clues, as do slightly inventive details—and the rear facade, if visible.

Architectural Standards – New Traditional

TUDOR

1. Lee's Summit, Missouri; 2005. A simple two-story side-gabled house has nested Tudor gables placed in front—similar to Figure 2, page 458.
2. Portland, Oregon; 2004. The garage wing forms a front automobile court that is as prominent from the street as the house proper.
3. Dalton, Georgia; ca. 2000. McEntire House; William T. Baker, architectural designer.
4. Portland, Oregon; 2004. A broad driveway and garage in the main body of the house dominate this Tudor design; the development likely lacks alleys.
5. Nashville, Tennessee; 1998–2000. Allen House; William T. Baker, architectural designer. This house utilizes clinker bricks and a roof clad with terra-cotta tile to blend with the older houses in the neighborhood.
6. Atlanta, Georgia; 2000–2003. Burfit House; William T. Baker, architectural designer. An almost symmetrical stone-clad house with parapeted gables.



7. Hillsboro, Oregon; ca. 1996. Multiple-facade gables are far more common in today's New Traditional houses than they were in Electric-era Tudor houses.
8. Dallas, Texas; ca. 2000. Richard Drummond Davis, architect. The house as village—an approach seen in both Tudor and Colonial New Trad houses. Here one can imagine a half-timbered house at right, a parapeted gable house in the middle, and a Shingle house at left.
9. Dallas, Texas; 2011. Note the very high roof pitch and half-timbered box bay window. The owners voluntarily redesigned this infill house to conform with the historic setback line of the rest of the block, after they learned their new home would project 15 feet in front of it. This was very public-spirited, since they had a legal building permit and the forms for their foundation were already built.



Architectural Standards – New Traditional

FRENCH

1. Pasadena, California; 2000. The high-pitched hipped roof and through-the-cornice segmental arched windows identify this house's French origins.
2. Atlanta, Georgia; 1997. Smidt House; William T. Baker, architectural designer. This one-story example is the result of a total remodeling of a Neoclassical Ranch.
3. Duluth, Minnesota; 1993. The sloping site allows the garage of this one-story French to step down from the main house block.
4. Dallas, Texas; 2005. Larry Boerder, architect. This symmetrical house has a central block with side pavilions. Note the segmental pediment and diminutive roof dormers on the main block and segmental arched through-the-cornice dormers on the pavilions.
5. Naperville, Illinois; ca. 2005. Beginning about 2000, turrets and towers became popular on New Trads.
6. San Diego, California; ca. 2000s. A New Traditional version of a towered French Eclectic house.
7. Dallas, Texas; 2009. This New Traditional Chateausque house has wall dormers with pinnacles and a turret.
8. Medina, Washington; 2007. Formal French houses favored stucco or stone walls with gray-slate roofs as seen here and in Figures 1 and 4.
9. Dallas, Texas; 2009. Larry Boerder, architect. This formal house has Beaux Arts roots. Note the roof-line balustrades, paired pilasters, and oval cartouche with swags in the triangular pediment.
10. Dallas, Texas; 2011. Larry Boerder, architect. The symmetrical facade of this French house is made less formal by the roof and wall materials.



Architectural Standards – Supporting Houses

- Remodeling of Supporting Houses must follow general guidance surrounding materials, roof type and pitch, and window type.
- A Supporting House can also choose to follow standards utilized by one of the 5 contributing styles (Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical) for that element of the structure being remodeled. All subsequent remodeling must be in the same architectural style as the first remodeling in the contributing style.
- The architectural standards apply to the front facade and wrap-around.



Architectural Standards – Supporting House

(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.



Architectural Standards – Supporting House

(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.



Questions



Next Steps

- City Plan Commission Public Hearing: November 21 (notified 10 days before)
 - Residents respond to written notice using reply form
 - Residents may register to speak at public hearing
- City Council Public Hearing: Date TBD (notified 10 days before)
 - Residents respond to written notice using reply form
 - Residents may register to speak at public hearing



CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No. 18

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Next Steps:

- City Plan Commission Meeting
 - November 21, 2024
- City Council Meeting (TBD)

Project Webpage

<https://bit.ly/LakewoodExpansion>



Thank You!

